VICINITY MAP
N.T.S.

LEGEND

- #5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC. PLS 1314" SET ON OCTOBER 8, 2013
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- FOUND IRON ROD
- FOUND CAPPED IRON ROD (NUMBER AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- TREE LINE (APPROXIMATE)
- BOUNDARY LINE
- EDGE OF GRAVEL
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OHU — OVERHEAD UTILITY
- N/F — NOW OR FORMERLY OWNED BY
- 1234/567 — DEED BOOK AND PAGE (CCRD)
- 12-3-45 — TAX MAP-BLOCK-LOT
- (123.45) — RECORD DATA FROM PLAN REFERENCED IN NOTE 4.e.
- [123.45] — RECORD DATA FROM PLAN REFERENCED IN NOTE 4.a.
- 24 — LOT NUMBER FROM PLAN REFERENCED IN NOTE 4.e.

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, MAINE WEST ZONE AS PER PLAN REFERENCED IN NOTE 4b. BELOW
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM JOHN AND ROBERT MORELLI TO MARK AND MICHELE ZAJKOWSKI DATED JANUARY 12, 2012 AND RECORDED IN DEED BOOK 29276, PAGE 175.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. "PLAN OF PROPERTY BELONGING TO THE GREAT DIAMOND ISLAND ASSOCIATION" BY E.C. JORDAN DATED NOVEMBER 1882, RECORDED IN PLAN BOOK 4, PAGE 42.
   b. "G DIAMOND PARCEL" A PLAN BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
   c. "PLAN OF A PART OF GREAT DIAMOND ISLAND" SIGNED BY THE DIRECTORS OF THE GREAT DIAMOND ISLAND ASSOCIATION, DATED OCTOBER 29, 1892. FOUND IN THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS ARCHIVES, DRAWING 362/6.
   d. "PLAN OF PROPERTY NO.3 BELONGING TO THE GREAT DIAMOND ISLAND ASSOCIATION" BY ISLEY & CUMMINGS DATED DECEMBER 18, 1886, RECORDED IN PLAN BOOK 6, PAGE 4.
   e. "A PLAN OF PROPERTY BELONGING TO THE DIAMOND ISLAND ASSOCIATION" BY ISLEY & CUMMINGS DATED 1885 AND RECORDED IN PLAN BOOK 4, PAGE 62.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 83A, BLOCK G, PARCELS 4 THROUGH 6.
6. THE PARCEL SURVEYED IS LOCATED IN THE IR-2 ZONE. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
   FRONT SETBACK.....25'
   SIDE SETBACK.....20'
   REAR SETBACK.....25'
7. THE WIDTH AND LAYOUT OF MEADOW AVENUE, PROCTOR STREET, WEYMOUTH STREET AND SPRING AVENUE ARE FROM THE PLAN REFERENCED IN NOTE 4C.
8. ELEVATIONS AND CONTOURS ARE BASED ON PLANS PROVIDED BY THE CITY OF PORTLAND.
9. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
10. THE GRANITE MONUMENTS FOUND IN AND AROUND THE PROPERTY APPEAR TO BE MONUMENTS SHOWN ON PLANS FROM THE LATE 1800'S. IN THE ORIGINAL CONVEYANCES OF THE LOTS SURVEYED THESE MONUMENTS WERE NOT CALLED FOR. THE OFFICIAL PLAN SHOWING THE RIGHT-OF-WAY LAYOUT PLAN REFERENCED IN NOTE 4.c. CANNOT BE REPRODUCED DUE TO LACK OF CALLED FOR MONUMENTATION. AFTER LOCATING AND ANALYZING THE MONUMENTATION FOUND WE FEEL THAT THESE GRANITE MONUMENTS REPRESENT THE BEST HISTORICAL EVIDENCE OF THE LOCATION OF THE RIGHT-OF-WAY AND THEREFORE WERE HELD AS SUCH.

Revision:	By:	Date:	Change:
1	JAP	10/18/13	ADDED SET MONUMENTATION

PROJECT: 33487	DRAWING NAME: 33487.DWG
DATE: SEPTEMBER 18, 2012	SCALE: 1"=20'
FIELDED BY: ADA, SA	DRAWN BY: ADA

Drawing Name and Location:
BOUNDARY SURVEY
40 SPRING STREET, GREAT DIAMOND ISLAND, MAINE

Owner:
MARK & MICHELE ZAJKOWSKI
29 OCEAN VIEW ROAD, CAPE ELIZABETH, MAINE

Prepared For:
MARK & MICHELE ZAJKOWSKI
29 OCEAN VIEW ROAD, CAPE ELIZABETH, MAINE

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.883.1000 800.882.2227
fax 207.883.1001
e-mail info@northeastcivilsolutions.com

0 20' 40' 80'

STAMP AND SIGNATURE

10-18-2013
M. JOHANN BUSMAN
MAINE PLS No. 1314
DATE

STATE OF MAINE
M. JOHANN BUSMAN
1314
PROFESSIONAL LAND SURVEYOR

IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID.

EMBOSSED SEAL ABOVE

STATE OF MAINE DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
Reviewed for Code Compliance
Inspection Division
Approved as Noted
Date: 12/07/15

E:\Land Projects\33000\33487 (20 View)\33487.dwg