Reviewed for Code Compliance
Jennifer Grant Knight
Assistant Corporation Counsel
Date: 09/12/17

LEGEND

- REBAR SET AND CAPPED PLS #2376
- PIPE OR ROD FOUND
- MONUMENT FOUND
- ROAD LINE
- PROPERTY LINE
- PROPERTY LINE - PROPOSED
- PROPERTY LINE - NOT SURVEYED
- BUILDING
- PAVEMENT
- GRAVEL AREA
- CATCH BASINS
- SANITARY SEWER STRUCTURE
- UTILITY POLE AND ANCHOR
- WATER VALVE

N

LR
LS

SOURCE
SPCS 1983 - ME WEST

NOTES

1) OWNER OF RECORD:
FEDERAL STREET PHOENIX LLC BOOK 33598, PAGE 310 NOVEMBER 3, 2016
BOOK 34251, PAGE 98 AUGUST 21,2017
INVESTMENT CORE LLC BOOK 33598, PAGE 337 NOVEMBER 3, 2016
(BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.)
FOR ADDITIONAL DETAILS REGARDING THE SUBJECT PROPERTY SEE A PLAN ENTITLED "STANDARD BOUNDARY SURVEY FOR RECORD OWNERS FEDERAL STREET PHOENIX LLC & INVESTMENT CORE LLC" DATED MARCH 22, 2017.

2) THE PARCEL OWNED BY INVESTMENT CORE LLC WAS PREVIOUSLY AFFECTED BY RESTRICTIONS, COVENANTS, AND AGREEMENTS CONTAINED IN AN INDENTURE FROM PORTLAND RENEWAL AUTHORITY DATED JUNE 16, 1971 AND RECORDED IN BOOK 3176, PAGE 55. FOR THE MOST PART, THESE COVENANTS HAVE BEEN DISCHARGED BY QUITCLAIM DEED DATED SEPTEMBER 6, 2016 RECORDED IN BOOK 33522, PAGE 261. THIS PARCEL ALSO HISTORICALLY BENEFITED FROM AN ACCESS EASEMENT ACROSS LAND OF FEDERAL STREET PHOENIX LLC AS DESCRIBED IN A DEED DATED JULY 24, 1953 AND RECORDED IN BOOK 2146, PAGE 26. SAID EASEMENT HAS MOST LIKELY BEEN VACATED BY VIRTUE OF REMOVAL OF THE DWELLING HOUSE REFERENCED THEREIN AND SUBSEQUENT CONVEYANCES SHOWN HEREON.

3) BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, MAINE WEST ZONE, AS DERIVED FROM OBSERVATIONS PERFORMED WITH A LEICA GS14 GNSS RECEIVER. OBSERVATIONS WERE PROCESSED IN REAL TIME USING THE VIRTUAL REFERENCE STATION NETWORK OPERATED BY THE MAINE DEPARTMENT OF TRANSPORTATION.

4) THE SUBJECT PARCEL IS SHOWN IN ZONE C, AREAS OF MINIMAL FLOODING (NO SHADING), AS DEPICTED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE WITH COMMUNITY-PANEL NUMBER 230051 0014 B AND AN EFFECTIVE DATE OF JULY 17, 1986.

5) THE SUBJECT PARCEL IS SHOWN ON THE NATURAL RESOURCES CONSERVATION SERVICE NATIONAL COOPERATIVE SOIL SURVEY AS BEING COMPRISED OF HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES.

6) UNDERGROUND UTILITY LOCATIONS ARE BASED ON OBSERVED SURFACE EVIDENCE. THIS SURVEYOR MAKES NO GUARANTEE THEY COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER CURRENTLY IN SERVICE OR ABANDONED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE DAYS PRIOR TO ANY EXCAVATION.

7) ELEVATIONS ARE REFERENCED TO THE CITY OF PORTLAND VERTICAL DATUM DERIVED FROM NGVD 1929. THIS SURVEY IS TIED TO THE BENCHMARK DESIGNATED MF T102-69-7 WHICH IS THE BRASS PLUG IN THE 3 FOOT OFFSET MONUMENT NEAR THE NORTHERLY CORNER OF THE INTERSECTION OF MUNJOY STREET AND MOODY STREET LINES WITH AN ELEVATION OF 131.16 FEET.

8) THE SUBJECT PARCEL IS SHOWN IN THE R6 RESIDENTIAL DISTRICT ON THE CITY OF PORTLAND ZONING MAP AVAILABLE ONLINE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS TAKEN FROM CITY CODE, CHAPTER 14, LAND USE:

	PER ORDINANCE
MINIMUM LOT SIZE:	2,000 SQUARE FEET
MINIMUM STREET FRONTAGE:	20 FEET
MINIMUM FRONT YARD SETBACK:	5 FEET WITH OTHER PROVISIONS
MINIMUM SIDE YARD SETBACK:	5 FEET WITH OTHER PROVISIONS
MINIMUM REAR YARD SETBACK:	10 FEET
MAXIMUM LOT COVERAGE:	60 PERCENT
MINIMUM LOT WIDTH:	20 FEET
MAXIMUM HEIGHT:	45 FEET WITH LIMITATIONS
LANDSCAPED OPEN SPACE:	20 PERCENT

10 5 0 10 20 30
SCALE IN FEET

CUMBERLAND, ss REGISTRY OF DEEDS
Received _____
At _____ h _____ m _____ M., and
Filed in Plan Book _____ Page _____
ATTEST: _____
Register

CERTIFICATION

TO: FEDERAL STREET PHOENIX LLC & INVESTMENT CORE LLC

TO THE BEST OF MY KNOWLEDGE THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYORS STANDARDS WITH THE FOLLOWING EXCEPTIONS:

1.) NO SEPARATE REPORT
2.) NO NEW LEGAL DESCRIPTION PREPARED

STATE OF MAINE
JERAMIAH RAITT
No. 2376
PROFESSIONAL LAND SURVEYOR

JERAMIAH J. RAITT PLS #2376

TOPOGRAPHIC SURVEY AND COMPLETED LOT LINE MODIFICATIONS

FOR RECORD OWNERS
FEDERAL STREET PHOENIX LLC
PO BOX 15372, PORTLAND, MAINE 04112
& INVESTMENT CORE LLC
PO BOX 15341, PORTLAND, MAINE 04112

SITE LOCATION
1 MONUMENT STREET
PORTLAND, MAINE

LITTLE RIVER
LAND SURVEYING, INC.
JERAMIAH J. RAITT
ME PLS #2376 NH LLS #957
PO BOX 332, LISBON FALLS MAINE 04252
(207) 841-0056

DATE: APRIL 26, 2017
REVISED: SEPT. 7, 2017

SCALE:
1" = 10'

PROJECT #16-040
DRAWING #16-040

DRAWN BY: JJR