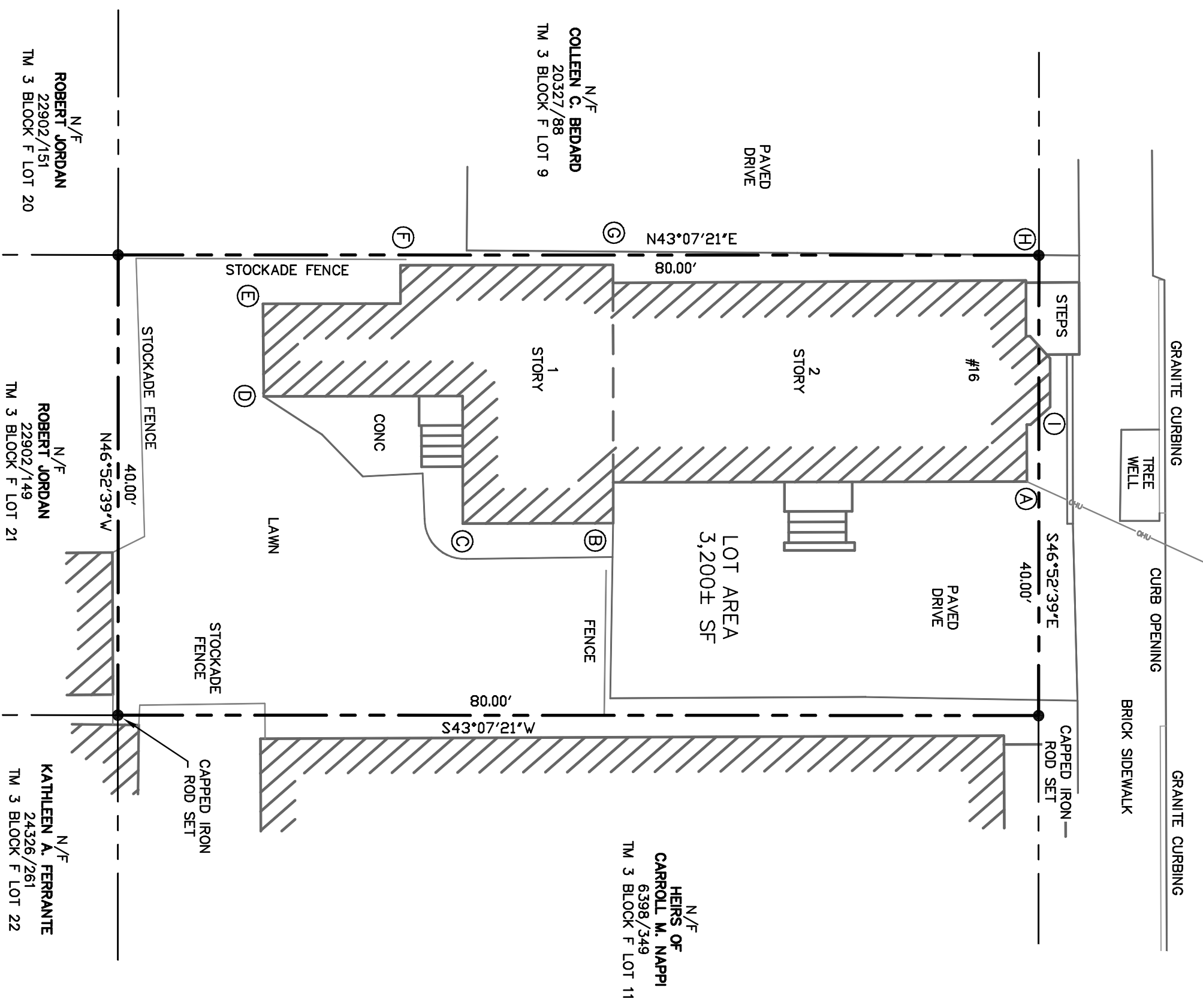


GRID NORTH  
MAINE STATE PLANE  
NAD 83, 1802 - MAINE  
WEST

# MORNING STREET

PAVED PUBLIC 50' WIDE

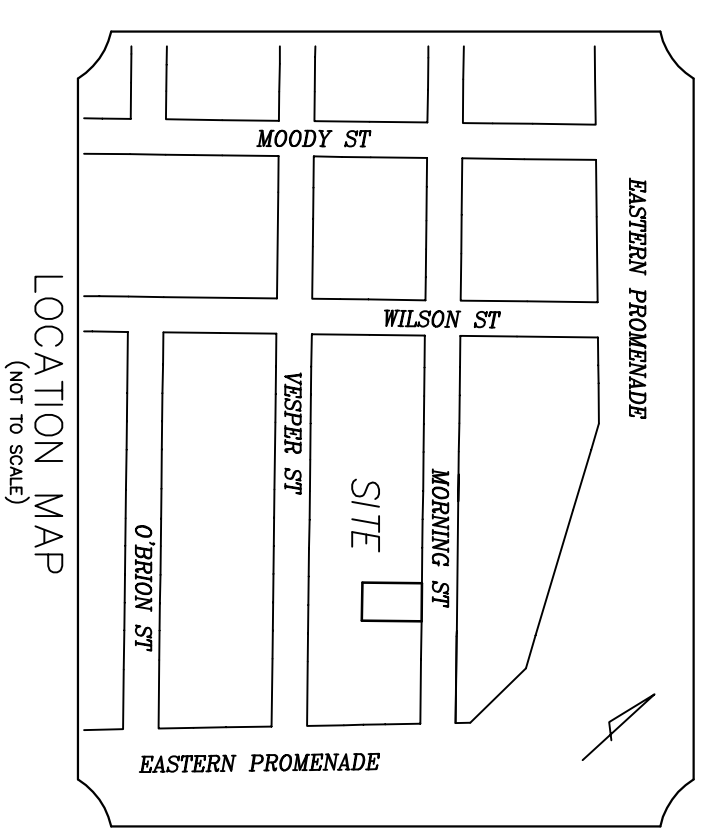
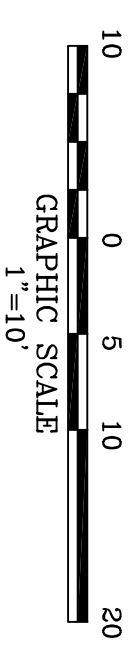


### PLAN REFERENCES:

1. FORT ALLEN PARK EXISTING CONDITIONS #47 -#77 EASTERN PROMENADE DATED AUGUST 12, 2011 BY THE CITY OF PORTLAND, MAINE PUBLIC SERVICES DEPARTMENT ENGINEERING SECTION FILE 10099/3A.
2. O'BRIEN STREET SEWER REPAIR EASTERN PROMENADE TO #16 O'BRIEN STREET DATED JANUARY 6, 2014 BY THE CITY OF PORTLAND, MAINE PUBLIC SERVICES DEPARTMENT ENGINEERING SECTION FILE 882/29.
3. BOUNDARY SURVEY / SITE PLAN AT 130 EASTERN PROMENADE, PORTLAND, MAINE FOR: 130 EASTERN FROM, LLC DATED 09-07-2006 BY BACK BAY BOUNDARY, INC.
4. ALTAZASM LAND TITLE SURVEY ON EASTERN PROMENADE AND MORNING STREET PORTLAND, MAINE FOR ESTATE OF EVA HORTON DATED MARCH 25, 2004 BY OWEN HASKELL, INC.
5. PLAN OF DIVISION OF LOT NO. EIGHT ON PROPRIETORS PLAN OF MUNDOY HILL, MADE BY COMMISSIONERS PURSUANT TO WARRANT FROM THE S. J. COURT OCTOBER TERM 1853, AND RECORDED IN DEED BOOK 250 PAGE 566 (PLAN SHOWN ON PAGES 566-569) IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
6. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR DANIEL T. HALEY JR DATED 10-26-79 BY EC JORDAN.

### SURVEY NOTES:

1. OWNER OF RECORD IS MICHAEL A. NAPP AND PAMELA J. RENVY NAPP, AS DESCRIBED IN BOOK 19297 PAGE 311 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE BASED ON MONUMENTATION AS SHOWN ON PLAN REFERENCE #.
3. THE PARCEL IS SHOWN AS LOT #0, BLOCK F, ON THE CITY OF PORTLAND ASSESSORS MAP 3.



### ZONING

THE PARCEL IS LOCATED WITHIN THE R-6 ZONE WITH THE FOLLOWING CURRENT DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	2,000 SF
MINIMUM LOT AREA PER DWELLING UNIT	725 SF
STREET FRONTAGE	20 FEET
MINIMUM FRONT YARD SETBACK FOR PRINCIPAL AND ACCESSORY STRUCTURES	5 FEET
MINIMUM REAR YARD SETBACK FOR PRINCIPAL AND ACCESSORY STRUCTURES	10 FEET
MINIMUM SIDE YARD SETBACK FOR PRINCIPAL AND ACCESSORY STRUCTURES	5 FEET **
MAXIMUM LOT COVERAGE	60%

\*\* EXCEPT THAT A SIDE YARD IN THE R-6 ZONE MAY BE REDUCED TO ZERO, PROVIDED THAT THE CUMULATIVE SIDE YARD SETBACKS ARE NOT LESS THAN 10 FEET. A PERMANENT MAINTENANCE EASEMENT A MINIMUM OF 5 FEET IN WIDTH SHALL BE PROVIDED ON THE PARCEL ADJACENT TO THE LOT LINE WITH THE REDUCED SIDE SETBACK. REFERENCE IS MADE TO THE LAND USE ORDINANCE FOR THE CITY OF PORTLAND FOR ADDITIONAL INFORMATION.

### SETBACKS

A	1.2 TO STREET LINE
B	20.2 TO SIDE LOT LINE
C	16.6 TO SIDE LOT LINE
D	12.2 TO REAR LOT LINE
E	12.2 TO SIDE LOT LINE
F	4.0 TO SIDE LOT LINE
G	0.7 TO SIDE LOT LINE
H	2.0 TO SIDE LOT LINE
I	1.3 TO STREET LINE
	0.6 INTO STREET

## BOUNDARY SURVEY

### 16 MORNING STREET

FOR: **PAMELA RENVY NAPP**

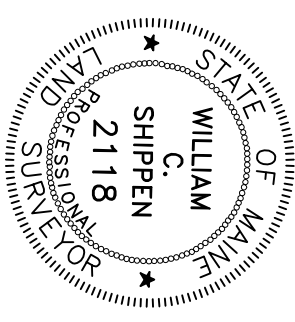
176 PHEASANT HILL DRIVE  
PORTLAND, MAINE 04103  
(CLIENT/OWNER)

## SURVEY, INC.

P.O. BOX 210  
WINDHAM, ME 04062  
(207) 892-2556  
INFO@SURVEYINCORPORATED.COM

SURVEY BY:

WILLIAM C. SHIPPEN  
P.L.S. 2118



DWN: WCS  
DATE: DECEMBER 2016  
CHK: DJP  
JOB NO. 16178