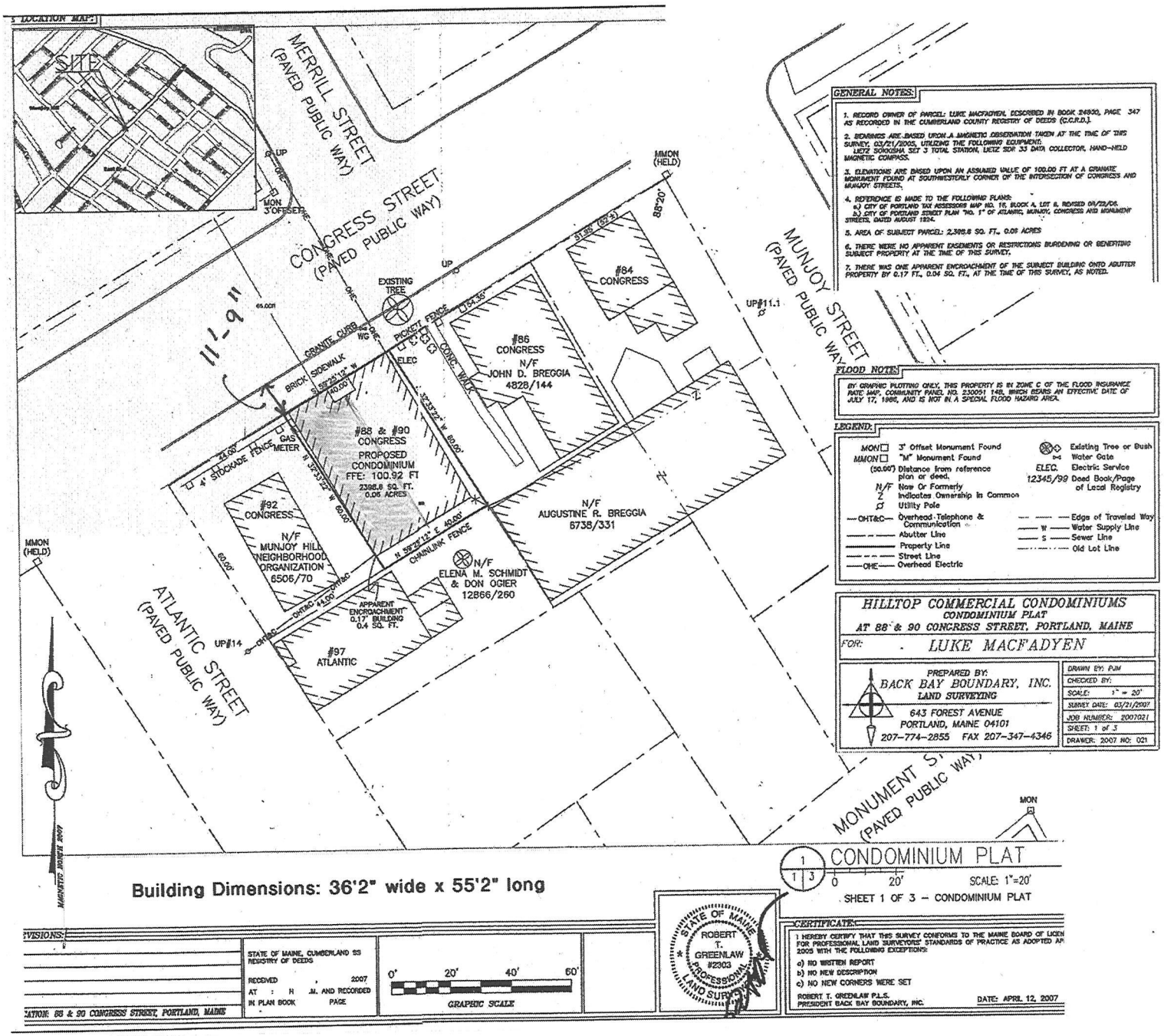

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: LUKE MACFADYEN, DESCRIBED IN BOOK 24930, 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 GRANITE 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 09/22/06.
   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 148, 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	
Ø 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

REVISIONS:

STATE OF MAINE, CUMBERLAND SS
REGISTRY OF DEEDS
RECEIVED , 2007
AT : M. AND RECORDED
IN PLAN BOOK PAGE

LOCATION: 88 & 90 CONGRESS STREET, PORTLAND, MAINE

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

Sidewalk is 11'9" from face of bldg. to curb.

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