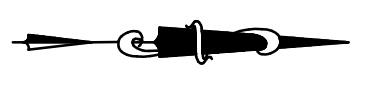
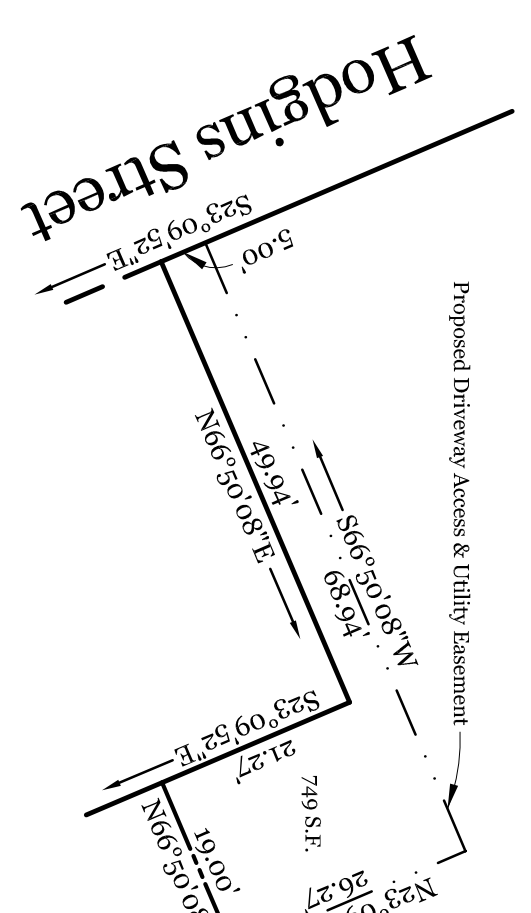


**Location Map**  
Not to Scale



**Shared Driveway & Utility Easement Detail:**



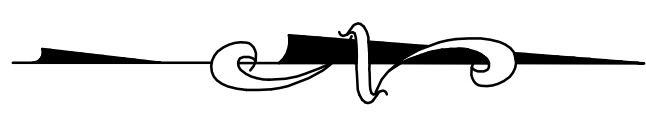
**Lotus Deed References:**

**Kenneth M. Cournoyer**  
70  
**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**  
70  
**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)

**Magnetic North:**  
(Observed 2011)



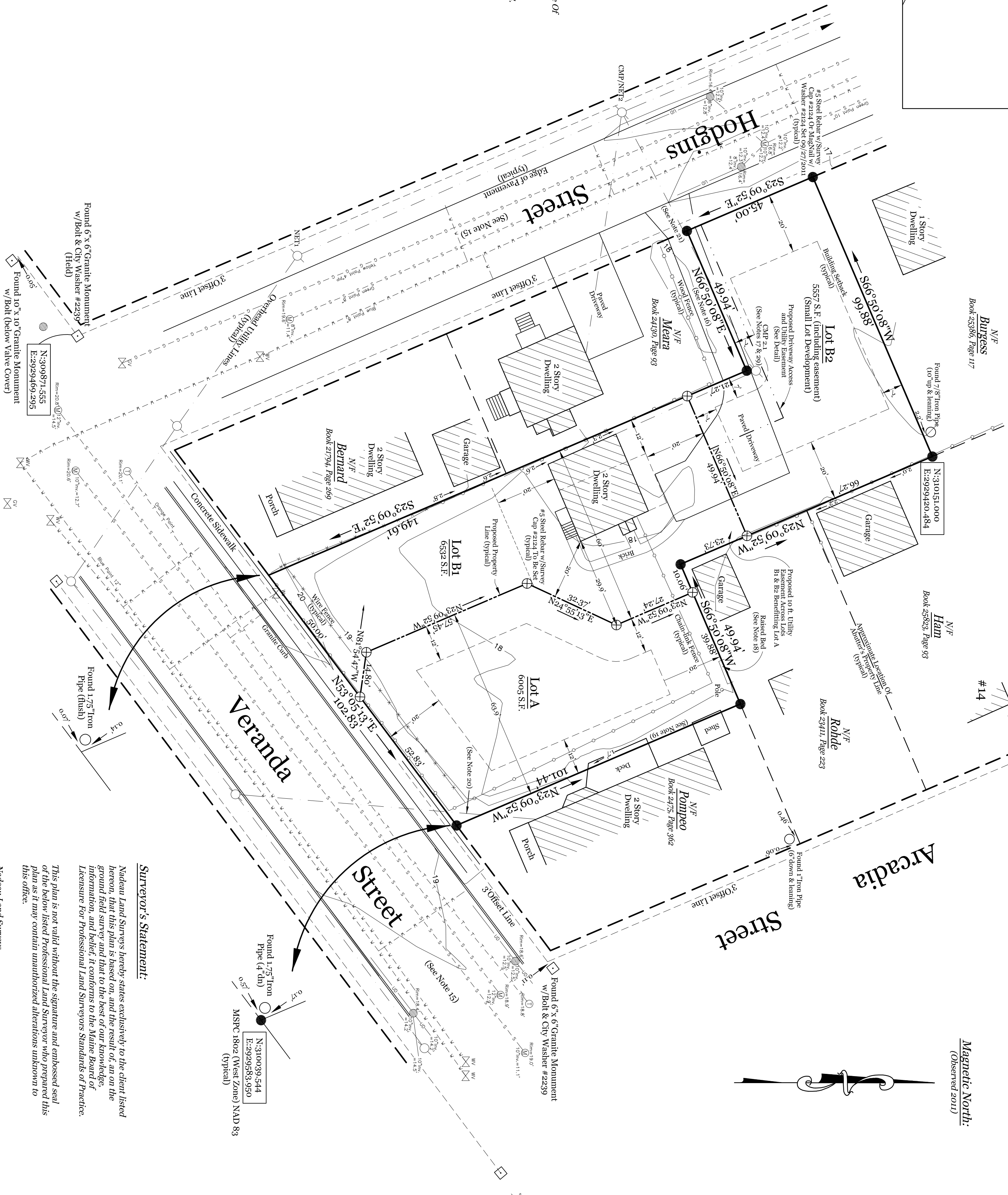
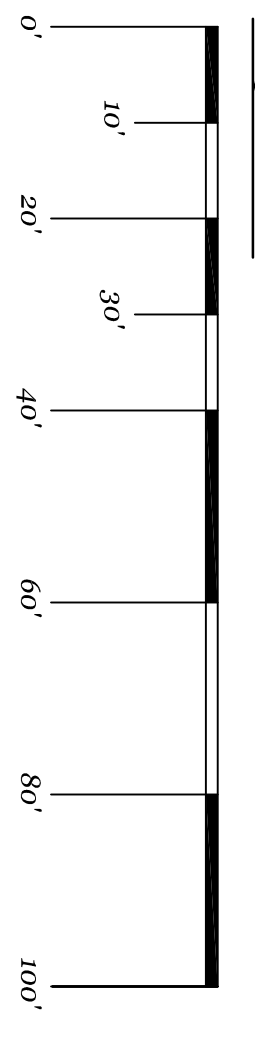
**Plan References:**

- "Plan Of Lots Averhill Park, Portland, Me. East Dering District, F.A. Merritt & Co., by Halsey & Cummings, Portland, Maine, recorded November 25, 1904 at the Cumberland County Registry of Deeds in Plan Book 61, Page 101.
- "Richard's Standard Atlas Of The City Of Portland", dated 1914, on file at the Cumberland County Registry of Deeds.
- "Dering Station Map, Atlantic & St. Lawrence R.R. Operated By The Grand Trunk Ry. Co. Of Canada, Station 8572-40 To Station 8615-43.5, Office Of Civil Engineer, Montreal, Canada, dated June 29, 1917, revised August 9, 1924, on file with the Cumberland County Registry of Deeds.
- "Sanborn Insurance Maps Of Portland, Maine, Volume Two", dated 1909, on file with the Cumberland County Registry of Deeds.
- "Veranda Street Monument Layout Plan", Washington: Planning & Worksouth Associates, Inc., dated 1994, on file with the Cumberland County Registry of Deeds.
- "Plan Depicting The Results Of A Boundary Survey Made For Kenneth M. Cournoyer, Plaintiff, Versus Steven E. Cope & Roberta S. Cope, Defendants, 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, Northwestly Sideline Of Hodgkins 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.

**Approved By The City Of Portland**  
**Planning Board:**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Graphic Scale:**



**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:  
a. the referenced documents;  
b. building setback compliance or restrictive covenants;  
c. zoning or other land use regulations;  
d. 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/L 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 in the references of 8.7.
- Lotus 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 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 hereon, monumentation found in the field, and City of Portland Engineering Street Notes. Right of way width of Veranda Street is 60 feet and Hodgkins Street is 50 feet per the Plan References listed hereon and said Street Notes.
- The Lotus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community Number 230051 0007C, Index dated December 9, 1998. The parcel scales 10 Zones X.
- All building corner offsets to boundary lines are from corners/bounds 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, Hodgkins Street was accepted December 9, 1891 as 60 feet wide. Per City of Portland Records Vol. 57, Page 345, Veranda Street was accepted December 9, 1891 as 50 feet wide. Per City of Portland Commissioners Records Vol. 16, Page 943, January Term 1896).
- See CCRD Book 1174, Page 169, dated March 28, 1935, for agreement for ten (10) foot wide gravel driveway.
- See CCRD Book 2064, Page 169, dated September 17, 1921, for Easement for Lot A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, and Telegraph Company, from Hodgkins Street to pole number 2.1.
- Abutter's raised flower bed appears 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.
- Lotus Parcel is located in R-5 Residential Zone.
- 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 - 1.5 story), 14 feet (2 story)
- Minimum Rear Yard: 20 feet
- Building setbacks depicted hereon should be verified with the City of Portland Planning Department, 100 Commercial Street, Portland, ME 04102, and submission by the Code Enforcement Officer for zoning ordinance compliance.
- Vertical Datum is NGVD99. Benchmark established with GPS Static observations taken on December 20, 2012.
- No underground utility-bearing service has been used for this project. The contractor shall be responsible for determining the location and depth of any existing utility lines, structures, and easements 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; Lot B1 and B2 development shall be restricted to single family dwellings.
- 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.

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

PREPARED BY:		 <b>Nadeau Land Surveys</b> Professional Land Surveyors Certified Floodplain Managers 918 BRIGHTON AVENUE PORTLAND, ME 04102	
RECORDED/OWNER:		Steven E. & Roberta S. Cope 172 Concord Street Portland, Maine 04103	
DRAMAN BY:	TPH/MJC/RRB	PLAN DATE:	3/29/2013
CHECKED BY:	JUN	SURVEY DATE:	Mar. 2011-Feb. 2013
INSITE:	Topcon GPT-3003W	SCALE:	1" = 20'
FIELD BOOK:	FB 396 & Topcon Ranger	JOB No.:	212333S18B
		SHEET No.:	1 of 1

**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: \_\_\_\_\_