



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.

LEGEND

- IPF Iron Pipe Found
(50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- 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

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

DATE: NOVEMBER 25, 2016



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



PROPOSED LOT SPLIT PLAN
226 LUDLOW STREET, PORTLAND, MAINE

FOR: JIM WHITE

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