

COORDINATES

	NORTH	EAST
A	299236.24	2944326.74
B	299180.43	2944408.71
C	299092.96	2944391.23
D	299166.38	2944258.10

SURVEY NOTES

- OWNER OF RECORD IS W&W INC. AS DESCRIBED IN A DEED RECORDED IN THE BOOK OF DEEDS, PAGE 23 IN THE CUMBERLAND COUNTY REGISTER OF DEEDS.
- THE PARCEL IS SHOWN AS LOT 30 ON THE CITY OF PORTLAND ASSESSORS MAP 84 BLOCK R.
- BEARINGS ARE GRID NORTH BASED ON COORDINATES FOR PORTLAND PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPT.
- ELEVATIONS ARE BASED ON A DISK FOUND AT THE SOUTHERLY SIDE OF THE BRACKETT CEMETERY WITH 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, 1986.
- THE ELEVATION OF THE HIGHEST ANNUAL TIDE (HAT) IS TAKEN FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION LEVELS FOR YEAR 2016 (NAD88 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, MAINE" DATE JANUARY 1948 BY A.M. AND G.T. PLESBOROUGH ENGINEERS WEST SCARBORO, MAINE RECORDED IN REGISTER OF DEEDS, PAGE 53 IN THE CUMBERLAND COUNTY REGISTER 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 NADÉAU & LODGE, INC. AND RECORDED IN PLAN BOOK 204 PAGE 156 IN THE CUMBERLAND COUNTY REGISTER OF DEEDS.
- "BOUNDARY SURVEY 2-4 OAK AVENUE PEAKS ISLAND PORTLAND, MAINE FOR MICRIQUE CONSTRUCTION" DATED OCTOBER 2015 BY SURVEY, INC.
- "PLAN OF STANDARD BOUNDARY SURVEYS PEAKS ISLAND, PORTLAND, MAINE" MADE FOR PORTLAND WATER DISTRICT, PORTLAND, MAINE" DATED MARCH 1989 BY WOODARD AND CURRAN.
- "PLAN OF THE HENRY M. BRACKETT ESTATE, COMPRISING THE ENTIRE SOUTHERLY END OF PEAKS ISLAND, MAINE" DATED OCTOBER 1900 BY J.B. JONES AND RECORDED IN PLAN BOOK DEEDS 57 IN THE CUMBERLAND COUNTY REGISTER OF DEEDS.
- "PEAKS ISLAND - TORRINGTON PT SEWERS AND WATERMANS, STA. 6+25.00 TO STA. 6+25.00" SET FILE WITH THE CITY OF PORTLAND AND PUBLIC WORKS DEPARTMENT.

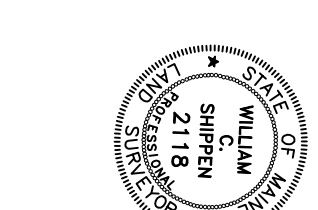
**EXISTING
CONDITIONS SURVEY**

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@SURVEYINC.CORRORATED.COM



I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSED SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

WILLIAM C. SHIPPEN P.L.S. 2118

DWN: DJP
DATE: FEBRUARY, 2017
JOB NO. 17-007

