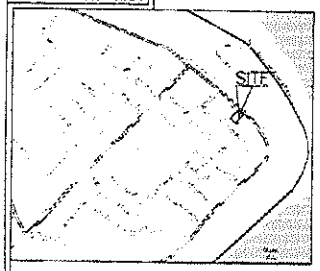
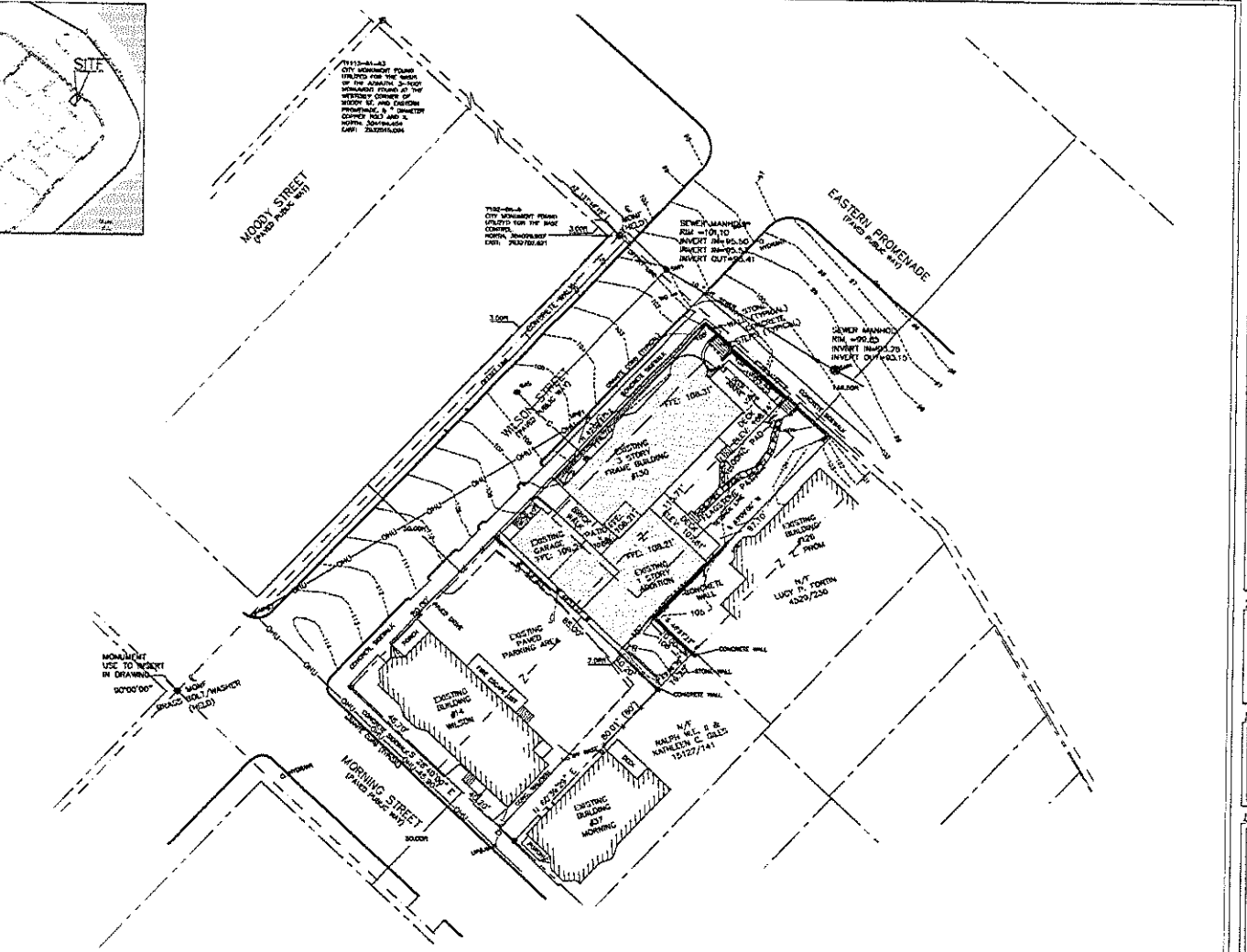
SITE LOCATION MAP:





GENERAL NOTES:

1. RECORD OWNER OF PARCEL: 130 EASTERN PROM, LLC. BOOK 14(AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C

2. BEARINGS ARE BASED UPON TWO CITY OF PORTLAND 3-FOOT DI MONUMENTS SHOWN ON THIS PLAT. HORIZONTAL DATUM IS BASED U AMERICAN DATUM 1983(NAD83) WEST ZONE. SEE PLAN FOR DESCRIPT COORDINATES OF EACH MONUMENT. Date
THIS SURVEY WAS PERFORMED UTILIZING THE FOLLOWING EQUIPMENT: LEICA SOKKISHA SET 4 TOTAL STATION, LEICA SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.

3. AREA OF SUBJECT PARCEL: 7,900.9 SQ. FT., 0.18 ACRES

4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) CITY OF PORTLAND TAX ASSESSOR PLAN NO. 3, BLOCK C, LOTS 142, PORTLAND, MAINE, DATED RETRACED 09/30/1965.

b.) EXISTING CONDITIONS PLAN AT 172 EASTERN PROMENADE, PORTLAND, MAINE, FOR CASCO BAY VENTURES, DATED , BY BACK BAY BOUNDARY, INC., NO. 2003111, NOT RECORDED.

c.) CONDOMINIUM PLAT, PROMENADE ESTATES CONDOMINIUM, AT 108 EASTERN PROMENADE, PORTLAND, MAINE, FOR WALLY GEYER, DATED 10/11/2000, BY BACK BAY BOUNDARY, INC., NO. 2000122, NOT RECORDED.

d.) PROMENADE ESTATES CONDOMINIUM, AT 108 EASTERN PROMENADE, PORTLAND, MAINE, FOR ANTHONY M. SALOM, JOB NUMBER: 2003122, REVISION 1, BY BACK BAY BOUNDARY, INC. DATED NOVEMBER 29, 2003, NOT RECORDED.

5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF OF THIS SURVEY.

6. BENCHMARK = HIGHEST POINT ON "M" MONUMENT @ NORTHWEST CORNER OF ST. LAWRENCE AND FORE STREETS (ELEVATION = 69.95') BASED ON N.G.V.D. 1929 CITY OF PORTLAND DATUM.

ZONING:

ZONE: R-6 RESIDENTIAL ZONE
SETBACKS: FRONT - 10 FT (< AVERAGE OF ABUTTER LOTS)
REAR - 20 FT
SIDE - 1-3 STORIES - 10 FT; 4 STORIES - 12 FT
MINIMUM LOT SIZE: 4500 SQ FT
MINIMUM LOT WIDTH: 50 FT
MAXIMUM BUILDING HEIGHT: 40 FT
MAXIMUM LOT COVERAGE: 40%

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 146E WHICH BEARS AN EFFECTIVE DATE OF JULY 07, 1986, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

CNF	Granite Monument Found 6"x6"	(50.00')	Distance from reference Plan or deed.
CNF	Capped 5/8" Rebar Found Name # 2303.	N/F	Now Or Formerly
IPF	Iron Pipe Found	12345/99	Deed Book/Page of Local Registry
SMH	Sewer Manhole		
WG	Water Gate		
GAS	Gas Valve		Edge of traveled way
	Abutter Line	OHU	Overhead Utility
	Property Line		Utility Pole
	Street Line	101	Contour Line
	Setback Line	Z	Indicates Ownership as Common
	Old Lot Line		

BOUNDARY SURVEY/SITE PLAN
AT 130 EASTERN PROMENADE, PORTLAND, MAINE

FOR: 130 EASTERN PROM, LLC

PREPARED BY:
BACK BAY BOUNDARY, INC.
LAND SURVEYING
643 FOREST AVENUE
PORTLAND, MAINE 04101
207-774-2855 FAX 207-347-4346

DRAWN BY: PJM	
CHECKED BY: RTG	
SCALE: 1" = 20'	
DATE OF SURVEY: 09/01/2006	
JOB NUMBER: 2006062	
SHEET: 1 OF 1	
DRAWER: 2006 NO: 082	

REVISIONS:

REVISED 04-26-2011: ADDED SPOT SHOTS, TOP OF WALLS AND REVISED CONTOURS
REVISED 01-10-2006: ROTATED DRAWING TO STATE PLANE COORDINATES AND RELABELED BEARINGS

LOCATION: 130 EASTERN PROMENADE, PORTLAND, MAINE

STATE OF MAINE, CUMBERLAND SS
REGISTRY OF DEEDS

RECEIVED . 2011
AT . H .M. AND RECORDED IN
PLAN BOOK PAGE

0' 20' 30' 60'
GRAPHIC SCALE

FIELD BOOK: 20 PAGE: 72

STATE OF MAINE
ROBERT T. GREENLAW
#2303
PROFESSIONAL LAND SURVEYOR

CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE, AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

a) NO WRITTEN REPORT
b) NO NEW DESCRIPTION
b) NO NEW CORNERS WERE SET

ROBERT T. GREENLAW P.L.S., #2303
V. PRESIDENT BACK BAY BOUNDARY, INC.

DATE: APRIL 26, 2011