

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

Space & Bulk Standards:

Zone: R-6	Required
Minimum Lot Size	2,000 S.F.
Minimum Footage	20'
Minimum Yard Dimensions	
Front Yard	5'
Rear Yard	10'
Side Yard	5'
Maximum Lot Coverage	60%
Minimum Lot Width	20'
Maximum Building Height	45'

General Notes:

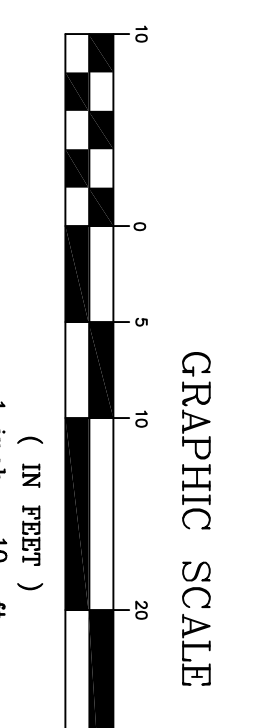
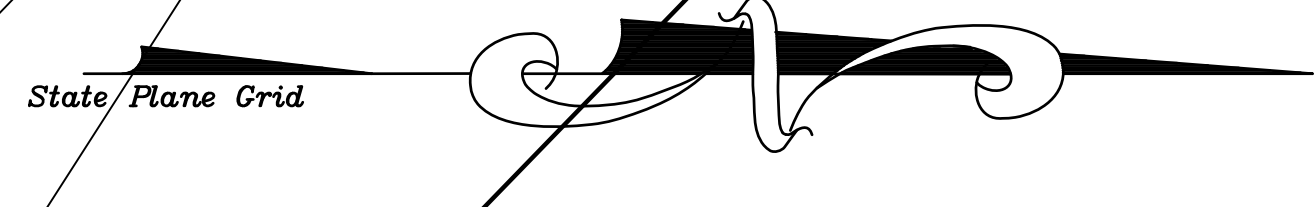
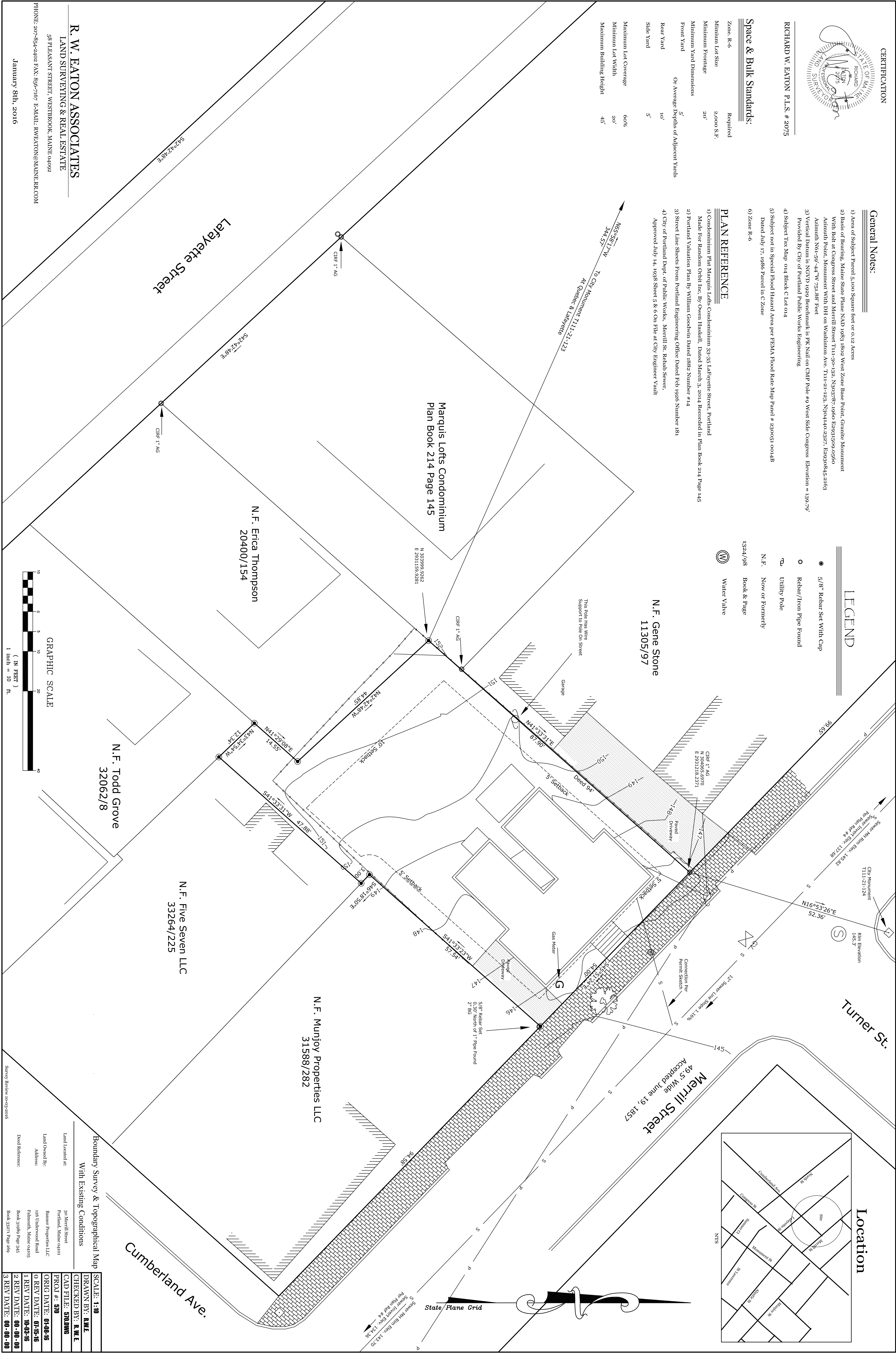
- 1) Area of Subject Parcel 5,100 Square feet or 0.12 Acres
- 2) Basis of Bearing, Maine State Plane NAD 1983 1802 West Zone Base Point, Granite Monument With Bolt at Congress Street and Merrill Street T111-21-122, N30378°7.960 E293159.0560 Azimuth N61-59°-44'W 751.887 Feet
- 3) Vertical Datum is NGVD 1929 benchmark is PK Nail on CMP Pole #9 West Side Congress Elevation = 139.79' Provided By City of Portland Public Works Engineering
- 4) Subject Tax Map 014 Block C Lot 014
- 5) Subject not in Special Flood Hazard Area per FEMA Flood Rate Map Panel # 230051 0014B Dated July 17, 1986 Parcel in C Zone
- 6) Zone R-6

PLAN REFERENCE

- 1) Condominium Plan Marquis Lofts Condominium 33-35 Lafayette Street, Portland Made For Random Orbit Inc. By Owen Haskell, Dated March 9, 2014 Recorded in Plan Book 214 Page 145
- 2) Portland Valuation Plan By William Goodwin Dated 1882 Number #14
- 3) Street Line Sheets From Portland Engineering Office Dated Feb 1926 Number 181
- 4) City of Portland Dept. of Public Works, Merrill St. Rehab Sewer, Approved July 14, 1938 Sheet 5 & 6 On File at City Engineer Vault

LEGEND

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



R. W. EATON ASSOCIATES
 LAND SURVEYING & REAL ESTATE
 58 PLEASANT STREET, WESTBROOK, MAINE 04092
 PHONE: 207-854-2402 FAX: 866-7167 E-MAIL: RWEATON@MAINE.RR.COM
 January 8th, 2016

Boundary Survey & Topographical Map
 With Existing Conditions

Drawn by: **R.W.E.**
 Checked by: **R.W.E.**
 CAD FILE: **570.DWG**
 PROJ #: **570**
 ORIG DATE: **01-08-16**
 1 REV DATE: **02-15-16**
 2 REV DATE: **00-00-00**
 3 REV DATE: **00-00-00**

Land located at:
 30 Merrill Street
 Portland, Maine 04101

Land Owned by:
 Banner Properties LLC
 126 Underwood Road
 Falmouth, Maine 04105

Deed Reference:
 Book 31989 Page 345
 Book 33271 Page 509