

GRAPHIC SCALE

LOCATION: 40-50 FEDERAL STREET EAST, PORTLAND, MAINE

GENERAL NOTES:

I. RECORD OWNER OF PARCEL: VILLAGE CAFE & DOWNIC REALL BOOK 9:520 PAGE 073 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

2. BEARINGS ARE BASED UPON A MACNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:

LIETZ SDKKISHA SET 4 TOTAL STATION, LIETZ SDR 24/33 DATA COLLECTOR.

3. AREA OF SUBJECT PARCEL: 11855.6 SQ. FT. 0.27 ACRES

4. REFERENCE IS MADE TO THE FOLLOWING PLANS:

a.) AMMENDED NINOR SITE PLAN, PROPOSED PARKING LOT 73 INDIA ST., PORTLAND,
WAINE, REVISED DATE 07-29-1967, PREPARED BY SEBAGO TECHNICS, WESTBROOK, MAINE,
NORECOMPONED.

L) CITY OF PORTLAND STREET RECORD PLANS, DATED 1880 & 1920, ON FILE IN THE DEPARTMENT OF PUBLIC WORKS.

a.) CITY OF PORTLAND ASSESSORS WAP 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 OF THIS SURVEY.

8. ELEVATIONS ARE BASED UPON A CITY OF PORTLAND BENCHMARK, LABELED AS 1919/38. STAMPED IN A U.S. COAST & GEODETIC SURVEY DISK SET IN DRAWITE SHELF AT THE CITY OF PORTLAND CITY HALL, ELEVATION 89.86 FEET ABOVE MEAN SEA LEVEL.

ZONING: R-7 COMPACT URBAN RESIDENTIAL OVERLAY ZONE. NEAREST RESIDENTIAL ZONE R-6
REAR SETBACK NONE, DOES NOT ABUT RESIDENTIAL USE.
SIDE UP TD 3 STORIES = 10 FEET,

SIGNES = 10 FEET,

4 STORIES = 12 FEET

5 GORES = 15 FEET

NOTE: SEE PROVISION FOR DININISHED SETBACK IN SEC. 14-142 b-3,

MAXIMUM STRUCTURE HEIGHT = 60 FEET MAXIMUM LOT COVERACE = 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 N A SPECIAL FLOOD HAZARD AREA.

DATE: 03-05-2004

Capped 5/8" Rebar Found. With Registration Number as Nated Iron Pipe or Solid Pin Found

(50.00°) Distance from reference Plan or deed. N/F Now Or Formerly A.G. Above Crade

≼ Survey Instrument Point

PL Property Line

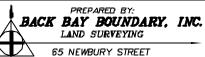
Property Line - Street Line

— Överhead Ut1itv Dtilty Pole

— Edge of troveled way

BOUNDARY SURVEY/SITE PLAN AT44 FEDERAL STREET PORTLAND, MAINE

BOULET INVESTMENTS



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

PORTLAND, MAINE SHEET:1 OF 1 207-774-2855 FAX 207-761-2010 DRAWER: 2004 NO:011