



Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 10/10/14

LOCATION MAP

- (1) CITY OF PORTLAND, MAINE COUNTY OF CUMBERLAND
- (2) TAX MAP 36, BLOCK H, LOTS 1 & 27
- (3) CITY OF PORTLAND ZONING ADOPTED BY PORTLAND CITY COUNCIL LAST REVISED JULY 14, 2006
- (4) CITY OF PORTLAND DEPARTMENT OF PUBLICWORKS STREET LINES OF PORTLAND STREET & FOREST AVENUE PLATES # 132 - 134 - 135 & 177
- (5) SOURCE DEEDS: BOOK 14761 PAGE 252 BOOK 14761 PAGE 253
- (6) OWNER OF RECORD: SLC ENTERPRISES, INC. P.O. BOX 8754 PORTLAND, MAINE 04104
- (7) AREA OF SURVEYED PARCEL: 7,998 S.F.
- (8) BEARINGS ARE MAGNETIC TO THE YEAR 2006.
- (9) ALL BOOK, PLAN BOOK AND PAGE REFERENCES ARE AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PORTLAND, MAINE.
- (10) THERE ARE 8 ON-SITE PARKING SPACES
- (11) THE LOCATION OF UNDERGROUND UTILITY LINES WHICH SERVE THE PROPERTIES ARE NOT SHOWN.
- (12) THE STATUS OF PORTLAND STREET WAS ACCEPTED BY ORDINANCE OF CITY COUNCIL, APRIL 4, 1932, BEING 64' WIDE.
- (13) THE STATUS OF FOREST AVENUE IS SHOWN ON STREET LINE PLATE #183 DATED JANUARY 1928 BEING 49.5' WIDE.
- (14) THERE ARE NO OBSERVED EVIDENCE OF CEMETERIES.
- (15) ZONING REQUIREMENTS FOR 8-2b ARE MORE PARTICULARLY DESCRIBED IN ZONING ORDINANCE AND NEED TO BE REFERENCED TO FOR MORE SPECIFICS.
- (16) LOT 36-4-27 IS CONVEYED A RIGHT OF WAY EIGHT (8) FEET WIDE TO BE USED IN COMMON WITH OTHERS AND EXTENDING FROM THE MOST SOUTHEASTERLY CORNER OF THE LOT TO MECHANIC STREET.

Book 14761 Page 252
July 31, 1997
36-4-1

A certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, and bounded as follows:

Beginning at a stone monument at the westerly intersection of Forest Avenue and Portland Street; thence running westerly on the westerly side of Forest Avenue, one hundred twenty (120) feet, more or less, to a stake at the westerly corner of land now or formerly owned by Robert Hull, deceased; thence northerly by said land now or formerly of said Hull and of right ended with said Forest Avenue, fifty (50) feet to a stake; thence northerly on a line parallel with said Forest Avenue, one hundred four (104) feet, more or less, to said Portland Street; thence southerly by said Portland Street, fifty-two (52) feet and nine (9) inches to the bound fast mentioned.

Book 9054 Page 88
January 11, 1990
36-4-27

A certain lot or parcel of land in the City of Portland, County of Cumberland and State of Maine, described as follows:

Beginning at a point on Forest Avenue at the most northerly corner of lot containing apartment houses No. 97 and 99 Forest Avenue, which point is one hundred sixty (160) feet northerly of the northerly corner of lot of land sold by James Deering and Mary Froble to William Hadden by deed dated August 26, 1827, recorded in Cumberland County Registry of Deeds in Book 180, Page 20;

Thence easterly along the most northerly side line of said lot fifty-nine (59) feet to a point;

Thence southerly and parallel to westerly side line of Forest Avenue forty (40) feet to a point;

Thence westerly along the most southerly side line of said lot fifty-nine (59) feet to the westerly side line of Forest Avenue;

Thence northerly along the easterly side line of Forest Avenue forty (40) feet to a point and point of beginning.

Also conveying a right of way eight (8) feet wide to be used in common with others and extending from the most southeasterly corner of the above described lot to Mechanic Street.

The undersigned, being a registered surveyor of the State of Maine certified to: Graystone Surveying Corporation, Inc., Fannie Mae, their successors and assigns, Lone Palm, LLC and Lawyers Title Insurance Company.

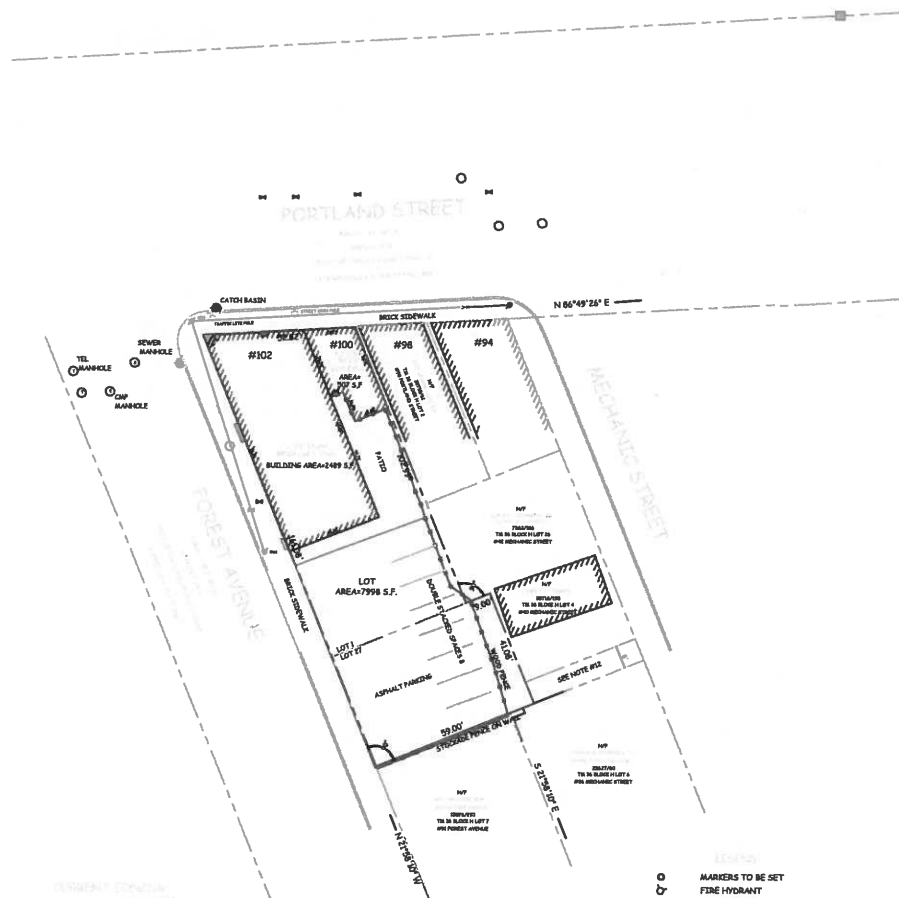
- 1. This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress of Surveying and Mapping in 1977, REVISED and effective January 1, 2006 and this survey meets the requirements for an Urban Survey as Defined therein.
- 2. The survey was made on the ground on July, 2006, and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.
- 3. There are no visible easements or rights of way of which the undersigned is been advised.
- 4. There are no observable, above ground encroachments (a) by the improvement on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- 5. The location of each monument, right of way, servitude, and other matter effecting the subject property and listed in the title insurance commitment dated July 24, 2006, issued by Lawyers Title Insurance Company with respect to the subject property, is shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of recorded referenced in such title commitment.
- 6. The subject property has access to and from a duly dedicated and accepted public street or highway.
- 7. The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- 8. The record notes and bounds description of the subject property does not offer enough information to form a mathematically closed figure.
- 9. No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located, Portland, Maine Community-Fund number 230051 00138, Zone C.
- 10. The certificate related that certain survey numbered 06-43 and dated JULY 31, 2006, made by TON LAND SURVEYORS, covering ALTA/ACSM LAND TITLE SURVEY OF 97 FOREST AVENUE and 102 PORTLAND STREET PORTLAND, MAINE.

The parties above are entitled to rely on the survey and this certificate as being true and accurate.

Timothy A. DeFilipp
(Land surveyor)

Dated: JULY 31, 2006 Registration No. 2246

SEAL



R-3 RESIDENTIAL ZONE LOT 27
HIGH DENSITY MULTIFAMILY DWELLINGS
MINIMUM LOT SIZE = 4,500 SF
MINIMUM STREET FRONTAGE = 40'
MINIMUM YARD DIMENSIONS (SETBACKS)
FRONT = 10'
REAR = 20'
SIDE: 1 to 3 stories = 10'
4 stories = 12'
5 stories = 15'
LOT WIDTH = 50'

B-2b COMMUNITY BUSINESS ZONE LOT 1
RETAIL, BUSINESS and SERVICE ESTABLISHMENTS
MINIMUM LOT SIZE = NONE
MINIMUM STREET FRONTAGE = 50'
MINIMUM YARD DIMENSIONS (SETBACKS)
FRONT = NONE, SHALL NOT EXCEED AVERAGE DEPTH
OF CLOSEST DEVELOPED LOT
REAR = 10', EXCEPT WHERE A REAR YARD ABUTS A
RESIDENTIAL ZONE
SIDE: NONE, EXCEPT WHERE A SIDE YARD ABUTS A
RESIDENTIAL ZONE
LOT WIDTH = NONE

- MARKERS TO BE SET
- PIPE HYDRANT
- UTILITY POLE
- MANHOLE COVER
- WATER SHUT OFF
- SIGN
- TREE
- EXISTING STRUCTURE
- REGISTRY BOOK/PAGE REFERENCE
- APPROXIMATE SEWER LINE
- APPROXIMATE WATER LINE
- APPROXIMATE GAS LINE
- OVERHEAD WIRES
- TAX MAP
- NOW OR FORMERLY APPARENT RIGHT OF WAY
- WOOD FENCE



ALTA/ACSM LAND TITLE SURVEY

ONE PALM, LLC
134 HAZEL ST. SUITE 204
PORTLAND, MAINE 04106

TKM
TITLE & CONSTRUCTION MANAGEMENT, INC.
1000 BROADWAY
PORTLAND, MAINE 04106

DATE	2/24/14	JOB NUMBER	06-43
SCALE	AS SHOWN	DATE PLOTTED	10/10/14
PROJECT	134 HAZEL ST. SUITE 204	PROJECT MANAGER	JOHN J. KELLY
DRAWN	L.S.	DATE	10/10/14
CHECKED	L.S.	DATE	10/10/14
APPROVED	L.S.	DATE	10/10/14