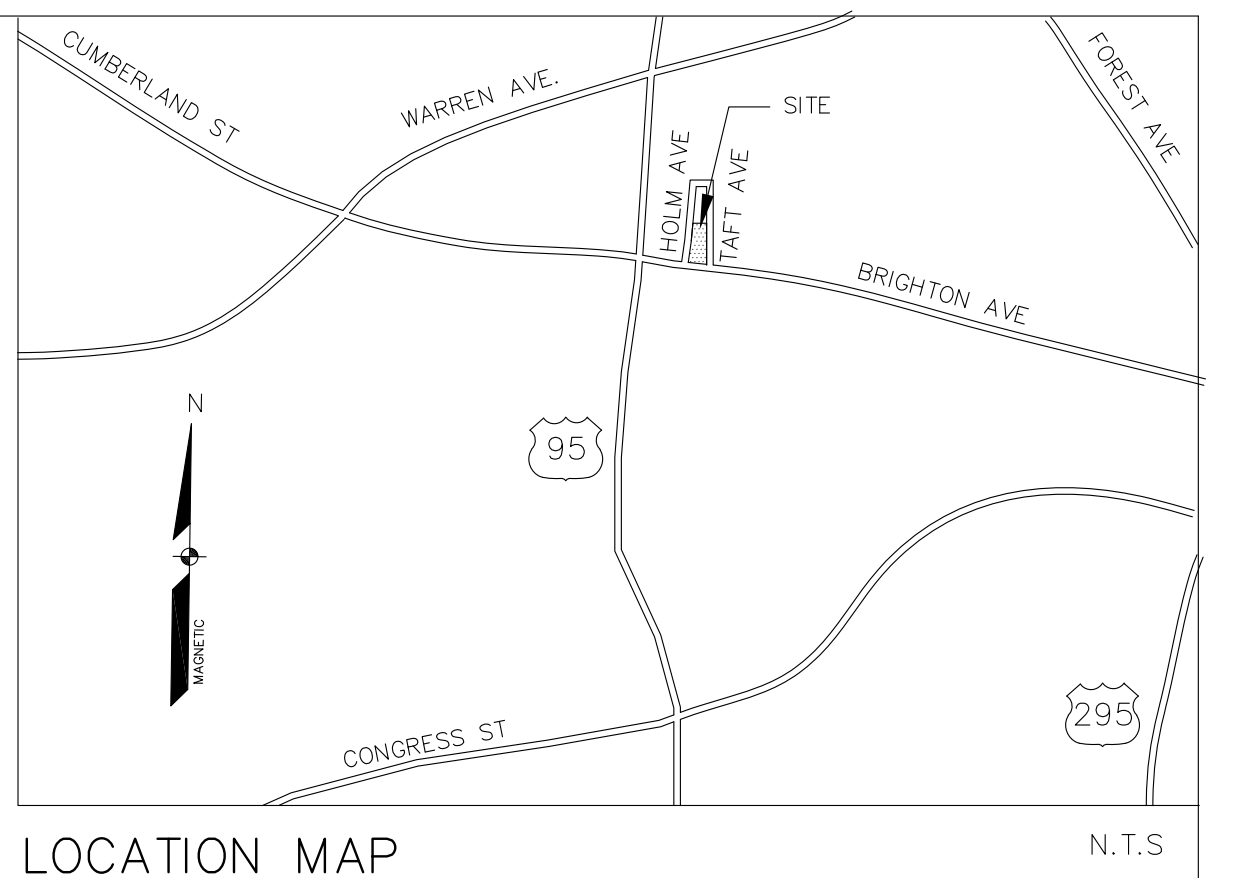
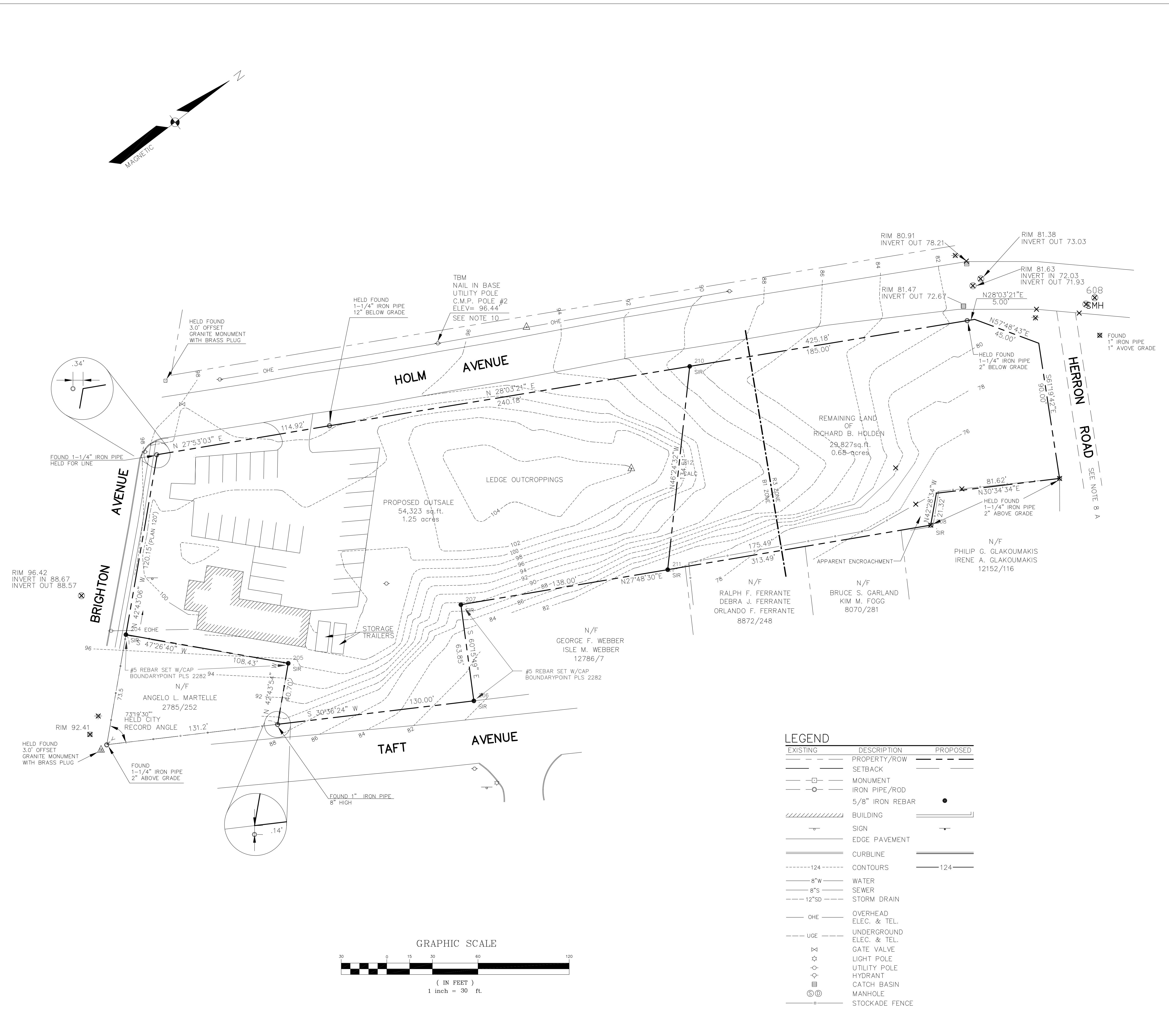




GENERAL NOTES

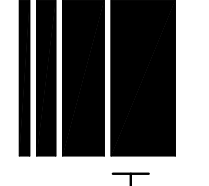
- SOURCE OF BEARINGS FOR THIS SURVEY IS FROM PLAN ENTITLED "PLAN OF PROPERTY BRIGHTON AVENUE, PORTLAND, MAINE MADE FOR KENNETH C.W. NG" DATED MARCH 19, 1985 BY R.P. TITCOMB ASSOCIATES, INC.
- RECORD OWNER OF THE PROPERTY SURVEYED IS RICHARD B. HOLDEN, JR. FROM FERRIS P. FERRIS BY DEED DATED SEPTEMBER 8, 1966 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2972, PAGE 171, AND FROM VIVIAN MAY RILEY BY DEED RECORDED IN SAIN REGISTRY BOOK 2883, PAGE 250. ALSO FROM ALBERTO L. DIMILLO BY DEED DATED JULY 27, 1972 AND RECORDED IN BOOK 3274, PAGE 149.
- THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND ASSESSOR MAP 274, BLOCK A, LOTS 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14.
- THE MAJORITY OF THE PROPERTY IS LOCATED WITHIN THE B1 ZONE, THE CURRENT SPACE AND BULK REQUIREMENTS FOR THIS ZONE ARE AS FOLLOWS:

MINIMUM STREET FRONTAGE 50 FEET
MINIMUM LOT SIZE 20,000 SQUARE FEET
MAXIMUM BUILDING HEIGHT IS 35 FEET
BUILDING SETBACKS:

FRONT-EVEN WITH OTHER EXISTING STRUCTURES
SIDE-NONE, EXCEPT IF ADJOIN A RESIDENTIAL ZONE, THEN 10 FEET
REAR-NONE, EXCEPT IF ADJOIN A RESIDENTIAL ZONE, THEN 20 FEET
- THE PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO THE F.E.M.A. COMMUNITY PANEL 230051-6B DATED JULY 17, 1986.
- SEBAGO TECHNICS, INC. PERFORMED THIS STANDARD BOUNDARY SURVEY SUBSTANTIALLY IN CONFORMANCE WITH STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE CATEGORY I, CONDITION I. EXCEPTING FROM THESE STANDARDS THE FOLLOWING: SURVEY REPORT, DEED DESCRIPTION, MONUMENTATION TO BE SET ONLY UPON CLIENT AUTHORIZATION AND NO UPDATED RESEARCH HAS BEEN PERFORMED SINCE JULY OF 1998
- THE TOTAL AREA OF THE PARCEL IS A SHOWN.
- PLAN REFERENCES:

A. "PORTLAND GARDENS IN CITY OF PORTLAND, MAINE OWNED BY J.W. WILBUR" DATED JULY 1, 1912 RECORDED IN SAID REGISTRY PLAN BOOK '12, PAGE 23.

B. "PLAN OF PROPERTY BRIGHTON AVENUE, PORTLAND, MAINE MADE FOR KENNETH C.W. NG" DATED MARCH 19, 1985 BY R.P. TITCOMB ASSOCIATES, INC.
- THE BOUNDARIES FOR THIS SURVEY WERE RETRACED USING CALLED FOR MONUMENTS IN PLAN REFERENCE 8A ABOVE, AND BRIGHTON AVENUE RIGHT-OF-WAY MONUMENTS SET BY THE CITY OF PORTLAND AND REFERENCED IN THE CITY OF PORTLAND ENGINEERING DEPARTMENT BLUE SHEETS FOR BRIGHTON AVENUE.
- TOPOGRAPHIC SURVEY PERFORMED BY SEBAGO TECHNICS, INC. VERTICAL DATUM BASED UPON AN ELEVATION OF 72.346 FEET FROM THE RIM OF A SEWER MANHOLE IN BRIGHTON AVENUE, 200 FEET NORTHWESTERLY FROM CABOT AVENUE, AND IS SHOWN ON A PLAN ENTITLED "PORTLAND SEWER SYSTEM, INFILTRATION-INFLOW ANALYSIS, SYSTEM BASE MAPPING" DATED 1981 AND LAST REVISED 8-1-88 BY HUNTER-BALLEW ASSOCIATES IN FALMOUTH, MAINE

B	DB	4-26-1999	SPLIT LOT INTO 2 LOTS
A	DB	7-27-98	ADDED LOTS 25, 26 OF PLAN BOOK 23, PAGE 12
REV:	BY:	DATE:	STATUS:
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.			
STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF RICHARD B. HOLDEN, JR. PROPERTY BRIGHTON AVENUE, PORTLAND, ME. 04101		DESIGN BY:	
		DRAWN BY: DB	
 Sebago Technics <i>Engineering & Planning for the Future</i> 12 WESTBROOK COMMON WESTBROOK, ME 04098-1339 TEL (207) 856-0277		CHECKED BY: DED	
		DATE: 7-10-98	
		SCALE: 1" = 30'	
		FIELD BK: FILE	
		PROJ. NO: 98123	
DRAWING: 98123BD		SHEET OF	