

N/F  
PORTLAND HOUSING AUTHORITY  
11268/308  
TM 10-G-6

N/F  
BRIAN & PATRICIA  
MILLIKEN  
11936/276  
TM 10-G-5

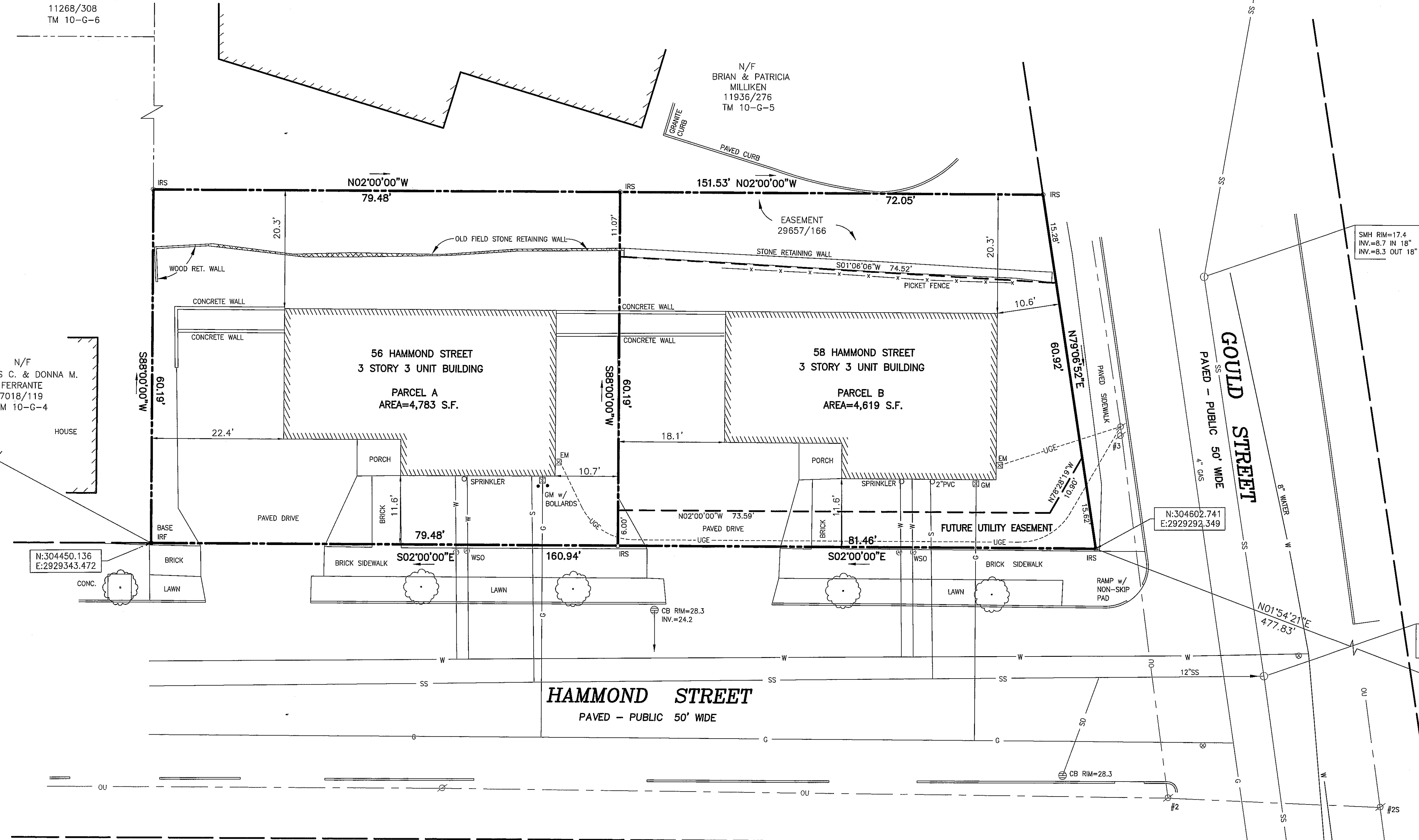
N/F  
THOMAS C. & DONNA M.  
FERRANTE  
7018/119  
TM 10-G-4

CITY POINT T102-77-02  
N: 303502.3570  
E: 2929187.9000

N:304450.136  
E:2929343.472

N:304602.741  
E:2929292.349

CITY POINT L749-76-3000  
N: 305080.3090  
E: 2929308.2410



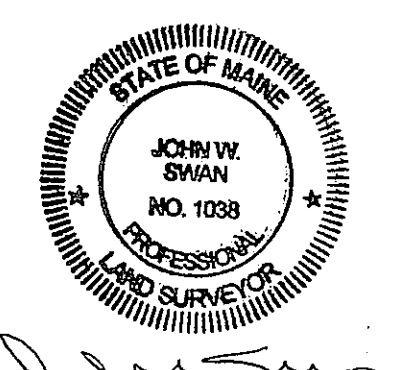
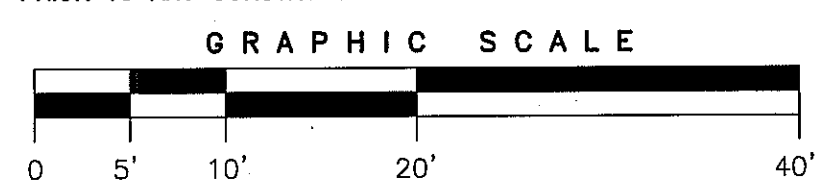
- LEGEND:**
- IRIBS
  - IRON ROD FOUND
  - WATER VALVE
  - UTILITY POLE
  - MANHOLE
  - CATCH BASIN
  - SIGN
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - FENCE
  - CURB
  - OU OVERHEAD UTILITIES
  - W WATER LINE
  - G GAS LINE
  - SS SANITARY SEWER
  - SD STORM DRAIN
  - SETBACK LINE

**ZONING:**  
R-6 / RESIDENTIAL ZONE  
MINIMUM LOT SIZE: 4,500 S.F.  
MINIMUM FRONTAGE: 40 FT.  
FRONT YARD SETBACK: 10 FT.  
SIDE YARD SETBACK (3 STORIES): 10 FT.  
REAR YARD SETBACK: 20 FT.  
MAXIMUM LOT COVERAGE: 50%  
MINIMUM LOT WIDTH: 40 FT.  
MAXIMUM STRUCTURE HEIGHT: 45 FT.  
OPEN SPACE: 20%  
PARKING: 3

**UTILITY NOTE:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AS-BUILT DRAWINGS AND INFORMATION PROVIDED BY THE OWNERS CONTRACTOR B.H. MILLIKEN. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

**PLAN REFERENCE:**  
RECORDING PLAT ON 56 HAMMOND STREET, PORTLAND, MAINE MADE FOR OWNER OF RECORD STEVEN & ROBERTA COPE DATED JANUARY 30, 2012 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 212 PAGE 219.

- NOTES:**
- OWNER OF RECORD: HAMMOND APPARTMENTS LLC  
C.C.R.D. BOOK 29865 PAGE 18
  - PARCEL IS SHOWN AS LOT 2, BLOCK G, ON THE CITY OF PORTLANDS ASSESSORS MAP 10.
  - BEARINGS MAGNETIC 1960 PER. PLAN REFERENCE
  - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON REFERENCED PLAN.
  - COORDINATES LISTED ON PLAN ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 1983.
  - AS BUILT UTILITY INFORMATION SHOWN BASED ON SKETCH PROVIDED BY CONTRACTOR B.H. MILLIKEN.
  - NO EASEMENT FOR UTILITIES OVER PARCEL B HAS BEEN CONVEYED OR RESERVED AT TIME OF SURVEY. PARCELS A AND B ARE CURRENTLY HELD IN COMMON OWNERSHIP.



REV. 15-6-15 | UPDATE UTILITY NOTE/IRONS SET

**AS-BUILT SURVEY**  
ON  
56 & 58 HAMMOND STREET, PORTLAND, MAINE  
MADE FOR OWNER OF RECORD  
**STEVEN & ROBERTA COPE**  
172 CONCORD STREET, PORTLAND, MAINE 04103

**OWEN HASKELL, INC.**  
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424  
PROFESSIONAL LAND SURVEYORS

|          |        |               |           |
|----------|--------|---------------|-----------|
| Drwn By  | WCS    | Date          | Job No.   |
| Trace By | JLW/EB | JUNE 20, 2013 | 2012-014P |
| Check By | JWS    | Scale         | Drwg. No. |
| Book No. | 1025   | 1" = 10'      | 1         |