SITE LOCATION MAP:

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: 130 EASTERN PROM, LLC, BOOK 14(AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C

2. BEARINGS ARE BASED UPON TWO CITY OF PORTLAND 3-FOOT OF MONUMENTS SHOWN ON THIS PLAT. HORIZONTAL DATUM IS BASED U AMERICAN DATUM 1983(HARN) WEST ZONE. SEE PLAN FOR DESCRIPT 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.

3. AREA OF SUBJECT PARCEL: 7,905.9 SQ. FT., 0.18 ACRES

4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) CITY OF PORTLAND TAX ASSESSOR PLAN NO. 3, BLOCK C, LOTs 1&2, PORTLAND, MAINE, DATED RETRACED 09/30/1965.

b.) EXISTING CONDITIONS PLAN AT 172 EASTERN PROMENADE, PORTLAND, MAINE, FOR CASCO BAY VENTURES, DATED , BY BACK BAY BOUNDARY, INC., NO. 2005111, NOT RECORDED.

c.) 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.

d.) 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.

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

6. 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.

CITY OF PORTLAND, MAINE — RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/21/14

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		Edge of traveled way
	Property Line	OHU	Overhead Utility
	Street Line		Utility Pole
	Setback Line	101	Contour Line
	Old Lot Line		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 RELABLED 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

0' 20' 30' 60'
GRAPHIC SCALE

FIELD BOOK: 20 PAGE: 72

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
b) 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