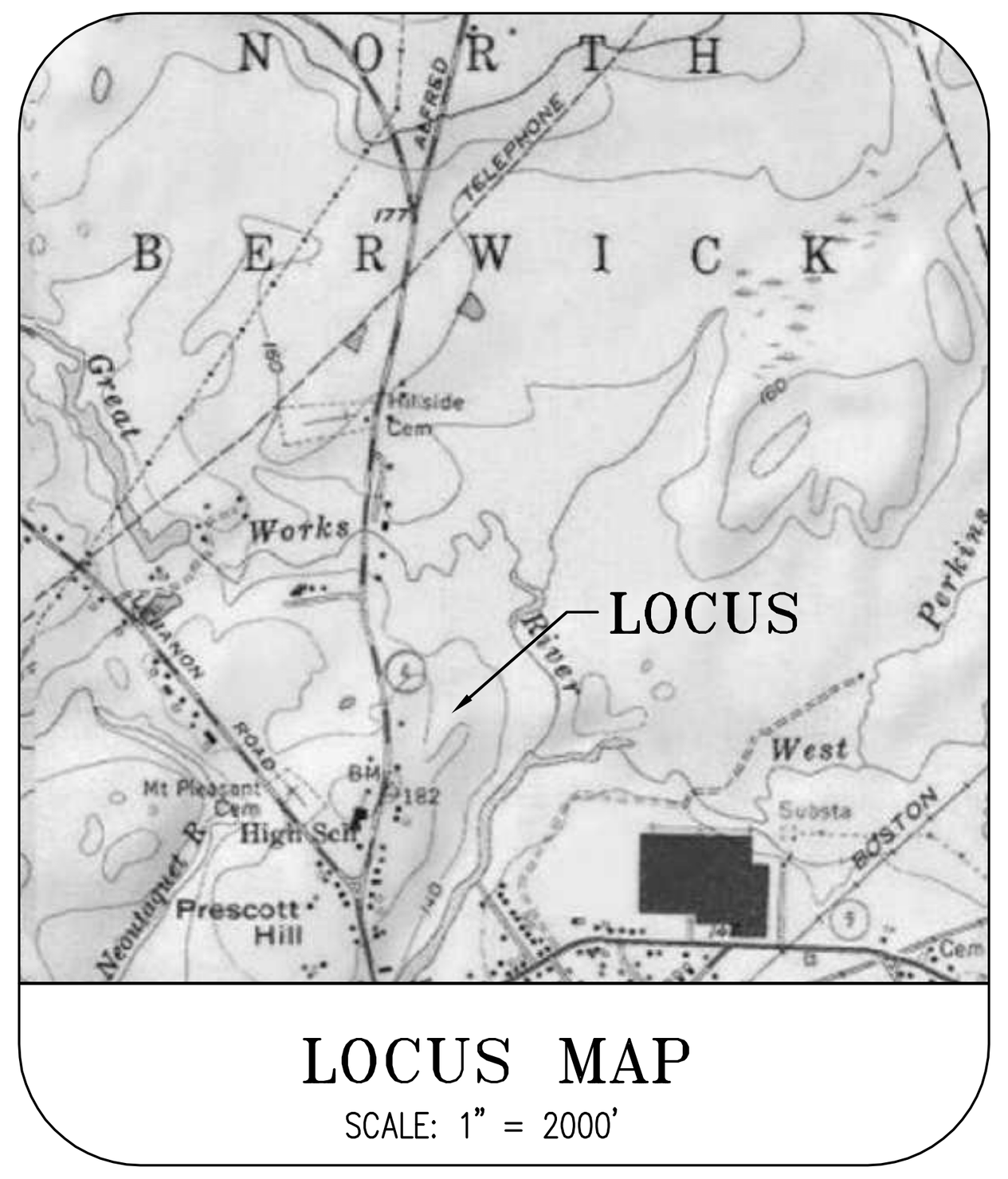
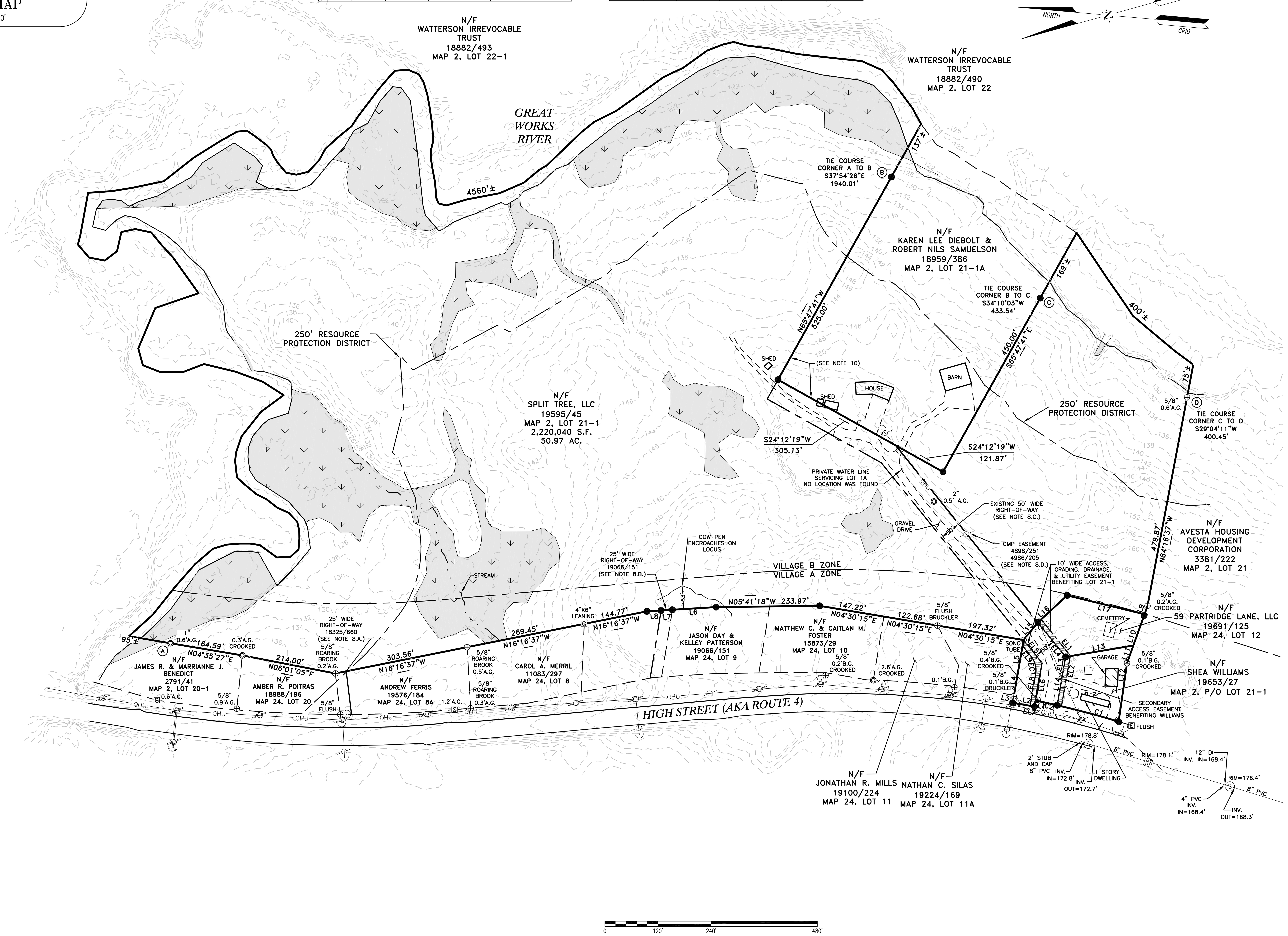


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S85°08'19"E	13.93'
L2	S04°51'41"W	50.00'
L3	N85°08'19"W	15.00'
L4	N85°08'19"W	60.00'
L5	N85°08'19"W	69.10'
L6	S08°32'57"E	98.81'
L7	S08°32'57"E	25.63'
L8	S08°32'57"E	32.19'
L9	N75°20'44"W	19.94'
L10	S75°20'44"E	75.00'
L11	N75°20'44"W	42.50'
L12	N86°48'52"W	133.32'
L13	S14°34'25"E	155.33'
L14	S85°08'19"E	110.86'
L15	N55°53'38"W	51.15'
L16	N47°45'05"W	90.00'
L17	N08°41'58"E	180.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2198.79'	143.72'	S09°53'38"W	143.70'
C2	2198.79'	50.05'	S07°22'10"W	50.05'

LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N46°15'36"E	105.22'
EL2	S85°08'19"E	115.95'
EL3	S85°08'19"E	110.86'
EL4	N46°15'36"E	100.00'
EL5	N46°15'36"E	66.66'
EL6	N85°08'19"W	61.07'
EL7	N04°51'41"E	10.00'
EL8	N85°08'19"W	72.93'
EL9	N46°15'36"E	30.75'

EASEMENT CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
EC1	50.00'	42.41'	S70°33'39"W	41.15'



LEGEND

●	REBAR W/ CAP TO BE SET
◎	IRON PIPE FOUND (SIZE AS NOTED)
⊕	REBAR W/ CAP FOUND (SIZE AS NOTED)
▣	GRANITE MONUMENT FOUND (SIZE AS NOTED)
	UTILITY POLE (NUMBER AS NOTED)
	GUY WIRE ANCHOR
	FIRE HYDRANT
Ⓢ	SEWER MANHOLE
	CATCH BASIN
	BOUNDARY LINE
	ABUTTER OR RIGHT-OF-WAY LINE
	STREAM
	STONE WALL
	WETLAND
OHU	OVERHEAD UTILITIES
123	EXISTING LIDAR CONTOUR
N/F	NOW OR FORMERLY
1234/567	DEED BOOK & PAGE
A.G.	ABOVE GROUND
B.G.	BELOW GROUND

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 MAINE STATE PLANE COORDINATE SYSTEM-WEST ZONE, U.S. SURVEY FEET.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTY REGISTRY OF DEEDS (YCRD).
3. REFERENCE IS MADE TO THE FOLLOWING DEED:
   A. A DEED FROM SARA PERKINS & SMITA BRETON TO SPLIT TREE, LLC DEEDED JANUARY 21, 2025 AND RECORDED IN DEED BOOK 19595, PAGE 45.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   A. "PLAN SHOWING A BOUNDARY SURVEY AND LOT DIVISION FOR SARA J. PERKINS & PAUL A. BRETON OF PROPERTY LOCATED ON HIGH STREET/ROUTE 4 NORTH BERWICK, MAINE" BY GREAT HILL SURVEY COMPANY DATED JULY 19, 2021 NOT RECORDED.
   B. "PLAN SHOWING A STANDARD BOUNDARY SURVEY & PROPOSED LOT LOCATED AT #102 HIGH ST. IN NORTH BERWICK, MAINELAND OF TANESSA & MATTHEW BAJDEK" BY JOHN BRUCKLER DATED MAY 27, 2022 AND RECORDED IN PLAN BOOK 426, PAGE 18.
   C. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "105" NO. BERWICK YORK COUNTY STATE PROJECT NO. 105(503)" DATED JUNE 1963 AND RECORDED IN PLAN BOOK 45, PAGE 23.
   D. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "4" NORTH BERWICK YORK COUNTY FEDERAL AID PROJECT NO. F-STP-04-11(116) PART I X SECT II" DATED MARCH 1995 AND RECORDED IN PLAN BOOK 274, PAGE 19.
5. THE LOTS SURVEYED ARE IDENTIFIED ON THE TOWN OF NORTH BERWICK ASSESSOR'S MAP 2, LOT 21-1.
6. THE SUBJECT LOT IS LOCATED IN THE VILLAGE A & B ZONES & RESOURCE PROTECTION DISTRICT:

   VILLAGE A ZONE
   MIN. LOT SIZE = 20,000 S.F.
   MIN. STREET FRONTAGE = 100 FEET
   MIN. SHORE FRONTAGE = 200 FEET
   MIN. FRONT SETBACK = 50 FEET
   MIN. SIDE SETBACK = 20 FEET
   MIN. REAR SETBACK = 25 FEET
   MAX. BUILDING HEIGHT = 35 FEET
   MAX. LOT COVERAGE = 40%

   VILLAGE B ZONE
   MIN. LOT SIZE = 30,000 S.F.
   MIN. STREET FRONTAGE = 125 FEET
   MIN. SHORE FRONTAGE = 200 FEET
   MIN. FRONT SETBACK = 50 FEET
   MIN. SIDE SETBACK = 25 FEET
   MIN. REAR SETBACK = 30 FEET
   MAX. BUILDING HEIGHT = 35 FEET
   MAX. LOT COVERAGE = 40%

   THE DIMENSIONAL REQUIREMENTS SHOWN HEREON ARE TO BE VERIFIED WITH THE CODE OFFICE PRIOR TO DESIGN AND CONSTRUCTION. ADDITIONAL RESTRICTIONS MAY APPLY.
8. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
   A. THE LOCUS PARCEL IS BENEFITED BY A 25 FOOT WIDE EASEMENT RECORDED IN DEED BOOK 18325, PAGE 660.
   B. THE LOCUS PARCEL IS BENEFITED BY A 25 FOOT WIDE RIGHT-OF-WAY RECORDED IN DEED 19066 BOOK 151.
   C. THE LOCUS PARCEL IS SUBJECT TO A 50 FOOT WIDE RIGHT-OF-WAY FOR ALL PURPOSES RECORDED IN DEED BOOK 4842 PAGE 194. A PRIVATE WATER LINE SERVING LOT 1A IS BELIEVED TO BE WITHIN THIS 50' WIDE RIGHT-OF-WAY. NO LOCATION WAS DETERMINED.
   D. THE LOCUS PARCEL IS SUBJECT TO A CMP EASEMENT BENEFITING LOT 1A RECORDED IN DEED BOOK 4898, PAGE 251.
9. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 DATUM.
10. THE RECORD MONUMENTATION DEFINING THE BOUNDARIES OF LOT 21A WAS NOT FOUND. RECOMMEND A BOUNDARY LINE AGREEMENT TO CONFIRM LOT LINES.
11. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
12. THE BOUNDARY SHOWN HEREON IS THE OPINION OF THIS SURVEYOR BASED ON THE INFORMATION DISCOVERED DURING THE PERIOD OF WORK AND MAY BE SUBJECT TO CHANGE IF ADDITIONAL INFORMATION BECOMES AVAILABLE.
13. EXCEPTIONS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
    A. NO SURVEY REPORT WAS PREPARED.
    B. MONUMENTS WERE NOT SET AT ALL ANGLE POINTS

REVISION			
NO.	DATE	BY:	DESCRIPTION

KIMBALL
SURVEY & DESIGN, INC.
30 FROST HILL ROAD
YORK, MAINE 03909
207-351-0226
ISAIAH@KIMBALLLANDSURVEYING.COM
WWW.KIMBALLLANDSURVEYING.COM
PROFESSIONAL LAND SURVEYING

Prepared for
Split Tree, LLC
P.O. Box 513
South Berwick, Maine 03908

PRELIMINARY

Boundary & Existing
Conditions Plan
Map 2, Lot 21-1
84 High Street
North Berwick, Maine

DATE: AUGUST 4, 2025
PROJECT NO. 2599
SCALE: 1" = 120'
CAD FILE: 2599.dwg

SHEET
1 OF 1