

**GENERAL NOTES:**

1. RECORD OWNER OF PARCEL IS HANCOCK STREET, SUNDY TRMS SOBAR LLC, BOOK PAGE 140, 2014. RECORD OWNER OF ADJACENT PARCEL IS CATAMOUNT PROPERTIES LLC, BOOK PAGE 140, 2014. RECORD OWNER OF ADJACENT PARCEL IS FRANCO BOOK, BOOK PAGE 140, 2014. RECORD OWNER OF ADJACENT PARCEL IS VILLAGE CAFE INC., BOOK PAGE 289, 2014. RECORD OWNER OF ADJACENT PARCEL IS VILLAGE CAFE INC., BOOK PAGE 289, 2014. RECORD OWNER OF ADJACENT PARCEL IS VILLAGE CAFE INC., BOOK PAGE 289, 2014.
2. RECORDS ARE MADE FROM A METRIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY. DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
3. DIMENSIONS SHOWN ARE FROM PLAN REFERENCE TO POINT. TO BE USED TO THE EXTENT OF THE SURVEY. THE STATE OF MAINE DEPARTMENT OF THE CITY OF PORTLAND.
4. AREA OF SUBJECT PARCELS: 18,740 SQ. FT. (0.42 ACRES) 50 HANCOCK STREET 140, 2014. 20,000 SQ. FT. (0.45 ACRES) 50 HANCOCK STREET 140, 2014.
5. REFERENCE IS MADE TO THE FOLLOWING PLANS: a) 1. SURVEY OF HANCOCK STREET, SUNDY TRMS SOBAR LLC, BOOK PAGE 140, 2014. b) 2. SURVEY OF ADJACENT PARCELS, HANCOCK STREET, SUNDY TRMS SOBAR LLC, BOOK PAGE 140, 2014. c) 3. SURVEY OF ADJACENT PARCELS, HANCOCK STREET, SUNDY TRMS SOBAR LLC, BOOK PAGE 140, 2014. d) 4. SURVEY OF ADJACENT PARCELS, HANCOCK STREET, SUNDY TRMS SOBAR LLC, BOOK PAGE 140, 2014.
6. THERE ARE NO ADJACENT CONDITIONS OR ENCUMBRANCES OR EASEMENTS OR INTERESTS AFFECTING ANY OF THE PARCELS SHOWN HEREON.
7. DIMENSIONS SHOWN HEREON ARE BASED ON A 1983 ELEVATION SURVEY BY CATAMOUNT PROPERTIES LLC, BOOK PAGE 140, 2014. DIMENSIONS SHOWN HEREON ARE BASED ON A 1983 ELEVATION SURVEY BY CATAMOUNT PROPERTIES LLC, BOOK PAGE 140, 2014. DIMENSIONS SHOWN HEREON ARE BASED ON A 1983 ELEVATION SURVEY BY CATAMOUNT PROPERTIES LLC, BOOK PAGE 140, 2014.



**ZONING:**

ZONE IS IN COMMUNITY DEVELOPMENT ZONE (CDZ) AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

- 1. MAXIMUM LOT SIZE: 10,000 SQ. FT.
- 2. MAXIMUM LOT COVERAGE: 50%
- 3. MAXIMUM BUILDING HEIGHT: 35 FT.
- 4. MAXIMUM NUMBER OF UNITS: 10
- 5. MAXIMUM NUMBER OF STORIES: 3
- 6. MAXIMUM NUMBER OF GARAGES: 10
- 7. MAXIMUM NUMBER OF DRIVEWAYS: 10
- 8. MAXIMUM NUMBER OF DRIVEWAYS PER GARAGE: 1
- 9. MAXIMUM NUMBER OF DRIVEWAYS PER DRIVEWAY: 1
- 10. MAXIMUM NUMBER OF DRIVEWAYS PER DRIVEWAY: 1
- 11. MAXIMUM NUMBER OF DRIVEWAYS PER DRIVEWAY: 1
- 12. MAXIMUM NUMBER OF DRIVEWAYS PER DRIVEWAY: 1
- 13. MAXIMUM NUMBER OF DRIVEWAYS PER DRIVEWAY: 1
- 14. MAXIMUM NUMBER OF DRIVEWAYS PER DRIVEWAY: 1
- 15. MAXIMUM NUMBER OF DRIVEWAYS PER DRIVEWAY: 1
- 16. MAXIMUM NUMBER OF DRIVEWAYS PER DRIVEWAY: 1
- 17. MAXIMUM NUMBER OF DRIVEWAYS PER DRIVEWAY: 1
- 18. MAXIMUM NUMBER OF DRIVEWAYS PER DRIVEWAY: 1
- 19. MAXIMUM NUMBER OF DRIVEWAYS PER DRIVEWAY: 1
- 20. MAXIMUM NUMBER OF DRIVEWAYS PER DRIVEWAY: 1

**FLOODED NOTES:**

BY DRAWING IS INTENDING ONLY, THIS PROPERTY IS IN ZONE C-1. FLOOD HAZARD AREAS ARE SHOWN ON THE FLOOD HAZARD MAP OF THE CITY OF PORTLAND, MAINE, 2014. FLOOD HAZARD AREAS ARE SHOWN ON THE FLOOD HAZARD MAP OF THE CITY OF PORTLAND, MAINE, 2014. FLOOD HAZARD AREAS ARE SHOWN ON THE FLOOD HAZARD MAP OF THE CITY OF PORTLAND, MAINE, 2014.

**LEGEND:**

- 1. Existing 30" Water S&T
- 2. New 30" Water S&T
- 3. Sewer Main
- 4. Gas Main
- 5. Property Line
- 6. Street Line
- 7. Edge of Flooded Area

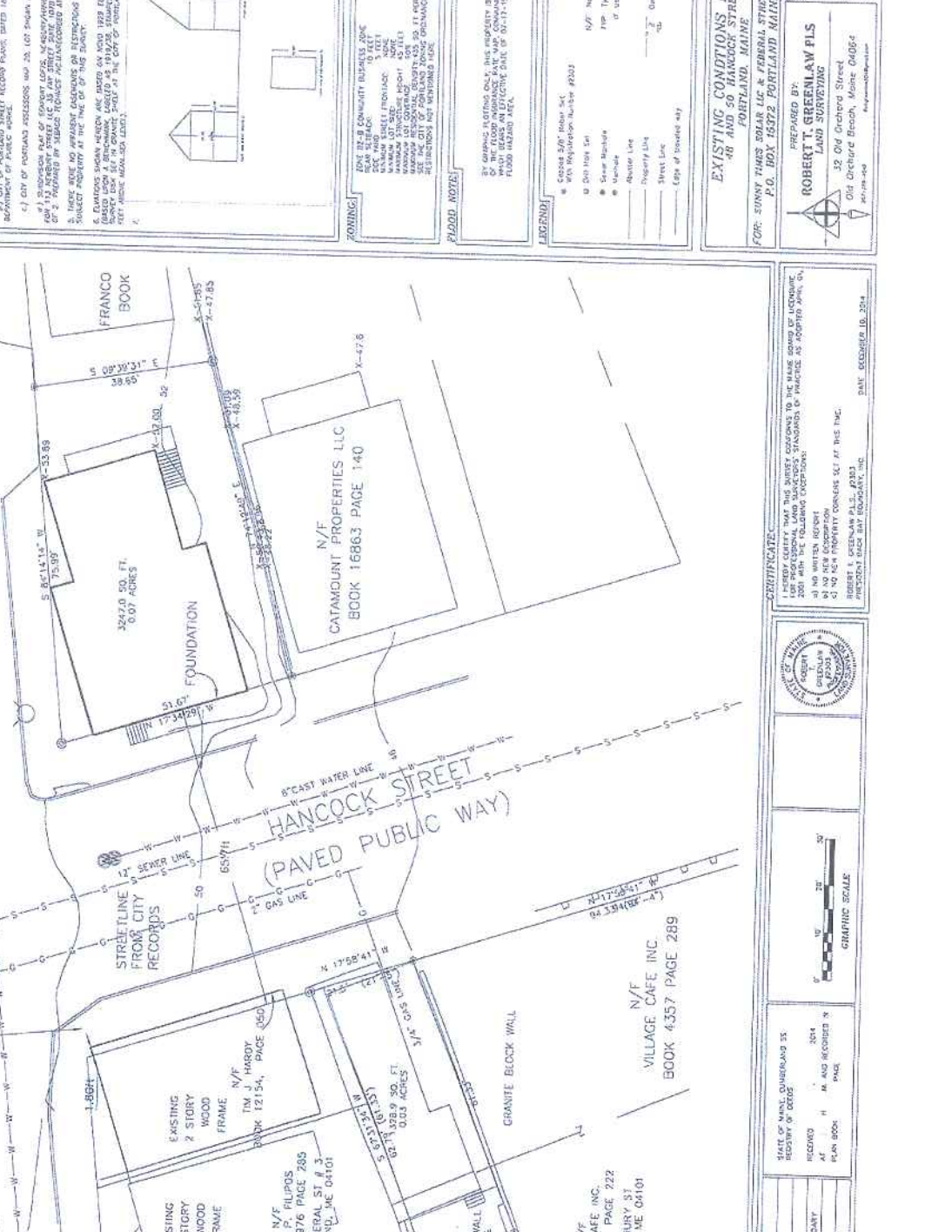
**EXISTING CONDITIONS PLAN**

48 HANCOCK STREET  
PORTLAND, MAINE

FOR: SUNNY TRMS SOBAR LLC, 50 HANCOCK STREET PORTLAND, MAINE 04112

PREPARED BY:  
ROBERT T. GREENLAW PLS  
LAND SURVEYING  
32 Old Orchard Street  
Old Orchard Beach, Maine 04066

DATE: 08/20/2014



**CERTIFICATE:**

I HEREBY CERTIFY THAT THIS SURVEY ACCORDS WITH THE BEST OF MY KNOWLEDGE AND BELIEF TO THE FACTS AND TO THE RECORDS OF THE PUBLIC RECORDS OF THE STATE OF MAINE. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

ROBERT T. GREENLAW PLS, #233  
REGISTERED LAND SURVEYOR, MAINE

DATE: 08/20/2014

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	08/20/2014	ISSUED FOR RECORD
2	08/20/2014	ISSUED FOR RECORD
3	08/20/2014	ISSUED FOR RECORD
4	08/20/2014	ISSUED FOR RECORD
5	08/20/2014	ISSUED FOR RECORD
6	08/20/2014	ISSUED FOR RECORD
7	08/20/2014	ISSUED FOR RECORD
8	08/20/2014	ISSUED FOR RECORD
9	08/20/2014	ISSUED FOR RECORD
10	08/20/2014	ISSUED FOR RECORD
11	08/20/2014	ISSUED FOR RECORD
12	08/20/2014	ISSUED FOR RECORD
13	08/20/2014	ISSUED FOR RECORD
14	08/20/2014	ISSUED FOR RECORD
15	08/20/2014	ISSUED FOR RECORD
16	08/20/2014	ISSUED FOR RECORD
17	08/20/2014	ISSUED FOR RECORD
18	08/20/2014	ISSUED FOR RECORD
19	08/20/2014	ISSUED FOR RECORD
20	08/20/2014	ISSUED FOR RECORD

**GRAPHIC SCALE:**

0 10 20 30 40 50 60 70 80 90 100 FEET

STATE OF MAINE, OVERLAND 35  
RECORD OF DEEDS  
RECORDED AT 11:00 AM AND RECORDED IN PLAN BOOK 2014

REVISION 2 LINE 18, 2014, REVISED HALL ON 48 HANCOCK AND BOUNDARY  
REVISION 1 NOV. 21, 2014, ADDED PROPERTY CORNER SET  
LOCATION: 48 AND 49 HANCOCK STREET, PORTLAND, MAINE