

COORDINATES

	NORTH	EAST
A	299238.24	29444325.74
B	299198.43	2944408.71
C	299092.98	2944391.23
D	299168.38	29444293.10

- SURVEY NOTES**
- OWNER OF RECORD IS MAW INC. AS RECORDED IN A DEED RECORDED IN BOOK 13533 PAGE 25 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - THE PARCEL IS SHOWN AS LOT 30 ON THE CITY OF PORTLAND ASSESSORS MAP #4 BLOCK R.
 - BEARINGS ARE GRID NORTH BASED ON COORDINATES FOR PORTLAND PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
 - ELEVATIONS ARE BASED ON A BENCHMARK FOUND AT THE AN OFFICIAL ELEVATION OF 14.94' AS PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
 - A PORTION OF THE SURVEYED PREMISES IS LOCATED IN ZONE A2 ELEVATION 9) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE COMMUNITY PANEL NO. 230051-0015-B WITH AN EFFECTIVE DATE OF JULY 17, 1998.
 - THE ELEVATION OF THE HIGHEST ANNUAL TIDE (HAT) IS TAKEN FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION LEVELS FOR YEAR 2016 NAVD88 DATUM (SEE MAINE DEP WEBSITE).
 - TOPOGRAPHIC FIELDWORK WAS PERFORMED UNDER WINTER CONDITIONS IN 2+ OF SNOW AND ICE COVER.
 - SEWER AND WATER INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
 - BUILDING SETBACKS SHOWN ARE 10' PROVIDED BY PREVIOUS CLIENT.
 - TOTAL LOT AREA = 15,232 S.F. ± MEASURED TO THE HIGHEST ANNUAL TIDE LINE.

- PLAN REFERENCES**
- *GREENWOOD GARDEN HENRY S. HOAR DEVELOPER PEAKS ISLAND, CUMBERLAND COUNTY, MAINE RECORDED IN PLSBURY ENGINEERS WEST SCARBORO, MAINE RECORDED IN PLAN BOOK 33 PAGE 33 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - PLAN DEPICTING THE RESULTS OF A BOUNDARY SURVEY MADE FOR PEAKS ISLAND LIONS CLUB ISLAND AVENUE, PEAKS ISLAND, PORTLAND MAINE DATED 10-16-2003 BY PAGE 18 & 19 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - *BOUNDARY SURVEY 2-4 OAK AVENUE PEAKS ISLAND PORTLAND, MAINE FOR MCTIGUE CONSTRUCTION* DATED OCTOBER 2015 BY SURVEY, INC.
 - *PLAN OF STANDARD BOUNDARY SURVEY'S PEAKS ISLAND, PORTLAND, MAINE MADE FOR PORTLAND WATER DISTRICT, PORTLAND, MAINE DATED MARCH 1989 BY WOODARD AND CURRAN, INC.
 - *PLAN OF THE HENRY M. BRACKETT ESTATE, COMPRISING THE ESTATE OF HENRY M. BRACKETT, ISLAND AVENUE, PEAKS ISLAND, CUMBERLAND COUNTY, MAINE RECORDED IN PLAN BOOK 9 PAGE 57 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - *PEAKS ISLAND - TORRINGTON PT SEWERS AND WATERMANS, PEAKS ISLAND, CUMBERLAND COUNTY, MAINE DATED JUNE 1996 BY WOODARD & CURRAN, INC. ON FILE WITH THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.

EXISTING CONDITIONS SURVEY

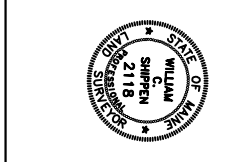
2 ISLAND AVENUE
PEAKS ISLAND
PORTLAND, MAINE

**THOMPSON JOHNSON
WOODWORKS, INC.**
115 ISLAND AVE. PEAKS ISLAND
PORTLAND, MAINE
(CLIENT)

SURVEY, INC.

P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556
INFO@SURVEYINCORPORATED.COM

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS AND I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN GOOD STANDING AND BELIEVE THE INFORMATION AND BELIEF.



WILLIAM C. SHIPPEN
P.L.S. 218

DMN: DJP
DATE: FEBRUARY, 2017
CHK: WCS
JOB NO. 17-007

A Site Plan
scale 1" = 1'

PROJECT
2 Island Ave.
Peaks Island, ME

DATE	NOTES
	3-20-2017 HT
REVISED	

Ten Pin LLC
9 Adams St
Peaks Island, ME 04108
207-653-1392
heather@tjwhome.com



A2a
SITE PLAN