

SMH
RIM = 46.73'
10' V.C.
INV IN = 8.6'
INV OUT = 8.6'

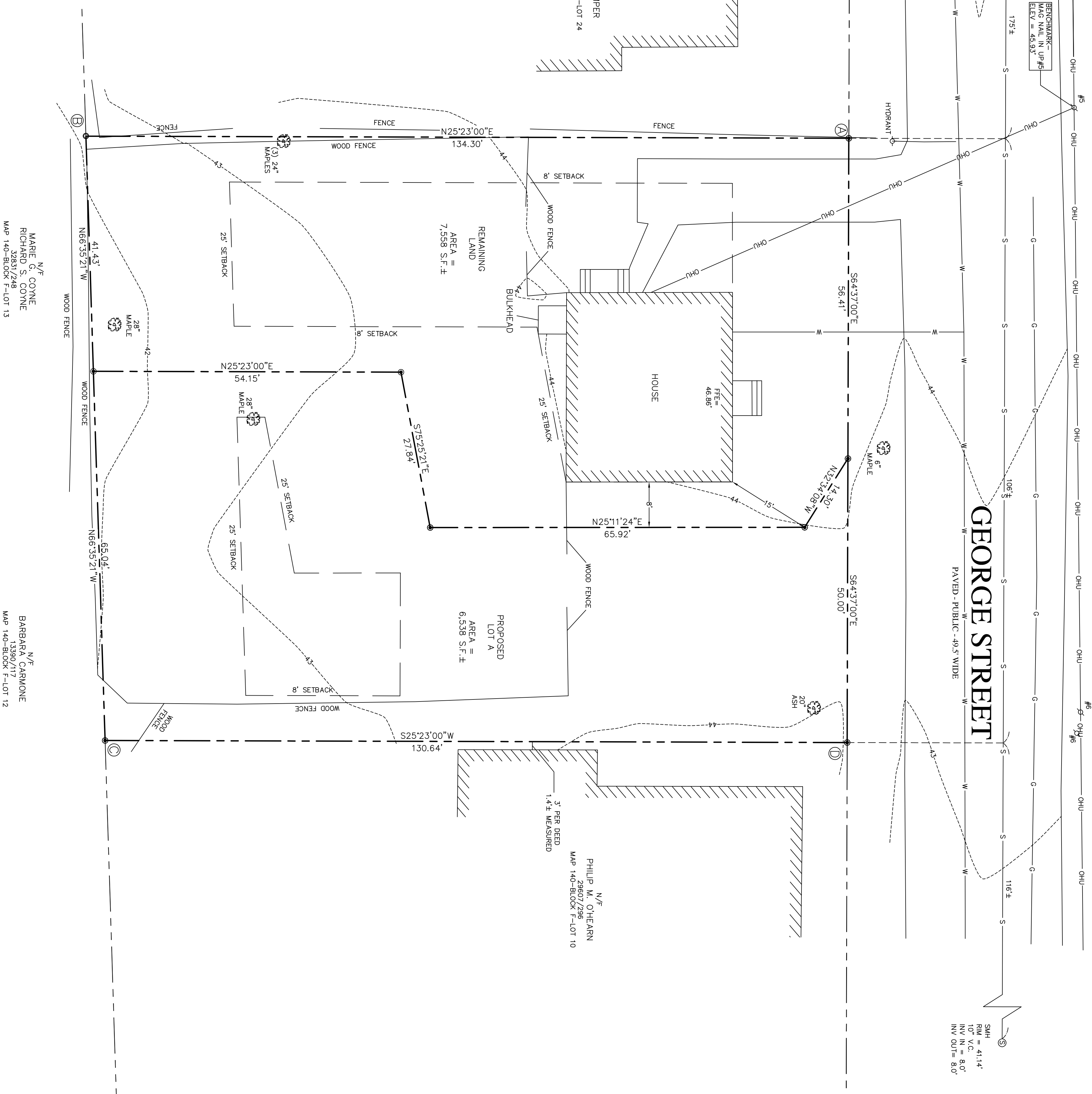
BENCHMARK -
MAG NAIL IN UP#5
ELEV = 45.53'

GEORGE STREET
PAVED - PUBLIC - 49.5' WIDE

SMH
RIM = 41.14'
10' V.C.
INV IN = 8.0'
INV OUT = 8.0'

N/E
YVONNE LUMPER
28386/74
MAP 140-BLOCK F-LOT 24

LOT CORNER COORDINATES
A. NORTH 30°52'34.2" EAST 2923111.42
B. NORTH 30°74'08.78" EAST 29230653.85
C. NORTH 30°24'56.78" EAST 2923151.56
D. NORTH 30°74'38.81" EAST 2923207.56

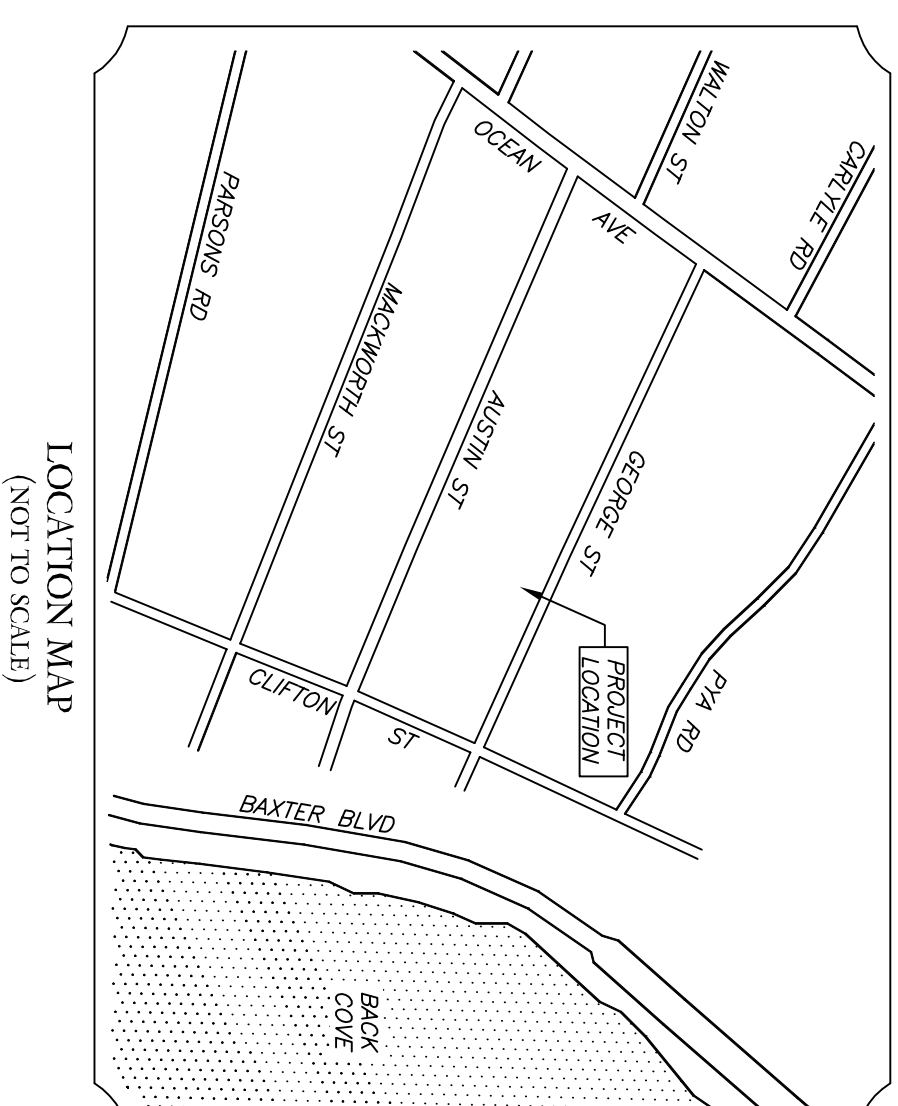


N/E
MARIE C. COYNE
RICHARD S. COYNE
32897/248
MAP 140-BLOCK F-LOT 13

N/E
BARBARA CARMONE
13390/117
MAP 140-BLOCK F-LOT 12

LEGEND:

- CAPPED IRON ROD TO BE SET
- FOUND IRON PIPE
- FOUND IRON ROD
- U UTILITY POLE
- FOUND DECIDUOUS TREE
- BOUNDARY LINE
- ABUTTER LINE
- EDGE OF PAVEMENT
- MUNICIPAL SETBACK
- OVERHEAD UTILITY
- MAJOR CONTOUR
- MINOR CONTOUR



SURVEY NOTES:

- (1) THE OWNERS OF RECORD OF THE SURVEYED PARCEL ARE DEERING RIN, LLC AS DESCRIBED IN A DEED RECORDED IN BOOK 34507 PAGE 311 AND JOHN JORDAN AS DESCRIBED IN A DEED RECORDED IN BOOK 33794 PAGE 159 IN THE CUMBERLAND AND COUNTY REGISTRY OF DEEDS.
- (2) THE PARCELS ARE SHOWN AS MAP 140, BLOCK F, LOTS 8 AND 9 ON THE CITY OF PORTLAND ASSESSOR'S MAP.
- (3) BEARINGS ARE BASED ON MONUMENTS T117-50.28 AND T117-56-136 AS PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS ENGINEERING DEPARTMENT.
- (4) ELEVATIONS ARE BASED ON A BOLT IN A MONUMENT AT THE SOUTHWEST CORNER OF OCEAN AVENUE AND SAWYER STREET WITH AN ELEVATION OF 50.541 AS PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS ENGINEERING DEPARTMENT (MVD29).
- (5) THE PARCEL LIES WITHIN THE RESIDENTIAL ZONE (R3) WITH THE FOLLOWING CURRENT DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE: 6,500 S.F.
MINIMUM STREET FRONTAGE: 50 FEET
MAXIMUM LOT COVERAGE: 35%
MAXIMUM BUILDING HEIGHT: 35 FEET
MINIMUM FRONT SETBACKS:
FRONT: 25 FEET
REAR: 25 FEET
SIDES: 8 FEET (FOR 1-1.5 STORY STRUCTURE)
- (6) FRONT SETBACKS SHOWN HEREON ARE 15 FEET BASED ON THE AVERAGE OF THE NEIGHBORING BUILDING SETBACKS FROM THE STREET RIGHT OF WAY LINE.
- (7) SEWER LINE INFORMATION SHOWN HEREON IS BASED ON FIELD MEASUREMENTS AND INFORMATION AS SHOWN ON PLAN REFERENCES (2) AND (3).
- (8) THE WATER LINE SHOWN HEREON IS 6" CAST BASED ON FIELD LOCATION AND INFORMATION PROVIDED BY THE PORTLAND WATER DISTRICT.
- (9) THE GAS LINE SHOWN HEREON IS 4" BASED ON FIELD LOCATION OF PAINT MARKINGS.

PLAN REFERENCES:

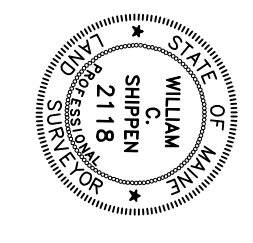
- (1) "PLAN DEPICTING A PROPOSED CONVEYANCE MADE FOR BRD PROPERTIES, LLC & ANDREA M. NAPOLIANO - SOUTHWESTERLY SIDELINE OF GEORGE STREET - PORTLAND, MAINE DATED OCTOBER 23, 2007 BY JAMES D. NADBEAL, LLC AND RECORDED IN DEED BOOK 307 PAGE 713 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- (2) "PORTLAND WATER DISTRICT - PORTLAND, MAINE - POLLUTION ABATEMENT FACILITIES - CONTRACT NO. 1 - BAXTER BOULEVARD INTERCEPTOR - GEORGE STREET CONNECTION AND DIVERSION STRUCTURE - SHEET NO. 58 DATED AUGUST 1973 BY CAMP DRESSER ENGINEERS AND ARCHITECTS WITH THE CITY OF PORTLAND PUBLIC WORKS FILE NO. 50/11.
- (3) "CITY OF PORTLAND, MAINE - PUBLIC SERVICES DEPARTMENT ENGINEERING SECTION - CLIFTON STREET SEPARATION - GEORGE STREET - 0+00 TO 4+14 - SHEET 14 OF 23" DATED FEBRUARY 17, 2009 ON FILE WITH THE CITY OF PORTLAND PUBLIC WORKS FILE NO. 1007/9.

PROPOSED LOT SPLIT
43 & 45 GEORGE STREET
PORTLAND, MAINE

FOR:
JOHN JORDAN
19 MITCHELLWOOD DRIVE
FALMOUTH, MAINE 04105
(CLIENT)

SURVEY, INC.

P.O. BOX 210
WINDHAM, ME 04092
(207) 892-2556
INFO@SURVEYINCORPORATED.COM



I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

WILLIAM J. SHIPPEN

1-16-18
PLS. 2118

DWG: DJP
DATE: DECEMBER, 2016
REV: JANUARY 8, 2018 PER CITY COMMENTS

CHK:WCS
JOB NO. 16-174