

**GENERAL NOTES:**

1. RECORD OWNER OF PARCEL: VILLAGE CAFE & DOMINIC REAL, BOOK 8520 PAGE 073 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 24/33 DATA COLLECTOR.
3. AREA OF SUBJECT PARCEL: 11600.6 SQ. FT. 0.27 ACRES
4. 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.
5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
6. 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 69.66 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 = 50 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. With Registration Number as Noted	(30.00') Distance from reference Plan or deed.
	Iron Pipe or Solid Pin Found	N/F Now Or Formerly
	Survey Instrument Point	A.G. Above Grade
		B.G. Below Grade
	Abutter Line	PL Property Line
	Property Line	—u— Overhead Utility
	Street Line	UP Utility Pole
	Direction of Bearing	— Edge of traveled way

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

FOR: **BOULET INVESTMENTS**

REVISIONS:

REVISOR: 03-04-2005- UPDATED ZONING INFORMATION
LOCATION: 40-60 FEDERAL STREET EAST, PORTLAND, MAINE

STATE OF MAINE, CUMBERLAND SS
 REGISTRY OF DEEDS

RECEIVED: 2005
 AT: H N. AND RECORDED IN
 PLAN BOOK PAGE

GRAPHIC SCALE

0' 20' 40' 60'

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: 03-05-2004

PREPARED BY:
BACK BAY BOUNDARY, INC.
 LAND SURVEYING

65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010

DRAWN BY: PJM
CHECKED BY: RTG
SCALE: 1" = 40'
DATE OF SURVEY: 03-02-2004
JOB NUMBER: 2004011
SHEET: 1 OF 1
DRAWER: 2004 Mch 01