

CERTIFICATION

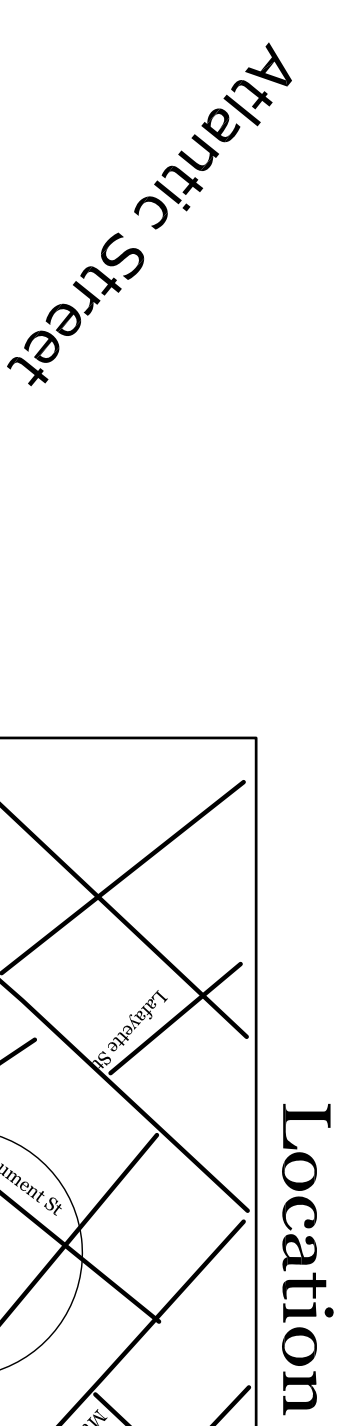
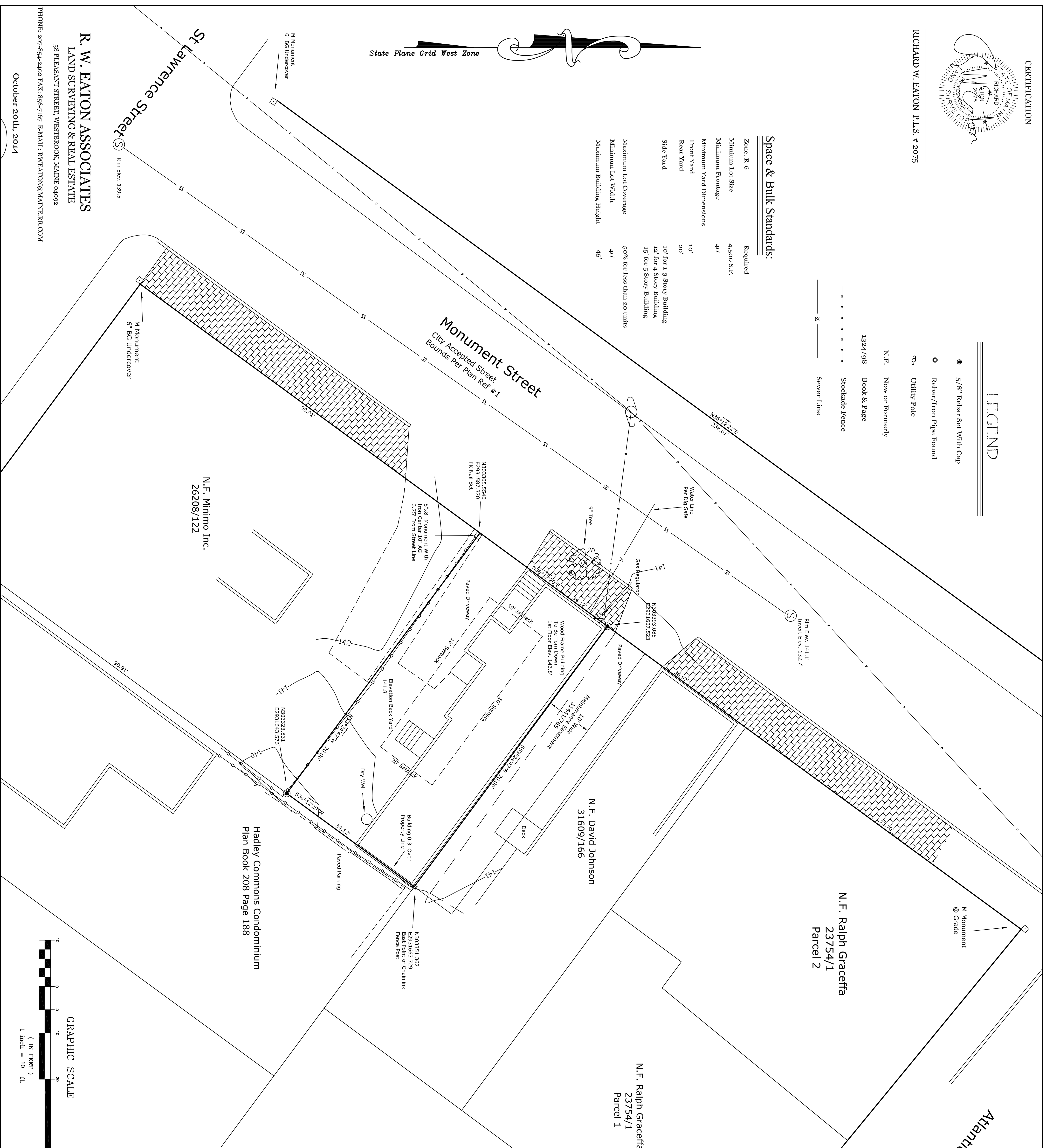
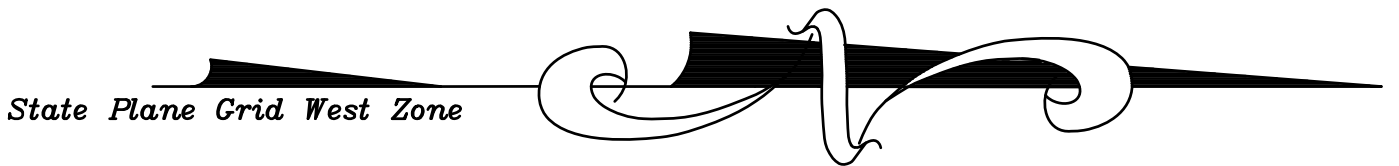
RICHARD W. EATON P.L.S. # 2075

LEGEND

- 5/8" Rebar Set With Cap
- Rebar/Iron Pipe Found
- ⊕ Utility Pole
- N.F. Now or Formerly
- 1324/08 Book & Page
- Stockade Fence
- Sewer Line

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	20'
Maximum Lot Coverage	50% for less than 20 units
Minimum Lot Width	40'
Maximum Building Height	45'



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:

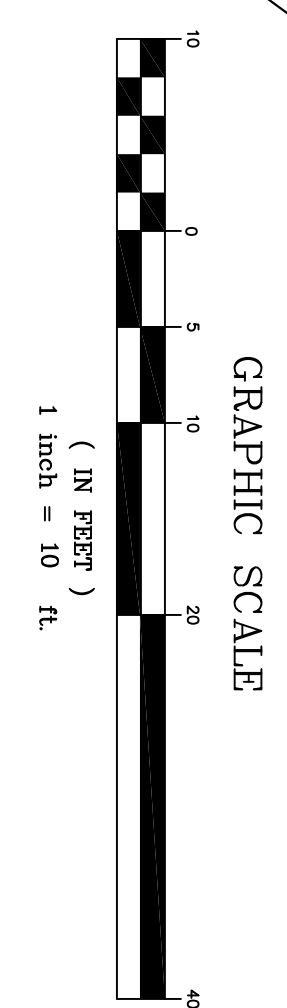
- 1) Total Area 2,388 Square Feet or 0.05 Acres
- 2) Bench Mark - PK Nail at CMP Pole #7 North Side of Congress Street Opposite Munjoy Street, Elevation 139.79' Feet City Datum Provided by D.P.W.
- 3) State Plane Coordinates Used
Base Point Designation Description : T11-31-95, N309482.397, E2931672.895
S36°38'51" W 285.39' To and Control Point T112-72-110, N309253.415, E2931502.530
- 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
- 5) New Construction Will Use Existing Sewer & Water Connections

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



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October 20th, 2014

SCALE: 1:10
DRAWN BY: R.W.E.
CHECKED BY: R.W.E.
CAD FILE: 510.DWG
PROJ #: 510
ORIG DATE: 10-20-14
0 REV DATE: 11-05-14
1 REV DATE: 01-05-15
2 REV DATE: 00-00-00
3 REV DATE: 00-00-00