

GENERAL NOTES:

- RECORD OWNER OF PARCEL: 44 FEDERAL STREET LLC, 4646 NORTH HERMITAGE, CHICAGO, IL 60640, BOOK 22369 PAGE 122 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 24/33 DATA COLLECTOR.
- AREA OF SUBJECT PARCEL: 11655.6 SQ. FT. 0.27 ACRES
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) AMMENDED MINOR SITE PLAN, PROPOSED PARKING LOT 73 INDIA ST., PORTLAND, MAINE, REVISED DATE 07-29-1987, PREPARED BY SEBAGO TECHNICS, WESTBROOK, MAINE, UNRECORDED.
b.) CITY OF PORTLAND STREET RECORD PLANS, DATED 1880 & 1920, ON FILE IN THE DEPARTMENT OF PUBLIC WORKS.
c.) CITY OF PORTLAND ASSESSORS MAP 20, LOT SHOWN AS BLOCK D, LOT 11.
- THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
- FIRST FLOOR ELEVATIONS (FFE) SHOWN ARE AS SHOWN ON ARCHITECTURAL PLANS, TO OBTAIN CITY OF PORTLAND NVD 1929 ELEVATIONS SUBTRACT 50.00' (BASED UPON A BENCHMARK, LABELED AS 1919/38, STAMPED IN A U.S. COAST & GEODETIC SURVEY DISK SET IN GRANITE SHELF AT THE CITY OF PORTLAND CITY HALL, ELEVATION 69.66 FEET ABOVE MEAN SEA LEVEL).

ZONING:

ZONING: R-7 COMPACT URBAN RESIDENTIAL OVERLAY ZONE.
NEAREST RESIDENTIAL ZONE R-6
REAR SETBACK NONE, DOES NOT ABUT RESIDENTIAL USE.
SIDE UP TO 3 STORIES = 10 FEET
4 STORIES = 12 FEET
5 STORIES = 15 FEET
NOTE: SEE PROVISION FOR DIMINISHED SETBACK IN SEC. 14-142 a-3,
MAXIMUM STRUCTURE HEIGHT = 50 FEET
MAXIMUM LOT COVERAGE = 100%

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY/PANEL No. 230051 14C WHICH BEARS AN EFFECTIVE DATE OF 07-17-1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

- ⊙ Capped 5/8" Rebar Found. With Registration Number as Noted
- Sewer Manhole
- ⊙ Manhole
- Unit Delimiter Line
- Abutter Line
- Property Line
- Street Line
- Edge of traveled way
- CE Common Element
- LCE Limited Common Element
- N/F Now Or Formerly
- TYP Typical
- ⊕ Utility Pole
- Area of No Build
- Z Denotes Common Ownership

CONDOMINIUM PLAT
44 FEDERAL STREET CONDOMINIUMS
AT 44 FEDERAL STREET, PORTLAND, MAINE
FOR: **44 FEDERAL STREET, LLC**
4646 NORTH HERMITAGE, CHICAGO, IL 60640

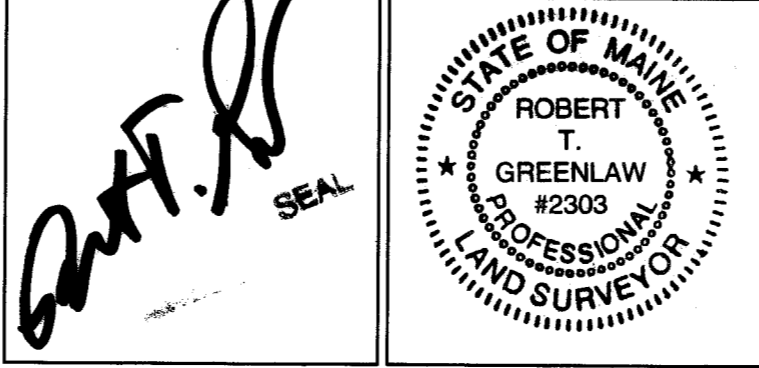
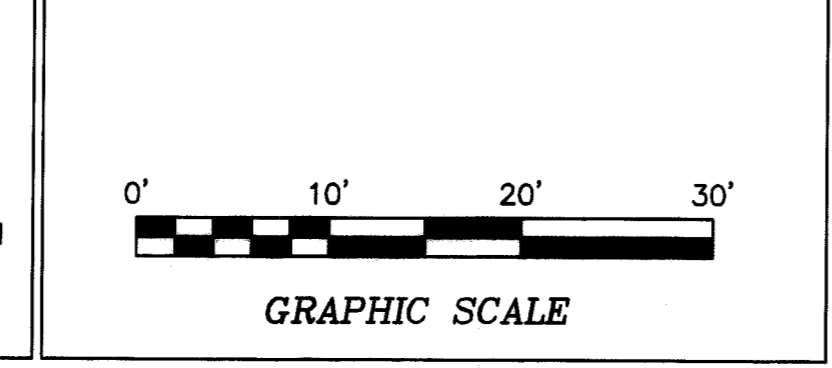
PREPARED BY:
BACK BAY BOUNDARY, INC.
LAND SURVEYING
643 FOREST AVENUE
PORTLAND, MAINE 04101
207-774-2855 FAX 207-347-4346

DRAWN BY: PJM
CHECKED BY: RTG
SCALE: 1" = 10'
DATE OF SURVEY: 03-02-2004
JOB NUMBER: 2004011c
SHEET: 1 OF 1
DRAWER: 2004 NO: 011c

REVISIONS:

STATE OF MAINE, CUMBERLAND SS
REGISTRY OF DEEDS

RECEIVED 2006
AT : H .M. AND RECORDED IN
PLAN BOOK PAGE



CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION
- NO NEW PROPERTY CORNERS SET AT THIS TIME.

ROBERT T. GREENLAW P.L.S., #2303
PRESIDENT BACK BAY BOUNDARY, INC. DATE: JULY 28, 2006

LOCATION: 40-50 FEDERAL STREET EAST, PORTLAND, MAINE