Date: 04/28/15

VICINITY MAP
N.T.S.

LEGEND

- #5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC. PLS 2080" SET ON SEPTEMBER 25, 2014
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- FOUND DRILL HOLE
- FOUND CAPPED IRON ROD (NUMBER AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- FOUND DECIDUOUS TREE (SIZE & TYPE AS NOTED)
- TREE LINE (APPROXIMATE)
- BOUNDARY LINE (SURVEYED)
- BOUNDARY LINE (NOT SURVEYED)
- EDGE OF WATER
- EDGE OF GRAVEL
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OHU — OVERHEAD UTILITY
- 250' SHORELAND ZONE
- N/F — NOW OR FORMERLY OWNED BY
- 1234/567 — DEED BOOK AND PAGE (CCRD)
- 12-34 — TAX MAP-LOT
- (123.45) — PARENTHESIS DENOTE RECORD DATA

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE MAINE STATE COORDINATE SYSTEM, WEST ZONE, GRID NORTH.
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 ELBRIDGE G.P. SMITH TO DIAMOND ISLAND ASSOCIATION DATED OCTOBER 20, 1882 AND RECORDED IN DEED BOOK 492, PAGE 259.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. "PLAN OF PROPERTY (NO 3) BELONGING TO THE DIAMOND ISLAND ASSOCIATION" BY <HALEY> AND CUMMINGS, CIVIL ENGINEERS, DATED DECEMBER 18, 1886, RECORDED IN PLAN BOOK 6, PAGE 4.
   b. "COPY OF ANSONS PLAN WITH SUBDIVISIONS UPON IT" BY E.C. JORDAN, CIVIL ENGINEER, DATED JANUARY, 1880, RECORDED IN PLAN BOOK 4, PAGE 24.
   c. "PLAN OF PROPERTY BELONGING TO THE DIAMOND ISLAND ASSOCIATION" BY E.C. JORDAN, CIVIL ENGINEERS, DATED NOVEMBER 1882, RECORDED IN PLAN BOOK 4, PAGE 42.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 83A, BLOCK I, PARCEL 1.
6. THE PARCEL SURVEYED IS LOCATED IN THE IR-2 ZONE/DISTRICT*. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
   MINIMUM LOT AREA = 20,000 S.F. (GRANDFATHERED)
   MINIMUM FRONTAGE = 70'
   SETBACKS:
   FRONT = 25'
   SIDE = 20'
   REAR = 25'
   *OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONING / SETBACKS / RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
7. THE WIDTH AND LAYOUT OF ALL STREETS SHOWN WERE PROVIDED BY THE CITY OF PORTLAND. SAID STREETLINES WERE HELD FOR THE RIGHT-OF-WAY LINES, TYPICAL.
8. 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.

Revision:	By:	Date:	Change:
1	JAP	3/03/2015	REVISED PER ATTORNEY COMMENTS

PROJECT: 34466	DRAWING NAME: 34466.DWG	
DATE: SEPTEMBER 05, 2014	SCALE: 1"=30'	FB # 258 E. FB YES
FIELDED BY: SRM/MAC/BS	FIELD DATE: 8-16-2014	DRAWN BY: JAP

Drawing Name and Location:
BOUNDARY PLAN
8 CRESCENT AVENUE GREAT DIAMOND ISLAND, PORTLAND MAINE 04109

Owner:
DIAMOND ISLAND ASSOCIATION
8 CRESCENT AVENUE GREAT DIAMOND ISLAND, PORTLAND MAINE 04109

Prepared For:
TRAVIS BERUBE BUILDERS
67 BOOOTHBY AVENUE, SOUTH PORTLAND MAINE 04106

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 30' 60' 120'

STAMP AND SIGNATURE

M. JOHANN BUISMAN
MAINE P.L.S. No. 1314

03-09-2015
DATE

STATE OF MAINE M. JOHANN BUISMAN 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

E:\Land Projects\34000\34466-Berube-Great Diamond Island\Dwg\34466.dwg