CERTIFICATION

STATE OF MAINE
RICHARD W. EATON
2075
PROFESSIONAL LAND SURVEYOR

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
- SS Sewer Line

Space & Bulk Standards:

Zone. R-6	Required
Mimium 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'

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 : T111-31-135, N303482.387, E2931672.895
S36°38'51"W 285.39' To 2nd Control Point T112-72-110, N303253.415, E2931502.550

4) Firm Flood Insurance Map, Portland, Maine Panel 14 of 17, Community Panel # 230051 0014 B Dated July 17, 1986, Zone C Area of Minimal Flooding

5) New Construction Will Use Existing Sewer & Water Connections

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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October 20th, 2014

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

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:	11-19-14
1 REV DATE:	01-05-15
2 REV DATE:	00 - 00 - 00
3 REV DATE:	00 - 00 - 00