



OBRION STREET (formerly Beckett Street) (50' WIDE, PAVED, PUBLIC)

N/F CASCO BAY ISLANDS CONDOMINIUM 26455/001 003-0-006 (INDIVIDUAL UNIT OWNERS NOT LISTED)

N/F REVOCABLE LIVING TRUST AGREEMENT OF ROBERT S. JORDAN 22902/154 003-0-007

N/F MARTICA S. DOUGLAS 24904/156 003-0-013

TOTAL LOT AREA
8,069 S.F.
0.19 Ac.

PROJECT BENCHMARK
TOP OF 3" Ø/8 MONUMENT
AT INT. OF MUNJOY ST &
MOODY ST, PROVIDED BY
CITY OF PORTLAND ENGINEERING
ELEV.=131.16 (CITY DATUM)

9"Ø" "M" MONUMENT
(INSIDE CORNER LOCATED)
0.1' A.C.
(HELD FOR CONGRESS
STREET AND MUNJOY
STREET R.O.W.)

CONGRESS STREET

MUNJOY 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 PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OHU OVERHEAD UTILITY
- W WATER LINE (APPROXIMATE)
- G GAS LINE (APPROXIMATE)
- FORMER DEED LINES
- N/F NOW OR FORMERLY OWNED BY
- 1234/567 DEED BOOK AND PAGE (CCRD)
- 12-34 TAX MAP-BLOCK-LOT
- (123.45) 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 265 IN THE CUMBERLAND COUNTY REGISTRY 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 MUNJOY HILL, MADE BY COMMISSIONERS FROM THE COURT, OCTOBER TERM, 1853, RECORDED IN BOOK 250, PAGE 566.
 - b. "CONDOMINIUM PLAT, 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.
 - f. STREET LINE SHEETS FROM THE CITY OF PORTLAND PUBLIC WORKS, DATED 1924 THROUGH 1927.
5. THE WIDTH OF MUNJOY STREET IS 50' 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.
6. THE PARCEL SURVEYED IS LOCATED IN THE R-6 ZONE/DISTRICT. PORTIONS OF BULK & SPACE REQUIREMENTS ARE AS FOLLOWS:
 MINIMUM LOT AREA = 2,000 S.F.
 MINIMUM FRONTAGE = 20'
 SETBACKS:
 FRONT = 5'
 SIDE = CUMULATIVE TOTAL FROM BOTH SIDES = 10' OR MORE
 REAR = 10'
 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.
7. ELEVATIONS AND CONTOURS ARE BASED ON CITY OF PORTLAND DATUM PROVIDED BY CITY OF PORTLAND ENGINEERING. SEE PLAN FOR TBM DESCRIPTION.
8. 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)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.

Revised:	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: TFM

CONDOMINIUM PLAT
22 EASTERN PROMENADE, PORTLAND, MAINE

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

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

SURVEYING • ENGINEERING • LAND PLANNING

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STAMP AND SIGNATURE

Preliminary

TROY F. McDONALD MAINE PROFESSIONAL LAND SURVEYOR No. 2080 DATE

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