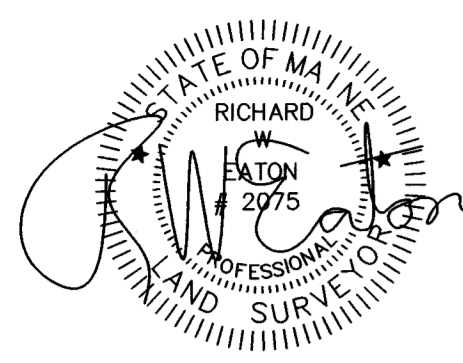


CERTIFICATION



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

PLAN REFERENCE

- 1) Condominium Plat Emerson East Condominium Made For Emerson St LLC By Owen Haskell, Dated April 1, 2016 and Recorded In Plan Book 216 Page 146
- 2) Portland Valuation Plan By William Goodwin Dated 1882 Number #14 Plan Book 5 Page 14
- 3) Street Line Sheets From Portland Engineering Office Dated Dec 1925 Number 137 Sept. 1925 Number 80
- 4) City Of Portland Maine, Turner Street Reconstruction As Built Dated 1-03-79
- 5) Morning Street Sewer Line Construction Plan Dated May 1896

Space & Bulk Standards:

Zone. R-6	Required
Minimum Lot Size	2,000 S.F.
Minimum Frontage	20'
Minimum Yard Dimensions	
Front Yard	5'
	Or Average Depths of Adjacent Yards
Rear Yard	10'
Side Yard	5'
Dwelling Unit	725 Square Feet
Maximum Lot Coverage	60%
Minimum Lot Width	20'
Maximum Building Height	45'

General Notes:

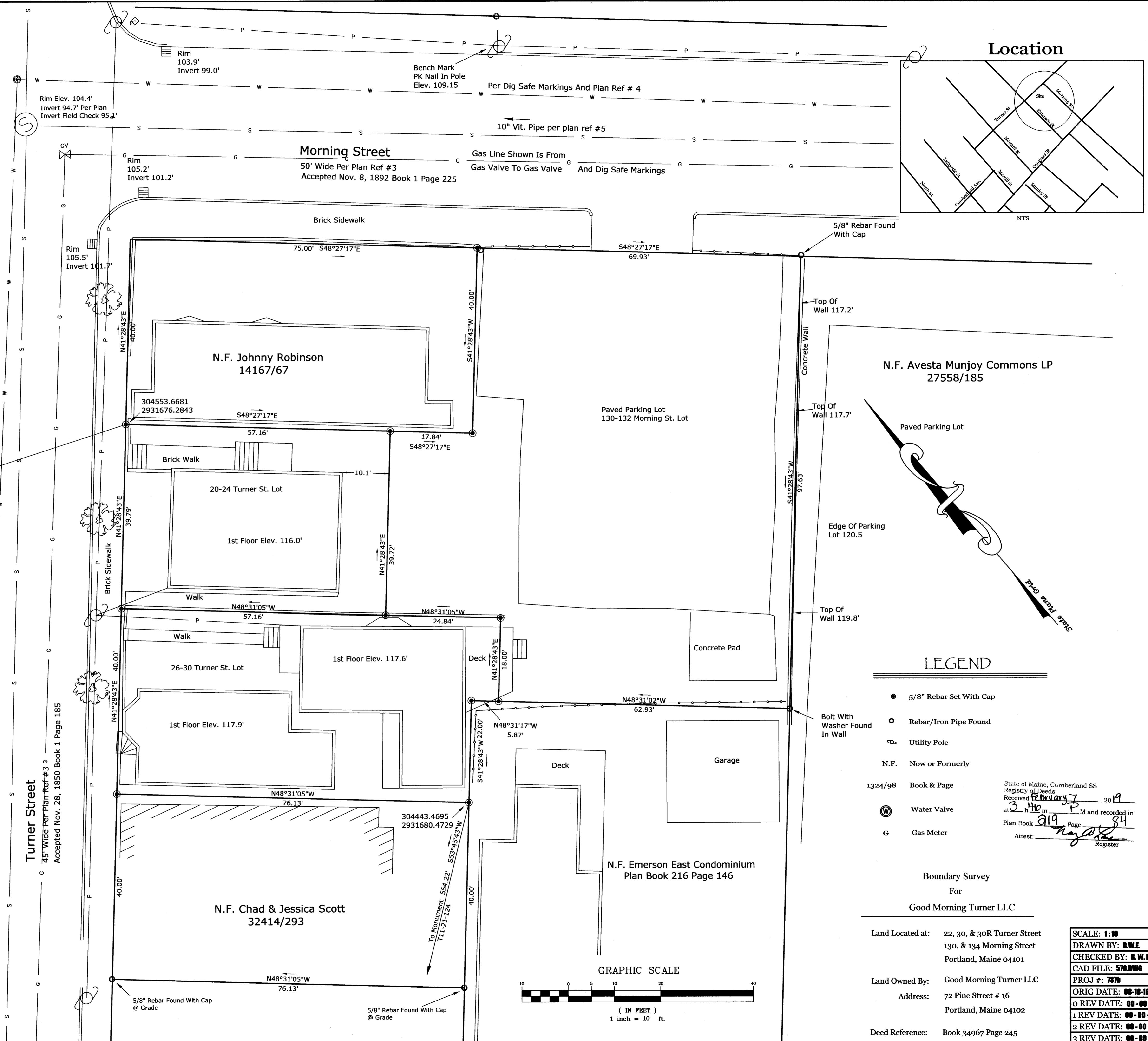
- 1) Area of Subject Parcels
20-24 Turner St. Lot 2,272 Square Feet or 0.05 Acres
26-30 Turner St. Lot 3,151 Square Feet or 0.07 Acres
130-132 Morning St Lot 7,412 Square Feet Or 0.17 Acres
- 2) Basis of Bearing, Maine State Plane NAD 1983 1802 West Zone Base Point, Granite Monument With Bolt at Congress Street and Merrill Street T111-30-132, N303787.1960 E2931509.0560 Azimuth Point, Monument With DH on Washington Ave. T111-21-123 N 304140.2327 E2930845.2163 Azimuth N61-59-44°W 751.88' Feet
- 3) Vertical Datum is NGVD 1929 Benchmark is PK Nail on CMP Pole #9 West Side Congress Elevation 139.79' Provided By City of Portland Public Works Engineering
- 4) Subject Tax Map 014 Block K Lot 003, 004, 013, & 007
- 5) Subject not in Special Flood Hazard Area per FEMA Flood Rate Map Panel # 230051 0014B Dated July 17, 1986 Parcel in C Zone
- 6) Zone R-6

R. W. EATON ASSOCIATES
LAND SURVEYING & REAL ESTATE

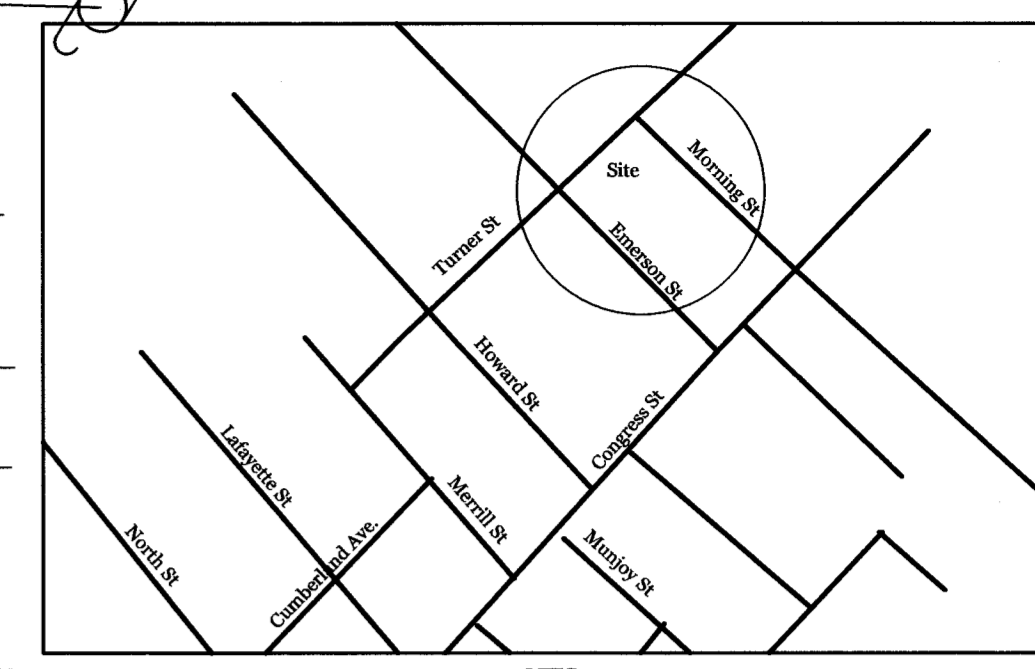
58 PLEASANT STREET, WESTBROOK, MAINE 04092

PHONE: 207-854-2402 FAX: 856-7167 E-MAIL: RWEATON@MAINE.RR.COM

August 18th 2018



Location



N.F. Avesta Munjoy Commons LP
27558/185

LEGEND

- 5/8" Rebar Set With Cap
- Rebar/Iron Pipe Found
- ⊕ Utility Pole
- N.F. Now or Formerly
- 1324/98 Book & Page
- ⊗ Water Valve
- G Gas Meter

State of Maine, Cumberland SS.
Registry of Deeds
Received February 7, 2019
at 2:40 p.m. M and recorded in
Plan Book 219 Page 84
Attest: *[Signature]*
Register

Boundary Survey
For
Good Morning Turner LLC

Land Located at: 22, 30, & 30R Turner Street
130, & 134 Morning Street
Portland, Maine 04101

Land Owned By: Good Morning Turner LLC
Address: 72 Pine Street # 16
Portland, Maine 04102

Deed Reference: Book 34967 Page 245

SCALE: 1"=10'
DRAWN BY: R.W.E.
CHECKED BY: R.W.E.
CAD FILE: 570.DWG
PROJ #: 7370
ORIG DATE: 00-00-00
0 REV DATE: 00-00-00
1 REV DATE: 00-00-00
2 REV DATE: 00-00-00
3 REV DATE: 00-00-00

