SITE LOCATION MAP:

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: ANTHONY W. SALEM & WALDON M. GEYER, DESCRIBED IN BOOK 24552, PAGE 116 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).

2. BEARINGS ARE BASED UPON PLAN REFERENCE 4a.
THIS SURVEY, 06/21/2007, WAS MADE UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR.

3. AREA OF SUBJECT PARCEL: 4,541.7 SQ. FT. SQ. FT., 0.10 ACRES

4. REFERENCE IS MADE TO THE FOLLOWING PLANS:

a.) PLAN ENTITLED "PROMENADE ESTATES CONDOMINIUM, AT 108 AND 172 EASTERN PROMENADE, PORTLAND, MAINE, FOR CASCO BAY VENTURES, INC.," DRAWING NUMBER 2005111, BY BACK BAY BOUNDARY, INC., REVISED FEBRUARY 23, 2007.

b.) OCEAN VIEW CONDOMINIUM, 166–168 EASTERN PROMENADE, PORTLAND, MAINE, FOR JOHN A MCINTOSH JR., DATED 12/27/1982, BY WELLS ENGINEERING, INC., CE, RECORDED IN C.C.R.D. U.O.FILE #96–1.

c.) PLAN OF LAND FOR DRAPER DEVELOPMENT, 188 EASTERN PROMENADE, PORTLAND, MAINE, MADE BY DELTA ENGINEERING, INC., DATED 12/17/1987, RECORDED IN C.C.R.D. PLAN BOOK 168, PAGE 23.

d.) CITY OF PORTLAND STREET DEFINITION PLAN, EASTERN PROMENADE.

e.) CITY OF PORTLAND STREET DEFINITION PLAN, MORNING STREET.

f.) CITY OF PORTLAND STREET DEFINITION PLAN, CONGRESS STREET.

5. ELEVATIONS ARE BASED UPON A VALUE OF 121.94 FT AT MONUMENT AT INTERSECTION OF 3' OFFSET LINES FOR EMERSON STREET AND 10' OFFSET LINE FOR CONGRESS STREET (PER PLAN REFERENCE 4a).

6. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF OF THIS SURVEY.

ZONING:

ZONE: R–6 RESIDENTIAL ZONE
SETBACKS: FRONT – 10 FT (< AVERAGE OF ABUTTER LOTS)
REAR – 20 FT
SIDE – 1–3 STORIES – 10 FT; 4 STORIES – 12 FT
MINIMUM LOT SIZE: 4500 SQ FT
MINIMUM LOT WIDTH: 50 FT
MAXIMUM BUILDING HEIGHT: 45 FT
MAXIMUM LOT COVERAGE: 40%

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 14B, WHICH BEARS AN EFFECTIVE DATE OF JUL 17, 1986, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

MONF □	3' Offset Monument Found	12345/99	Deed Book/Page of Local Registry
RBF ●	Rebar Found	(50.00')	Distance from reference plan or deed.
CRF ◎	Capped 5/8" Rebar Found Owen & Haskell or as noted	N/F	Now Or Formerly
IPF ○	Iron Pipe Found	FFE	First Floor Elevation
Ⓢ	Sewer Manhole		

Abutter Line
Property Line
Street Line
3' Offset Line
Edge of Traveled Way
Setback Line

EXISTING CONDITIONS SITE PLAN
AT 176 EASTERN PROMENADE, PORTLAND, MAINE

FOR: CASCO BAY VENTURES

PREPARED BY:
BACK BAY BOUNDARY, INC.
LAND SURVEYING
643 FOREST AVENUE
PORTLAND, MAINE 04101
207–774–2855 FAX 207–347–4346

DRAWN BY: PJM	
CHECKED BY:	
SCALE: 1" = 20'	
SURVEY DATE: 06/21/2007	
JOB NUMBER: 2007070	
SHEET: 1 OF 6 REV 2	
DRAWER: 2007	NO: 070

REVISIONS:

LOCATION: 176 EASTERN PROM, PORTLAND, MAINE

STATE OF MAINE, CUMBERLAND SS
REGISTRY OF DEEDS

RECEIVED , 2007
AT : H .M. AND RECORDED IN
PLAN BOOK PAGE

0' 20' 40' 60'
GRAPHIC SCALE

STATE OF MAINE
ROBERT T. GREENLAW #2303
PROFESSIONAL LAND SURVEYOR

CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

a) NO WRITTEN REPORT
b) NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S., #2303
V. PRESIDENT BACK BAY BOUNDARY, INC.

DATE: JULY 2, 2007