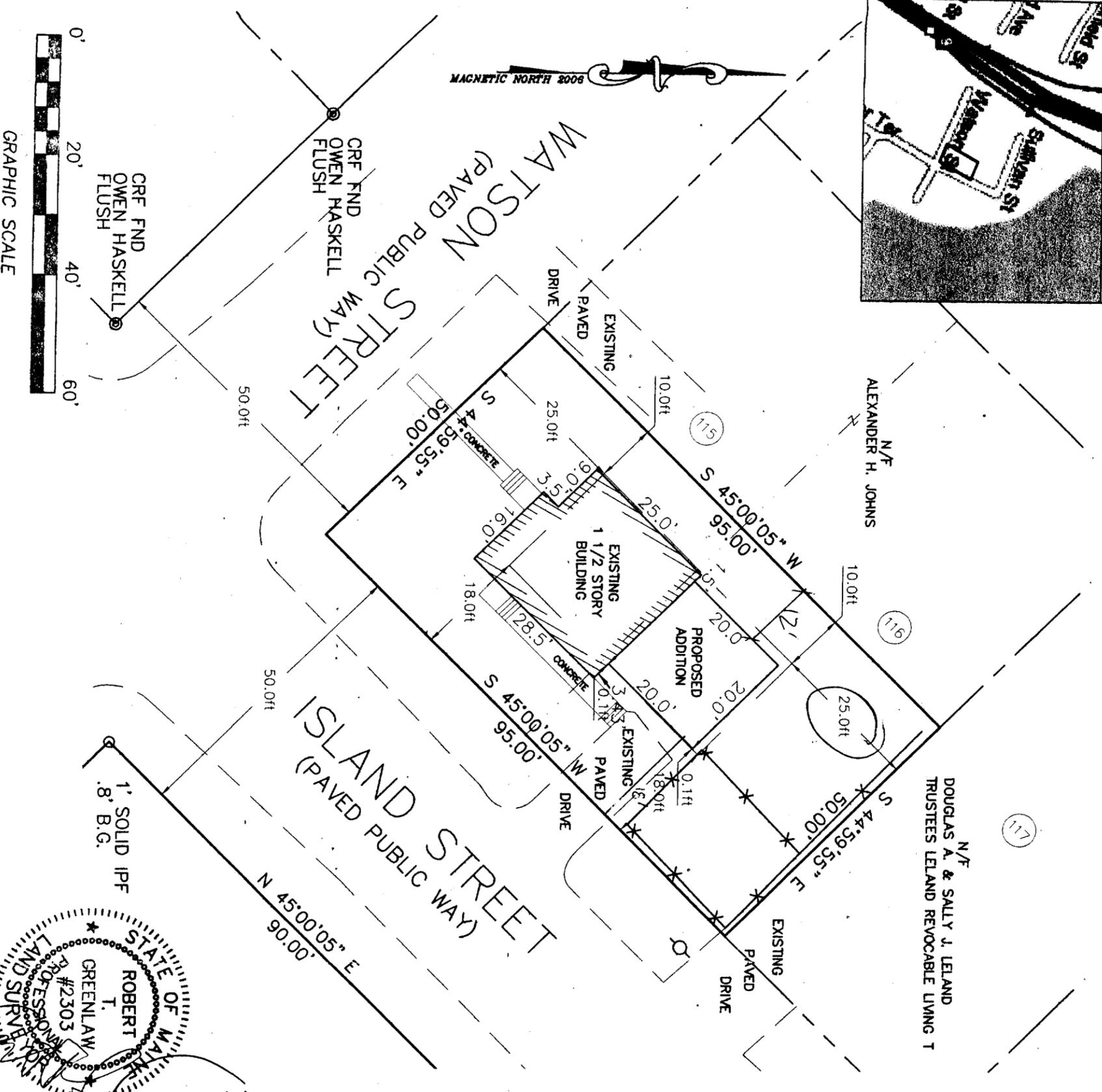
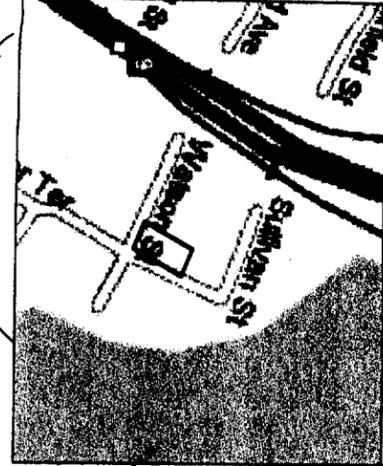


SITE LOCATION MAP:



MAGNETIC NORTH 2006



GENERAL NOTES:

- RECORD OWNER OF PARCEL: RICHARD D. JOHNSON, BOOK 2961 PAGE 191 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
- BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
LEITZ SOKKISHA SET 3 TOTAL STATION, LEITZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
- AREA OF SUBJECT PARCEL: 4,750.0 SQ. FT., 0.11 ACRES (PER TAX MAP)
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
d.) CITY OF PORTLAND, MAINE, TAX MAP #431 LOT #17
- PLAN OF LOTS MARINE TERRACE, F.A. MERRIAM & CO. PORTLAND, MAINE SURVEYED & DRAWN BY V.C. RICHARDSON C.E. PORTLAND, MAINE, AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 10 PAGE 103.

5. ZONING: R-3 RESIDENTIAL
 SETBACKS: FRONT - 25 FT; REAR - 25 FT;
 SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 14 FT
 ON SIDE STREET: 20 FT
 MINIMUM LOT SIZE: 6,500 SQ FT
 MINIMUM LOT FRONTAGE: 50 FT
 MAXIMUM BUILDING HEIGHT: 35 FT
 MAXIMUM LOT COVERAGE: 25% = 1,187.5 SQ. FT.
 TOTAL LOT COVERAGE INCLUDING ADDITION 1,081.0 SQ. FT. (22.7%)

6. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'C' OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 230031 0009 B, EFFECTIVE DATE: JULY 17, 1986, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
Allowing reduction under 14-433 existing house built in 1948

- LEGEND**
- CRF © Capped 5/8" Rebar Found
 - IPF ○ Iron Pipe Found
 - (50.00') Distance from reference plan or deed.
 - N/F Now Or Formerly
 - Z Indicates Ownership in of Local Registry
 - U Utility Pole
 - E Overhead Utility
 - Abutter Line
 - Property Line
 - Street Line
 - Edge of Traveled Way
 - Setback Line
 - Old Lot Line
 - 12345/99 Deed Book/Page of Local Registry
 - ① Lot Number

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION
- NO NEW CORNERS SET

ROBERT T. GREENLAW P.L.S. #2303
 V. PRESIDENT BACK BAY BOUNDARY, INC.

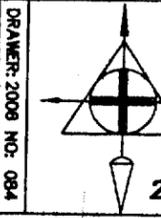
DATE: SEPTEMBER 5, 2006

MINOR SITE PLAN
 60 WATSON STREET PORTLAND, MAINE

FOR: **L&M BUILDERS INC.**

DRAWN BY DMD	CHECKED BY: RTG
SCALE: 1"=20'	DATE OF SURVEY: 09/05/2006
JOB NUMBER 2006084	SHEET 1 OF 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 643 FOREST AVENUE
 PORTLAND, MAINE 04101
 207-774-2855 FAX 207-347-4346



DRAWN: 2006 NO: 084