

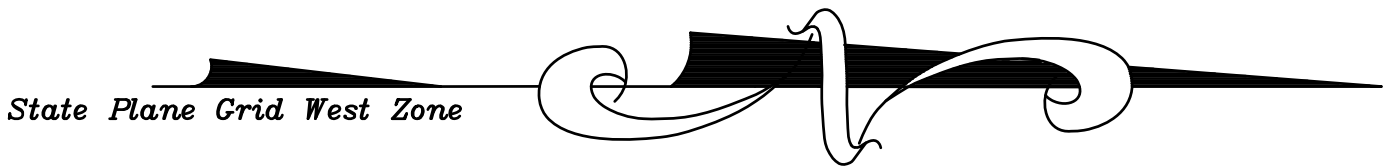
CERTIFICATION  
RICHARD W. EATON P.L.S. # 2075

**LEGEND**

- 5/8" Rebar Set With Cap
- Rebar/Iron Pipe Found
- ⊕ Utility Pole
- N.F. Now or Formerly
- 1324/98 Book & Page
- Stockade Fence

**Space & Bulk Standards:**

Zone, R-6	Required
Minimum Lot Size	4,500 S.F.
Minimum Frontage	40'
Minimum Yard Dimensions	
Front Yard	10'
Rear Yard	20'
Side Yard	10' for 1-3 Story Building 12' for 4 Story Building 15' for 5 Story Building
Maximum Lot Coverage	50% for less than 20 units
Minimum Lot Width	40'
Maximum Building Height	45'



St Lawrence Street

Monument Street  
Per Plan Ref # 1

Atlantic Street

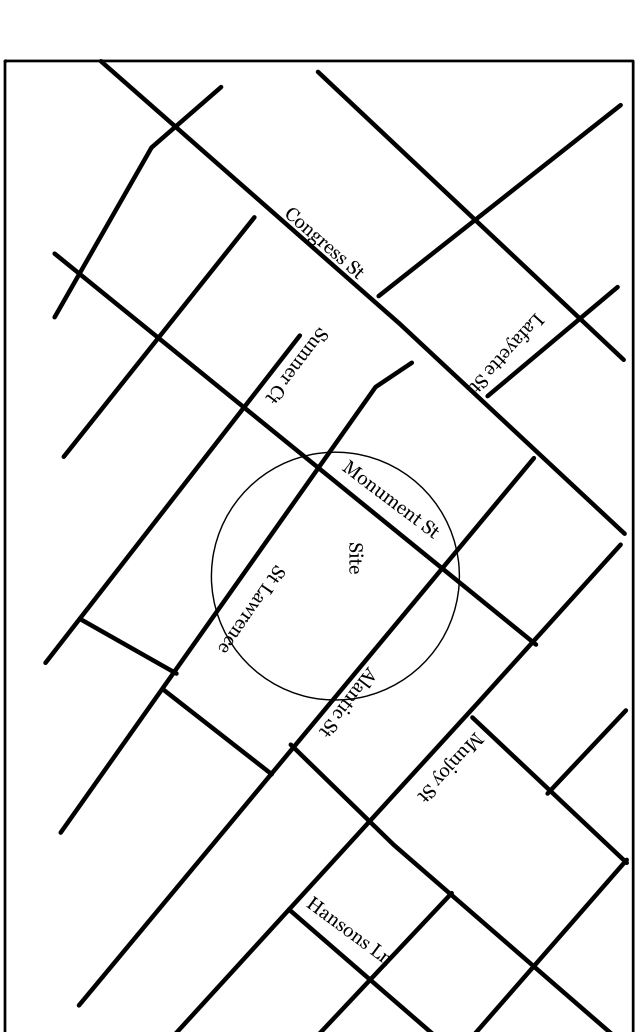
N.F. Minimo Inc.  
26208/122

N.F. David Johnson  
31609/166

N.F. Ralph Graceffa  
23754/1  
Parcel 2

N.F. Ralph Graceffa  
23754/1  
Parcel 1

Hadley Commons Condominium  
Plan Book 208 Page 188



Location

**PLAN REFERENCE**

- 1) Condominium Plat, "Hadley Commons Condominium " 75 - 77 Lawrence for Mark & Noel Poirier By Owen Haskell Inc Dated April 23, 2008 Recorded in Plan Book 208 Page 188
- 2) Street Right of Way Sheets of Monument Street Dated Nov. 1925, Sheet 118 On File at Portland Engineering Vault

**NOTES:**

- 1) Total Area 2,388 Square Feet or 0.05 Acres
- 2) Bench Mark - PK Nail at CMP Pole #7 North Side of Congress Street Opposite Munjoy Street, Elevation 139.79' Feet City Datum Provided by D.P.W.
- 3) State Plane Coordinates Used  
Base Point Designation Description : T111-31-935, N309482.397, E2931672.895  
S36°38'51" W 285.39' To and Control Point T112-72-110, N309253.415, E2931502.530  
Dated July 17, 1986, Zone C Area of Minimal Flooding
- 4) Firm Flood Insurance Map, Portland, Maine Panel 14 of 17, Community Panel # 290051-0014 B Dated July 17, 1986, Zone C Area of Minimal Flooding

**Boundary Survey**

Land Located at: 30 Monument Street  
Portland, Maine 04101  
Land Owned By: Monument LLC  
Address: 100 Congress Street  
Portland, Maine 04101  
Deed Reference: Book 31356 Page 193

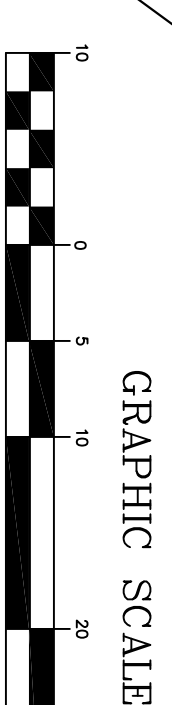
**R. W. EATON ASSOCIATES**

LAND SURVEYING & REAL ESTATE

58 PLEASANT STREET, WESTBROOK, MAINE 04092

PHONE: 207-854-2400 FAX: 856-7167 E-MAIL: RWEATON@MAINE.RR.COM

October 20th, 2014



GRAPHIC SCALE  
( IN FEET )  
1 inch = 10 ft

SCALE: 1/30
DRAWN BY: R.W.E.
CHECKED BY: R.W.E.
CAD FILE: 510.DWG
PROJ #: 510
ORIG DATE: 10-20-14
1 REV DATE: 00-00-00
2 REV DATE: 00-00-00
3 REV DATE: 00-00-00