



LEGEND

- SET #5 REBAR WITH PLASTIC CAP STAMPED
- NCS, INC. PLS 1314* (SET IN DECEMBER 2005)
- ⊕ FOUND IRON PIN (SIZE & TYPE AS NOTED)
- ⊕ REBAR FOUND (SIZE AND TYPE AS NOTED)
- ⊕ FOUND MONUMENT (SIZE & TYPE AS NOTED)
- ⊕ UTILITY POLE (NUMBER AS NOTED)
- BOUNDARY LINE
- INTERIOR LOT LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OVERHEAD UTILITY
- NOW OR FORMERLY OWNED BY
- DEED BOOK AND PAGE (CARD)
- TAX MAP—BLOCK—LOT
- PARENTHESIS DENOTE RECORD DATA

NOTES

1. THE BASE OF BERING FOR THIS SURVEY WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4c. BELOW.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY RECORDS OF DEEDS. (C.C.H.D.)
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED RECORDED IN DECEMBER 2005, PAGE 157. (C.C.H.D.)
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. IN PLAN BOOK 28, PAGE 28. (C.C.R.D.)
 - b. PLAN ACCOMPANYING THE DIVISION OF LAND ON MONROY HILL IN PORTLAND DATED MARCH 05, 1889 AND RECORDED IN PLAN BOOK 21, PAGE 13.
 - c. CITY OF PORTLAND STREET LINE SHEETS FOR EASTERN PROMENADE, TURNER STREET, GOREGEE STREET AND EMBERSON STREET.
 - d. PROMENADE BY THE BAY CONDOMINIUM PLAN FOR G.O. ENTERPRISES, LLC, BY NORPHAN CIVIL SOLUTIONS, DATED DECEMBER 22, 2005 AND REVERSED ON MARCH 05, 2014 UNRECORDED.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSORS MAP #4, BLOCK 1, LOT 13.
6. THE PARCEL SURVEYED IS LOCATED IN THE R-6 ZONE, PORTIONS OF BULK AND SPACED REQUIREMENTS ARE AS FOLLOWS:
 - a. MINIMUM FRONT SETBACK = 40 FEET.
 - b. MINIMUM FRONTAGE = 40 FEET.
 - c. SETBACKS:
 - FRONT = 10 FEET
 - SIDE = 10 FEET
 - REAR = 20 FEET
7. THE WIDTH AND LAYOUT OF THE EASTERN PROMENADE AND TURNER STREET WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4c. ABOVE SAID WIDTH OF TURNER STREET IS 45.5 FEET SAID WIDTH OF EASTERN PROMENADE IS 148.5 FEET.
8. ELEVATIONS ARE ASSUMED. SEE PLAN FOR TBM DESCRIPTION.
9. THIS SURVEY WAS PERFORMED WITH SEVERAL INCHES OF SNOW AND ICE ON THE GROUND.

27991	DRAWING NAME: 27991.DWG
PROJECED: DECEMBER 22, 2005	SCALE: 1" = 10'
DRAWN DATE: NOVEMBER 8, 2007	COMMENTS: INGRESS/EGRESS EASEMENT ADDED
REVISED DATE: FEBRUARY 19, 2008	COMMENTS: NAME CHANGE/LOT IMPROVEMENTS
REVISED DATE: MARCH 18, 2014	COMMENTS: VERIFY COMMON AREA DIMENSIONS
REVISED DATE: APRIL 11, 2014	COMMENTS: REVISE SCALE OF DRAWING
REVISED DATE: APRIL 16, 2014	COMMENTS: REVISE BUILDING NUMBERS
REVISED DATE: JULY 2, 2014	COMMENTS: PARKING SPACE RENUMBERING
Drawing Name and Location:	
PROMENADE PLACE CONDOMINIUM PLAN	
234 & 236 EASTERN PROMENADE, PORTLAND, MAINE	
Client:	G.O. ENTERPRISES, LLC
Prepared for:	19 SOUTH STREET, UNIT 5, PORTLAND, MAINE 04101
153 US ROUTE 1, SCARBOROUGH, MAINE 04074 Tel: 207.883.0000 Fax: 207.883.1001 Email: info@northeastcivilsolutions.com Website: www.northeastcivilsolutions.com	
STAMP AND SIGNATURE 	