

**REVISIONS:**

REVISION 2 Dec 10, 2014; REVISED WALL ON 48 HANCOCK AND BOUNDARY	STATE OF MAINE, GUMBERLAND SS
REVISION 1 NOV. 21, 2014; ADDED PROPERTY CORNERS SET	REGISTRY OF DEEDS
<b>LOCATION:</b> 48 AND 49 HANCOCK STREET, PORTLAND, MAINE	RECEIVED AT : H M. AND RECORDED IN PLAN BOOK 2014 PAGE

**CERTIFICATE:**

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

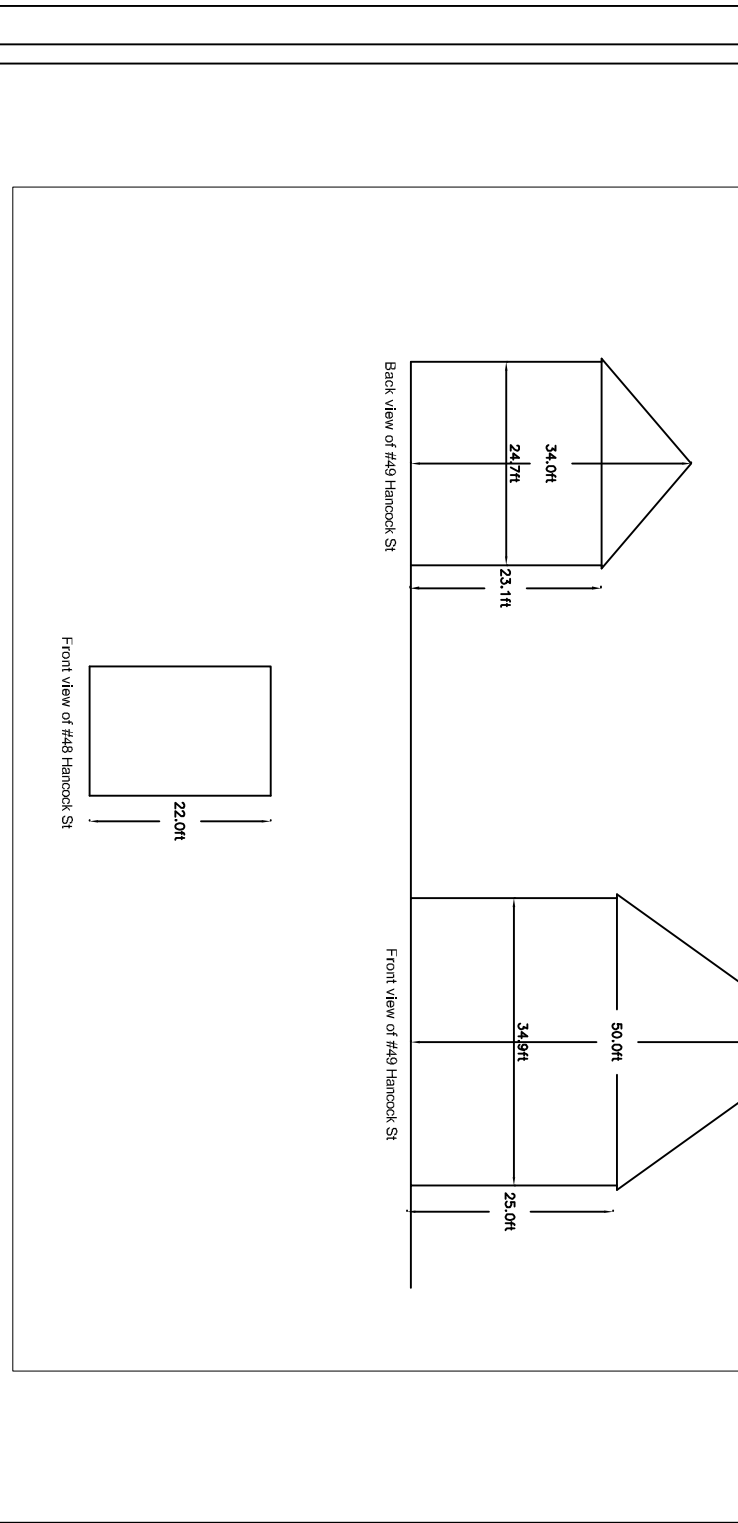
a) NO WRITTEN REPORT  
 b) NO NEW DESCRIPTION  
 c) NO NEW PROPERTY CORNERS SET AT THIS TIME.

ROBERT T. GREENLAW P.L.S., #2303  
 PRESIDENT BACK BAY BOUNDARY, INC.

DATE: DECEMBER 10, 2014

**GENERAL NOTES:**

- RECORD OWNER OF PARCEL: 48 HANCOCK STREET—SUNNY TIMES SOLAR LLC, BOOK 11132 PAGE 085 AND 49 HANCOCK STREET—SUNNY TIMES SOLAR LLC AND FEDERAL STREET PHOENIX LLC, BOOK 30915, PAGE 309 AS RECORDED IN THE GUMBERLAND COUNTY REGISTRY OF DEEDS.
- BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:  
 LETZ SOKKISHA SET 4 TOTAL STATION, LETZ SDR 24/33 DATA COLLECTOR.
- CONORNMENTS SHOWN ARE FROM PLAN REFERENCE 4d, THEY ARE TO BE USED TO THE EXTENT OF THE SITE GRID FOR THE GIS DEPARTMENT OF THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
- AREA OF SUBJECT PARCELS: 48 HANCOCK STREET 1328.9 SQ. FT. 0.03 ACRES  
 50 HANCOCK STREET 3247.0 SQ. FT. 0.07 ACRES
- REFERENCE IS MADE TO THE FOLLOWING PLANS:  
 a.) AMENDED MINOR SITE PLAN, PROPOSED PARKING LOT 73 INDIA ST., PORTLAND, MAINE, REVISED DATE 07-29-1987, PREPARED BY SEBAGO TECHNICS, WESTBROOK, MAINE, UNRECORDED.  
 b.) CITY OF PORTLAND STREET RECORD PLANS, DATED 1890 & 1920, ON FILE IN THE DEPARTMENT OF PUBLIC WORKS.  
 c.) CITY OF PORTLAND ASSESSORS MAP 20, LOT SHOWN AS BLOCK D, LOT 11.
- SUBDIVISION PLAT OF SEAPORT LOFTS, NEWBURY/HANCOCK STREETS PORTLAND MAINE FOR 113 NEWBURY STREET LLC 35 FAY STREET SUITE 107B BOSTON MA 02118 SHEET 1 OF 2, PREPARED BY SEBAGO TECHNICS INC UNRECORDED AT THIS TIME.
- THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
- ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 1929 ELEVATIONS SUBTRACT 50.00" (BASED UPON A BENCHMARK LABELED AS 1919/78, STAMPED IN A U.S. COAST & GEODETIC SURVEY DISK SET IN GRANITE SHELF AT THE CITY OF PORTLAND CITY HALL, ELEVATION 69.68 FEET ABOVE MEAN SEA LEVEL).



**ZONING:**

ZONE B2-B COMMUNITY BUSINESS ZONE  
 SEAR SETBACK: 10 FEET  
 MINIMUM STREET FRONTAGE: NONE  
 MINIMUM LOT SIZE: NONE  
 MAXIMUM STRUCTURE HEIGHT: 45 FEET  
 MAXIMUM LOT COVERAGE: 90%  
 MAXIMUM RESIDENTIAL DENSITY: 4.35 SQ. FT PER DWELLING UNIT  
 SEE THE CITY OF PORTLAND ZONING ORDINANCE FOR UPDATES AND RESTRICTIONS NOT MENTIONED HERE.

**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY/PANEL No. 230051 14C WHICH BEARS AN EFFECTIVE DATE OF 07-17-1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND:**

- Capped 5/8" Rebar Set With Registration Number #2303
- ⊙ Drill Hole Set
- Sewer Manhole
- ⊙ Manhole
- Abutter Line
- Property Line
- Street Line
- Edge of Traveled way
- N/F Now Or Formerly
- TYP Typical
- ⊙ Utility Pole
- u/z Denotes Common Ownership

**EXISTING CONDITIONS PLAN**

48 AND 50 HANCOCK STREET  
 PORTLAND, MAINE  
 FOR: SUNNY TIMES SOLAR LLC & FEDERAL STREET PHOENIX LLC  
 P.O. BOX 15372 PORTLAND MAINE 04112

PREPARED BY:  
**ROBERT T. GREENLAW P.L.S.**  
 LAND SURVEYING

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DRAWN BY: RTG  
 CHECKED BY: KGG  
 SCALE: 1" = 10'  
 DATE OF SURVEY: 10-10-2014  
 JOB NUMBER: 2014011  
 SHEET: OF 1  
 DRAWER: 2014 NO: 011