

SEAVIEW CONDOMINIUM
14 WELCH STREET AND 56 ISLAND AVENUE
PEAKS ISLAND, PORTLAND, MAINE

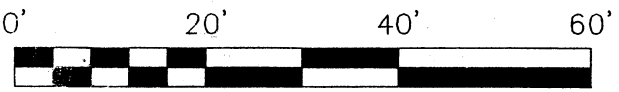
MADE FOR KIRK GOODHUE
14 WELCH STREET, PEAKS ISLAND, PORTLAND, MAINE 04108

MADE BY NORTHEASTERN LAND SURVEYING
16 COLLEGE AVENUE, GORHAM, MAINE 04038
(207) 839-2090 FAX (207) 839-6361

JOB #04-004
SHEET 1 OF 3
SHEET 1 - SITE PLAN AND SURVEY
SHEET 2 - BUILDING A UNITS 1 & 2
SHEET 3 - BUILDING B UNITS 3 & 4

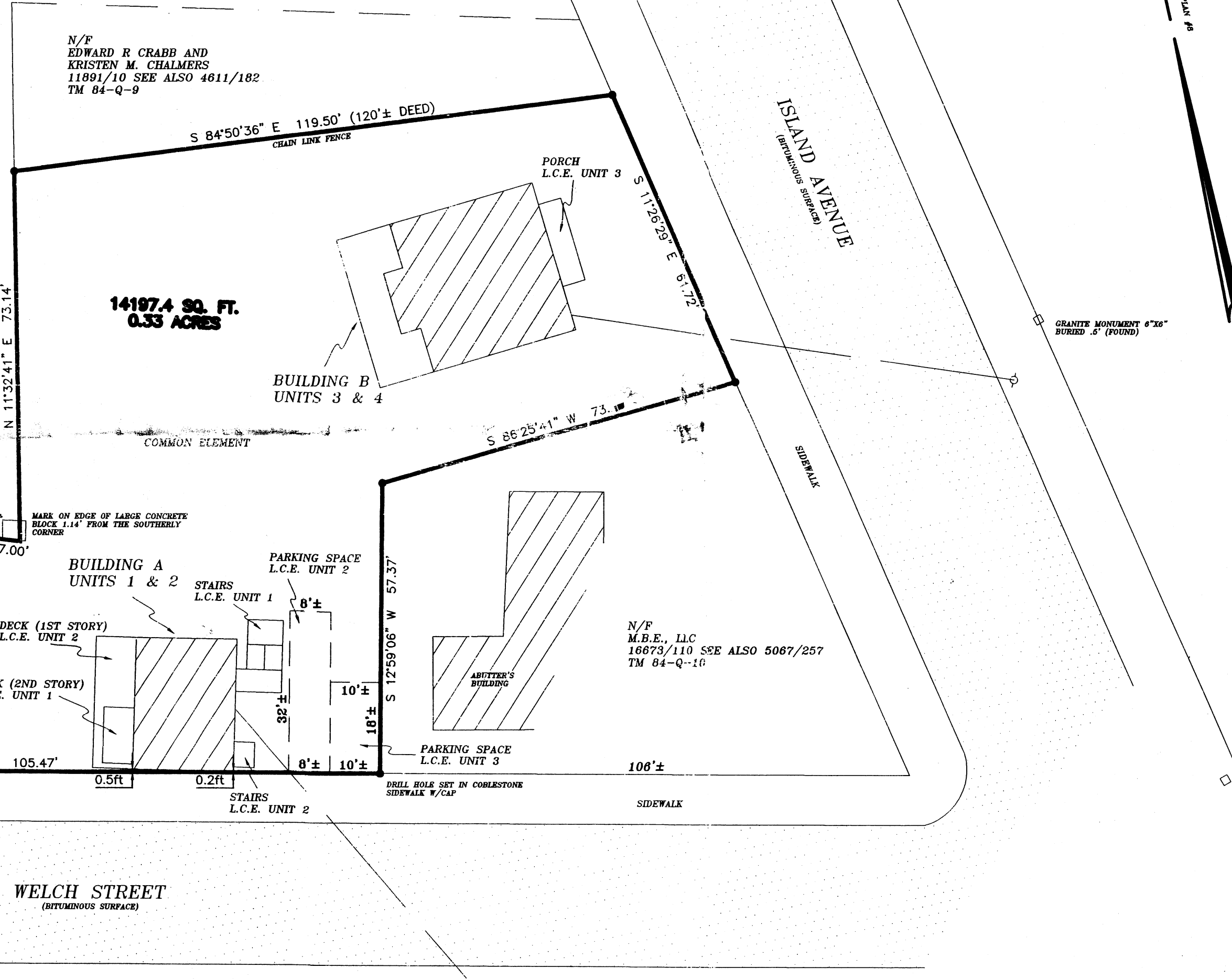
APRIL 21, 2004

SCALE 1" = 20'

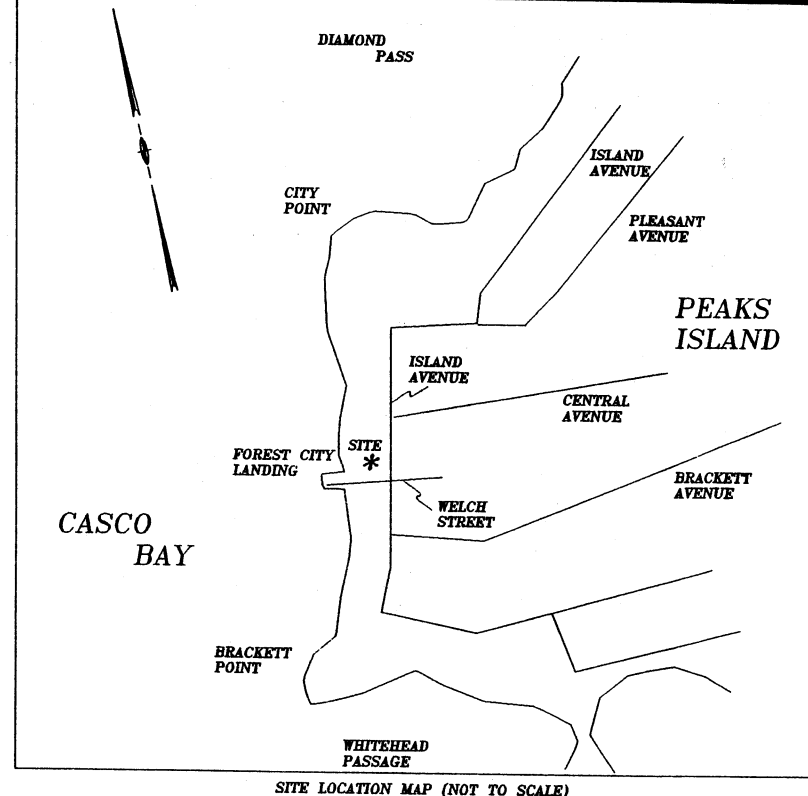


LEGEND

- IRON ROD FOUND
- IRON ROD SET WITH CAP (PLS 2063)
- GRANITE MONUMENT FOUND
- ⊕ UTILITY POLE
- N/F NOW OR FORMERLY OF
- L.C.E. LIMITED COMMON ELEMENT
- 4611/182 CUMBERLAND COUNTY BOOK/PAGE NUMBER
- TM 84-Q-9 PORTLAND TAX MAP-BLOCK-LOT NUMBER
- SURVEYED PROPERTY LINE
- OVERHEAD UTILITY LINES
- BITUMINOUS PAVEMENT
- EXISTING BUILDINGS



- NOTES:
- 1) OWNERS OF RECORD ARE HOWARD U. HELLER AND BETTY D. HELLER
 - 2) DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4394 PAGE 55.
 - 3) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 84 BLOCK Q LOT 4
 - 4) THE SURVEYED PARCEL IS IN THE "ISLAND BUSINESS ZONE". CURRENT ZONING, STATUTES AND REQUIREMENTS FOR THE SPECIFIC LOT MUST BE CHECKED AND VERIFIED WITH THE CITY OF PORTLAND BEFORE BUILDING IMPROVEMENTS OR CONVEYING LAND OR INTEREST.
 - 5) THE PARCEL DOES NOT FALL IN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. (SEE COMMUNITY #230051 PANEL #0015B EFFECTIVE DATE 7-17-1988)
 - 6) WELCH STREET (ALSO KNOWN AS WELCH STREET EXTENSION) RIGHT OF WAY WIDTH OF 45' AND ISLAND AVENUE RIGHT OF WAY WIDTH OF 40' AS WELL AS THEIR RESPECTIVE LOCATIONS AND LAYOUT IS PER VARIOUS ROAD SURVEY PLANS FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION) AS WELL AS PLAN REFERENCE #6.
 - 7) HORIZONTAL DATUM: GRID NORTH IS SHOWN ON THIS PLAN PER REFERENCE #6.
 - 8) THE PARCEL IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, INCLUDING BUT NOT LIMITED TO THOSE IN DEED 4984/55.
 - 9) UTILITY LOCATION SHOWN (OVERHEAD AND UNDERGROUND) IS APPROXIMATE. THIS PLAN MAY NOT SHOW ALL UTILITIES USED OR IN BUSINESS. ALL APPROPRIATE OFFICES AND THE "DIGSAFE" PROGRAM SHOULD BE CONTACTED (1-888-DIGSAFE) BEFORE DOING ANY EXCAVATION.
 - 10) THIS PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.
 - 11) NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.



PLAN REFERENCES:

- 1) "PLAN OF WELCH STREET EXTENSION, PEAKS ISLAND" BY G. FERNALD DATED JUNE 1905. RECORDED IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION) IN FILE 306/04.
- 2) "WELCH STREET EXTENSION" BY B. BRADBURY, DATED AUGUST 1907. RECORDED IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION) IN FILE 301/13
- 3) "COPY OF MARY A. BRACKETT ESTATE, PEAKS ISLAND" RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12 PAGE 101.
- 4) "PLAN OF A PORTION OF LAND ON PEAKS ISLAND OWNED BY THE WELCH AND HILBORN HEIRS WITH PROPOSED STREETS AND LOTS" RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13 PAGE 117.
- 5) "WATER FRONT PROPERTY FORMERLY OWNED BY WELCH LAND COMPANY" RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13 PAGE 118 AND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION) IN FILE 410/17.
- 6) "PLAN OF PROPERTY LOCATED ON THE NORTHWESTERLY SIDELINE OF WELCH STREET, PEAKS ISLAND, MAINE" DATED AUGUST 1908 BY JAMES NADEAU. UNRECORDED.
- 7) "PLAN SHOWING A STANDARD BOUNDARY SURVEY FOR THE PEAKS ISLAND COMPANY, LLC." BY DANIEL J. DALPONSO, DATED MARCH 21, 2000. RECORDED IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION) FILE 940/48
- 8) "RIGHT OF WAY SURVEY FOR WELCH STREET AND ISLAND AVENUE ON PEAKS ISLAND" BY CAMILLE ALDEN, DATED JUNE 5 2003. FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION).

I HEREBY STATE TO BEST KNOWLEDGE, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAN SUBSTANTIALLY CONFORMS WITH THE MAINE RULES OF SURVEYING FOR PROFESSIONAL LAND SURVEYORS RULES EFFECTIVE APRIL 1, 2001

GENE SCHEM PEL 2063

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