Date: 02/17/17

CERTIFICATION

STATE OF MAINE
RICHARD W. EATON
2075
PROFESSIONAL LAND SURVEYOR

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

Location

Space & Bulk Standards:

Zone. B1 Neighborhood Business Zone	
Mimium 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.
Minimun 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 Bonnell 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 E2930285.5270
Azimuth Point, Monument on Washinton Ave. L749-76-3000, N305080.3090, E2929308.2410
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
6) Subject not in Special Flood Hazard Area per FEMA Flood Rate Map Panel # 230051 0013B and 0014B Dated December 8th, 1998 Parcel in C Zone
7) Zoning B-1 Zone
8) Boundary Line Calls 6" From House

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

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

Boundary Survey
With Existing Conditions

Land Located at:	155 & 143R Washington Ave. Portland, Maine 04101
Land Owned By:	Akasha 155 LLC
Address:	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:	478.DWG
PROJ #:	478
ORIG DATE:	03-31-14
0 REV DATE:	03-04-16
1 REV DATE:	07-14-16
2 REV DATE:	00-00-00
3 REV DATE:	00-00-00