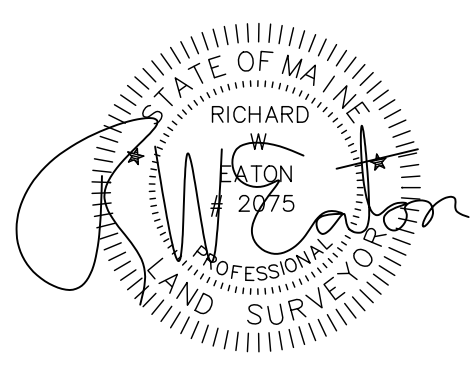
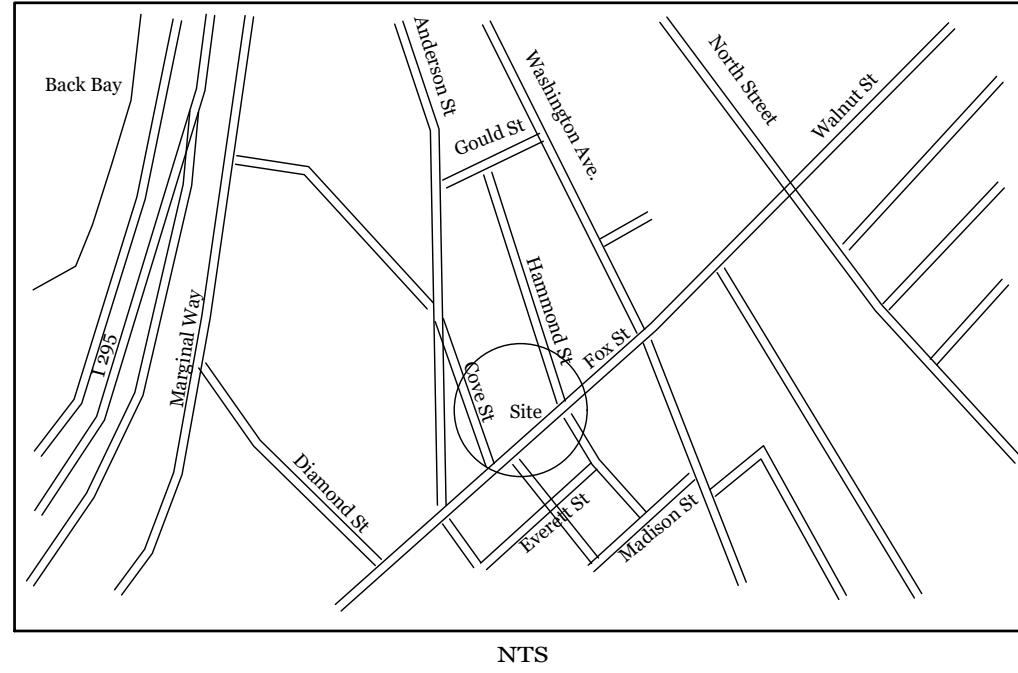


CERTIFICATION



RICHARD W. EATON P.L.S. # 2075

Location



NTS

N.F. Pininsula Community LP
20561/263

N.F. Remo DiMillo
2993/435
4031/71

Space & Bulk Standards:

Zone R-6	Required
Minimum Lot Size	2,000 S.F.
Minimum Frontage	20'
Minimum Yard Dimensions	
Front Yard	5'
	Or Average Depths of Adjacent Yards
Rear Yard	10'
Side Yard	5'
Dwelling Unit	725 Square Feet
Maximum Lot Coverage	60%
Minimum Lot Width	20'
Maximum Building Height	45'

General Notes:

- 1) Area of Maloney Parcel 7,768 Square Feet Or 0.18 Acres
Area Of Didonato Parcel 7,665 Square Feet Or 0.18 Acres
- 2) Basis of Bearing, Maine State Plane NAD 1983 1802 West Zone Base Point, Granite Monument
With DH at Fox Street and Anderson Street T102-77-2, N303502.3570 E2929187.9000
Azimuth Point, Monument With Bolt on Anderson St. T102-77-2, N303502.3570, E2929187.9000
Azimuth S41-34-20E 455.86' Feet
- 3) Vertical Datum is NGVD 1929 City Datum Benchmark is PK Nail on CMP Pole #8 South Side Fox St Elevation = 11.04'
Provided By City of Portland Public Works Engineering
- 4) Subject Tax Map 012 Block C Lot 6,8,10,11, & 14
- 5) Flood Zone C Areas Of Minimal Flooding Panel 230051 0013 Sheet 13 of 17 Dated July 17, 1986
- 6) Bench Mark Nail In Pole CMP 6 17.36' Feet
- 7) Waterline & Gas Lines Are from Dig Safe Marking And Street Valves

PLAN REFERENCE

- 1) Street Line Of Anderson, Fox, Gould, Plowman & Hammond St. By City of Portland Engineering Dep.
Survey By Camille Alden On File At Engineering Vault
- 2) Peninsula Community LP 510 Cumberland Ave. Anderson Street Subdivision Plan
By Pinkham & Greer Dated June 18, 2002 And Recorded In Plan Book 203 Page 313
- 3) Standard Boundary Survey On Cove Street For Portland Housing Authority
By Owen Haskell dated May 8th, 1997
- 4) Plan Of Property Made For Patrick Lee By R.P. Titcomb Associates
Dated November 3rd 1987 And Recorded In Book 167 Page 13
- 5) City of Portland Maine Parks & Public Works Dept. Fox Street Reconstruction
Dated 1990 Project No 90330-30-60-12 Sheet 2 of 20
- 6) Right Of Way Sheets Of Hammond & Fox Street
- 7) Standard Boundary Survey On Cove St For Portland Housing Authority
By Owen Haskell, Dated May 8, 1997

LEGEND

- 5/8" Rebar Set With Cap
- Rebar/Iron Pipe Found
- ⊕ Utility Pole
- N.F. Now or Formerly
- 1324/98 Book & Page
- ⊙ Water Valve
- Fence

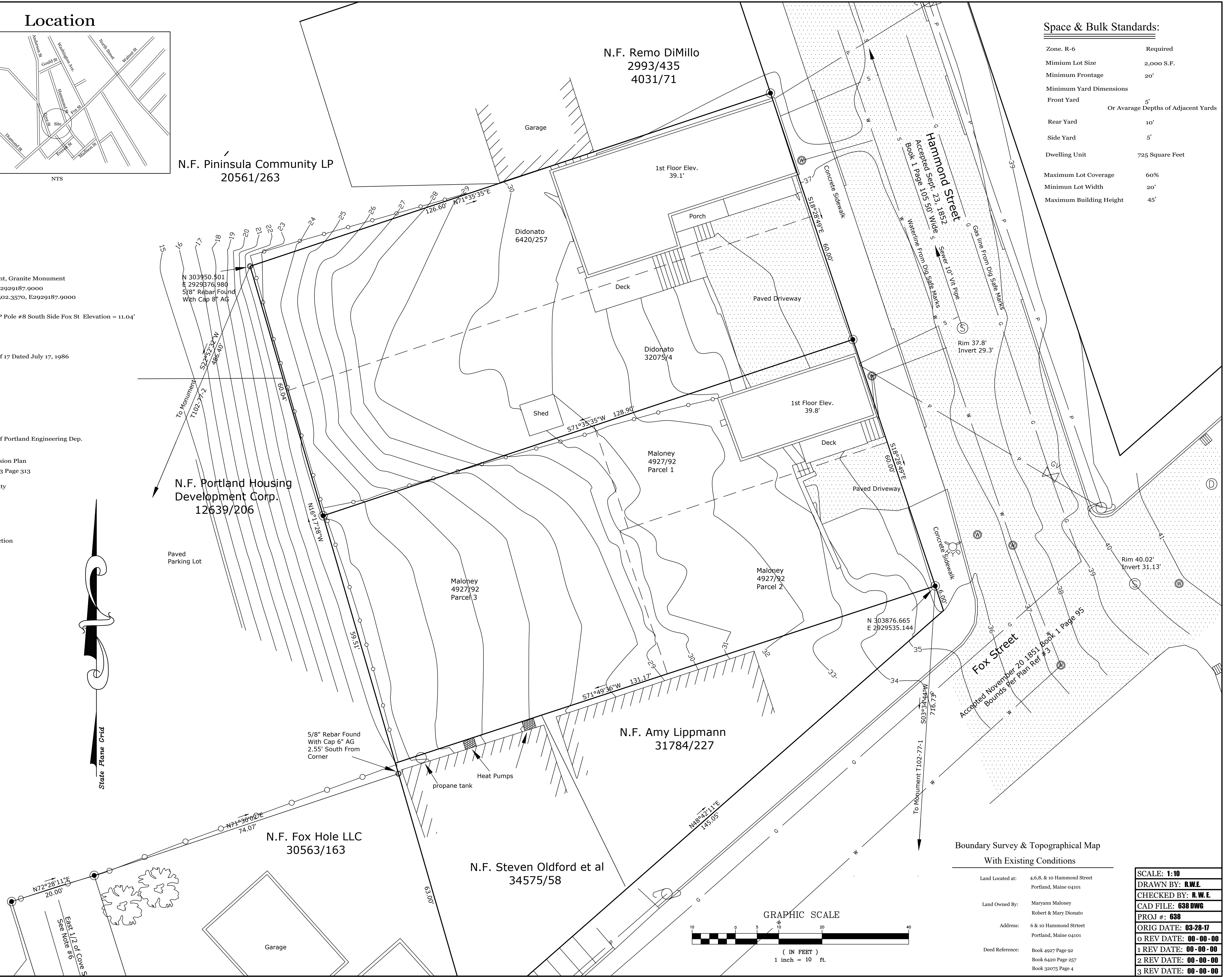


R. W. EATON ASSOCIATES
LAND SURVEYING & REAL ESTATE

58 PLEASANT STREET, WESTBROOK, MAINE 04092

PHONE: 207-854-2402 FAX: 856-7167 E-MAIL: RWEATON@MAINE.RR.COM

September 4th 2018



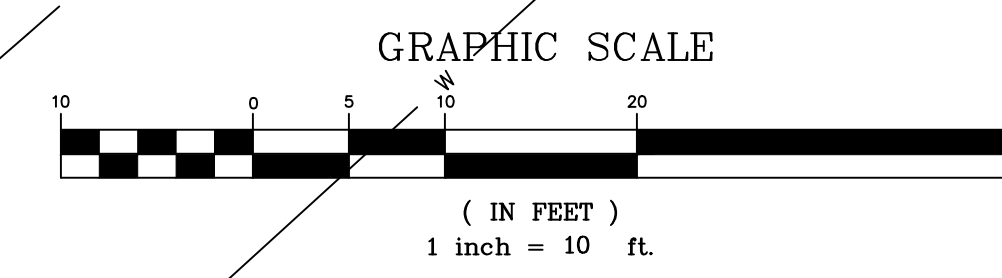
Boundary Survey & Topographical Map
With Existing Conditions

Land Located at: 4,6,8, & 10 Hammond Street
Portland, Maine 04101

Land Owned By: Maryann Maloney
Robert & Mary Didonato

Address: 6 & 10 Hammond Street
Portland, Maine 04101

Deed Reference: Book 4927 Page 92
Book 6420 Page 257
Book 32075 Page 4



SCALE: 1:10
DRAWN BY: R.W.E.
CHECKED BY: R.W.E.
CAD FILE: 638 DWG
PROJ #: 638
ORIG DATE: 03-28-17
0 REV DATE: 00-00-00
1 REV DATE: 00-00-00
2 REV DATE: 00-00-00
3 REV DATE: 00-00-00