Inspections Division
Date: 07/28/17

MONUMENTATION FOUND
(FIELD EVIDENCE)

MF1) IRON ROD IN LEDGE
MF2) 2" IRON PIPE 6" TALL
MF3) IRON ROD W/CAP LABELED "L.E. JONES #485"
MF4) 2" IRON PIPE 3" BELOW GROUND
MF5) 2" IRON PIPE 3" BELOW GROUND
MF6) 2" IRON PIPE FLUSH
MF7) 1.5" IRON ROD 3" BELOW GROUND
MF8) IRON ROD W/CAP LABELED "OWEN HASKELL #2118"
MF9) IRON ROD W/CAP LABELED "OWEN HASKELL #2118"
MF10) 1" IRON PIPE 4" TALL
MF11) 2" IRON PIPE 1" BELOW GROUND
MF12) 2" IRON PIPE 1" BELOW GROUND
MF13) IRON ROD W/CAP LABELED "OWEN HASKELL #1252"
MF14) 1.5" IRON PIPE 10" TALL
MF15) 2" IRON PIPE 4" TALL
MF16) 1" IRON PIPE FLUSH
MF17) .5" IRON PIPE 8" BELOW GRADE
MF18) 1.25" IRON ROD 1" TALL
MF19) 1.25" IRON ROD 1" TALL
MF20) IRON ROD W/CAP LABELED "OWEN HASKELL #2118"
MF21) 1" IRON PIPE 5" BELOW GROUND
MF22) 1" IRON PIPE 3" BELOW GROUND
MF23) IRON ROD LOOSE AND BENT

MAGNETIC NORTH PER PLAN REFERENCE #1

SITE LOCATION MAP (NOT TO SCALE)

LEGEND

○	IRON PIPE/ROD FOUND
●	IRON ROD SET WITH CAP (PLS 2063)
ø	UTILITY POLE
N/F	NOW OR FORMERLY OF
29155/230	CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
TM 84/V/3-4	TAX MAP/BLOCK/LOT NUMBER
69.84' (70.00')	FOUND (RECORD)
	SURVEYED PROPERTY LINE
	APPROXIMATE PROPERTY LINE
	EDGE OF GRAVEL TRAVELED WAY
	STONE WALL
	OVERHEAD UTILITY LINE
	EXISTING BUILDINGS

PLAN NOTES:

1) OWNER OF RECORD IS THE ANNE B. BELDEN LIVING TRUST DATED DECEMBER 10, 2010, ANNE B. BELDEN AND JOHN R. BELDEN TRUSTEES.

2) THE DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32348 PAGE 94.

3) CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP #84 BLOCK "V" LOTS 5-7,10-12.

4) ZONING: THE PARCEL IS IN THE "IR-2" ZONE AND THE SHORELAND OVERLAY ZONE. CURRENT ZONING, STATUS AND REQUIREMENTS MUST BE CHECKED AND VERIFIED WITH THE CITY OF PORTLAND AND ALL OTHER APPLICABLE REGULATORY BODIES BEFORE BUILDING IMPROVEMENTS OR CONVEYING LAND OR INTEREST.

5) APPROXIMATE HIGH WATER MARK IS DERIVED FROM A DIGITAL G.I.S. PARCEL BASE MAP PROVIDED BY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION) .

6) ROAD RIGHT OF WAY LOCATION FOR TORRINGTON AVENUE AND OAK AVENUE IS PER REFERENCE PLAN #1. THE CITY OF PORTLAND CONTINUED BOTH ROADS ON SEPTEMBER 3, 1997 BY PORTLAND CITY COUNCIL ORDER #84, ENTITLED "ORDER EXCEPTING STREETS FROM VACATION" AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 13326 PAGE 19.

7) THE PARCEL DOES NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #230051 PANEL #0015B, EFFECTIVE DATE JULY 17, 1986.

8) THE TREE DIMENSIONS IF SHOWN ARE DIAMETER AT 4.5' ABOVE GROUND. CIRCUMFERENCE WAS MEASURED AND DIVIDED BY 3.14 TO DETERMINE DIAMETER.

9) UTILITY LOCATION SHOWN IS APPROXIMATE. THIS PLAN MAY NOT SHOW ALL UTILITIES USED OR IN DISUSE. ALL APPROPRIATE OFFICES AND THE "DIGSAFE" PROGRAM SHOULD BE CONTACTED 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) THE PARCEL IS SUBJECT TO ALL RIGHTS, COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

12) NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.

PLAN REFERENCES:

1) "PLAN OR THE HENRY M. BRACKETT ESTATE, COMPRISING THE ENTIRE SOUTHERLY END OF PEAKS ISLAND, MAINE."
ALLOTMENT MADE UNDER WARRANT FROM THE PROBATE COURT BY GEORGE TREFETHEN, EBEN SAWYER AND JAMES B. JONES, COMMISSIONERS. FROM SURVEYS BY J.B. JONES OCTOBER, 1900.
RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK BOOK 9 PAGE 57.
2) "BOUNDARY SURVEY AT 4 TORRINGTON AVENUE MADE FOR HARRIS KENNEDY". DATED MARCH 12, 2003 BY OWEN HASKELL, INC. UNRECORDED.
3) "BOUNDARY SURVEY OF LAND AT 3 TORRINGTON POINT, PEAKS ISLAND, PORTLAND, MAINE, 04108" DATED OCTOBER 12, 2009. BY NORTHEASTERN LAND SURVEYING. UNRECORDED.
4) "BOUNDARY SURVEY OF LAND AT 54 TORRINGTON AVENUE, PEAKS ISLAND, PORTLAND, MAINE" DATED JUNE 28, 2011. BY NORTHEASTERN LAND SURVEYING. UNRECORDED.

EMBOSSED SEAL
(PLAN NOT VALID WITHOUT)

INK SEAL

STATE OF MAINE
EUGENE SCHLEH
2063
PROFESSIONAL LAND SURVEYOR

I HEREBY STATE TO ANNE B. BELDEN AND JOHN R. BELDEN ALONE AND EXCLUSIVE OF ALL THIRD PARTIES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAN SUBSTANTIALLY CONFORMS WITH THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES EFFECTIVE APRIL 1, 2001

GENE SCHLEH PLS 2063

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SITE PLAN AND BOUNDARY SURVEY OF LAND AT 13 OAK AVENUE, PEAKS ISLAND PORTLAND, MAINE

MADE FOR ANNE B. BELDEN AND JOHN R. BELDEN
56 STONY BROOK ROAD, CAPE ELIZABETH, MAINE 04107

MADE BY NORTHEASTERN LAND SURVEYING
16 COLLEGE AVENUE, GORHAM, MAINE 04038

NOVEMBER 5, 2015 JOB #15-022 SHEET 1 OF 1
REVISED OCTOBER 21, 2016 TO SHOW PROPOSED DECK ADDITION
REVISED JULY 11, 2017 TO SHOW PROPOSED DECK AND BEDROOM ADDITION

SCALE 1" = 20'

0' 20' 40' 60'