

NOTES

- 1) OWNER OF RECORD: FEDERAL STREET PHOENIX LLC, REFERENCE DEED BOOK 32885, PAGE 227 DATED MARCH 15, 2016. (BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.)
- 2) BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, MAINE WEST ZONE, AS DERIVED FROM OBSERVATIONS PERFORMED WITH A LEICA GS14 GNSS RECEIVER. OBSERVATIONS WERE POST PROCESSED USING THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE.
- 3) ELEVATIONS ARE REFERENCED TO THE CITY OF PORTLAND VERTICAL DATUM DERIVED FROM NGVD 1929. THIS SURVEY IS TIED TO THE FOLLOWING BENCH MARK AS PROVIDED BY THE DEPARTMENT OF PUBLIC SERVICES ENGINEERING DIVISION ARCHIVIST: THE BRASS BOLT IN THE GRANITE MONUMENT NEAR THE NORTH CORNER OF CUMBERLAND AVENUE AND CHESTNUT STREET WITH AN ELEVATION 54.354 FEET.
- 4) THE SUBJECT PARCEL IS SHOWN IN ZONE C, AREAS OF MINIMAL FLOODING (NO SHADING), AS DEPICTED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE WITH COMMUNITY-PANEL NUMBER 230051 0013 B AND AN EFFECTIVE DATE OF JULY 17, 1986.
- 5) THE SUBJECT PARCEL IS SHOWN ON THE NATURAL RESOURCES CONSERVATION SERVICE NATIONAL COOPERATIVE SOIL SURVEY AS BEING COMPRISED OF HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES.
- 6) THE SUBJECT PARCEL IS SHOWN IN THE R6 RESIDENTIAL DISTRICT ON THE CITY OF PORTLAND ZONING MAP AVAILABLE ONLINE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS TAKEN FROM CITY CODE, CHAPTER 14, LAND USE:
 - MINIMUM LOT SIZE: 2,000 SQUARE FEET
 - MINIMUM STREET FRONTAGE: 20 FEET
 - MINIMUM FRONT YARD SETBACK: 5 FEET OR AVERAGE DEPTH OF ADJACENT FRONT YARDS
 - MINIMUM SIDE YARD SETBACK: 5 FEET WITH ALTERNATE PROVISIONS
 - MINIMUM REAR YARD SETBACK: 10 FEET
 - MAXIMUM LOT COVERAGE: 60 PERCENT
 - MINIMUM LOT WIDTH: 20 FEET
 - MAXIMUM HEIGHT: 45 FEET WITH LIMITATIONS
 - LANDSCAPED OPEN SPACE: 20 PERCENT

PLAN REFERENCES

- 1) "SUBDIVISION PLAN, 210 PEARL STREET ... PEARL PLACE, LOT 1" DATED JUNE 23, 2006. RECORDED IN PLAN BOOK 206, PAGE 739.
- 2) "CUMBERLAND PEARL CONDOMINIUMS, 237, 239, 241 CUMBERLAND AVENUE ... JAY YORK, OWNER" DATED OCTOBER 31, 2005. RECORDED IN PLAN BOOK 206, PAGE 61.
- 3) "STANDARD BOUNDARY SURVEY AND CONDOMINIUM CONVERSION FOR 164 PEARL STREET - BAYSIDE CONDOMINIUM" DATED MAY 28, 2001. RECORDED IN PLAN BOOK 201, PAGE 342.
- 4) "STANDARD BOUNDARY SURVEY AND SUBDIVISION PLAN, UNITY VILLAGE AT BAYSIDE" DATED JULY 10, 2000. RECORDED IN PLAN BOOK 200, PAGE 524.
- 5) "PLAN OF PROPERTY SURVEYED FOR MARY E. AND CHARLES H. MAYBERRY" DATED AUGUST 1921. RECORDED IN PLAN BOOK 13, PAGE 113.
- 6) VARIOUS ROAD RIGHT OF WAY AND RELATED DOCUMENTS AVAILABLE FROM THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES ENGINEERING DIVISION ARCHIVIST.
- 7) CITY OF PORTLAND VALUATION SHEET NUMBER 26, RECORDED IN PLAN BOOK 5, PAGE 26.

LEGEND

- REBAR SET AND CAPPED PLS #2376
- PIPE OR ROD FOUND
- MONUMENT FOUND
- ROAD LINE
- PROPERTY LINE
- - - - PROPERTY LINE - NOT SURVEYED
- - - - PROPERTY LINE - HISTORIC
- ▨ BUILDING
- ▨ PAVEMENT
- ⊙ SANITARY SEWER STRUCTURE
- ⊖ UTILITY POLE
- ⊗ WATER VALVE

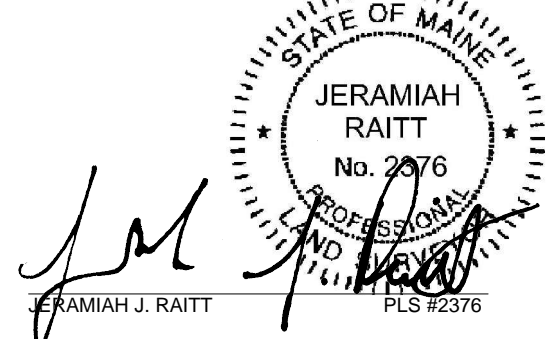


CUMBERLAND, ss REGISTRY OF DEEDS
 Received _____
 At _____ h _____ m _____ M., and
 Filed in Plan Book _____ Page _____
 ATTEST: _____
 Register

CERTIFICATION

TO: FEDERAL STREET PHOENIX LLC
 TO THE BEST OF MY KNOWLEDGE THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYORS STANDARDS WITH THE FOLLOWING EXCEPTIONS:

- 1) NO SEPARATE REPORT
- 2) NO NEW LEGAL DESCRIPTION PREPARED



STANDARD BOUNDARY SURVEY

FOR RECORD OWNER: **FEDERAL STREET PHOENIX LLC**
 PO BOX 15372, PORTLAND, MAINE 04112

SITE LOCATION: **47 & 49 CHAPEL STREET**
 PORTLAND, MAINE

LITTLE RIVER LAND SURVEYING

JERAMIAH J. RAITT
 ME PLS #2376 NH LLS #957
 PO BOX 332, LISBON FALLS MAINE 04252
 (207) 841-0056

DATE: JUNE 6, 2016
 REVISED: JUNE 7, 2016

SCALE:
 1" = 10'

PROJECT #16-012
 DRAWING #16-012

DRAWN BY: JJR