

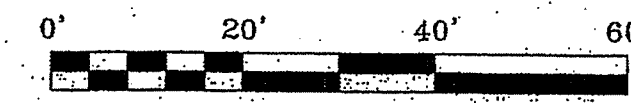
**BOUNDARY SURVEY OF LAND ON
SUNSET AVENUE AND CLEEVE STREET,
GREAT DIAMOND ISLAND, PORTLAND, MAINE**

MADE FOR MICHAEL W. MOONEY
19 EASTERN TERRACE LANE, TOPSHAM, MAINE 04086

MADE BY NORTHEASTERN LAND SURVEYING
16 COLLEGE AVENUE, GORHAM, MAINE 04038

JUNE 9, 2010 JOB #10-004 SHEET 1 OF 1
REVISED MARCH 17, 2011 CHANGES TO BUILDING AND DRIVEWAY
REVISED JUNE 14, 2011 CHANGES TO BUILDING AND DRIVEWAY AND OTHER
SUNDRY DE MINIMIS CHANGES

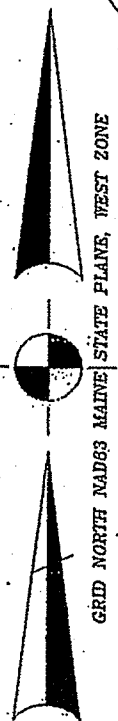
SCALE 1" = 20'



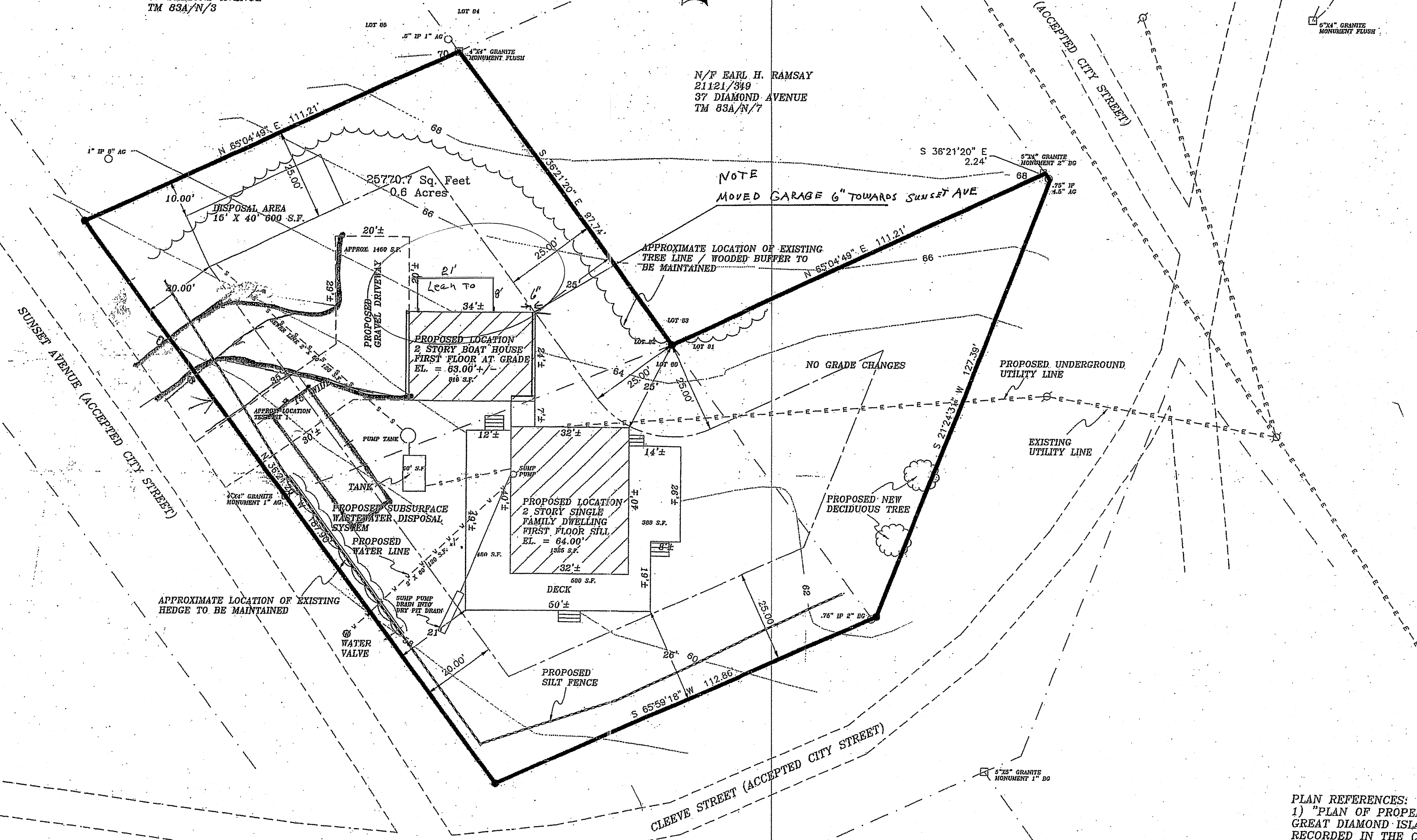
NOTES:
1) OWNERS OF RECORD ARE CHRISTOPHER A. MOONEY AND JESSICA J. MOONEY.
2) THE DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 25439 PAGE 235
3) THE CADSTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 83A BLOCK N LOTS 1, 2, AND 9.
4) THE PARCEL DOES NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #23061 PANELS #0008BAND #0009B, EFFECTIVE DATE JULY 17, 1986.
5) ROAD RIGHT OF WAY WIDTH AND LOCATION IS PER REFERENCE PLANS 1-4.
6) ZONING: THE PARCEL IS IN THE "IR-2" ZONE. AN OFFICIAL ZONING DETERMINATION AND REQUIREMENTS MUST BE OBTAINED FROM THE CITY OF PORTLAND AND ALL OTHER APPLICABLE REGULATORY BODIES BEFORE BUILDING IMPROVEMENTS OR CONVEYING LAND OR INTEREST.
7) UTILITY LOCATION SHOWN IS APPROXIMATE. THIS PLAN MAY NOT SHOW ALL UTILITIES USED OR IN DISUSE. ALL APPROPRIATE OFFICES AND THE "DIGSAFE" PROGRAM SHOULD BE CONTACTED BEFORE DOING ANY EXCAVATION.
8) THIS PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.
9) NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.
10) TOTAL AREA OF STRUCTURES IS 3767 SQUARE FEET. TOTAL OF DISTURBANCE AREA IS APPROXIMATELY 3795 SQUARE FEET.
11) DATUM IS NGVD 1929 PER U.S.G.S. QUADRANGLE MAP "PORTLAND EAST, ME.". BENCHMARK IS THE INTERSECTION OF CLEAVES STREET AND SUNSET AVENUE, MAP SHOWS A 60' ELEVATION.
12) SITE EVALUATION BY ALBERT FRICK ASSOCIATES DATED 5/21/2010. PER REPORT SOIL TYPE (TEST PIT 1) SANDY LOAM TO "r", GRAVELLY LOAMY SAND TO 40" AND BEDROCK AND LARGE STONE. CONSISTENCY IS FRIABLE. PROFILE 3 AND CONDITION A/C. SEE REPORT.

N/F EARL H. RAMSAY
21121/349
37 DIAMOND AVENUE
TM 83A/N/3

N/F EARL H. RAMSAY
21121/349
37 DIAMOND AVENUE
TM 83A/N/6



N/F EARL H. RAMSAY
21121/349
37 DIAMOND AVENUE
TM 83A/N/7



NOTE
MOVED GARAGE 6" TOWARDS SUNSET AVE

APPROXIMATE LOCATION OF EXISTING TREE LINE / WOODED BUFFER TO BE MAINTAINED

NO GRADE CHANGES

EXISTING UTILITY LINE

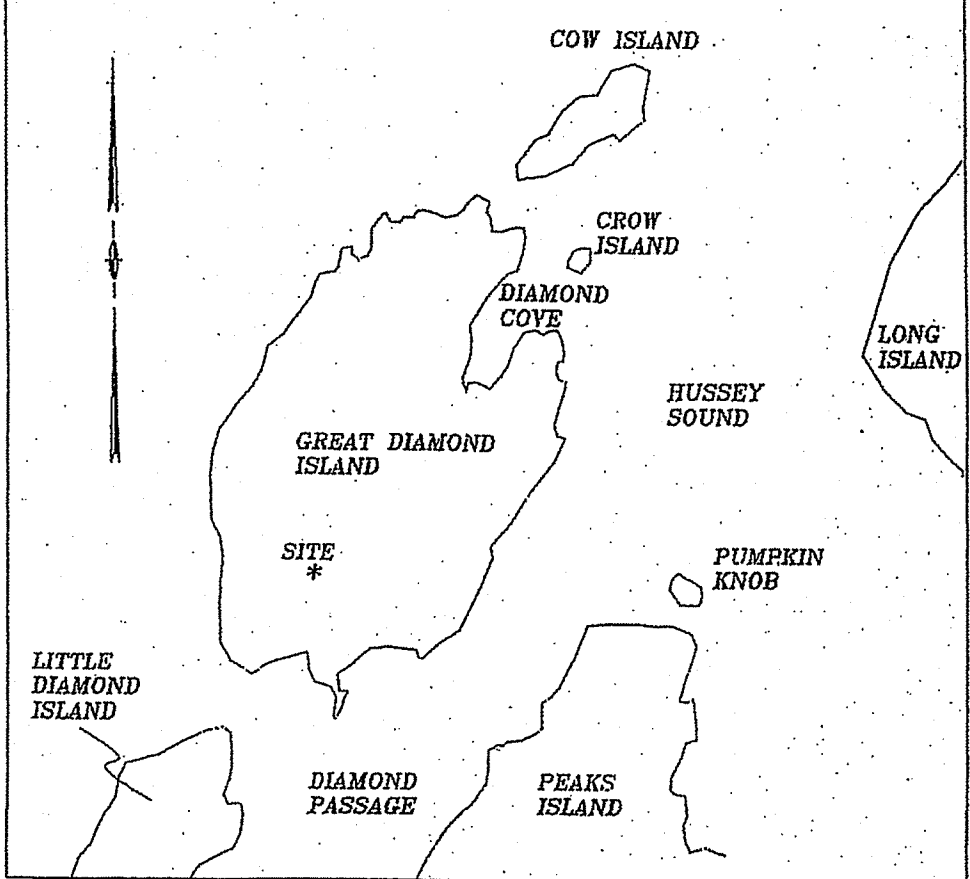
PROPOSED UNDERGROUND UTILITY LINE

PROPOSED NEW DECIDUOUS TREE

PROPOSED SILT FENCE

APPROXIMATE LOCATION OF EXISTING HEDGE TO BE MAINTAINED

FIRE HYDRANT (APPROXIMATE LOCATION)



LEGEND

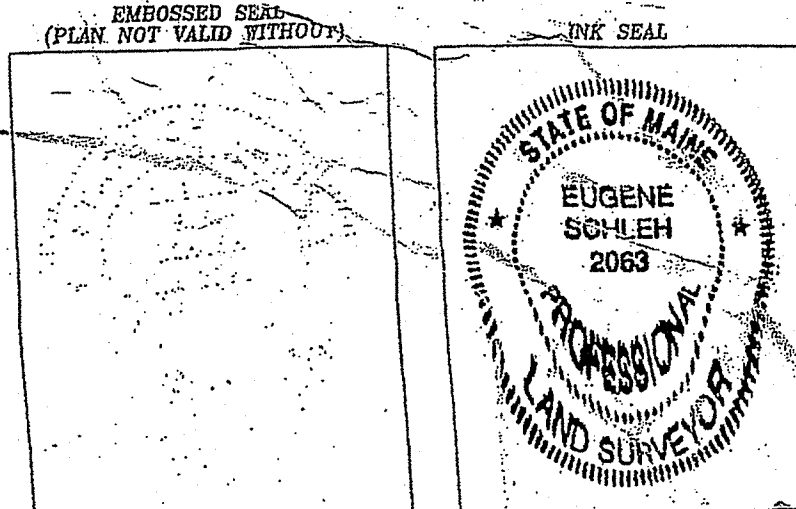
○	IRON PIPE/ROD FOUND (IPF/IRF)
●	IRON ROD SET WITH CAP (PLS 2063)
□	GRANITE MONUMENT FOUND (GMF)
◇	UTILITY POLE
AG	ABOVE GRADE
BG	BELOW GRADE
52.89' (63'±)	FOUND DISTANCE (RECORD DISTANCE)
N/F	NOW OR FORMERLY OF
21121/349	CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
TM 83A/N/6	TAX MAP/BLOCK/LOT NUMBER
—	SURVEYED PROPERTY LINE
- - -	EASEMENT LINE
- · - · -	EDGE OF GRAVEL ROAD OR DRIVEWAY
- · - - -	APPROXIMATE PROPERTY LINE
- · - · - · -	OVERHEAD UTILITY LINE (EXISTING)
- · - · - · - · -	BITUMINOUS PAVEMENT
▨	PROPOSED BUILDING

PLAN REFERENCES:
1) "PLAN OF PROPERTY BELONGING TO THE DIAMOND ISLAND ASSOCIATION SITUATED ON GREAT DIAMOND ISLAND, CASCO BAY, MAINE" DATED NOVEMBER 1882. BY E.C. JORDAN. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 4 PAGE 42.
2) "PLAN OF PROPERTY BELONGING TO THE DIAMOND ISLAND ASSOCIATION, CASCO BAY, MAINE" UNDATED. BY ISLEY & CUMMINGS, CIVIL ENGINEERS. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 4 PAGE 62.
3) "A PLAN OF PROPERTY NO. 3 BELONGING TO THE DIAMOND ISLAND ASSOCIATION, CASCO BAY, MAINE." DATED DECEMBER 18, 1885. BY ISLEY & CUMMINGS, CIVIL ENGINEERS. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 6 PAGE 4.
4) "STANDARD BOUNDARY SURVEY OF LANDS AT VALLEY, SUMMIT & SUNSET AVENUES, GREAT DIAMOND ISLAND, PORTLAND, MAINE" DATED NOVEMBER 14, 2006. BY THE CITY OF PORTLAND, WILLIAM SCOTT SURVEYOR. PUBLIC WORKS DEPARTMENT ENGINEERING SECTION FILE #940/59.

C-1

Survey

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I HEREBY STATE TO MICHAEL W. MOONEY ALONE AND EXCLUSIVE OF ALL THIRD PARTIES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAN SUBMITTED TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES EFFECTIVE APRIL 1, 2008, CONFORMS WITH THE MAINE PROFESSIONAL LAND SURVEYORS RULES

GENE SCHLEH PLS #063