



GENERAL NOTES:

- RECORD OWNER OF PARCEL: VILLAGE CAFE & DOMINIC REAL BOOK 9520 PAGE 073 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ SDR 24/33 DATA COLLECTOR.
- AREA OF SUBJECT PARCEL: 11855.6 SQ. FT. 0.27 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 1880 & 1920, ON FILE IN THE DEPARTMENT OF PUBLIC WORKS.
c.) CITY OF PORTLAND ASSESSORS MAP 20, LOT SHOWN AS BLOCK D, LOT 11.
- THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
- ELEVATIONS ARE BASED UPON A CITY OF PORTLAND BENCHMARK LABELED AS 1819/38, STAMPED IN A U.S. COAST & GEODETIC SURVEY DISK SET IN GRANITE SHELF AT THE CITY OF PORTLAND CITY HALL, ELEVATION 89.86 FEET ABOVE MEAN SEA LEVEL.

ZONING:

ZONING: R-7 COMPACT URBAN RESIDENTIAL OVERLAY ZONE.
NEAREST RESIDENTIAL ZONE R-6
REAR SETBACK NONE, DOES NOT ABUT RESIDENTIAL USE.
SIDE UP TO 3 STORIES = 10 FEET,
4 STORIES = 12 FEET
5 STORIES = 15 FEET
NOTE: SEE PROVISION FOR DIMINISHED SETBACK IN SEC. 14-142 a-3,
MAXIMUM STRUCTURE HEIGHT = 60 FEET
MAXIMUM LOT COVERAGE = 100%

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 Found. (50.00') Distance from reference Plan or deed.
- Iron Pipe or Solid Pin Found. N/F Now Or Formerly
- ◁ Survey Instrument Point A.G. Above Grade
- Abutter Line B.G. Below Grade
- Property Line fl Property Line
- Street Line — u — Overhead Utility
- Direction of Bearing — Utility Pole
- Edge of traveled way

**BOUNDARY SURVEY/SITE PLAN
AT 44 FEDERAL STREET PORTLAND, MAINE**

FOR: **BOULET INVESTMENTS**

	PREPARED BY: BACK BAY BOUNDARY, INC. LAND SURVEYING	DRAWN BY: FJM
	65 NEWBURY STREET PORTLAND, MAINE	CHECKED BY: RTG
	207-774-2855 FAX 207-761-2010	SCALE: 1" = 40'
		DATE OF SURVEY: 03-02-2004 JOB NUMBER: 2004011 SHEET: 1 OF 1 DRAWER: 2004 NO. 011

REVISIONS:

REVISION: 03-04-2005- UPDATED ZONING INFORMATION.		
LOCATION: 40-50 FEDERAL STREET EAST, PORTLAND, MAINE		

STATE OF MAINE, CUMBERLAND 56 REGISTRY OF DEEDS	RECEIVED 1 2005	<p>GRAPHIC SCALE</p>
AT : H J. AND RECORDED IN PLAN BOOK PAGE		

CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR 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: 03-02-2004