

OBRIEN STREET

(formerly Beckett Street)

(50' WIDE, PUBLIC)

9'6" W. MONUMENT (FIELD FOR EASTERN PROMENADE STREET ROW)

N/F CASCO BAY ISLANDS
3500 S. BAYVIEW
03455/001
003-0-006
(INDIVIDUAL UNIT OWNERS NOT LISTED)

N/F DEBORAH L. KING TRUST
C/O J. J. JOHNSON
23902/154
003-0-007

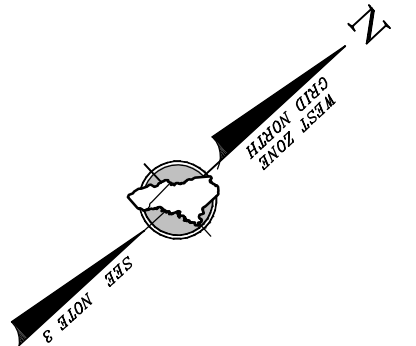
PROJECT BENCHMARK
TOP OF 3" x 5" MONUMENT
AT INT. OF MUNLOY ST. &
CONGRESS STREET
COORD. S. BOUNDARY BEARING
ELEV. = 131.16 (DTM DATUM)

MUNLOY STREET

STREET

EASTERN PROMENADE
(VARIABLE WIDTH, PUBLIC)

DETAIL "A"
N.T.S.



- ### LEGEND
- #5 REBAR WITH PLASTIC CAP (PROPOSED)
 - FOUND MONUMENT (SIZE & TYPE AS NOTED)
 - UTILITY POLE (NUMBER AS NOTED)
 - GUY WIRE ANCHOR
 - FOUND DECIDUOUS TREE (SIZE & TYPE AS NOTED)
 - FOUND CONIFEROUS TREE (SIZE & TYPE AS NOTED)
 - CATCH BASIN
 - MANHOLE (UNDETERMINED USE, COVER NOT OPENED)
 - SEWER MANHOLE
 - FIRE HYDRANT
 - GAS VALVE
 - WATER VALVE / SHUTOFF
 - BOUNDARY LINE
 - EDGE OF PARCELS
 - RIGHT-OF-WAY LINE
 - ABUTTER LINE
 - OVERHEAD UTILITY
 - WATER LINE (APPROXIMATE)
 - GAS LINE (APPROXIMATE)
 - FORMER DEED LINES
 - NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CORD)
 - TAX MAP-BLOCK-LOT (12345)
 - PARENTHESIS DENOTE RECORD DATA

NOTES

1. RECORD OWNER OF THE PARCEL SURVEYED IS CRANDALL K. TOOTHAKER AS DESCRIBED IN A DEED FROM THE ESTATE OF MARY J. MANCINI, DATED SEPTEMBER 24, 1999 AND RECORDED IN BOOK 15075, PAGE 285 IN THE CUMBERLAND COUNTY REGISTER OF DEEDS.
2. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 003, BLOCK 0, PARCEL 014.
3. THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON THE MAINE COORDINATE SYSTEM OF 1983, WEST ZONE, GRID NORTH.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. "PLAN OF DIVISION OF LOT NO. 8, PROPRIETORS PLAN OF MUNLOY HILL, MADE BY COMMISSIONERS FROM THE COURT, OCTOBER TERM, 1853, RECORDED IN BOOK 290, PAGE 568.
 - b. "CONDOMINIUM PLAN, CASCO BAY ISLANDS CONDOMINIUM" BY OWEN HASKELL, INC., DATED SEPTEMBER 11, 2008, RECORDED IN PLAN BOOK 208, PAGE 465.
 - c. "CONDOMINIUM AND BOUNDARY SURVEY, 38-40 EASTERN PROMENADE CONDOMINIUMS" BY TITCOMB ASSOCIATES, DATED FEBRUARY 14, 2003, RECORDED IN PLAN BOOK 203, PAGE 320.
 - d. "STANDARD BOUNDARY SURVEY AND CONDO CONVERSION OF ISABELLE CONDOMINIUMS" BY DESLAURIERS & ASSOCIATES, INC., DATED OCTOBER 12, 2000, RECORDED IN PLAN BOOK 200, PAGE 428.
 - e. CITY OF PORTLAND VALUATION SHEET #3, DATED 1882, RECORDED IN PLAN BOOK 5, PAGE 34.
5. STREET LINE SHEETS FROM THE CITY OF PORTLAND PUBLIC WORKS, DATED 1924 THROUGH 1927.
6. THE WIDTH OF MUNLOY STREET IS SET BASED ON CITY RECORDS. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS BASED ON MONUMENTATION FOUND. THE WIDTH OF EASTERN PROMENADE IS VARIABLE. THE NORTHWESTERLY RIGHT-OF-WAY LIMITS ARE BASED ON MONUMENTATION FOUND.
7. THE PARCEL SURVEYED IS LOCATED IN THE R-6 ZONE/DISTRICT. PORTIONS OF BULK & SPACE REQUIREMENTS ARE AS FOLLOWS:
 - MINIMUM LOT AREA = 2000 S.F.
 - MINIMUM FRONT YARD SETBACK = 20'
 - FRONT = 5'
 - SIDE = CUMULATIVE TOTAL FROM BOTH SIDES = 10' OR MORE
8. OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONE AND ALL APPLICABLE SETBACKS AND RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
9. ELEVATIONS AND CONTIGUOUS ARE BASED ON CITY OF PORTLAND DATUM PROVIDED BY CITY OF PORTLAND ENGINEERING. SEE PLAN FOR TBM DESCRIPTION.
10. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)30-SAFE PRIOR TO ANY EXCAVATION WORK.

Number	By	Date	Change

PROJECT: 41284
DRAWING NAME: 41284.dwg
ISSUED: JUNE 29, 2017 SCALE: 1"=10' FB # 449 DRAWN BY: JAP
FIELD BY: JAP/PCF FIELD DATE: 6/08/2017 CHECKED BY: TTM

CONDOMINIUM PLAN
22 EASTERN PROMENADE, PORTLAND, MAINE

CRANDALL K. TOOTHAKER
P.O. BOX 4271, PORTLAND, MAINE 04101

Prepared for:
PETER ALDRICH
913 SAWYER STREET, SOUTH PORTLAND, MAINE 04106

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STAMP AND SIGNATURE

Preliminary

TOP: F. MOONLAD
MAINE PROFESSIONAL LAND SURVEYOR NO. 2080