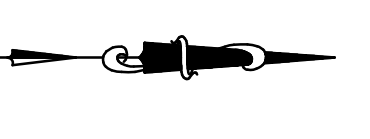
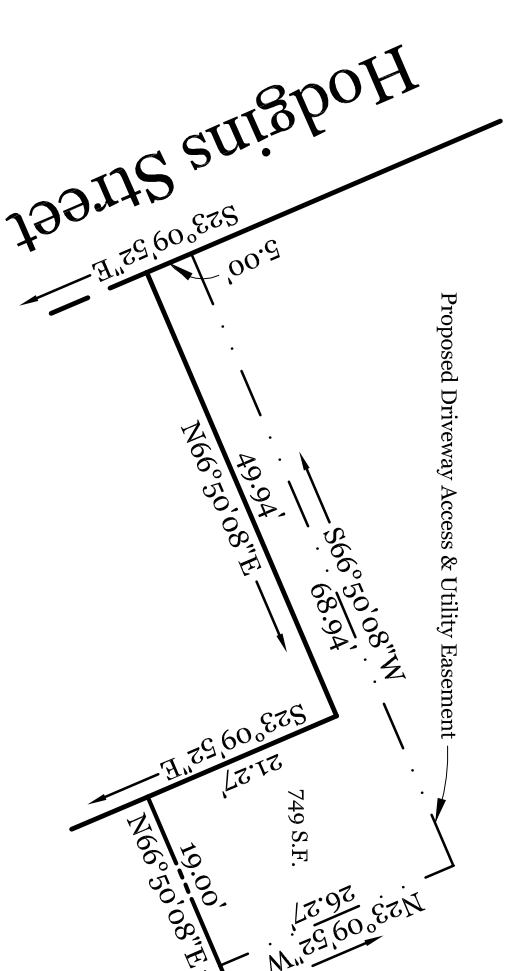


Location Map
Not to Scale



Shared Driveway & Utility Easement Detail:



Lotus Deed References:

- Kenneth M. Courtoyer**
10
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)

General Notes:

- This plan is not intended to depict limits or extent of fee title ownership. An opinion of the shold be rendered by a title attorney.
- This office reserves the right to be held harmless by all and 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;
 - the location of any underground utilities or structures;
 - the location of any underground utilities or structures.
- This office reserves the right to be held harmless for imprecision or uncertainty, private records which could affect the results of this survey.
- Reference is made to "Contract for Land Surveying Services" between Steven E. Cope and Roberta S. Cope, dated December 8, 1998, which shall be considered an integral part of this survey.
- N/E 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 herein, except Plan References 6 & 7.
- Lotus Parcel is shown on the City of Portland Assessor's Map 431, Block M, as Lots S101111 and S101112, a total of 150.00 Veranda Street.
- Acre of Lotus 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 herein, monumentation found in the field, and City of Portland Engineering Street Notes. Right of way width of Veranda Street is 50 feet per the Plan References listed herein and said Street Notes.
- The Lotus Parcel does not situate in a Special Flood Hazard Area per FEMA Flood Insurance Rate Study (FIRM) 17030C0240D, dated December 8, 1998. The parcel sits in Zone X.
- All utility owner 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. 37, Page 345, Hodgkins Street was accepted December 9, 1931 as fifty (50) feet wide. Per City of Portland and referred to SKW (60) feet wide (See Cumberland County Commissioners Records Vol. 16, Page 943, January Term 1960).
- See CCRD Book 4174, Page 169, dated March 28, 1935, for Agreement for ten (10) foot wide gravel driveway.
- See CCRD Book 964, Page 69, dated September 17, 1935, for Easement to Central Maine Power Co. and Portland Telephone and Telegraph Company, from Hodgkins Street to pole number 2.1.
- Abutter's shed and deck appear to encroach on Lotus Parcel.
- Abutter's shed and deck appear to encroach on Lotus Parcel.
- Abutter's shed and deck appear to encroach on Lotus Parcel.
- Abutter's overhead utility lines appear to encroach on Lotus Parcel.
- Overhead utility lines serving Lotus 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 record documents since then which may exist that are pertinent to this Lotus Parcel.
- Minimum Lot Size: 6,000 S.F. (Small Lot Development: 4,000 S.F.)
- Minimum Street Frontage: 50 feet
- Minimum Front Yard: 20 feet
- Minimum Side Yard: 8 feet (1 - 1.3 story), 12 feet (2 story), 14 (2.5 story)
- Minimum Rear Yard: 20 feet
- Building setbacks depicted herein should be verified with the City of Portland for any construction. This office recommends review of the proposed subdivision by the local enforcement Order for zoning ordinance compliance.
- Vertical Datum is NGVD29. Benchmark established with GRS 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 point 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.

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 of Section 14-498 (b) of the subdivision Ordinance that requires sidewalks along all street frontages, to allow no sidewalk on Hodgkins Street.
- Veget 7-0 to waive the requirement of Section 14-498 (b) of the Subdivision Ordinance that requires curbing along all street frontages.
- Veget 7-0 to waive the requirement of Section III (c) of the Technical Standards for driveway spacing, to allow a new driveway on Veranda Street to access the new Lot A.
- Veget 7-0 to waive the requirement of Section 5 (D) (4) (B) Roadway Standards due to the small increase in flow into Veranda Street storm drain system.
- Veget 7-0 to waive the requirement of Section 22-38 (c) and (d) to allow a five year reporting rather than annual reporting.

Steven E. Cope

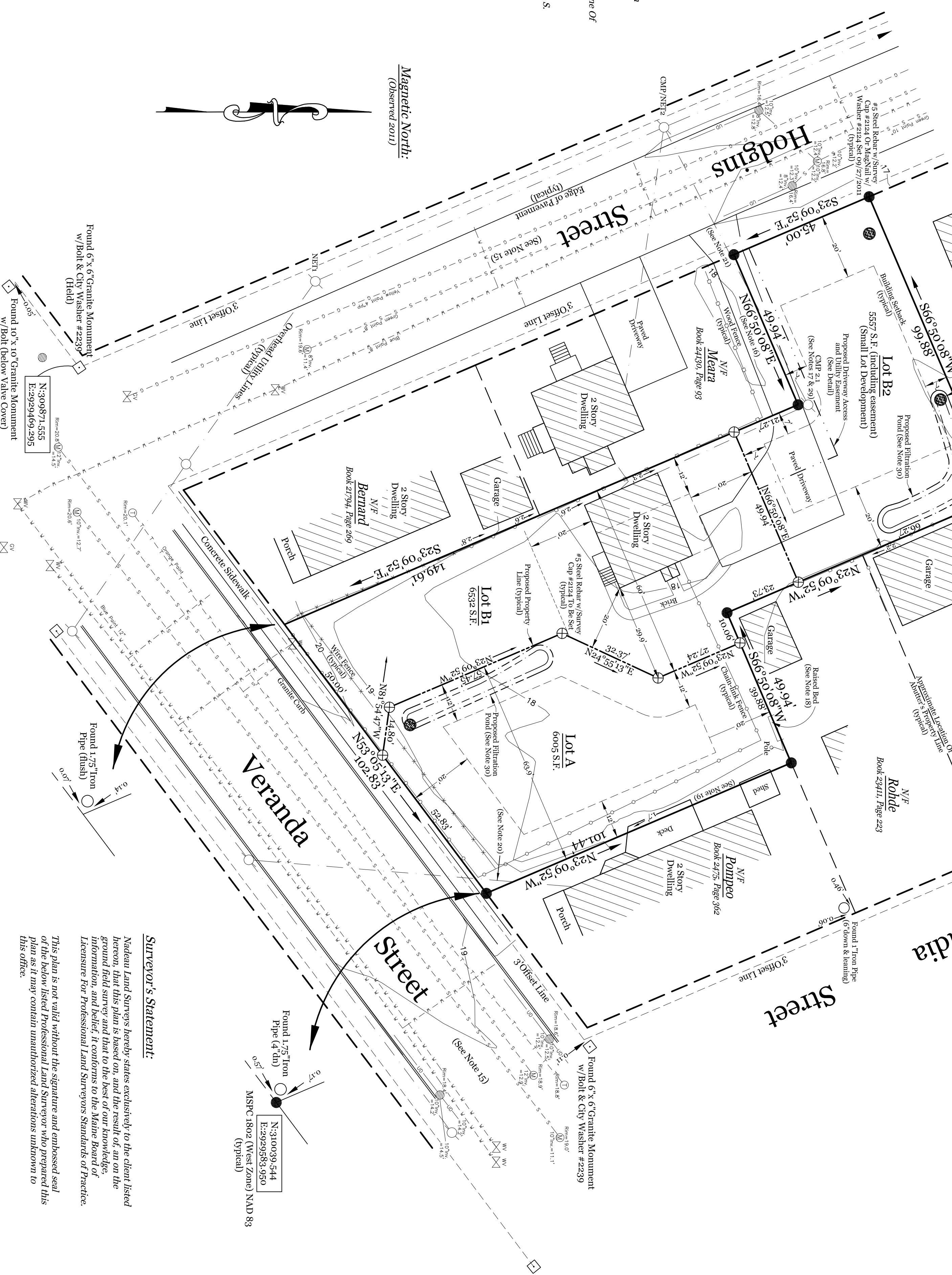
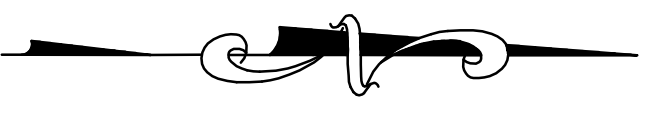
- 10
Steven E. Cope & Roberta S. Cope
dated February 15, 2013 and recorded February 15, 2013 at the Cumberland County Registry of Deeds in Book 30294, Page 338. (Lot A)

- Plan References:**
- "Plan Of Lots, Arcadia Park, Portland, Me. East Deering District, F.A. Merrill & Co.", by Isley & Cummings, Portland, Maine, recorded November 22, 1904 at the Cumberland County Registry of Deeds in Plan Book 16, Page 101.
 - "Richard 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 8572-440 To Station 8615-035, Office Of Civil Engineer, Portland, Maine, dated August 31, 1917, revised August 28, 1919, filed in St. Lawrence County Registry of Deeds in 1917.
 - "Sanborn Insurance Maps Of Portland, Maine, Volume Two", dated 1909, on file at the Cumberland County Registry of Deeds.
 - "Veranda Street Monument Layout Plan", Washington Avenue to Westworth Street, Portland, Maine, prepared by Nadeau Land Surveys, Inc. for the Public Works Department Engineering Section, on file with them as 944/5-4.
 - "Plan Depicting The Results Of A Boundary Survey Made For Kenneth M. Courtoyer, Portland, Maine, dated December 24, 2012 by James D. Nadeau, P.L.S., Professional Land Surveyor, Portland, Maine.
 - "Plan Depicting A Proposed Lot Division Made For Steven E. Cope & Roberta S. Cope, Northwestern Sideline Of Hodgkins Street & Northwestern Sideline Of Veranda Street, Portland, Maine, dated December 24, 2012 by James D. Nadeau, P.L.S., Professional Land Surveyor, Portland, Maine.

Approved By: The City Of Portland
Planning Board:

Name: _____ Date: _____

Magnetic North:
(Observed 2011)



Surveyor's Statement:

Nadeau Land Surveys hereby certifies, on behalf of the client listed herein, that this plan is based on the best of our knowledge, information, and belief, it conforms to the Maine Board of Licensee For Professional Land Surveyors Standards of Practice.

This plan is not valid without the signatures 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: _____

Plan Depicting A Proposed Subdivision
Made For
Steven E. Cope & Roberta S. Cope
Northwesterly Sideline Of Hodgkins Street
& Northwestern Sideline Of Veranda Street
Portland, Maine

PREPARED BY:
018 BRIGHTON AVENUE
PORTLAND, ME 04102
Professional Land Surveyors
Certified Theoplaiman Managers

RECORD/DRAWN BY:	DRAMAN BY:	PLAN DATE:
Steven E. & Roberta S. Cope	TJR/MJC/RRB	5/13/2013
Portland, Maine	CHECKED BY:	SURVEY DATE: Mar. 2011-Feb. 2013
04103	JUN	SCALE: 1" = 20'
INSR: Topcon GPT-7003GV	INSR: Topcon GPT-7003GV	SHEET NO: 1 of 1
FB 34548	JOB NO: 2124SENTRB	
TOPCON SURVEYOR		

