

VICINITY MAP  
N.T.S.

N/F  
Nancy & Gyorgy **MUNDRUCZO**  
28167/176  
U02-22

N/F  
Gerard & Elaine **CASSIDY**  
11903/279  
U02-21

N/F  
**LITTLE HOUSE ASSOCIATES**  
13701/64  
U02-31

N/F  
**Nathan J. CLARK**  
12532/15  
U02-32  
68,700 S.F.± PER DEED

N/F  
Brill **MORGAN** & Agran **GREGORY**  
20560/190  
U02-33

## LEGEND

	FOUND IRON ROD
	FOUND CAPPED IRON ROD (NUMBER AS NOTED)
	UTILITY POLE
	BOUNDARY LINE
	EASEMENT LINE
	EDGE OF PAVEMENT
	RIGHT-OF-WAY LINE
	ABUTTER LINE
	OVERHEAD UTILITY
	NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CCRD)
	TAX MAP--LOT
	PARENTHESIS DENOTE RECORD DATA
	TIE COURSE

## NOTES

- THE BASIS OF BEARING FOR THIS SURVEY IS THE MAINE COORDINATE SYSTEM OF 1983 WEST ZONE OF A TWO ZONE SYSTEM, NAD 83(2011).
- DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM HENRY H. AND CAROL L. DAVENPORT TO NATHAN J. CLARK DATED MAY 30, 1996 AND RECORDED IN DEED BOOK 12532, PAGE 15.
- THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF CUMBERLAND TAX ASSESSOR'S MAP U02, PARCEL 32.
- THE PARCEL SURVEYED IS LOCATED IN THE LDR ZONE\*. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:  
FRONT SETBACK.....50'  
REAR SETBACK.....65'  
SIDE SETBACK.....30' COMBINED WIDTH OF 65'  
HIGHEST ANNUAL TIDE (HAT) SETBACK.....75'
- \* THE SETBACK INFORMATION MENTIONED ABOVE IS FOR NEW STRUCTURES. THIS PARCEL WAS BUILT PRIOR TO THE CURRENT ZONING INFORMATION. PER THE CODE ENFORCEMENT OFFICER THE GRANDFATHERED SETBACK IS THE CLOSEST POINT OF THE EXISTING BUILDING TO THE PROPERTY LINE, WHICH IS APPROXIMATELY 6±. THE SOUTHERLY SIDE SETBACK WAS REDUCED TO 30 FEET AT THE TIME THE GARAGE WAS CONSTRUCTED.
- \*\*OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. CONTACT THE PLANNING DEPARTMENT PRIOR TO ANY CONSTRUCTION TO VERIFY COMPLIANCE.
- REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:  
a. SUBJECT TO A UTILITY POLE LINE EASEMENT AS DESCRIBED IN DEED BOOK 1886, PAGE 128.  
b. RIGHTS TO PASS AND REPASS OVER A PRIVATE ROAD AS DESCRIBED IN DEED BOOK 1889, PAGE 281 AND DEED BOOK 11724, PAGE 49.  
c. RIGHTS TO LAY AND MAINTAIN WATER PIPES AS DESCRIBED IN DEED BOOK 2015, PAGE 126 AND DEED BOOK 1899, PAGE 496.
- THIS SURVEY WAS CONDUCTED WITH 12 INCHES OF SNOW COVER.
- ELEVATIONS SHOWN ARE BASED ON NGVD 1929 DATUM. SEE PLAN FOR TBM DESCRIPTION.
- RIPARIAN RIGHTS BETWEEN HIGH WATER AND LOW WATER WERE NOT DETERMINED DURING THIS SURVEY.
- THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
- THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH PLAN EXCEPTS CHAPTER 90, PART 2, SECTIONS 4 THROUGH 8 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYOR'S RULES. ALL BOUNDARY INFORMATION IS FROM THE CURRENT DEED BOOK AND PAGE.
- DUE TO THE FACT THAT THIS IS NOT A BOUNDARY SURVEY, THE PROPERTY LINES ARE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

Revision	By	Date	Change
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PROJECT: 33610	DRAWING NAME: 33610.DWG	
DATE: FEBRUARY 26, 2013	SCALE: 1"=20'	FIELD BOOK: 248,250
FIELD BY: ADA,MAC	DRAWN BY: ADA	E. FIELD BOOK: YES

Drawing Name and Location:

EXISTING CONDITIONS SURVEY  
5 RUSSELL ROAD, CUMBERLAND, MAINE

Owner:  
**NATHAN CLARK**  
5 RUSSELL ROAD, CUMBERLAND, MAINE

Prepared For:  
**NATHAN CLARK**  
5 RUSSELL ROAD, CUMBERLAND, MAINE

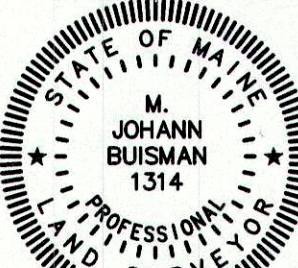
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**Northeast Civil Solutions**  
INCORPORATED  
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tel 207.883.1000 fax 207.883.1001 e-mail info@northeastcivilsolutions.com  
800.882.2227

0 20' 40' 80'

## STAMP AND SIGNATURE

M. JOHANN BUISMAN  
MAINE P.L.S. No. 1314

2/27/2013  
DATE



IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID.

EMBOSSED SEAL ABOVE