



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: VILLAGE CAFE & DOMINIC REALL BOOK 9520 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:
LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ 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 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 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. —u— 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
65 NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-761-2010

DRAWN BY: FJM
CHECKED BY: RTG
SCALE: 1" = 40'
DATE OF SURVEY: 03-02-2004
JOB NUMBER: 2004011
SHEET: 1 OF 1
DRAWER: 2004 NO.011

REVISIONS:

STATE OF MAINE, CUMBERLAND 56
REGISTRY OF DEEDS

RECEIVED 1 2005
AT : H M. AND RECORDED IN
PLAN BOOK PAGE

REVISID: 03-04-2005- UPDATED ZONING INFORMATION.

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

GRAPHIC SCALE

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