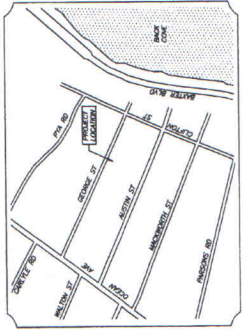
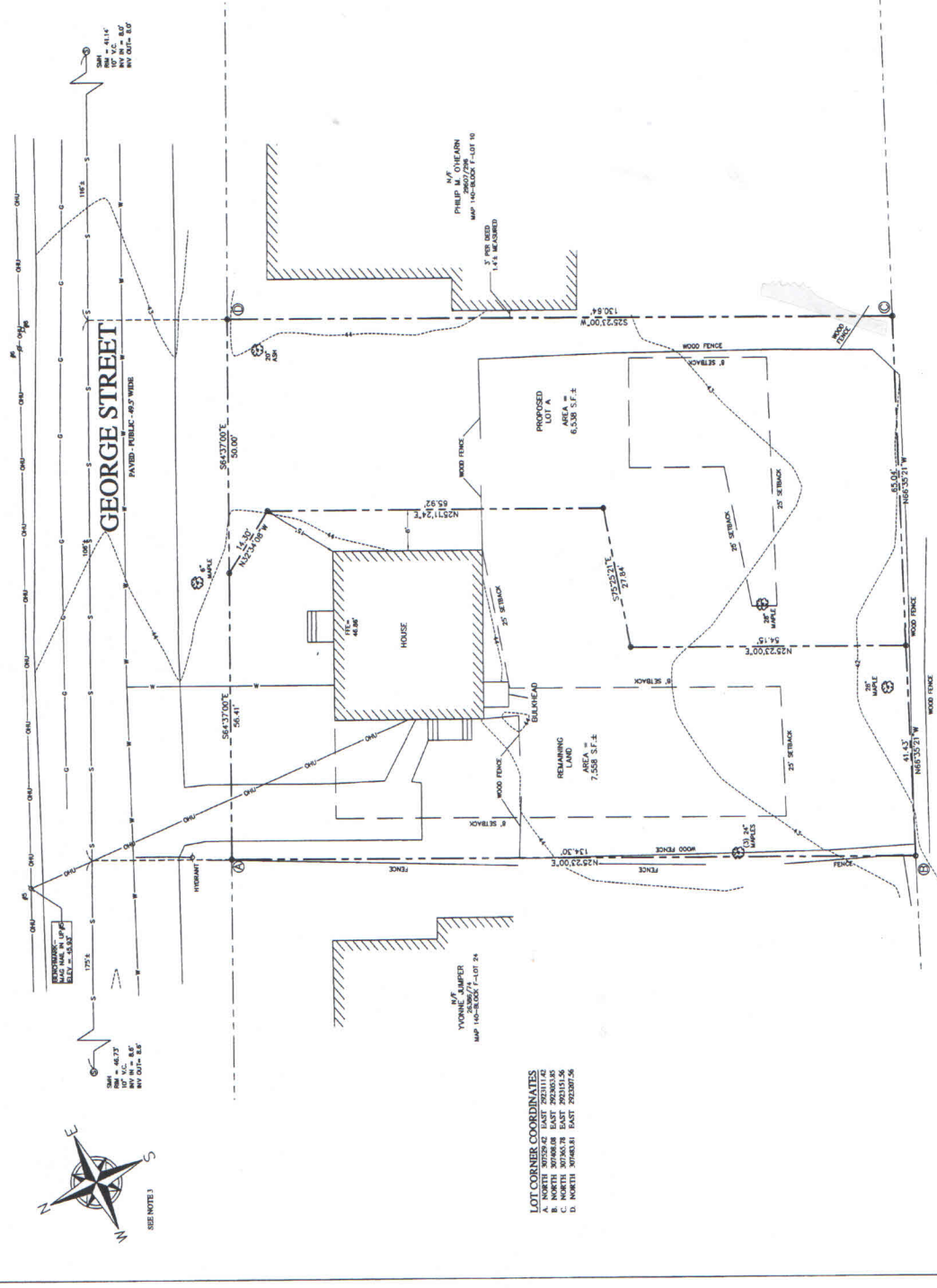


-Survey



SEE NOTE 3

SURVEY NOTES

- (1) THE CORNER OF BEARING OF THE UNPLATTED PARCEL IS BEARING H142 AS DESCRIBED IN A DEED RECORDED IN BOOK 2043 PAGE 274 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- (2) THE PARCELS ARE SHOWN AS MAP 461 BLACK LOTS 8 AND 9 ON THE CITY OF PORTLAND ASSESSOR'S MAP.
- (3) THE PARCELS ARE SHOWN AS MAP 461 BLACK LOTS 8 AND 9 ON THE ASSESSOR'S MAP OF THE CITY OF PORTLAND PUBLIC WORKS ENGINEERING DEPARTMENT.
- (4) ELEVATIONS ARE BASED ON A BOLT IN A MONUMENT AT THE CORNER OF GEORGE STREET AND BROWN STREET WITH AN ELEVATION OF 50.51' AS PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS ENGINEERING DEPARTMENT.
- (5) THE PARCEL LIES WITHIN THE RESIDENTIAL ZONE (R3) WITH THE FOLLOWING MINIMUM REQUIREMENTS:
MINIMUM STREET FRONTAGE: 30 FEET
MINIMUM LOT AREA: 5,000 SF
MINIMUM BUILDING HEIGHT: 35 FEET
MINIMUM SETBACKS:
FRONT: 25 FEET
SIDE: 5 FEET (FOR 1.5 STORY STRUCTURE)
REAR: 5 FEET (FOR 1.5 STORY STRUCTURE)
- (6) FRONT SETBACKS SHOWN HEREON ARE 15 FEET BASED ON THE AVERAGE OF THE NEIGHBORING BUILDING SETBACKS FROM THE STREET FRONT OF WAY LINE.
- (7) SEWER LINE INFORMATION SHOWN HEREON IS BASED ON FIELD SURVEY AND INFORMATION PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS ENGINEERING DEPARTMENT.
- (8) THE WATER LINE SHOWN HEREON IS 6" CAST IRON BASED ON FIELD SURVEY AND INFORMATION PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS ENGINEERING DEPARTMENT.
- (9) THE GAS LINE SHOWN HEREON IS 6" BASED ON FIELD LOCATION OF PAINT MARKINGS.

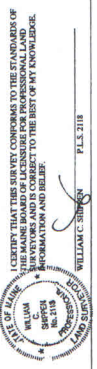
PLAN REFERENCES

- (1) PLAN DEPICTING A PROPOSED CONFORMANCE MAP FOR THE PARCEL SHOWN AS MAP 461 BLACK LOTS 8 AND 9 ON THE ASSESSOR'S MAP OF GEORGE STREET - PORTLAND, MAINE DATED FEBRUARY 17, 2009 RECORDED IN BOOK 2043 PAGE 274 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- (2) PORTLAND WATER DISTRICT - PORTLAND, MAINE CONFORMANCE MAP FOR THE PARCEL SHOWN AS MAP 461 BLACK LOTS 8 AND 9 ON THE ASSESSOR'S MAP OF GEORGE STREET - PORTLAND, MAINE DATED FEBRUARY 17, 2009 RECORDED IN BOOK 2043 PAGE 274 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- (3) CITY OF PORTLAND, MAINE - PUBLIC SERVICES DEPARTMENT CONFORMANCE MAP FOR THE PARCEL SHOWN AS MAP 461 BLACK LOTS 8 AND 9 ON THE ASSESSOR'S MAP OF GEORGE STREET - PORTLAND, MAINE DATED FEBRUARY 17, 2009 RECORDED IN BOOK 2043 PAGE 274 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

PROPOSED LOT SPLIT
43 & 45 GEORGE STREET
PORTLAND, MAINE

FOR:
JOHN JORDAN
10 MITCHELL WOOD DRIVE
FALMOUTH, MAINE 04105
(CLIENT)

SURVEY, INC.
P.O. BOX 210
WINDHAM, ME 04092
INFO@SURVEYINC.COM
TEL: 603.899.2000



DATE: DECEMBER, 2016

PLLS 218



- LEGEND:**
- CATCH BASIN AND TO BE SET
 - FOUND BURN PNC
 - FOUND BURN RND
 - FOUND BURN RND
 - UTILITY POLE
 - FOUND OCCASIONAL TREE
 - BOUNDARY LINE
 - ADJUTER LINE
 - EDGE OF PAVEMENT
 - SIDEWALK
 - DRIVEWAY UTILITY
 - MAJOR CONTOUR
 - MINOR CONTOUR

LOT CORNER COORDINATES
A. NORTH 307606.8 EAST 292303.8
B. NORTH 307606.8 EAST 292303.8
C. NORTH 307606.8 EAST 292303.8
D. NORTH 307606.8 EAST 292303.8

NEAR
BARBARA CARNONE
MAP 142-BLOCK 1-L0T 12

NEAR
ROBERT S. COYNE
MAP 142-BLOCK 1-L0T 13

NEAR
PHILIP M. O'HEARN
MAP 142-BLOCK 1-L0T 10