Date: 09/25/15

CERTIFICATION

STATE OF MAINE
RICHARD W. EATON
# 2075
PROFESSIONAL
LAND SURVEYOR

RICHARD W. EATON P.L.S. # 2075

## LEGEND

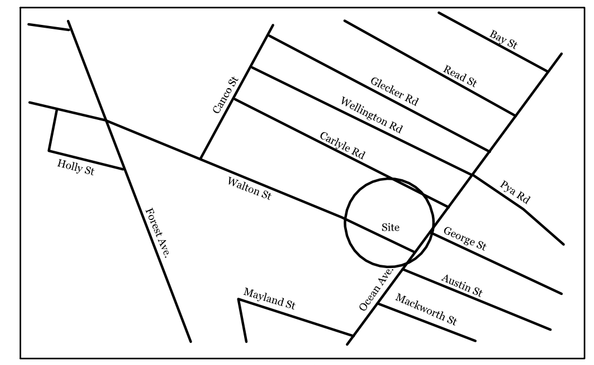
- 5/8" Rebar Set With Cap
- Rebar/Iron Pipe Found
- Utility Pole
- N.F. Now or Formerly
- 1324/98 Book & Page
- Stockade Fence

## PLAN REFERENCE

1) Boundary Survey on Ocean Ave. and Walton Street, Portland for Owen Pickus
By Owen Haskell Inc. Dated October 29, 2007 and recorded in Plan book 208 Page 65

2) Right of Way Sheets of Walton Street and Ocean Avenue on File at Portland Engineers Vault

## Location




NTS

1 1/2" Pipe Found
14" AG

Catch Basin
Elevation 52.48'

S51°04'11"E
86.99'

N24°00'38"E
52.10'

S65°59'27"E
1.65'

N05°28'27"W
3.35'

N.F. Michael & Danielle Lawrence
28424/21

Concrete Pad

N.F. Anthony & Evelyn Roloff
25740/173
4950/175

Paved Driveway

3/4" Pipe Found AG

N24°00'38"E
77.59'

S36°54'28"W
86.11'

18" Maple Tree

Paved Parking

N65°47'28"W
8.06'

Cedar Trees

1 1/2" Pipes Found

S24°00'38"W
54.57'

Sewer Line Stub

Gas by Dig Safe

307757.73
2922327.30
Rail Road Spike
Set

Rim Elevation
55.3'

6" Tree

N65°46'57"W
74.00'

Water Line Valve

Paved Sidewalk

Bakery

Paved Parking

1" Pipe Found AG

307727.37
2922394.79

N.F. Sajon LLC
25778/94

School Light

S65°46'57"E
129.44'

Walton Street
Accepted Public Street 50' Wide
Volume 3 Page 451 Art, 44

Ocean Avenue
49.5' Wide

Rim Elevation
49.0'

N53°57'49"W
46.49'

Granite Monument
With Drill Hole

Grid State Plane West

## Notes:

1) Total Area 7,919 Square Feet or 0.18 Acres

2) Bench Mark A Monument With Bolt on Southerly Side of Walton St
2nd Angle Easterly of Forest Street 64.206' Feet

3) State Plane Coordinates Used
Base Point Designation Description : T117-53-135 , N307646.7400, E2922550.2820
S36°53'34"W 425.51' To 2nd Control Point T117-56-138 , N307306.4360, E2922294.8420

4) Tax Map 140 Lot C 21

## Space & Bulk Standards:

| Zone. R-5 | Required |
|---|---|
| Mimium Lot Size | 6,000 S.F. |
| Minimum Frontage | 50' |
| Minimum Yard Dimensions | |
| Front Yard | 20' |
| Rear Yard | 20' |
| Side Yard | 8' for 1 Story Building<br>8' for 1 1/2 Story Building<br>12' for 2 Story Building<br>14' for 2 1/2 Story Building |
| Maximum Lot Coverage | 40% |
| Minimun Lot Width | 60' |
| Maximum Building Height | 35' |

## Boundary Survey & Topographical Site Plan

Land Located at: 15 Walton Street
Portland, Maine 04102

Land Owned By: MZ Properties
Address: 126 Underwood Road
Falmouth, Maine 04105

Deed Reference: Book 31880 Page 226

GRAPHIC SCALE

10 0 5 10 20 40
( IN FEET )
1 inch = 10 ft.


R. W. EATON ASSOCIATES
LAND SURVEYING & REAL ESTATE
58 PLEASANT STREET, WESTBROOK, MAINE 04092
PHONE: 207-854-2402 FAX: 856-7167 E-MAIL: RWEATON@MAINE.RR.COM


March 14th 2015

| | |
|---|---|
| SCALE: | 1:10 |
| DRAWN BY: | R.W.E. |
| CHECKED BY: | R. W. E. |
| CAD FILE: | 524.DWG |
| PROJ #: | 524 |
| ORIG DATE: | 03-14-15 |
| 0 REV DATE: | 00-00-00 |
| 1 REV DATE: | 00-00-00 |
| 2 REV DATE: | 00-00-00 |
| 3 REV DATE: | 00-00-00 |