

Plan References:

1. *Plan of The Henry M. Groutlet Estate, Comprising The Andrew Soudbury and of Paul's Island (now called October 1865) by J.E. Jones and recorded at the Commercial County Registry of Deeds in Plan Book 6, page 67.*
2. *'Peach Island - Torrington Pt. Stearns and Robinson's', Portland Water Front, Portland, Maine, Sheet C-1 through C-4.*

Magnatic North, 2008
(Observed)

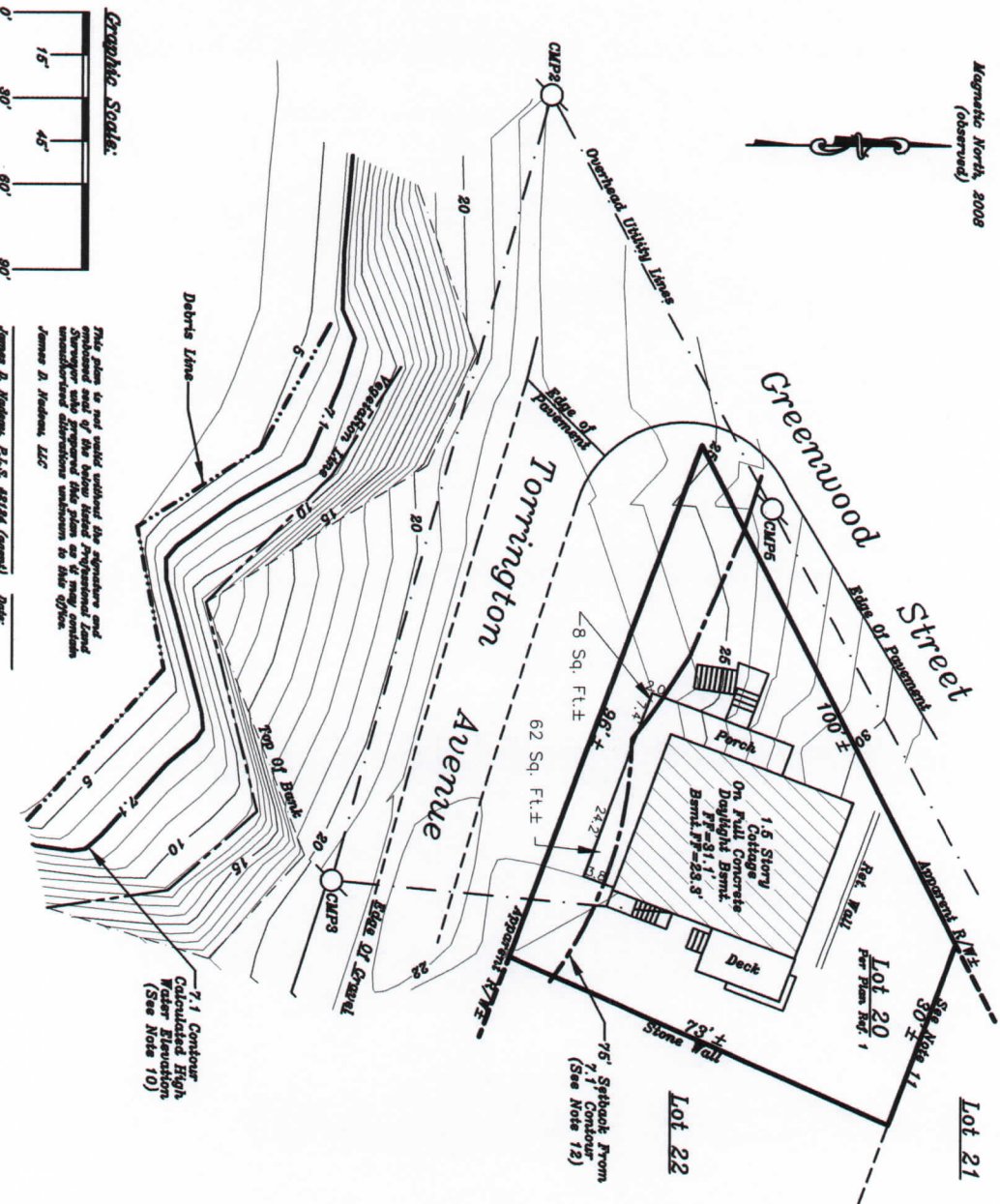
Local Deed Reference:

*Jonathan Korte and John Thayer, Co-Executors
Representatives of The Estate of Kenneth Crawford*

*Richard Ashton and Patricia Ashton
dated November 29, 2007 and recorded January 16, 2008 at the
Commercial County Registry of Deeds in Plan Book 12, page 18.*

General Notes:

1. This plan is not intended to depict limits or extent of fee title ownership. Its opinion of title should be reviewed by a title attorney.
2. This office reserves the right to be held harmless by all 3rd party claims.
3. This survey does not purport to reflect any of the following:
a. accessories other than those that are visible or specifically stated in a building without completion or restrictive covenants.
b. survey or other land use regulations.
c. the location of any underground utilities or structures.
4. This office reserves the right to be held harmless for unknown or undetectable private records which could affect the results of this survey.
5. Reference is made to "Letter of Appointment" between James D. Peake, LLC and the below noted client(s), which shall be considered an integral part of this survey.
6. This office recommends that a boundary survey be performed to determine the exact location of the subject land. The results of this research has been performed to determine if on-site departures exist of any.
7. This office has not made any determination pertaining to wetlands or other.
8. This office does not accept any liability for errors in the Plan.
9. Reference is made to the Plan.
10. Lot 20 is shown on the City of Portland Assessor's Map 64, Sheet 5, as Lot 2, and is known as 88 Torrington Avenue.
11. Dimensions are based on METERS per Plan Reference 2. 2008 - PE shall be the name of Plan C-1P2 (RE-2008).
12. The general right of way and boundary lines depicted on this sketch are based on the information provided to the office. This is not a boundary survey. It is not intended to be used as a boundary survey. This survey is not intended to be used as a boundary survey. This survey is not intended to be used as a boundary survey. This survey is not intended to be used as a boundary survey.
13. Consider that any based on interpretation of natural ground data with good reason. However, the contractor may exist between natural ground data and to rocky terrain.



This plan is not made without the signature and endorsement of the below noted Registered Land Surveyor with appropriate title given as it may contain uncorrected observations unknown to the office.
James D. Peake, LLC

James D. Peake, P.L.S. #8124 (Form) Date: _____

7.1 Contour
Calculated High
Water Elevation
(See Note 10)

Sketch Plan Depicting The Location Of High Water
Made For
Hortson Builders, Inc.
Torrington Avenue & Greenwood Street
PEAKS ISLAND, PORTLAND, MAINE

Prepared By:
James D. Peake, LLC
Professional Land Surveyors

019 BIRCHTON AVENUE PORTLAND, ME 04108		PH: (207) 878-7870 FAX: (207) 878-7871	
REGISTERED OFFICER:	ALBION & PATRICK ASHTON 60 STEVENAGE ROAD RAYDON, ME 01957	REGISTERED BY:	JDN/SBH Aug. 2008
REGISTERED BY:	JDN/SBH	SCALE:	1" = 60'
JOB NO.:	2081068	SHEET NO.:	1 of 1