

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

CERTIFICATION

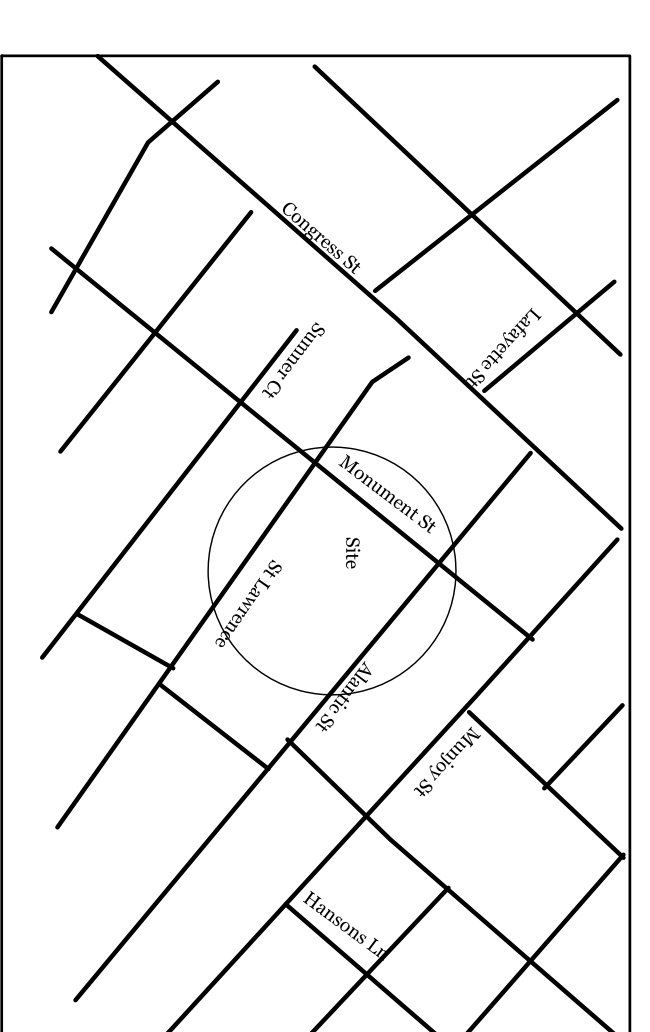
LEGEND

- 5/8" Rebar Set With Cap
- Rebar/Iron Pipe Found
- ☉ Utility Pole
- N.P. Now or Formerly
- 1324/98 Book & Page
- Stockade Fence
- Water Valve
- Gas Valve

PLAN REFERENCE

- 1) Plan of Division of Deering Lot Between Congress & Adams Street recorded in Plan Book 4 Page 17 November 15, 1878
- 2) Street Right of Way Sheets of Waterville St. Plan 188 Dated 1926
- 3) Standard Boundary Survey at 11-15 Kellogg St. Portland, Me for Stephanie Danbrie By Back Bay Boundary, Dated 03/26/2006 and Recorded in Plan Book 206 Page 408

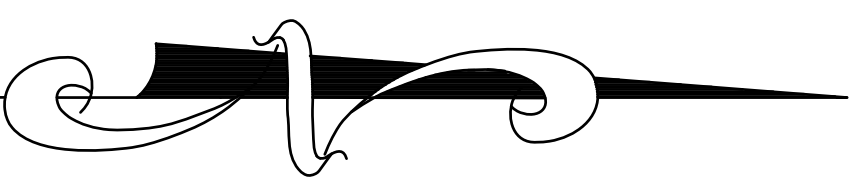
Location



Notes:

- 1) Total Area 3,396 Square Feet or 0.07 Acres
- 2) Bench Mark - PE 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 : T11-31-195, N939348.387, E2931672.895
536°38'51" W 285.39' To 2nd Control Point T112-72-110, N90353.415, E293350.539
- 4) Tax Map & Lot 017-E2007
- 5) Firm Flood Insurance Map Portland, Me Panel 14 of 17 Community Panel #230051 0014B Dated July 17, 1986 Zone C Area of Minimal Flooding
- 6) Nearest Fire Hydrant at the Corner of Adams and Waterville St.

State Plane Grid West Zone



Kellogg Street

N.F. Edward Payne
30225/266

N.F. Nathan Smith
31971/193
Parcel 2

N.F. Nathan Smith
31971/193
Parcel 1

N.F. Daniel Barter
9560/218

Proposed Driveway
Less Than 1,000 S.F.
Green Pavers

Space & Bulk Standards:

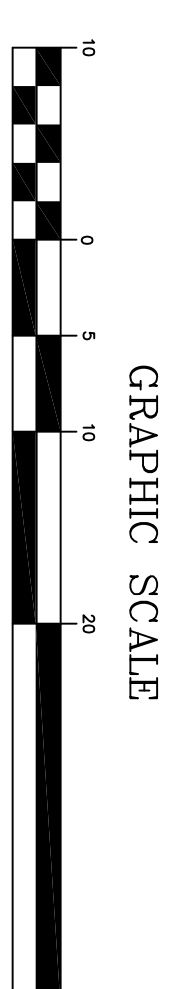
Zone: R-6	Required
Minimum Lot Size	2,000 S.F.
Minimum Frontage	20'
Minimum Yard Dimensions	
Front Yard	5'
Rear Yard	10'
Side Yard	5'
Maximum Lot Coverage	60%
Minimum Lot Width	20'
Maximum Building Height	45'

Boundary Survey With Proposed Driveway

Land Located at: 54 Waterville Street
Portland, Maine 04101

Land Owned By: MMD LLC
Address: 44 Coyle Street
Portland, Maine 04101

Deed Reference: Book 32616 Page 347



R. W. EATON ASSOCIATES
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October, 21st 2015

SCALE: 1:10

DRAWN BY:	A.M.E.
CHECKED BY:	R.W.E.
CAD FILE:	510.DWG
PROJ #:	567
ORIG DATE:	10-21-15
1 REV DATE:	00-00-00
2 REV DATE:	00-00-00
3 REV DATE:	00-00-00