CERTIFICATION

STATE OF MAINE
RICHARD
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
- Water Valve
- G Gas Valve

PLAN REFERENCE

1) Plan of Division of Deering Est. 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 Dambrie By Back Back Boundary, Dated 03/26/2006 and Recorded in Plan Book 206 Page 468

Location

NTS

Notes:

1) Total Area 3,196 Square Feet or 0.07 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 and Control Point T112-72-110, N303253.415, E2931502.550

4) Tax Map & Lot 017-E007

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.

Space & Bulk Standards:

Zone. R-6	Required
Mimium 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%
Minimun Lot Width	20'
Maximum Building Height	45'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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

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

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