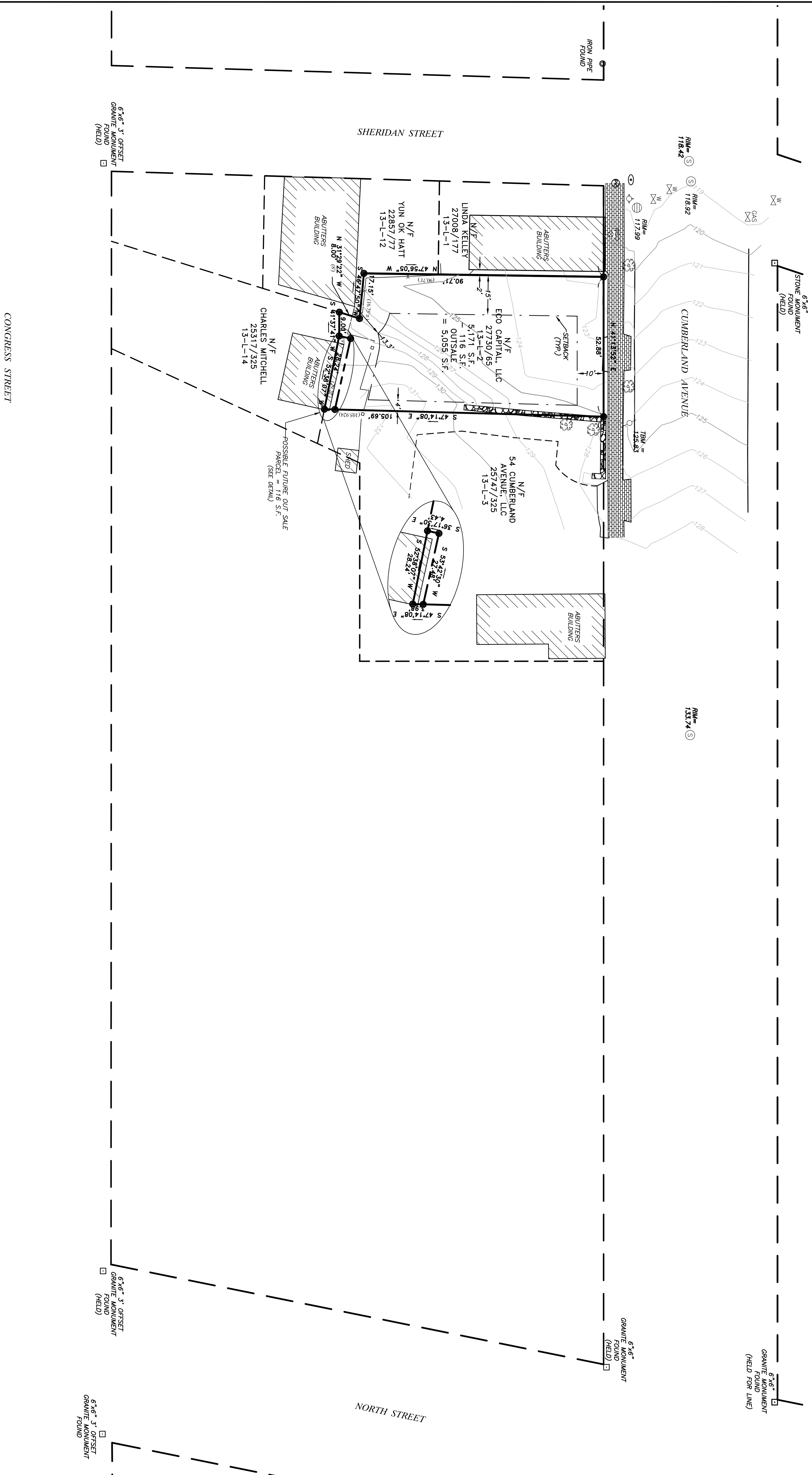
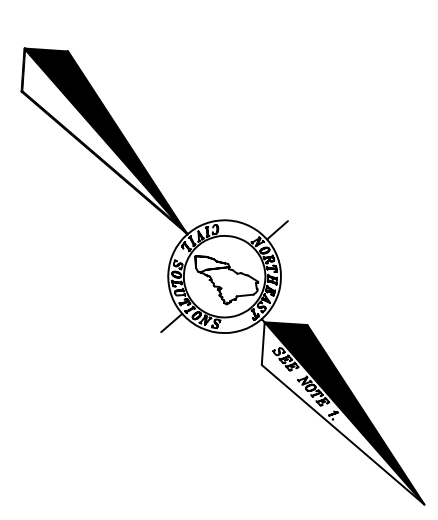


VICINITY MAP
N.T.S.



LEGEND

- #5 REBAR WITH PLASTIC CAP STAMPED
- NCS, INC. 8/5 1314' SET ON / /
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- FOUND DRILL HOLE
- FOUND PK NAIL
- UTILITY POLE (NUMBER AS NOTED)
- FOUND DECIDUOUS TREE (SIZE & TYPE AS NOTED)
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OVERHEAD UTILITY
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CROSS)
- TAX MAP-BLOCK-LOT (12345)
- PARENTHESIS DENOTE RECORD DATA

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAINE STATE PLANE COORDINATE SYSTEM (2-ZONE PROJECTION), WEST ZONE USING THE NAD(83)(HARN) DATUM.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM RECORDS IN DEED BOOK 27730, PAGE 65.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. MULTIPLE RIGHT-OF-WAY PLANS PROVIDED BY THE CITY OF PORTLAND'S ENGINEERING DEPARTMENT.
 - b. VARIOUS PLANS CREATED BY NORTHEAST CIVIL SOLUTIONS.
 - c. ENGINEERING DEPARTMENT RECORDS BY T.L. AND E.C. JORDAN, DATED JULY 21, 1982 (NOT RECORDED).
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP #13, BLOCK L, PARCEL 2.
6. THE PARCEL SURVEYED IS LOCATED IN THE R-4-S SMALL RESIDENTIAL ZONE/DISTRICT. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - FRONT SETBACK (BETWEEN BUILDINGS).....15'; NORTHEAST SIDE 4'
 - REAR SETBACK (BETWEEN BUILDINGS).....(32.8' + 33.88)/5 = 13.3'
 - MAXIMUM LOT COVERAGE.....NA
 - MAXIMUM STRUCTURE HEIGHT = 45'
7. THE WIDTH AND LAYOUT OF CUMBERLAND STREET IS 66' AND IS FROM PLANS REFERENCED IN NOTE 4.a.
8. ELEVATIONS AND CONTIGUOUS ARE BASED ON THE CITY OF PORTLAND DATUM. SEE PLAN FOR TBM DESCRIPTION.
9. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
10. AVERAGE GRADE OF THE 5 BUILDING CORNERS = $(123.0' + 128.0' + 131.3' + 126.0' + 122.4')/5 = 126.14'$

Number	Rev.	Date	Description
1	SMA	6/29/10	ADDED BLOCK HEIGHT INFO

PROJECT: 32054
 DATE: MAY 28, 2010
 FIELDED BY: ADA, JM
 DRAWN BY: ADA

BOUNDARY SURVEY
 ECO CAPITAL, LLC
 67 CUMBERLAND AVENUE, PORTLAND, MAINE
 19 WIE ROAD, CARE ELIZABETH, ME 04107

Prepared For:
ECO CAPITAL, LLC C/O PAUL LEDMAN

NE
North
east
Civil Solutions
 INCORPORATED

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 800.882.2227 Email: info@necsolutions.com

STAMP AND SIGNATURE

Signature of **JOHANN B. LEDMAN**, No. 1314
 Date: **6-29-10**