CERTIFICATION

STATE OF MAINE
RICHARD W. EATON
2075
PROFESSIONAL LAND SURVEYOR

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

LEGEND

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

Space & Bulk Standards:

Zone. R-6	Required
Mimium Lot Size	2,000 S.F.
Minimum Frontage	20'
Minimum Yard Dimensions	
Front Yard	5' Or Avarage Depths of Adjacent Yards
Rear Yard	10'
Side Yard	5'
Dwelling Unit	725 Square Feet
Maximum Lot Coverage	60%
Minimun Lot Width	20'
Maximum Building Height	45'

General Notes:

1) Area of Subject Parcel 4,465 Square feet or 0.10 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 T111-30-132, N303787.1960 E2931509.0560 Azimuth Point, Monument With DH on Washinton Ave. T111-21-123, N304140.2327, E2930845.2163 Azimuth N61-59'-44"W 751.88' 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 Plat Marquis Lofts Condominium 33-35 LaFayette Street, Portland Made For Random Orbit Inc, By Owen Haskell, Dated March 3, 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

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June 6, 2016

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

Boundary Survey & Topographical Map
With Existing Conditions

Land Located at:	5-7 Cumberland Ave. Portland, Maine 04101
Land Owned By:	Five Seven LLC
Address:	100 Congress Street Portland, Maine 04101
Deed Reference:	Book 33264 Page 225

SCALE:	1:10
DRAWN BY:	R.W.E.
CHECKED BY:	R. W. E.
CAD FILE:	570.DWG
PROJ #:	601
ORIG DATE:	06-07-16
0 REV DATE:	00-00-00
1 REV DATE:	00-00-00
2 REV DATE:	00-00-00
3 REV DATE:	00-00-00

Reviewed for Code Compliance
Inspection Services
Department of Planning
Date: 07/07/17