

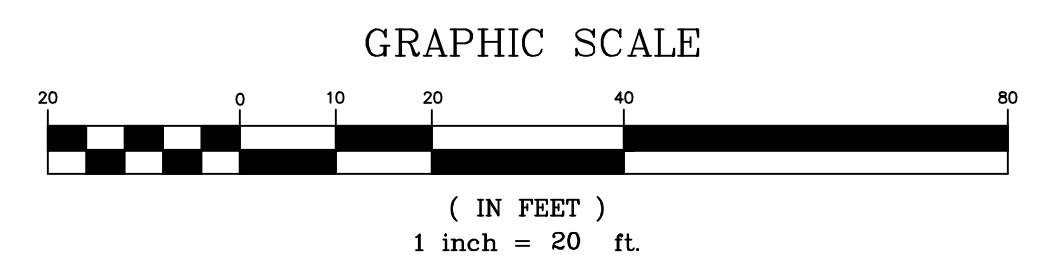


GENERAL NOTES:

- RECORD OWNERS OF THE PROPERTY ARE DOUGLAS B. SOSNIK AND MARIA F. JORGE BY DEED OF BARBARA STANLEY DATED AUGUST 15, 2014 RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 31718, PAGE 344
- THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND'S PROPERTY MAP 83E AS BEING LOT 26
- THE PROPERTY IS LOCATED IN THE ISLAND RESIDENTIAL (IR-1) ZONE AND THE SHORELAND ZONE. THE SHORELAND ZONE LIMIT WAS DETERMINED BY HOLDING 250 FEET HORIZONTALLY FROM THE TOP EDGE OF THE ROCKY BLUFFS ALONG THE SHORELINE. AREAS BELOW THE TOP EDGE ARE SUBJECT TO SIGNIFICANT WAVE ACTION.
REFERENCE IS MADE TO THE CITY OF PORTLAND ZONING ORDINANCE FOR CLEARING RESTRICTIONS WITHIN THE SHORELAND ZONE, FOR MINIMUM SETBACK REQUIREMENTS AND FOR BUILDING REGULATIONS. SETBACKS SHOWN ARE BASED ON THE ORDINANCE AND 75 FEET FROM TOP OF ROCKY BLUFF. THE PROPERTY IS A RECORD LOT WITHIN AN APPROVED SUBDIVISION AS REFERENCED BELOW AND MAY BE SUBJECT TO A MORE LIMITED BUILDING ENVELOPE AS SHOWN ON THE RECORD PLAT.
- PLAN REFERENCES:
A) AMENDED RECORDING PLAT, DIAMOND COVE PHASE II, GREAT DIAMOND ISLAND, PORTLAND, MAINE PREPARED BY LAND USE CONSULTANTS FOR DIAMOND COVE ASSOCIATES, SHEET 1 OF 3 DATED JULY 9, 1991, JOHN D. ROBERTS PLS 1155 SURVEYOR, RECORDED AT SAID REGISTRY IN PLAN BOOK 191, PAGE 143.
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE RESULTS OF A TOPOGRAPHIC SURVEY OF LOT 26 AS SHOWN ON THE ABOVE REFERENCED PLAN. BOUNDARY LINES SHOWN HEREON ARE BASED ON THE ABOVE REFERENCED PLAN AND SEVERAL IRON REBAR LOCATED DURING THE SURVEY.
- VERTICAL DATUM IS NAVD 1988 AND WAS DETERMINED USING TOPCON GRS BASE AND ROVER UNITS ON SITE, GEOID 2012.
- NO RESEARCH HAS BEEN COMPLETED OTHER THAN TO OBTAIN A COPY OF THE CURRENT DEED AND THE ABOVE REFERENCED PLAN. THE ARCHITECT IS RESPONSIBLE FOR DETERMINING RECORD RESTRICTIONS AND COVENANTS AFFECT THE PROPERTY.
- THIS PLAN IS SUBJECT TO REVISION UPON RECEIPT OF A TITLE OPINION WHICH MAY NOTE OTHER POSSIBLE RESTRICTIONS, EASEMENTS OR CONDITIONS ENCUMBERING OR BENEFITING THE SITE.
- NO WETLAND VEGETATION WAS OBSERVED ON THE PROPERTY. ALSO, NO EXCAVATION OF ANY KIND CAN BE PERMITTED WITHOUT THE CONTRACTOR CONTACTING DIG-SAFE FOR LOCATION OF POSSIBLE UNDERGROUND UTILITIES.
- NUMEROUS AREAS OF EXPOSED LEDGE WAS NOTED, NOT ALL LOCATED. WE RECOMMEND THE SITE EXCAVATOR PROBE THE SURFACE TO DETERMINE LEDGE QUANTITIES IN ANY AREA PROPOSED FOR CONSTRUCTION.

LEGEND

- SITE BOUNDARY
- ABUTTER BOUNDARY
- SETBACK
- EASEMENT
- IRON PIPE/ROD
- △ BENCHMARK
- △ SURVEY CONTROL
- GRAVEL ROAD
- ROCK OUTCROP
- TREELINE
- CONTOURS
- WATER
- SEWER
- WATER VALVE
- HYDRANT
- CULVERT
- BIRCH
- RED OAK
- BEECH
- APPLE



NAME: LIC. #	DATE: 12/02/15	STATUS: A	SUBMISSION TO JOHN MORRIS	SCALE: 1"=20'	PLN BY: D. DOSTIE	THIS PLAN SHALL NOT BE ASSURED WITHOUT WRITTEN PERMISSION FROM FOUR POINTS ASSOCIATES, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO FOUR POINTS ASSOCIATES, INC.	
DONALD E. DOSTIE PLS #2147							
TOPOGRAPHIC SURVEY OF: LOT 26, DIAMOND COVE PHASE 11 GREAT DIAMOND ISLAND, PORTLAND, MAINE FOR RECORD OWNERS: DOUGLAS SOSNIK & MARIA JORGE 49 MECHANIC STREET, CAMDEN, MAINE 04843 Four Points Associates, Inc. Donald E. Dostie PLS, Principal 9 Rappin Avenue, Lewiston, ME 04240 Tel. 207-577-5840							