



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.

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 DEED BOOK AND PAGE (CCRD)
- 12-34 TAX MAP-BLOCK-LOT
- (123.45) PARENTHESIS DENOTE RECORD DATA

NOTES

- 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.
- THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 003, BLOCK 0, PARCEL 014.
- THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON THE MAINE COORDINATE SYSTEM OF 1983, WEST ZONE, GRID NORTH.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - 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.
 - "CONDOMINIUM PLAT, CASCO BAY ISLANDS CONDOMINIUM" BY OWEN HASKELL, INC., DATED SEPTEMBER 11, 2008, RECORDED IN PLAN BOOK 208, PAGE 465.
 - "CONDOMINIUM AND BOUNDARY SURVEY, 38-40 EASTERN PROMENADE CONDOMINIUMS" BY TITCOMB ASSOCIATES, DATED FEBRUARY 14, 2003, RECORDED IN PLAN BOOK 203, PAGE 320.
 - "STANDARD BOUNDARY SURVEY AND CONDO CONVERSION OF ISABELLE CONDOMINIUMS" BY DESLAURIERS & ASSOCIATES, INC., DATED OCTOBER 12, 2000, RECORDED IN PLAN BOOK 200, PAGE 428.
 - CITY OF PORTLAND VALUATION SHEET #3, DATED 1882, RECORDED IN PLAN BOOK 5, PAGE 34.
 - STREET LINE SHEETS FROM THE CITY OF PORTLAND PUBLIC WORKS, DATED 1924 THROUGH 1927.
- 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.
- 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.
- ELEVATIONS AND CONTOURS ARE BASED ON CITY OF PORTLAND DATUM PROVIDED BY CITY OF PORTLAND ENGINEERING. SEE PLAN FOR TBM DESCRIPTION.
- 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 _____

CONGRESS STREET

EASTERN PROMENADE (VARIABLE WIDTH, PUBLIC)

DETAIL "A"
N.T.S.

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

9" x 9" "M" MONUMENT (INSIDE CORNER LOCATED) 0.1' A.C. (HELD FOR EASTERN PROMENADE AND MUNJOY ST R.O.W.)

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