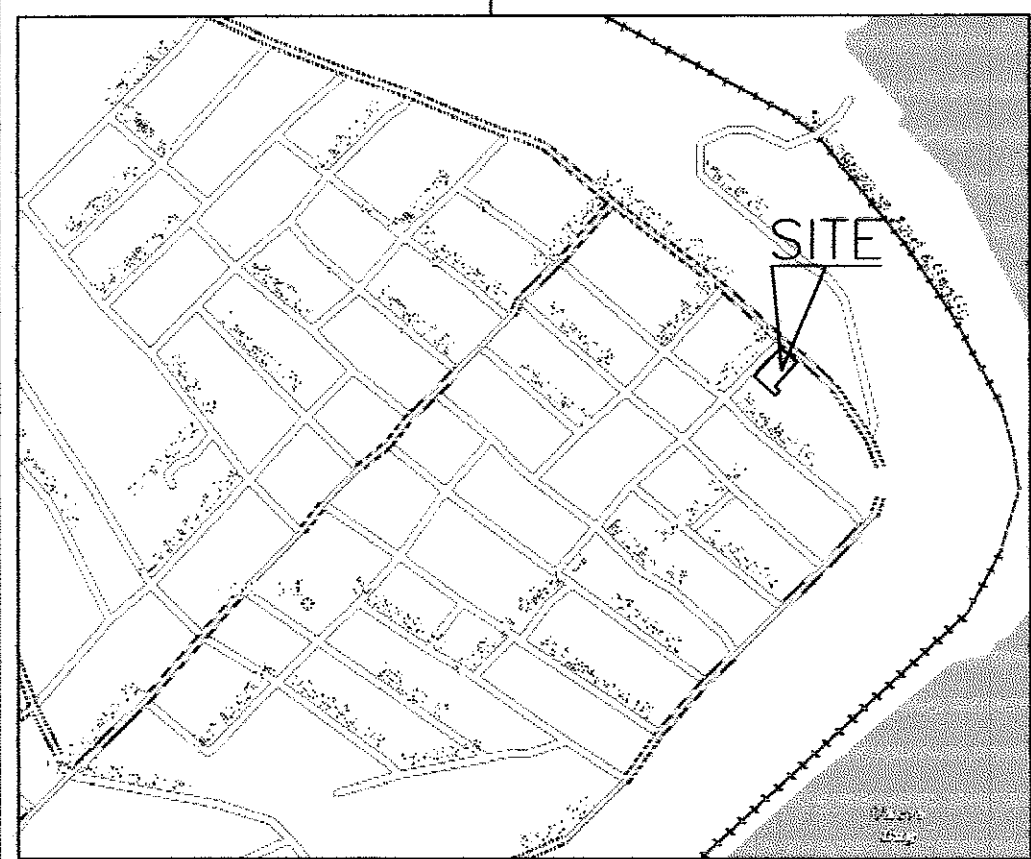


SITE LOCATION MAP:



GENERAL NOTES:

- RECORD OWNER OF PARCEL: 130 EASTERN PROM, LLC, BOOK 14078 PAGE 001 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
- BEARINGS ARE BASED UPON TWO CITY OF PORTLAND 3-FOOT OFFSET MONUMENTS SHOWN ON THIS PLAT. HORIZONTAL DATUM IS BASED UPON THE NORTH AMERICAN DATUM 1983(HARN) WEST ZONE. SEE PLAN FOR DESCRIPTIONS AND COORDINATES OF EACH MONUMENT. THIS SURVEY WAS PERFORMED UTILIZING THE FOLLOWING EQUIPMENT: LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
- AREA OF SUBJECT PARCEL: 7,905.9 SQ. FT., 0.18 ACRES
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - CITY OF PORTLAND TAX ASSESSOR PLAN NO. 3, BLOCK C, LOTS 1&2, PORTLAND, MAINE, DATED RETRACED 09/30/1965.
 - EXISTING CONDITIONS PLAN AT 172 EASTERN PROMENADE, PORTLAND, MAINE, FOR CASCO BAY VENTURES, DATED , BY BACK BAY BOUNDARY, INC., NO. 2005111, NOT RECORDED.
 - CONDOMINIUM PLAT, PROMENADE ESTATES CONDOMINIUMS, AT 108 EASTERN PROMENADE, PORTLAND, MAINE, FOR WALLY GEYER, DATED 10/11/2005, BY BACK BAY BOUNDARY, INC., NO. 2005122, NOT RECORDED.
 - PROMENADE ESTATES CONDOMINIUM, AT 108 EASTERN PROMENADE, PORTLAND, MAINE, FOR ANTHONY W. SALEM, JOB NUMBER: 2005122 REVISION 1, BY BACK BAY BOUNDARY, INC., DATED NOVEMBER 29, 2005, NOT RECORDED.
- THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
- BENCHMARK = HIGHEST POINT ON 'M' MONUMENT @ NORTHWEST CORNER OF ST. LAWRENCE AND FORE STREETS (ELEVATION = 69.35') BASED ON N.G.V.D. 1929 CITY OF PORTLAND DATUM.

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 JULY 07, 1986, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

- | | | | |
|-----|-----|--------------------------------------|--|
| CRF | ☒ | Granite Monument Found 6"x6" | (50.00') Distance from reference Plan or deed. |
| CRF | ⊙ | Capped 5/8" Rebar Found Name # 2303. | N/F Now Or Formerly |
| IPF | ○ | Iron Pipe Found | 12345/99 Deed Book/Page of Local Registry |
| SMH | ⊙ | Sewer Manhole | |
| WG | ⊙ | Water Gate | |
| GAS | ⊙ | Gas Valve | |
| --- | --- | Abutter Line | --- |
| --- | --- | Property Line | OHU Overhead Utility |
| --- | --- | Street Line | ⊙ Utility Pole |
| --- | --- | Setback Line | ---101--- Contour Line |
| --- | --- | Old Lot Line | ---Z--- Indicates Ownership in Common |

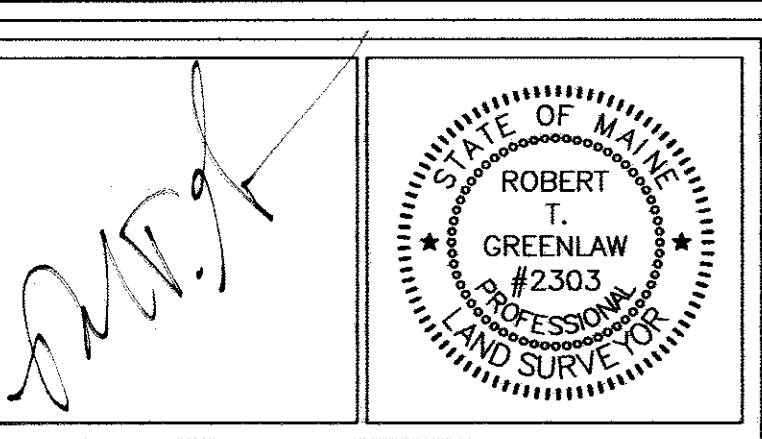
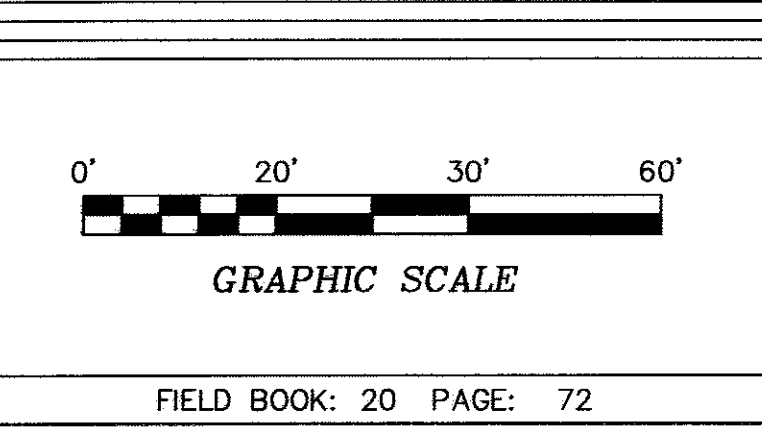
BOUNDARY SURVEY/SITE PLAN
 AT 130 EASTERN PROMENADE, PORTLAND, MAINE
 FOR: 130 EASTERN PROM, LLC

REVISIONS:

REVISED 04-26-2011: ADDED SPOT SHOTS, TOP OF WALLS AND REVISED CONTOURS
REVISED 01-10-2008: ROTATED DRAWING TO STATE PLANE COORDINATES AND RELIABLE BEARINGS
LOCATION: 130 EASTERN PROMENADE, PORTLAND, MAINE

STATE OF MAINE, CUMBERLAND SS
 REGISTRY OF DEEDS

RECEIVED 2011
 AT : H .M. AND RECORDED IN
 PLAN BOOK PAGE



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:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION
- NO NEW CORNERS WERE SET

ROBERT T. GREENLAW P.L.S., #2303
 V. PRESIDENT BACK BAY BOUNDARY, INC. DATE: APRIL 26, 2011

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: RTG
 SCALE: 1" = 20'
 DATE OF SURVEY: 09/07/2006
 JOB NUMBER: 2006082
 SHEET: 1 OF 1
 DRAWER: 2006 NO: 082