Inspections Division
Date: 11/15/17

Shed is 5ft from property lines - sides and back

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: RALPH JACKSON JR. BOOK 4302 PAGE 213 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).

2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, NOV. 08, 2016, UTILIZING THE FOLLOWING EQUIPMENT: LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.

3. AREA OF ORIGINAL SUBJECT PARCEL: 13820 SQ. FT. SEE PLAN FOR PROPOSED LOT SIZES.

4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) PLAN OF WADSWORTH HEIGHTS SECTION A PORTLAND, MAINE, PRODUCED BY ROBERT P. TITCOMB FOR FRANK NORRIS DATED RECORDED IN THE C.C.R.D. PLAN BOOK 117 PAGE 64.
b.) CITY OF PORTLAND ASSESSORS PLANS NO. 183A A012 .

5. THERE WERE APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF OF THIS SURVEY. NAMELY A SEWER EASEMENT AS SHOWN.

6. ZONING: R-3 RESIDENTIAL
SETBACKS: FRONT - 25 FT
REAR - 25 FT
SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 14 FT

MINIMUM LOT SIZE: 6,500 SQ FT
MINIMUM LOT FRONTAGE: 50 FT
MAXIMUM BUILDING HEIGHT: 35 FT
MAXIMUM LOT COVERAGE: 35%

7. THE DISTANCE FROM THE NORTHERLY SIDE OF THE EXISTING DWELLING TO THE NORTHERLY PROPERTY LINE IS 15.79 FEET. THE PROPOSED SOUTHERLY PROPERTY LINE FOR THE EXISTING DWELLING WAS CALCULATED TO BE 12,50 FEET FROM THE EXISTING DWELLING AS THE LAND USE CODE ALLOWS FOR A SETBACK TO BE REDUCED A FOOT FOR EVERY FOOT IS INCREASED ON THE OTHER SIDE.

PROPOSED LOT SPLIT PLAN
226 LUDLOW STREET, PORTLAND, MAINE

FOR: JIM WHITE

LEGEND

IPF ○ Iron Pipe Found
(50.00') Distance from reference plan or deed.
N/F Now Or Formerly
E Overhead Utility
Abutter Line
Property Line
Street Line
Sewer Manhole
12345/99 Deed Book/Page of Local Registry
Edge of Traveled Way
Setback Line

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

a) NO WRITTEN REPORT
b) NO NEW DESCRIPTION
c) NO NEW CORNERS SET

DATE: NOVEMBER 25, 2016

ROBERT T. GREENLAW P.L.S., #2303

STATE OF MAINE ROBERT T. GREENLAW #2303 PROFESSIONAL LAND SURVEYOR

DRAWN BY: RTG
CHECKED BY: KGG
SCALE: 1"=30'
DATE OF SURVEY: 11/10/2016
JOB NUMBER: 2016010
SHEET: 1 OF 1

PREPARED BY:
ROBERT T. GREENLAW PLS
PROFESSIONAL LAND SURVEYING
32 OLD ORCHARD STREET
OLD ORCHARD BEACH, MAINE 04064
207-934-8432

DRAWER: 2016 NO: 10

REVISION #3 NOV. 25, 2016: ADDED DETAIL OF PROPOSED PROPERTY LINE
REVISION #2 NOV. 21, 2016: ADJUSTED LOTS TO PROVIDE BUILDING ENVELOPE
REVISED NOV. 16, 2016: ADDED NOTE 7 CONCERNING SETBACKS

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