

Deeds:
Reference: 26962/78
Source: 1104/378 & 1936/87

Now or Formerly
Stephen R. Fox
Book 24017, Page 109

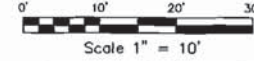
lot number [typ.]
see plan ref. #1

4
Now or Formerly
David L. Cohan
Book 13957, Page 38

Now or Formerly
Dennis W. Rockwell &
Patricia A. Crowley-Rockwell
Book 4965, Page 266

- Plan Reference:
- "Copy of Mary A. Brackett Estate, Peaks Island" original plan by C. E. Staples, date of copy unknown, copy recorded plain book 12 page 101
 - "Plan of A Portion of Land on Peak's Island owned by The Welch and Hilborn Heirs" recorded plan book 13, page 117.
 - "Right of Way Survey for Welch Street and Island Avenue on Peaks Island" by Camille Alden, dated June 5, 2003, on file with the City of Portland Department of Public Works.

- Descriptions of Monuments:
- Mon #1 1/2" iron pipe below grade
 - Mon #2 iron pipe
 - Mon #3 iron rod
 - Mon #4 5/8" iron rod



LEGEND

These standard symbols will be found in the drawing.

- Utility pole
- Iron bolt
- Iron pipe
- Iron Rod Set (IRS) capped PLS 2382
- Wall
- Benchmark
- Manhole
- Evergreen tree
- Deciduous tree
- D.H.F. Drill hole found
- U — Overhead utility line
- X — Barbed wire fence
- Stone wall
- Boundary line
- Tie line
- Other property line
- Right-Of-Way line
- Setback line

SURVEYOR'S CERTIFICATION

This survey conforms to the Maine State Board of Professional Land Surveyors Standards of Practice with the following exceptions:

- No surveys report written.

Fred W. Nehring

FRED W. NEHRING, PLS 2382

REVISIONS

REV	DATE	DESCRIPTION	BY

BOUNDARY SURVEY
property of
Margaret M. Carver
Welch Street
Peaks Island
Portland, Maine

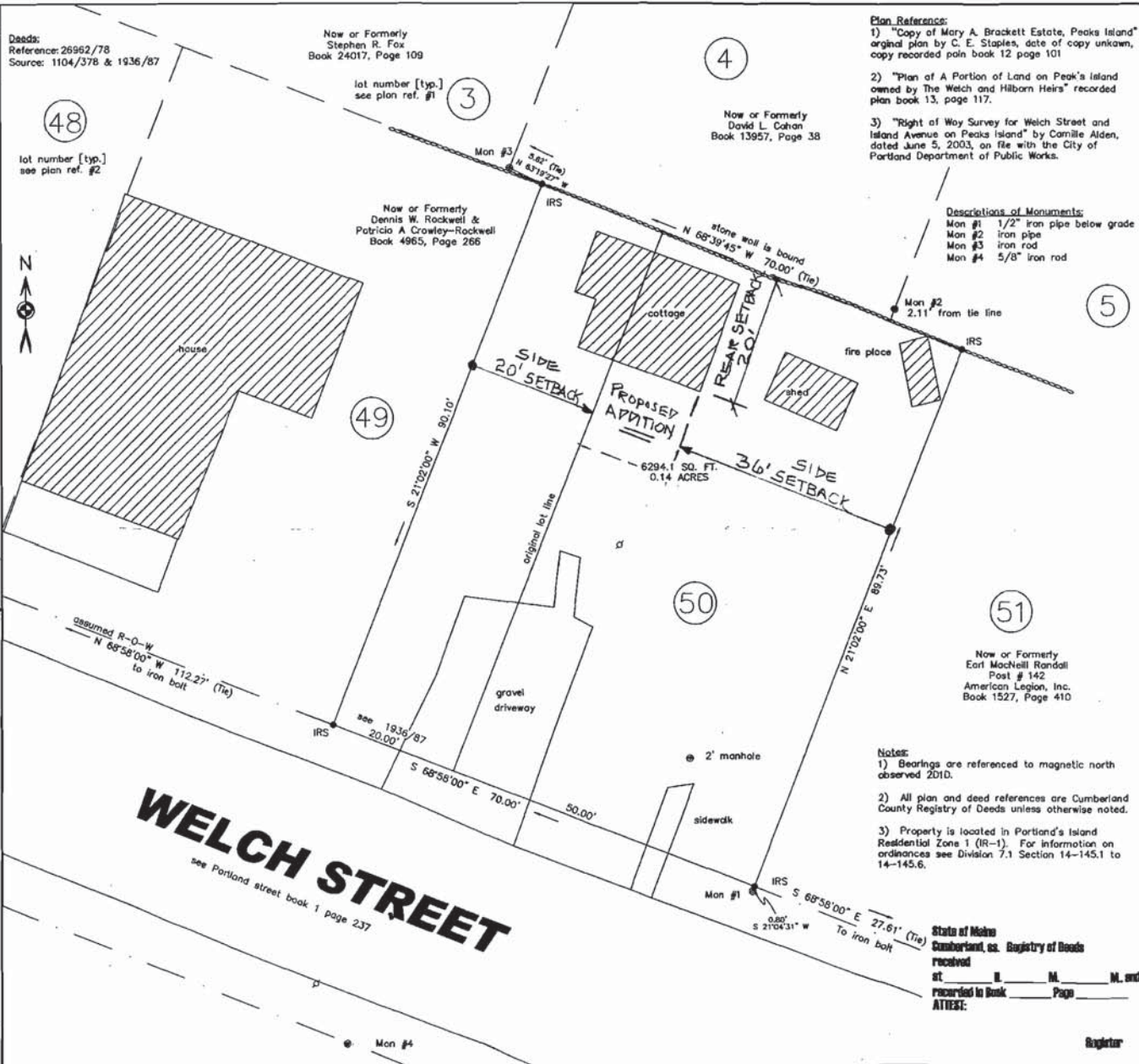
Nehring Company, P.C.
Land Surveyors

PO Box 444, Boothbay, Maine 04537
207.633.3311 www.nehringcompany.com

Project 149 Drawing 194

Drawn by: FWN April 23, 2010

IR 2
lot size 6294 (SF)
front setback - 35' - 55' (OK)
rear setback - N/A -
side setback - 20'
right - 36'
left - 16'
lot coverage = 20% = 1258.87 SF
existing 400
proposed 196 (11x14)
596 (OK)
shed 8x12 = 96
692 (OK)



- Notes:
- Bearings are referenced to magnetic north observed 2010.
 - All plan and deed references are Cumberland County Registry of Deeds unless otherwise noted.
 - Property is located in Portland's Island Residential Zone 1 (IR-1). For information on ordinances see Division 7.1 Section 14-145.1 to 14-145.6.

State of Maine
Cumberland, ss. Registry of Deeds
received
at _____ M. and
recorded in Book _____ Page _____
ATTEST:

Register

WELCH STREET
see Portland street book 1 page 237