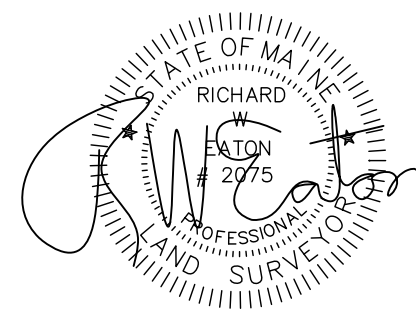
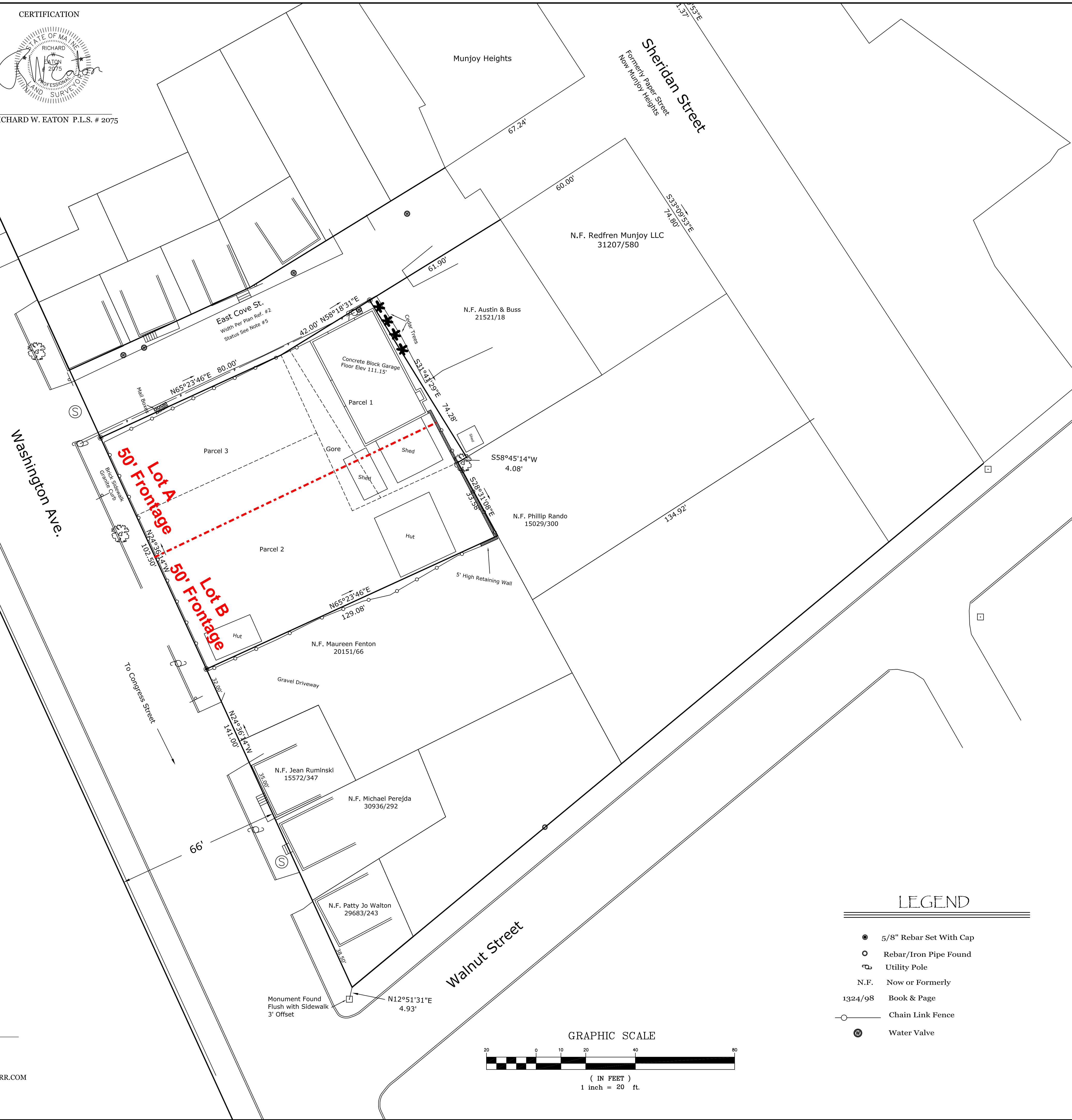
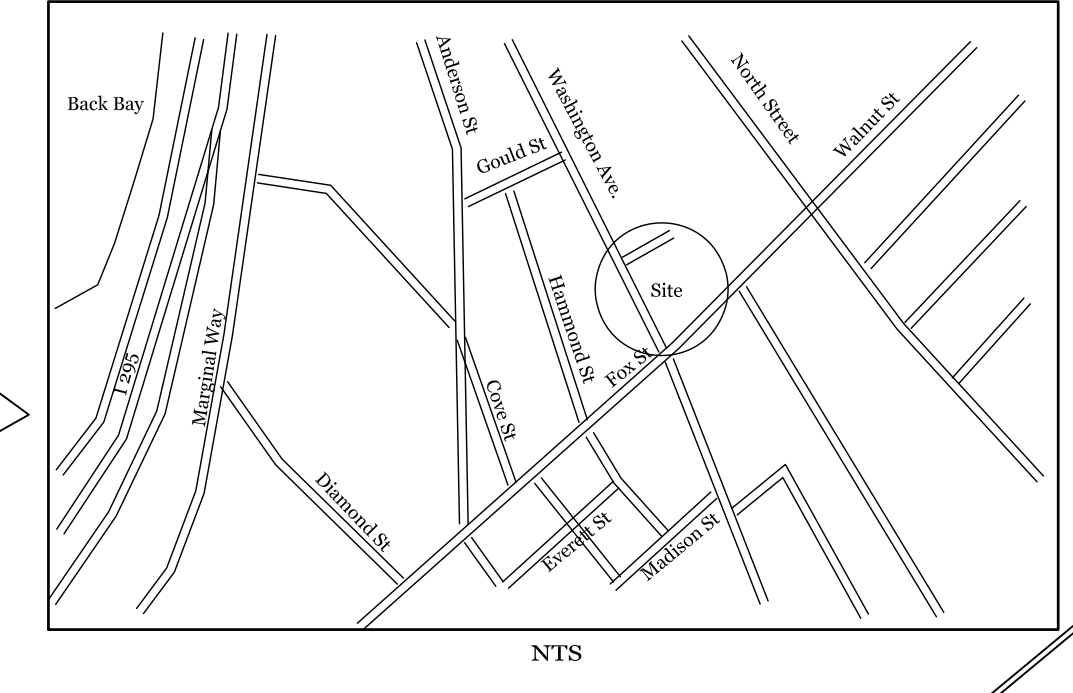


CERTIFICATION

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

Location



50' Frontage Lot A
50' Frontage Lot B

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

General Notes:

- 1) Area of Subject parcel 13,130 Square feet or 0.30 Acres
- 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 Washington 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
- 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 R-6 Zone

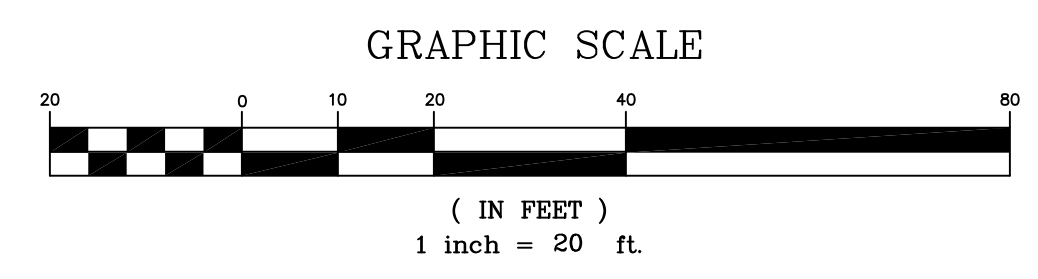
LEGEND

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

Boundary Survey

Land Located at:	155 Washington Ave. Portland, Maine 04101
Land Owned By:	Wendy Morse Baldwin
Address:	115 Madeline Street Portland, Maine 04103
Deed Reference:	Book 18058 Page 97 & 101
Option:	Ron Gan
Address:	202 Washington Ave. Portland, Maine 04101 Book 31220 Page 150

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: 00-00-00
1 REV DATE: 00-00-00
2 REV DATE: 00-00-00
3 REV DATE: 00-00-00



MAGNETIC Grid 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