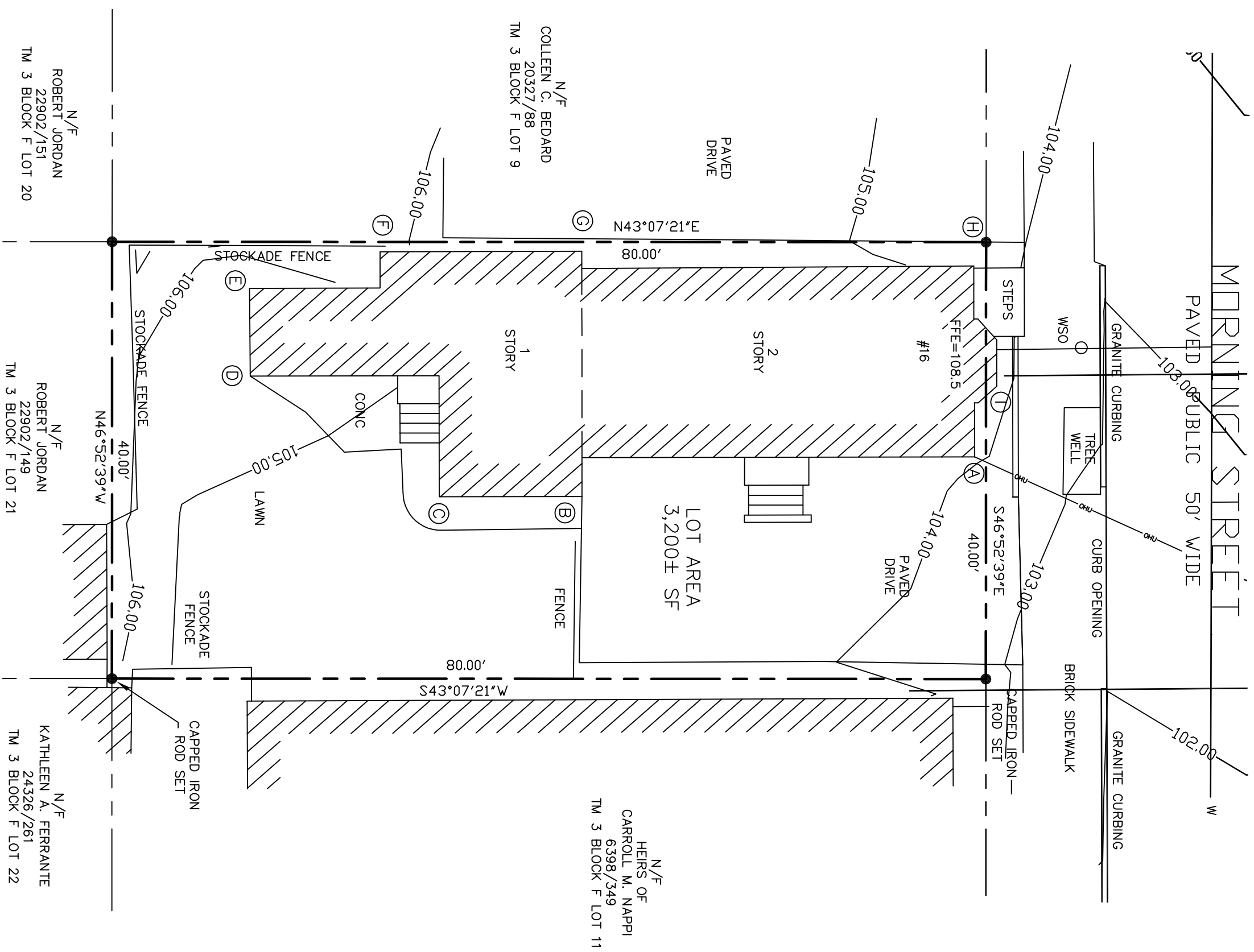


GRID NORTH  
MAINE STATE PLANE  
NAD 83, 1802 - MAINE  
WEST



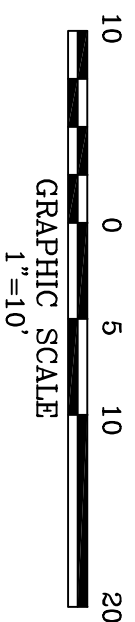
- SETBACKS**
- A 1.2 TO STREET LINE
  - B 20.2 TO SIDE LOT LINE
  - C 16.6 TO SIDE LOT LINE
  - D 16.6 TO SIDE LOT LINE
  - E 12.2 TO REAR LOT LINE
  - F 12.2 TO SIDE LOT LINE
  - G 4.2 TO SIDE LOT LINE
  - H 0.7 TO SIDE LOT LINE
  - I 0.7 TO SIDE LOT LINE
  - J 2.0 TO SIDE LOT LINE
  - K 1.3 TO STREET LINE
  - L 0.6 INTO STREET

**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 1009/3A.
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 882/39.
3. BOUNDARY SURVEY / SITE PLAN AT 130 EASTERN PROMENADE, PORTLAND, MAINE FOR: 130 EASTERN PROM, LLC DATED 09-07-2006 BY BAY BAY BOUNDARY, INC.
4. AITAKSM 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 MUNJOY HILL MADE BY COMMISSIONERS PURSUANT TO WARRANT FROM THE S. J. COURT OCTOBER TERM 1853 AND RECORDED IN DEED BOOK 230 PAGE 566 (PLAN SHOWN ON PAGES 568-569) 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.
7. TOPOGRAPHIC SURVEY OF MORNING STREET PERFORMED DURING 2000 BY OWEN HASKELL, INC. PROJECT NO. 2000-108.

**SURVEY NOTES:**

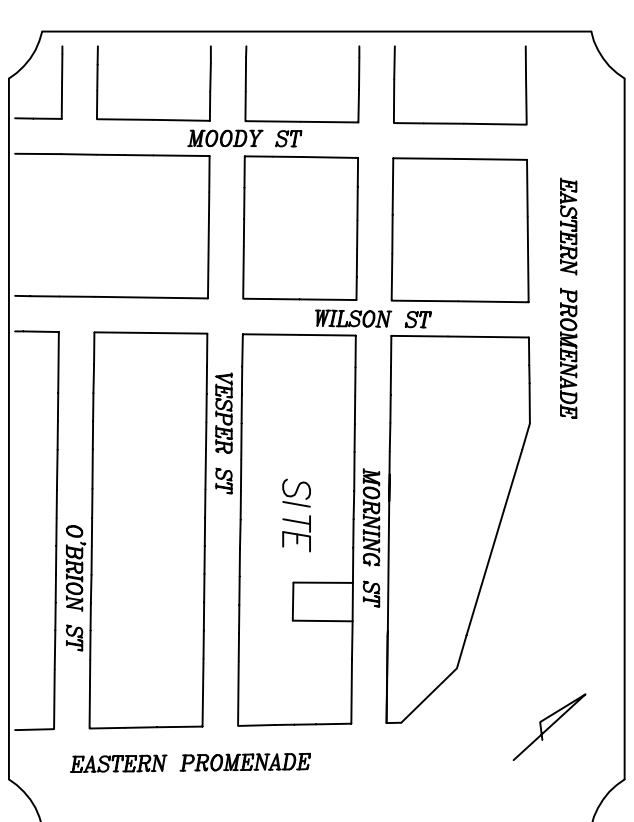
1. OWNER OF RECORD IS MICHAEL A. NAPPI AND PAMELA J. RENEY NAPPI AS DESCRIBED IN BOOK 19297 PAGE 311 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE BASED ON MONUMENTATION AS SHOWN ON PLAN REFERENCE 4.
3. THE PARCEL IS SHOWN AS LOT 10, BLOCK F, ON THE CITY OF PORTLAND ASSESSORS MAP 3.
4. ELEVATIONS ARE BASED ON A FIELD SURVEY DURING JUNE OF 2017 BY SURVEY, INC. PROJECT BENCHMARK IS A 3 OFFSET MONUMENT AT THE INTERSECTION OF MORNING STREET AND WILSON STREET ELEVATION = 114.63 CITY DATUM



WILLIAM C. SHIPPEN  
P.L.S. 2118

**CERTIFICATION**

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSES FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



**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.

**TOPOGRAPHIC AND BOUNDARY SURVEY**  
**16 MORNING STREET**  
PORTLAND, MAINE

FOR: **PAMELA RENEY NAPPI**

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