



LEGEND

- #5 REBAR WITH CAP SET ON FEBRUARY 18, 2016
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- FOUND PINCHED 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 (CDBD)
- TAX MAP—LOT
- PARENTHESIS DENOTE RECORD DATA (12345)

NOTES

1. RECORD OWNER OF THE PARCEL SURVEYED IS ATLANTIC STREET, LLC, AS REFERENCED IN DEED BOOK 28387, PAGE 338 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 16, BLOCK F, PARCEL 2.
3. THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAGNETIC NORTH OBSERVED IN JANUARY 2016.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. RIGHT-OF-WAY MONUMENTATION MAP FOR ATLANTIC STREET, VOLUME 1, PAGE 1, DATED AUGUST 1924.
 - b. RIGHT-OF-WAY MONUMENTATION MAP FOR SAINT LAWRENCE STREET, VOLUME 2, PAGE 149, DATED DECEMBER 1925.
5. THE WIDTH OF ATLANTIC STREET IS 50' BASED ON THE PLAN REFERENCED IN NOTE 4.A. BEING THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS BASED ON SMO PLAN AND EXISTING MONUMENTATION (S.M.V.N.).
6. THE PARCEL SURVEYED IS LOCATED IN THE R6 ZONE. A PORTION OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - MINIMUM LOT AREA = 2000 S.F.
 - MINIMUM FRONTAGE = 20'
 - MINIMUM SIDE SETBACKS = 5'
 - REAR = 10'
 - SIDE = 5'
- *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.
7. 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.

<p>PROJECT: 40728 DATE: FEBRUARY 12, 2016 FILED BY: BS, AS, & MJB FIELD DATE: 2-2-2016</p>	<p>DRAWING NAME: 40728.DWG SCALE: 1"=10' FB #: 409 FIELD DATE: 2-2-2016 CHECKED BY: MJB & TFM</p>	<p>DRAWN BY: BS</p>
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LOT SPLIT PLAN
 34-56 ATLANTIC STREET, PORTLAND, MAINE

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

DESIGNED BY:
 MARNI MAYNARD
 24 SOUTH RIDGE ROAD, FALMOUTH, ME 04105

CONTRACTOR:
 MARNI MAYNARD

STAMP AND SIGNATURE

Professional Engineer Seal: M. JOHANN BRISMAN, No. 1314, State of Maine, License No. 1314

Professional Land Surveyor Seal: M. JOHANN BRISMAN, No. 1314, State of Maine, License No. 1314

Company Information:
 Surveying Engineering Land Planning
Northeast Civil Solutions
 381 PAVNE ROAD, SCARBOROUGH, MAINE 04074
 Tel: 207.883.1000 Fax: 207.883.1001
 Email: info@northeastcivilsolutions.com
 Web: www.northeastcivilsolutions.com