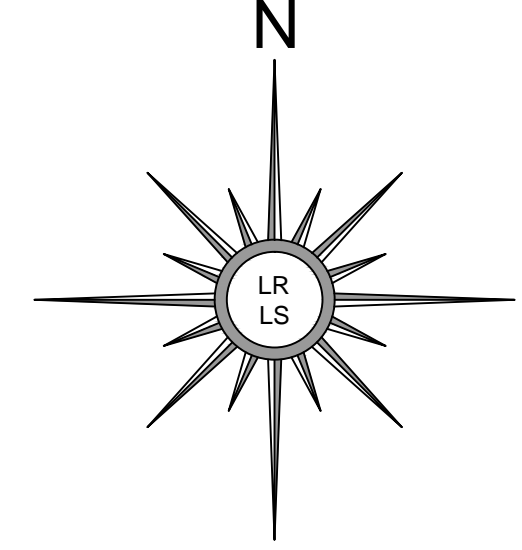


**LEGEND**

- 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 BASIN
- ⊕ SANITARY SEWER STRUCTURE
- ⊕ UTILITY POLE AND ANCHOR
- ⊕ WATER VALVE



SOURCE  
SPCS 1983 - ME WEST

**NOTES**

- 1) OWNER OF RECORD:  
FEDERAL STREET PHOENIX LLC BOOK 33598, PAGE 310 NOVEMBER 3, 2016  
INVESTMENT CORE LLC BOOK 32588, 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, 1963 AND RECORDED IN BOOK 2146, PAGE 28. SAID EASEMENT HAS MOST LIKELY BEEN VACATED BY VIRTUE OF REMOVAL OF THE DWELLING HOUSE REFERENCED THEREIN.
- 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 NAVD83 AS 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.
- 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:  

MINIMUM LOT SIZE:	PER ORDINANCE
MINIMUM STREET FRONTAGE:	2,000 SQUARE FEET
MINIMUM FRONT YARD SETBACK:	20 FEET
MINIMUM SIDE YARD SETBACK:	5 FEET WITH OTHER PROVISIONS
MINIMUM REAR 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

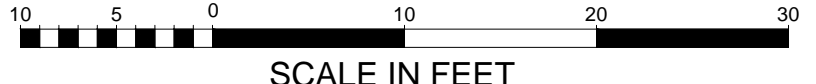
CUMBERLAND, ss REGISTRY OF DEEDS

Received \_\_\_\_\_

At \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M., and

Filed in Plan Book \_\_\_\_\_ Page \_\_\_\_\_

ATTEST: \_\_\_\_\_ Register

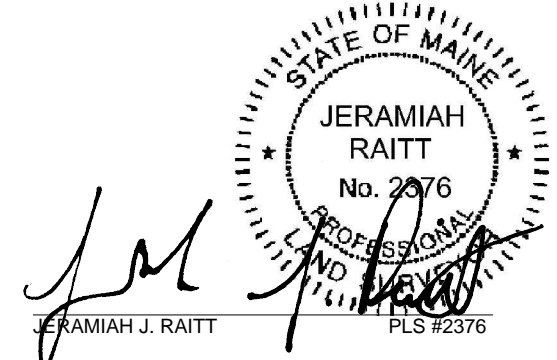


**CERTIFICATION**

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



**TOPOGRAPHIC SURVEY AND PROPOSED LOT LINE MODIFICATIONS**

**FEDERAL STREET PHOENIX LLC**  
 FOR RECORD OWNERS  
 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: MAY 2, 2017

SCALE:  
 1" = 10'

PROJECT #16-040  
 DRAWING #16-040

DRAWN BY: JJR

ATLANTIC STREET

MUNJOY STREET

MONUMENT STREET

N/F AUGUSTINE R. BREGGIA  
 BK.1876 PG.389 07-15-1947

N/F THE AUGUSTINE ROCCO  
 BREGGIA REVOCABLE TRUST  
 BK.25449 PG.281 09-06-2007

N/F INVESTMENT CORE LLC  
 BK.33598 PG.337 11-03-2016  
 ORIGINAL LOT 4074 SQ. FT.  
 PROPOSED LOT 4600 SQ. FT.

N/F ROBERT L. HALEY  
 BK.3148 PG.166 10-19-1970

N/F ROBERT L. HALEY  
 BK.3185 PG.839 08-12-1971

N/F FEDERAL STREET  
 PHOENIX LLC  
 BK.33598 PG.310 11-03-2016  
 ORIGINAL LOT 2701 SQ. FT.  
 PROPOSED LOT 2175 SQ. FT.