LOCATION MAP:

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: LUKE MACFADYEN, DESCRIBED IN BOOK 24800, PAGE 347 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).

2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, 03/21/2005, UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 3 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.

3. ELEVATIONS ARE BASED UPON AN ASSUMED VALUE OF 100.00 FT AT A GRANATE MONUMENT FOUND AT SOUTHWESTERLY CORNER OF THE INTERSECTION OF CONGRESS AND MUNJOY STREETS.

4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) CITY OF PORTLAND TAX ASSESSORS MAP NO. 16, BLOCK A, LOT 6, REVISED 03/22/06.
b.) CITY OF PORTLAND STREET PLAN "NO. 1" OF ATLANTIC, MUNJOY, CONGRESS AND MONUMENT STREETS, DATED AUGUST 1924.

5. AREA OF SUBJECT PARCEL: 2,398.6 SQ. FT., 0.06 ACRES

6. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

7. THERE WAS ONE APPARENT ENCROACHMENT OF THE SUBJECT BUILDING ONTO ABUTTER PROPERTY BY 0.17 FT., 0.04 SQ. FT., AT THE TIME OF THIS SURVEY, AS NOTED.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 14B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

MON	3' Offset Monument Found		Existing Tree or Bush
MMON	"M" Monument Found		Water Gate
(50.00')	Distance from reference plan or deed.	ELEC.	Electric Service
N/F	Now Or Formerly	12345/99	Deed Book/Page of Local Registry
Z	Indicates Ownership In Common		
	Utility Pole		
OHT&C	Overhead Telephone & Communication		Edge of Traveled Way
	Abutter Line	W	Water Supply Line
	Property Line	S	Sewer Line
	Street Line		Old Lot Line
OHE	Overhead Electric		

HILLTOP COMMERCIAL CONDOMINIUMS
CONDOMINIUM PLAT
AT 88 & 90 CONGRESS STREET, PORTLAND, MAINE

FOR: LUKE MACFADYEN

PREPARED BY:
BACK BAY BOUNDARY, INC.
LAND SURVEYING
643 FOREST AVENUE
PORTLAND, MAINE 04101
207-774-2855 FAX 207-347-4346

DRAWN BY: PJM	
CHECKED BY:	
SCALE:	1" = 20'
SURVEY DATE:	03/21/2007
JOB NUMBER:	2007021
SHEET:	1 of 3
DRAWER: 2007	NO: 021

CONDOMINIUM PLAT

1 | 1 3

0 20' SCALE: 1"=20'

SHEET 1 OF 3 – CONDOMINIUM PLAT

REVISIONS:

LOCATION: 88 & 90 CONGRESS STREET, PORTLAND, MAINE

STATE OF MAINE, CUMBERLAND SS
REGISTRY OF DEEDS

RECEIVED , 2007
AT : H .M. AND RECORDED
IN PLAN BOOK PAGE

0' 20' 40' 60'
GRAPHIC SCALE

STATE OF MAINE
ROBERT T. GREENLAW
#2303
PROFESSIONAL LAND SURVEYOR

CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICEN FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED AP 2005 WITH THE FOLLOWING EXCEPTIONS:

a) NO WRITTEN REPORT
b) NO NEW DESCRIPTION
c) NO NEW CORNERS WERE SET

ROBERT T. GREENLAW P.L.S.
PRESIDENT BACK BAY BOUNDARY, INC.

DATE: APRIL 12, 2007

CITY OF PORTLAND, MAINE — RESURGAM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 01/31/14

90 CONGRESS ST. RESTAURANT

90 Congress Street
Portland, Maine 04101
December 16, 2013

Reiter Architecture & Design
PO Box 275 / Brooklin ME 04616
207-359-2300 / laurenjreiter@yahoo.com

SURVEY

A-2