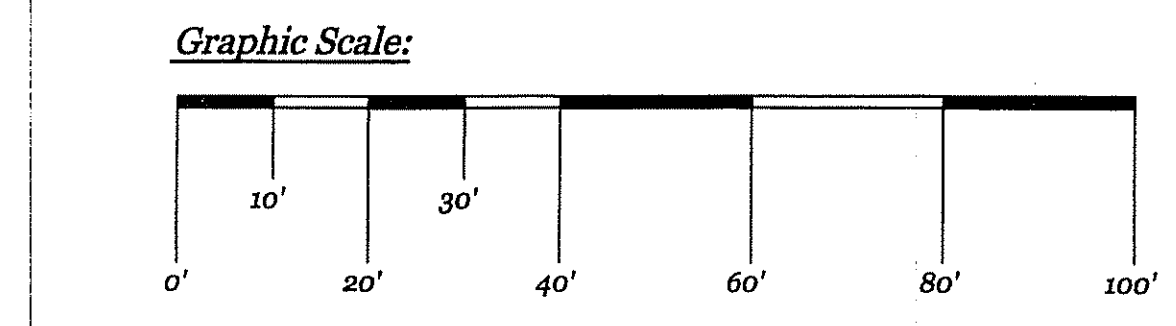


Location Map
Not to Scale

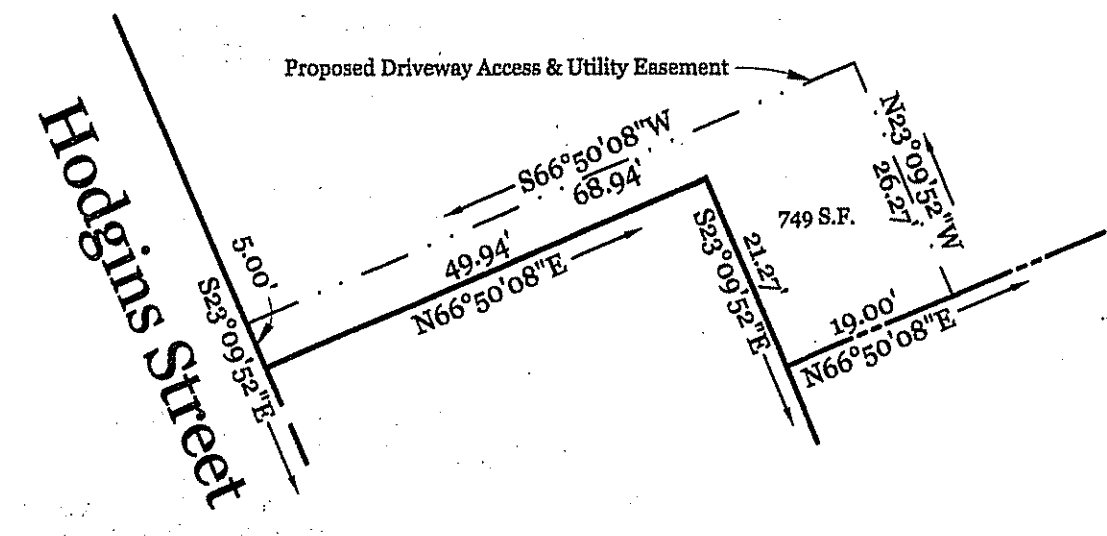
- Plan References:**
- "Plan of Lots, Arcadia Park, Portland, Me. East Deering District, F.A. Merriam & Co.", by Hsley & Cummings, Portland, Maine, recorded November 25, 1904 at the Cumberland County Registry of Deeds in Plan Book 10, Page 101.
 - "Richards Standard Atlas Of The City Of Portland", dated 1914, on file at the Cumberland County Registry of Deeds.
 - "Deering Station Map, Atlantic & St. Lawrence R.R. Operated By The Grand Trunk Ry. Co. Of Canada, Station 8572-40 To Station 8615-93.5, Office Of Chief Engineer, Montreal, Canada", dated June 30, 1917, revised August 5, 1924, on file with St. Lawrence & Atlantic Railroad in V.56/21.
 - "Sanborn Insurance Maps Of Portland, Maine, Volume Two", dated 1909, last revised September 1951, on file at the Cumberland County Registry of Deeds.
 - "Veranda Street Monument Layout Plan", Washington Avenue to Woodward Street, Sheets 1 & 2 of 2, dated January 1996 by City of Portland, Maine Public Works Department Engineering Section, on file with them as 944/5A.
 - "Plan Depicting The Results Of A Boundary Survey Made For Kenneth M. Cournoyer, Northeastly Sideline Of Hodgins Street & Northwestly Sideline Of Veranda Street, Portland, Maine", dated March 22, 2011, last revised August 15, 2011 by James D. Nadeau, LLC Professional Land Surveyors, Portland, Maine.
 - "Plan Depicting A Proposed Lot Division Made For Steven E. Cope & Roberta S. Cope, Northeastly Sideline Of Hodgins Street & Northwestly Sideline Of Veranda Street, Portland, Maine", dated December 24, 2012 by James D. Nadeau, LLC Professional Land Surveyors, Portland, Maine.

Approved By The City Of Portland Planning Board:

Name: _____ Date: Approved 04.23.2013



Shared Driveway & Utility Easement Detail:



Locus Deed References:

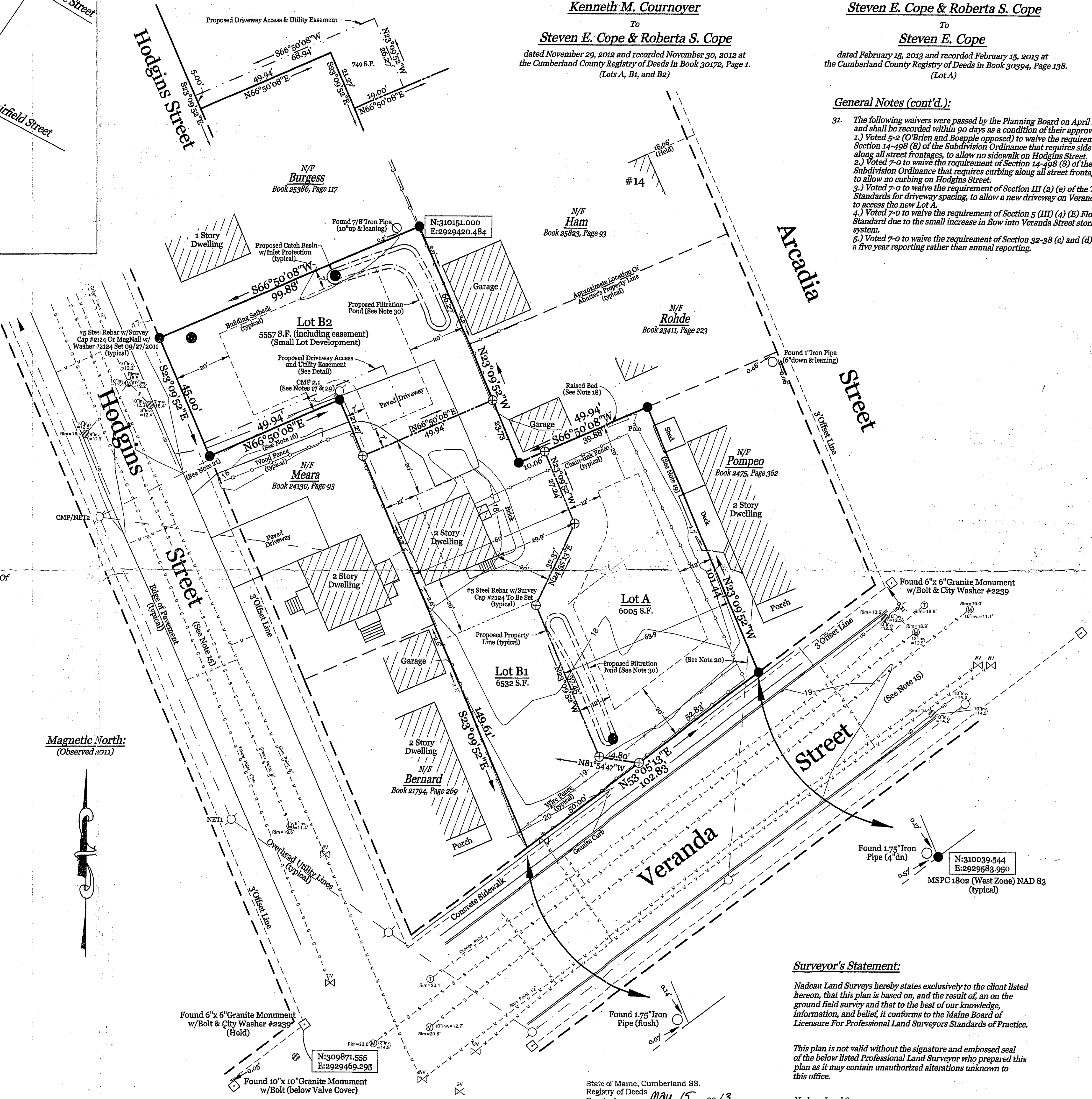
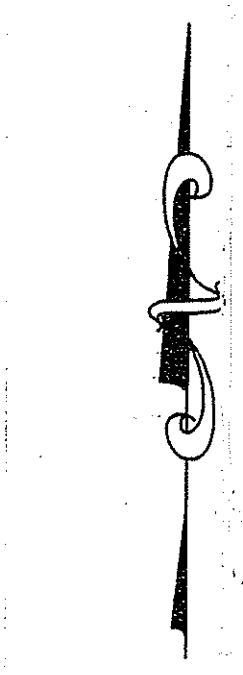
Kenneth M. Cournoyer
To
Steven E. Cope & Roberta S. Cope
dated November 29, 2012 and recorded November 30, 2012 at the Cumberland County Registry of Deeds in Book 30172, Page 1.
(Lots A, B1, and B2)

Steven E. Cope & Roberta S. Cope
To
Steven E. Cope
dated February 15, 2013 and recorded February 15, 2013 at the Cumberland County Registry of Deeds in Book 30394, Page 138.
(Lot A)

- General Notes (cont'd.):**
- The following waivers were passed by the Planning Board on April 23, 2013, and shall be recorded within 90 days as a condition of their approval:
 - Voted 5-2 (O'Brien and Boepple opposed) to waive the requirement of Section 14-498 (B) of the Subdivision Ordinance that requires sidewalks along all street frontages, to allow no sidewalk on Hodgins Street.
 - Voted 7-0 to waive the requirement of Section 14-498 (B) of the Subdivision Ordinance that requires curbing along all street frontages, to allow no curbing on Hodgins Street.
 - Voted 7-0 to waive the requirement of Section III (a) (e) of the Technical Standards for driveway spacing, to allow a new driveway on Veranda Street to access the new Lot A.
 - Voted 7-0 to waive the requirement of Section 5 (III) (4) (E) Flooding Standard due to the small increase in flow into Veranda Street storm drain system.
 - Voted 7-0 to waive the requirement of Section 32-38 (c) and (d) to allow a five year reporting rather than annual reporting.

- General Notes:**
- This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
 - This office reserves the right to be held harmless by all 3rd party claims.
 - This survey does not purport to reflect any of the following:
 - assessments other than those that are visible or specifically stated in the referenced documents.
 - building setback compliance or restrictive covenants.
 - zoning or other land use regulations.
 - the location of any underground utilities or structures.
 - This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
 - Reference is made to "Contract For Land Surveying Services" between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
 - N/F is an abbreviation for Now or Formerly.
 - All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
 - This office does not accept any liability for errors in the Plan References listed hereon, except Plan References 6 & 7.
 - Locus Parcel is shown on the City of Portland Assessor's Map 431, Block M, as Lots 5,6,10,11, and is listed as 120 Veranda Street.
 - Area of Locus Parcel is 18,094 square feet (0.42 acre).
 - The apparent right of way lines depicted on this plan are based on the Plan References listed hereon, monumentation found in the field, and City of Portland Engineering Street Notes. Right of way width of Veranda Street is 60 feet and Hodgins Street is 50 feet per the Plan References listed hereon and said Street Notes.
 - The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community Panel Number 230051 0007C, Index dated December 8, 1998. The parcel scales in Zone X.
 - All building corner offsets to boundary lines are from cornerboards and not building foundation.
 - Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
 - Per City of Portland Records Vol. 57, Page 345, Hodgins Street was accepted December 6, 1891 as fifty (50) feet wide. Per City of Deering Records, Veranda Street was accepted December 31, 1891 to be relocated and widened to sixty (60) feet wide (See Cumberland County Commissioners Records Vol. 16, Page 943, January Term 1896).
 - See CCRD Book 1474, Page 169, dated March 28, 1935, for Agreement for ten (10') foot wide gravel driveway.
 - See CCRD Book 2064, Page 169, dated September 17, 1951, for Easement to Central Maine Power Company and New England Telephone And Telegraph Company, from Hodgins Street to pole number 2.1.
 - Abutter's raised flower bed appears to encroach on Locus Parcel.
 - Abutter's shed and deck appear to encroach on Locus Parcel.
 - Abutter's overhead utility lines appear to encroach on Locus Parcel.
 - Overhead utility lines serving Locus Parcel appear to encroach on abutter.
 - This office has not performed any records research since the date of Plan Reference 6 and does not accept any liability and/or responsibility for records documents since then which may exist that are pertinent to this Locus Parcel.
 - Locus Parcel is located in R-2 Residential Zone.
Minimum Lot Size: 6,000 S.F. (Small Lot Development: 4,000 S.F.)
Minimum Street Frontage: 50 feet
Minimum Lot Width: 60 feet
Minimum Front Yard: 20 feet
Minimum Side Yard: 8 feet (1-1.5 story), 12 feet (2 story), 14 (2.5 story)
Minimum Rear Yard: 20 feet
Building setbacks depicted hereon should be verified with the City of Portland prior to any construction. This office recommends review of the proposed subdivision by the Code Enforcement Officer for zoning ordinance compliance.
 - Vertical Datum is NGVD29. Benchmark established with GPS Static observations taken on December 20, 2012.
 - No underground utility locating service has been used for this project. Underground utility lines are based on observed structures and paint lines observed in street. Nadeau Land Surveys has made no determination as to the existence and/or location of underground structures or utilities.
 - Lot A may be developed as a single family or 2-unit development; Lots B1 and B2 development shall be restricted to single family dwelling.
 - All proposed utilities serving Lots A and B2 shall be placed underground.
 - The Applicant and their assigns agree to the conditions set forth in the Stormwater Inspections and Maintenance Plan as indicated in the Stormwater Management Plan.
 - Per C.M.P. requirements, a ten (10') foot setback shall be maintained from their utility pole to any new building construction.
 - Lots A and B2 are subject to a Stormwater Maintenance Agreement which specifies maintenance, inspection, and reporting requirements. See Subdivision Review Conditions of Approval.

Magnetic North:
(Observed 2011)



Surveyor's Statement:

Nadeau Land Surveys hereby states exclusively to the client listed hereon, that this plan is based on, and the result of, an on the ground field survey and that to the best of our knowledge, information, and belief, it conforms to the Maine Board of Licensure For Professional Land Surveyors Standards of Practice.

This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

Nadeau Land Surveys
James D. Nadeau, P.L.S. #2124 (agent) Date: 5-14-13

State of Maine, Cumberland SS.
Registry of Deeds
Received May 15, 2013
at 2 h 22 m P M and recorded in
Plan Book 213 Page 144
Attest: James D. Nadeau Registrar

Plan Depicting A Proposed Subdivision
Made For
Steven E. Cope & Roberta S. Cope
Northeastly Sideline Of Hodgins Street
& Northwestly Sideline Of Veranda Street
Portland, Maine

PREPARED BY:
Nadeau Land Surveys
918 BRIGHTON AVENUE
PORTLAND, ME 04102
PH: (207) 878-7870
FAX: (207) 878-7871

RECORD OWNER: Steven E. & Roberta S. Cope 172 Concord Street Portland, Maine 04103	DRAWN BY: TPB/MJC/BRB	PLAN DATE: 5/13/2013
CHECKED BY: JDN	SURVEY DATE: Mar. 2011-Feb. 2013	
INSTR: Topcon GPT-3003W	SCALE: 1" = 20'	
FIELD BOOK: FB 395 & Topcon Ranger	JOB No: 212135SUB	SHEET No: 1 of 1