



LINE	BEARING	DISTANCE
L1	S85°44'29\"	53.00'
L2	N55°44'29\"	53.00'

**LEGEND**

- #5 REBAR WITH CAP TO BE SET SET ON FEBRUARY 18, 2016
  - FOUND IRON PIPE (SIZE & TYPE AS NOTED)
  - FOUND PICKED IRON PIPE
  - ⊕ FOUND MONUMENT (SIZE & TYPE AS NOTED)
  - ⊖ FOUND IRON ROD
  - UTILITY POLE (NUMBER AS NOTED)
  - FOUND DECIDUOUS TREE
- BOUNDARY LINE  
 EDGE OF PAVEMENT  
 RIGHT-OF-WAY LINE  
 ABUTTER LINE  
 FORMER LOT LINE  
 OVERHEAD UTILITY  
 NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CSDN)  
 TAX MAP—LOT #  
 PARENTHESIS DENOTE RECORD DATA

**NOTES**

- RECORD OWNER OF THE PARCEL SURVEYED IS ATLANTIC STREET, LLC, AS SHOWN ON THE DEED BOOK 28387, PAGE 338 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 16, BLOCK F, PARCEL 2.
- THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAGNETIC NORTH OBSERVED IN JANUARY 2016.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - RIGHT-OF-WAY MONUMENTATION MAP FOR ATLANTIC STREET, VOLUME 1, PAGE 1, DATED AUGUST 1924.
  - RIGHT-OF-WAY MONUMENTATION MAP FOR SAINT LAWRENCE STREET, VOLUME 2, PAGE 149, DATED DECEMBER 1925.
- THE WIDTH OF ATLANTIC STREET IS 50' BASED ON THE PLAN REFERENCED IN NOTE 4.0. REGARDING THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS BASED ON SURVEY AND EXISTING MONUMENTATION (S&V).
- THE PARCEL SURVEYED IS LOCATED IN THE R6 ZONE. A PORTION OF BULK AND MINIMUM LOT AREA = 2000 S.F. MINIMUM FRONTAGE = 20' MINIMUM SIDE SETBACKS = 5' SIDE = 5' REAR = 10'
- \*OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT VERIFY CURRENT ZONE AND ALL APPLICABLE SETBACKS AND RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
- THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE AT 1-(888)-DIG-SAFE PRIOR TO ANY EXCAVATION WORK.

Revised	By	Date	Change
1	JMP	5-28-18	SHADED LOT LINES AND DEED COMPARISON FOR TOWN CHANGES

PROJECT: 40728 DRAWING NAME: 40728.DWG  
 DATE: APRIL 20, 2016 SCALE: 1"=10' FB # 409 DRAWN BY: BS  
 FIELD BY: BS, AS\*, & MJB FIELD DATE: 2-2-2016 CHECKED BY: MJB & TFM

**LOT SPLIT PLAN**  
 34-56 ATLANTIC STREET, PORTLAND, MAINE

Client: ATLANTIC STREET, LLC  
 C/O TOM FERRELL, 254 COMMERCIAL STREET, PORTLAND, ME 04101

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**STAMP AND SIGNATURE**  
 M. JOURNAL BISHAM  
 LICENSED PROFESSIONAL LAND SURVEYOR NO. 1314  
 DATE: 5-09-2018