LEGEND

N/F - NOW OR FORMERLY
TM - TAX MAP
CIRF - CAPPED IRON ROD FOUND
MON - MONUMENT
GAS - GAS VALVE
SMH - SEWER MANHOLE
U.P. - UTILITY POLE
WG - WATER GATE
CB - CATCH BASIN
— — — - OVERHEAD UTILITY LINES
—— —— - APPROXIMATE SUBTERRANEAN GAS LINE

LOCUS DEED REFERENCE

CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD)
BOOK: 31223 PAGE: 127

NOTES

1. THE BEARING BASIS IS PER PLAN REFERENCE 2.

2. THE CITY OF PORTLAND BENCHMARKS ARE REFERENCED TO NGVD29. THE ELEVATIONS USED ON THIS PLAN WERE TAKEN FROM G.P.S. USING NAVD88 AND TRANSLATED TO THE NGVD29 DATUM.

3. THE LOCUS PARCEL IS LOCATED PREDOMINANTLY WITHIN THE B-1 ZONE. B-1 YARD DIMENSIONS ARE AS FOLLOWS:

MAXIMUM FRONT YARD:
10' OR AN AVERAGE OF THE ABUTTING DEVELOPED LOTS IF THEY ARE LESS THAN 10'
MINIMUM SIDE AND REAR:
REAR 10' PER ABUTMENT OF A RESIDENTIAL ZONE, OTHERWISE NONE
SIDE 5' PER ABUTMENT OF A RESIDENTIAL ZONE, OTHERWISE NONE

4. THE WATER LINE SHOWN WAS SCALED FROM A PORTLAND WATER DISTRICT PLAN.

5. AS PER FEMA FLOOD INSURANCE RATE MAP 2300510013B THE LOT IS NOT WITHIN A FLOOD HAZARD ZONE.

6. THE HORIZONTAL COORDINATES SHOWN ON THIS PLAN WERE TAKEN BY GPS AND ARE REFERENCED TO MAINE WEST NAD1983 ZONE.

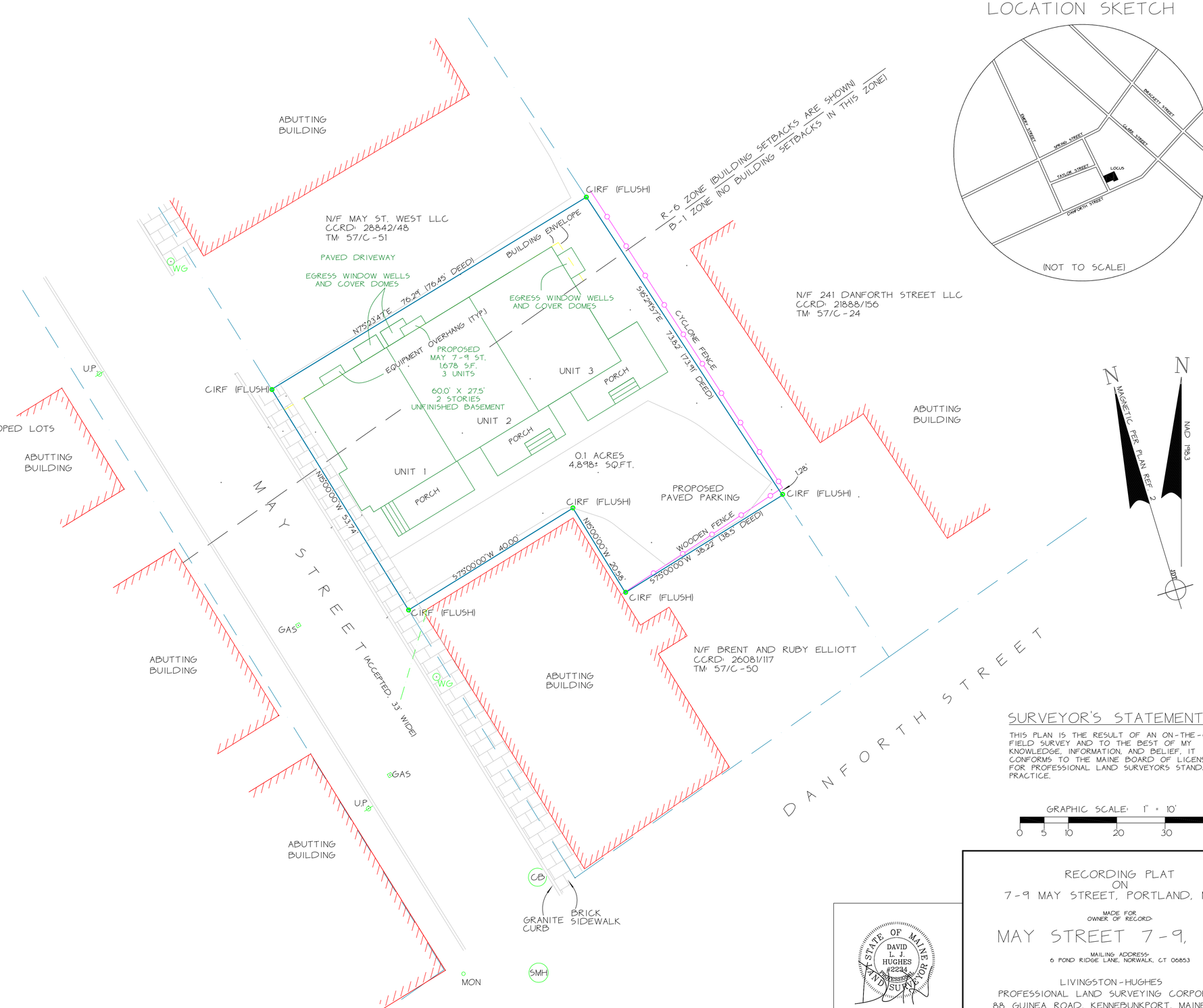
PLAN REFERENCES

1. CONDOMINIUM PLAT ON DANFORTH STREET AND MAY STREET IN PORTLAND, CUMBERLAND COUNTY, MAINE, DATED MARCH 2, 2000 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 200, PAGE 224.

2. STANDARD BOUNDARY SURVEY ON MAY STREET IN PORTLAND, CUMBERLAND COUNTY, MAINE BY DESLAURIERS AND ASSOCIATES, INC. DATED APRIL 10, 2000.

APPROVED BY THE PLANNING BOARD OF THE CITY OF PORTLAND

DATE



LOCATION SKETCH

SURVEYOR'S STATEMENT

THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY AND TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IT CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE.

GRAPHIC SCALE: 1" = 10'
0 5 10 20 30 40

STATE OF MAINE
DAVID L. J. HUGHES
#2234
PROFESSIONAL LAND SURVEYOR

RECORDING PLAT
ON
7-9 MAY STREET, PORTLAND, MAINE

MADE FOR
OWNER OF RECORD:

MAY STREET 7-9, LLC

MAILING ADDRESS:
6 POND RIDGE LANE, NORWALK, CT 06853

LIVINGSTON-HUGHES
PROFESSIONAL LAND SURVEYING CORPORATION
88 GUINEA ROAD, KENNEBUNKPORT, MAINE 04046

DAVID L.J. HUGHES PLS# 2234	DATE: 02-20-2015	DRAWN: JDT	CHECK: DLJH	FIELD BOOK: 836-20	PROJECT: 113-084