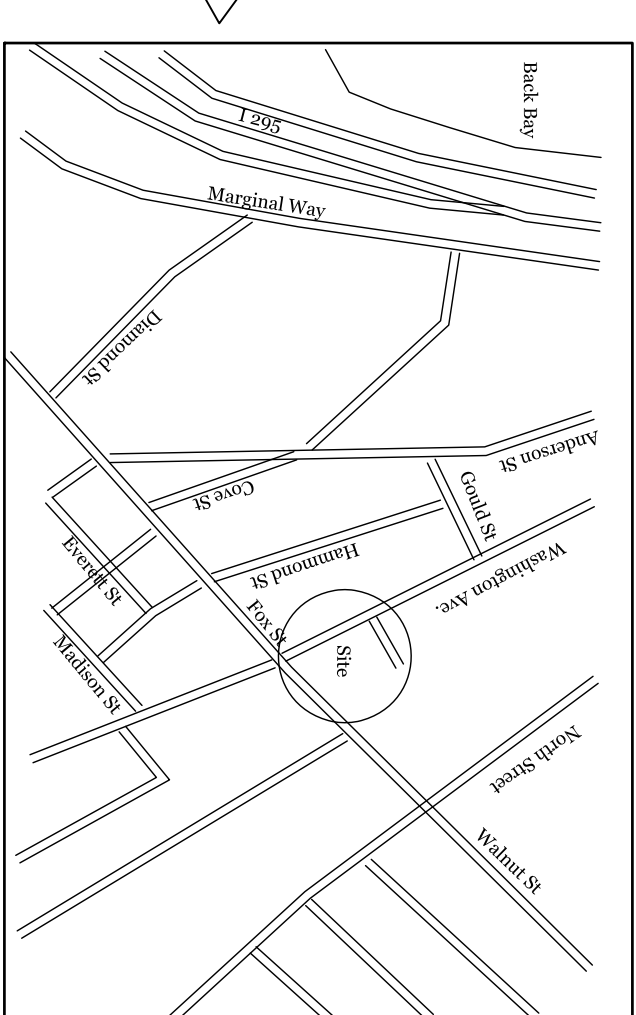


RICHARD W. EATON P.L.S. # 2075

Location



Space & Bulk Standards:

Zone: B1 Neighborhood Business Zone	
Minimum Lot Size	435 S.F.
Minimum Frontage	20'
Minimum Yard Dimensions	
Width	None
Rear Yard	None
Side Yard	None
Maximum Impervious Area	90%
Maximum Floor Area	10,000 S.F.
Minimum Lot Width	None
Maximum Building Height	45'

PLAN REFERENCE

- 1) Munjoy Heights Subdivision By Nadeau Land Surveys Dated 12/6/2013 Recorded in Plan Book 214 Page 48
- 2) Plan of Property of W H Baxter ESQ By Anderson Bounell Co. Dated July 1866 Recorded in Plan Book 2 Page 54
- 3) Street Line Sheets From Portland Engineering Office Dated March 1926
- 4) Sewer Plan Washington Ave and East Cove St Dated 1902 on file at Engineering Vault
- 5) Boundary Survey 105 Walnut St. Made For Sarah Coburn By Owen Haskell Dated July 19, 2013
- 6) Boundary Survey of Land of Phillip Rando By Owen Haskell

General Notes:

- 1) Area of Subject Parcel 13,111 Square Feet or 0.30 Acres Described in 32168/262 Area of Subject Parcel 7,168 Square Feet or 0.16 Acres Described in 32671/104
- 2) Basis of Bearing, Maine State Plane NAD 1983 1802 West Zone Base Point, Granite Monument With DH at Walnut Street and North Street T112-18-07, N304585.2090 E3292485.5270 Azimuth N63-07-58"W 1095.54' Feet
- 3) Vertical Datum is NGVD 1929 Benchmark is City Monument T112-18-107 Elevation = 145.08'
- 4) Subject Tax Map 012 Block G Lot 001,002,003,008, 009, 020
- 5) East Cove Street an unaccepted street deemed vacated by omission from City Council order #84 and 0014B Dated December 8th, 1998 Parcel in C Zone
- 7) Zoning: B-1 Zone
- 8) Boundary Line Calls 6" From House

Boundary Survey With Existing Conditions

Land located at:
155 & 143K Washington Ave
Portland, Maine 04101

Land Owned By:
Akasha 155 LLC
120 Chadwick Street
Portland, Maine 04102

Deed Reference:
Book 32168 Page 262
Book 32671 Page 104

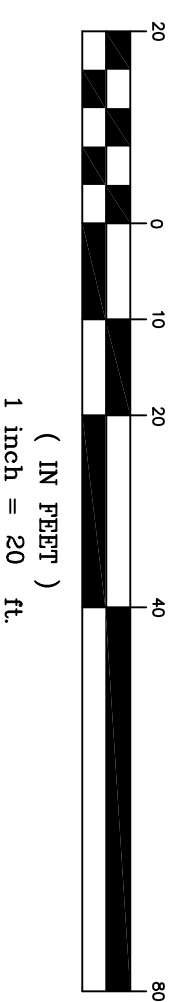
SCALE: 1:20

DRAWN BY:	R.W.E
CHECKED BY:	R.W.E
CAD FILE:	018.DWG
PROJ #:	018
ORIG DATE:	03-31-14
1 REV DATE:	07-24-16
2 REV DATE:	00-00-00
3 REV DATE:	00-00-00

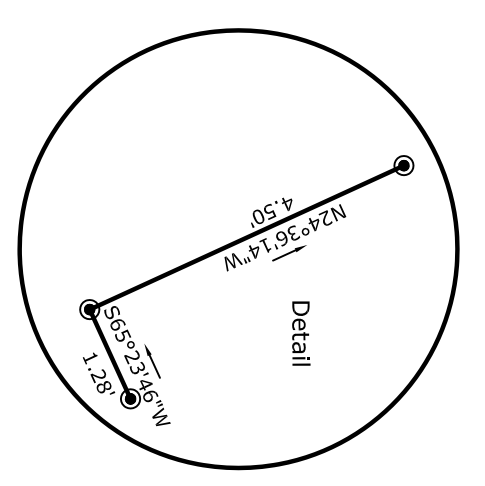
LEGEND

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

GRAPHIC SCALE



State Plane Crd NAD83 West Zone



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
March 31st, 2014 & March 4th, 2016