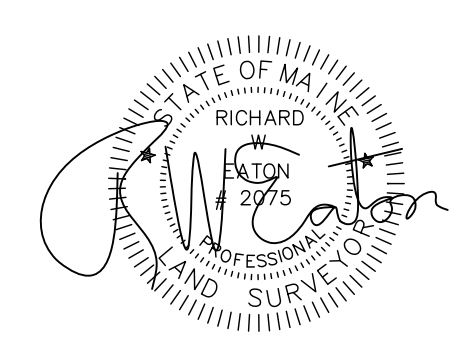
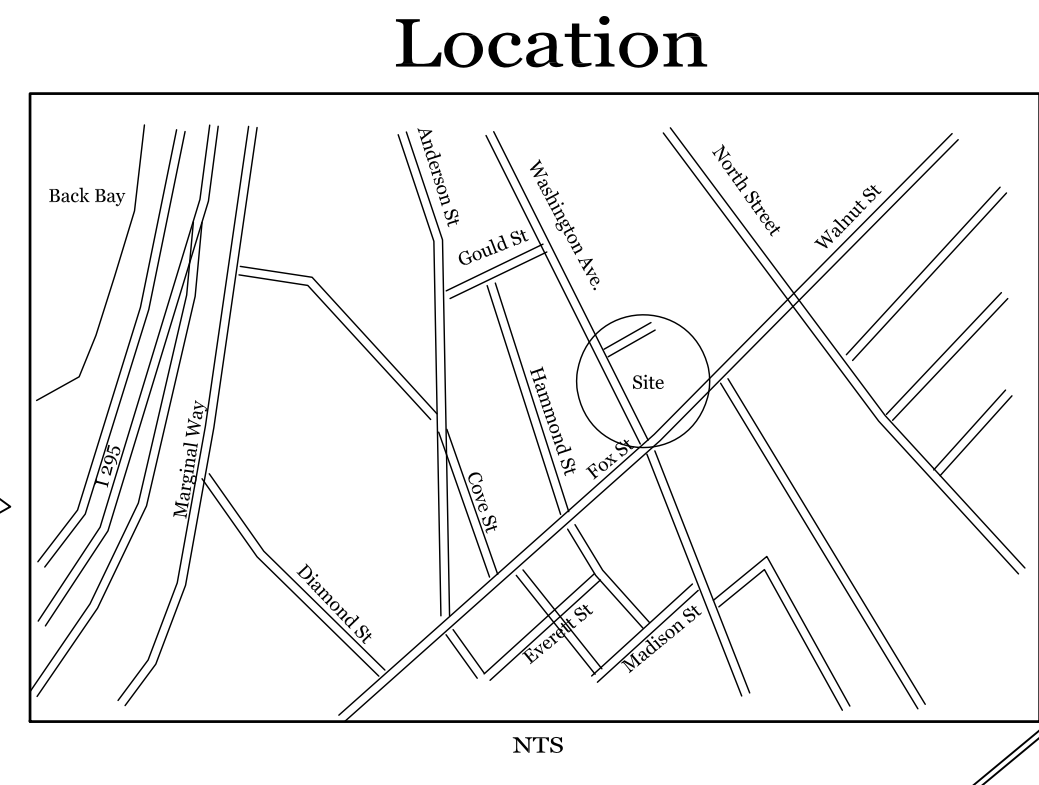


CERTIFICATION  
  
 RICHARD W. EATON P.L.S. # 2075



**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	
Maximum Floor Area	90%
Maximum Floor Area	10,000 S.F.
Minimum Lot Width	None
Maximum Building Height	45'

**PLAN REFERENCE**

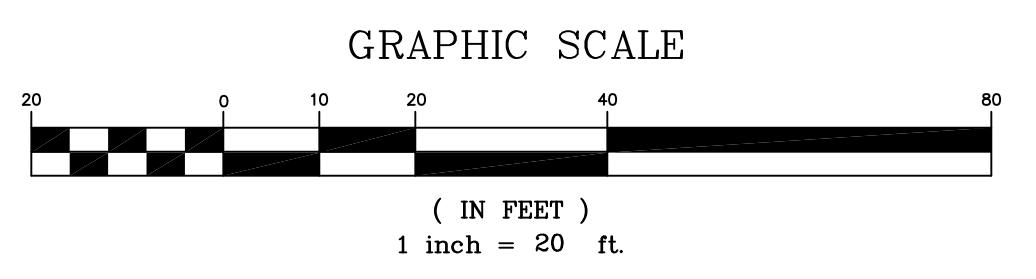
- Munjoy Heights Subdivision By Nadeau Land Surveys Dated 12/6/2013 Recorded in Plan Book 214 Page 48
- Plan of Property of W H Baxter ESQ By Anderson Bonnell Co. Dated July 1866 Recorded in Plan Book 2 Page 54
- Street Line Sheets From Portland Engineering Office Dated March 1926
- Sewer Plan Washington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

**General Notes:**

- 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
- 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
- Vertical Datum is NGVD 1929 Benchmark is City Monument T112-18-107 Elevation = 145.08'
- Subject Tax Map 012 Block G Lot 001,002,003,008, 009, 020
- East Cove Street an unaccepted street deemed vacated by omission from City Council order #84
- 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
- Zoning B-1 Zone
- 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

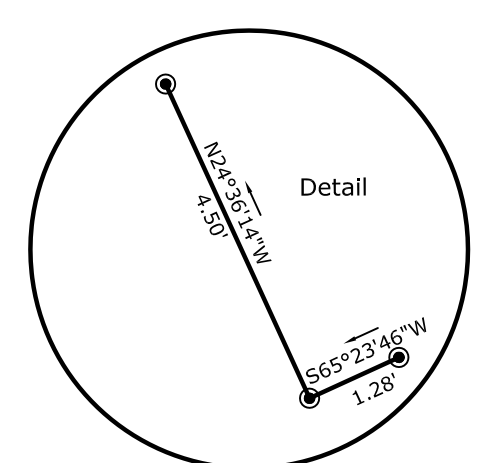


**Boundary Survey With Existing Conditions**

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

**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



State Plane Crd NAD83 West Zone