



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

LEGEND

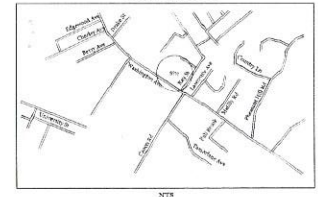
- 5/8" Rebar Set With Cap
- Rebar/Iron Pipe Found
- ⊕ Utility Pole
- N.F. Now or Formerly
- 1324/98 Book & Page
- Fence

MAGNETIC City of Portland Code

Notes:

- 1) Ray Street 20' Wide: Public Road Accepted by Order of the City Council, Sept. 4, 1957 City Clerk Volume 74, Pages 293-294. Vault Plan 578/15
- 2) 8 Foot Overlap Between Ray Street as Accepted in September 1957 Washington Terrace Subdivision, No Recorded Transfers Found
- 3) Bench Mark Granite Monument 1st Angle Westerly of Ray Street 66.39' City Datum
- 4) Area Subject Parcel 11,028 Square Feet or 0.25 Acres
- 5) Backs of Bearing, Maine State Plane NAD 1983 1802 West Zone Base Point, Granite Monument With Brass Plug at Washington Ave Tr 17-23-114, N312895.5850 E3922827.7750 Azimuth Point, Monument on Washington Ave, T17-18-10, N312646.0970, E2923218.8100 Azimuth 87-27-40"E, 453.87 Feet
- 6) Subject not in Special Flood Hazard Area per FEMA Flood Rate Map Paed # 220021 007C Revised Dec 8 1998
- 7) Subject Tax Map 172 Block F Lot 409

Location



Space & Bulk Standards:

Zone B: Neighborhood Business Zone	
Minimum Lot Size	433 S.F.
Minimum Frontage	29'
Minimum Yard Dimensions:	
Width	None
Rear Yard	None
Side Yard	None
Maximum Impervious Area	
Maximum Floor Area	10,000 S.F.
Minimum Lot Width	None
Maximum Building Height	45'

Notes:

- 1) Ray Street 50' Wide: Public Road Accepted by Order of the City Council, Sept. 4, 1957 City Clerk Volume 74, Pages 293-294. Vault Plan 578/15
- 2) 8 Foot Overlap Between Ray Street as Accepted in September 1957 And Washington Terrace Subdivision, No Recorded Transfers Found
- 3) Bench Mark Granite Monument 1st Angle Westerly of Ray Street 66.39' City Datum

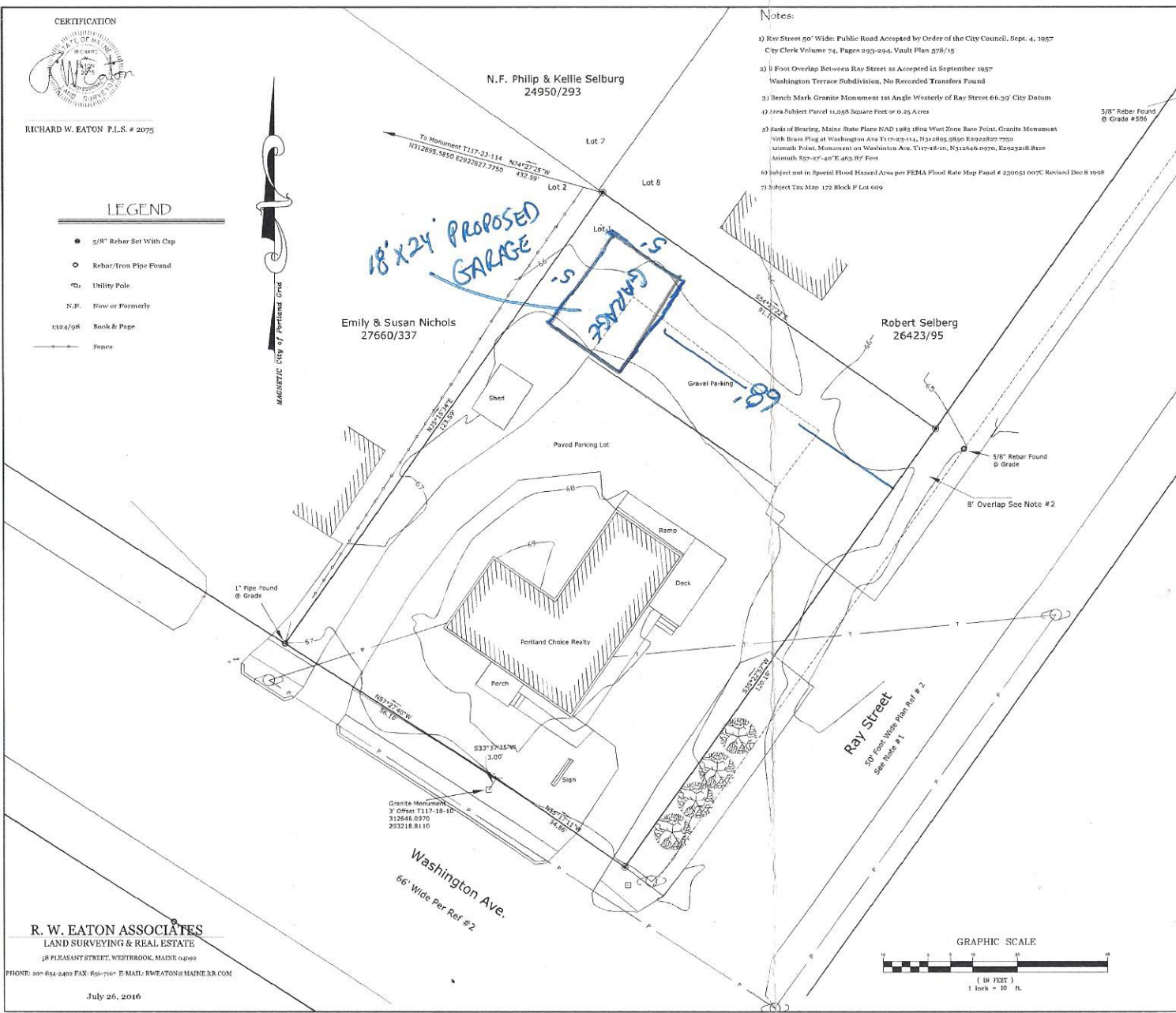
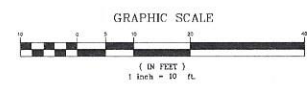
PLAN REFERENCE

- 1) Washington Terrace Owned by Augustus F. Rowe, in Portland, Maine Dated November 3, 1916 By W M Hicks and Recorded in Plan Book 13 Page 72
- 2) Right of Way Sheets of Ray Street and Washington Ave. at City Engineering Vault
- 3) Fall Brook Sewer and Drainage Right of Way Between Ray Street and Maine Ave by Camille Alden Dated March 7, 2011 On File at City Engineering Vault
- 4) Ray Street Relocation Between Washington Ave and Maine Ave. Dated July 25, 1957 On File at City Engineering Vault

Boundary Survey

Land Located at:	1025 Washington Ave Portland, Maine 04103
Land Owned By:	Rachel & William Cooney 38 Hillside Avenue Falmouth, Maine 04105
Deed Reference:	Book 25641 Page 212

SCALE: 1"=10'
DRAWN BY: R.W.E.
CHECKED BY: R.W.E.
CAD FILE: 081216.dwg
PROJ #: 808
ORIG DATE: 07-26-16
0 REV DATE: 00-00-00
1 REV DATE: 00-00-00
2 REV DATE: 00-00-00
3 REV DATE: 00-00-00



R. W. EATON ASSOCIATES
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July 26, 2016

RACHEL COONEY