

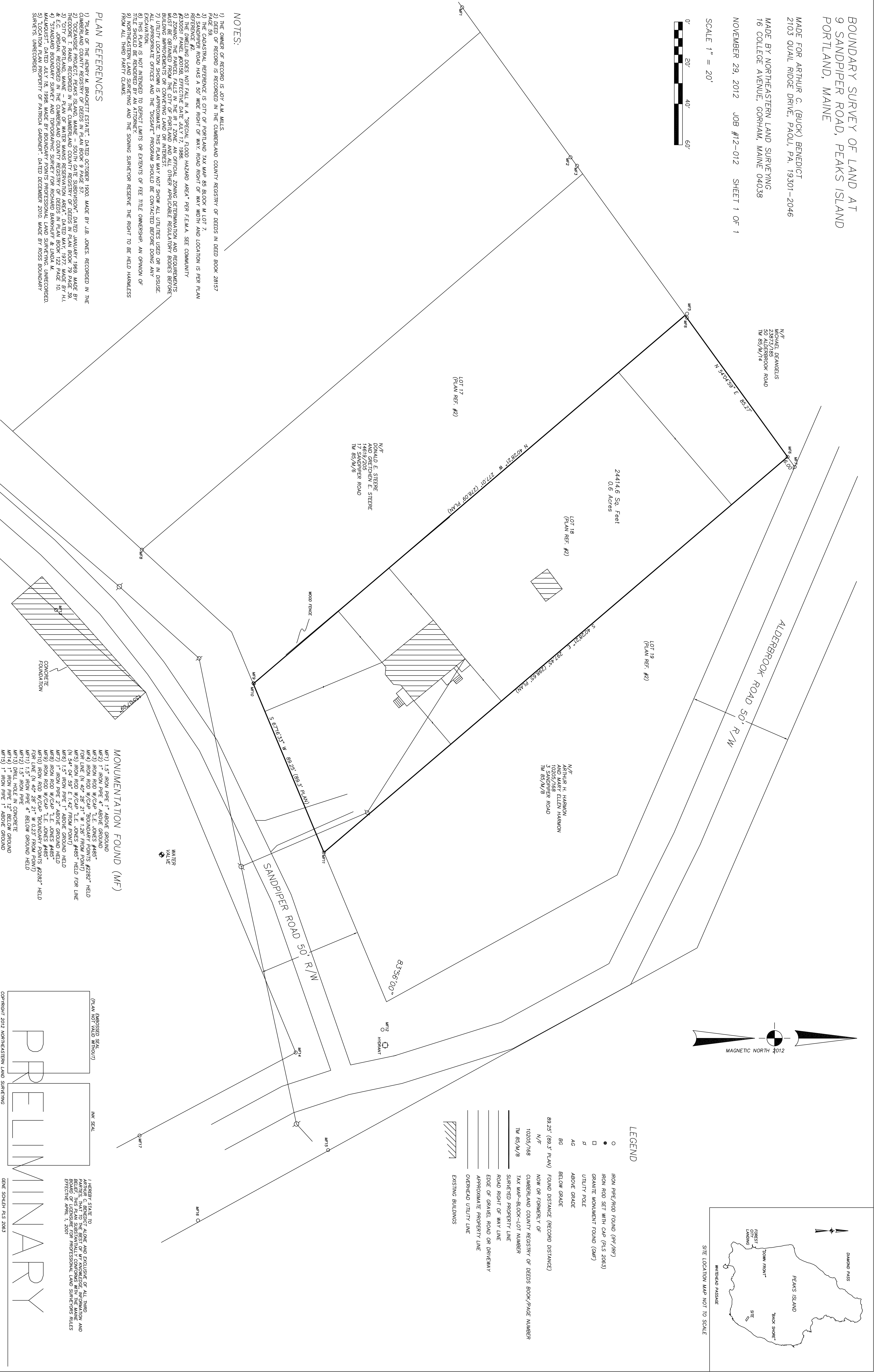
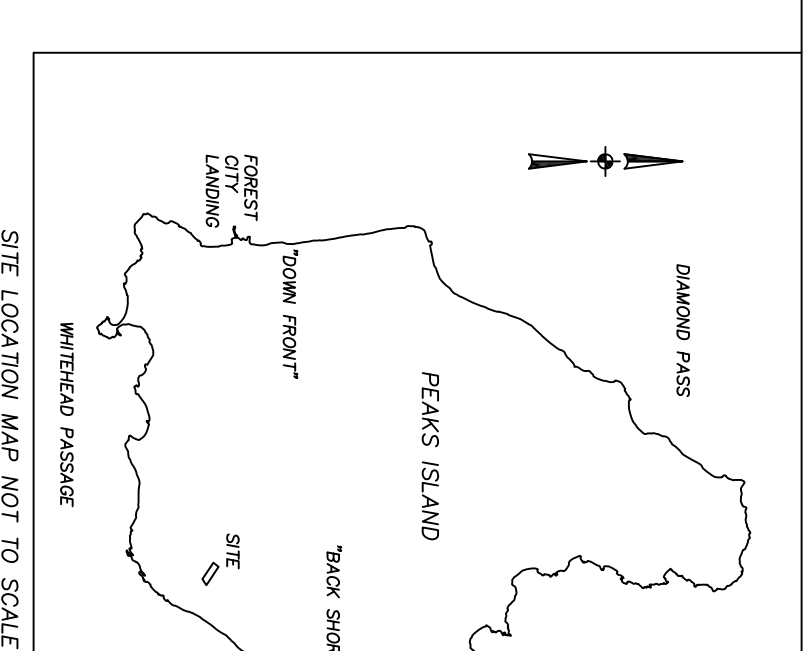
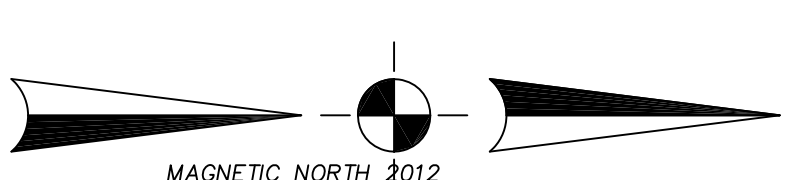
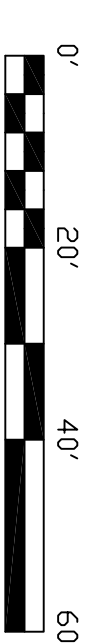
BOUNDARY SURVEY OF LAND AT
9 SANDPIPER ROAD, PEAKS ISLAND
PORTLAND, MAINE

MADE FOR ARTHUR C. (BUCK) BENEDICT
2103 QUAIL RIDGE DRIVE, PAOLI, PA. 19301-2046

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

NOVEMBER 29, 2012 JOB #12-012 SHEET 1 OF 1

SCALE 1" = 20'



NOTES:

- 1) THE OWNER OF RECORD IS JOY A.M. WILLS.
- 2) DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 28157 PLAN 85/M/8.
- 3) THE CASUALTY REFERENCE IS CITY OF PORTLAND TAX MAP 89 BLOCK W LOT 7.
- 4) SANDPIPER ROAD HAS A 50' WIDE RIGHT OF WAY ROAD RIGHT OF WAY WIDTH AND LOCATION IS PER PLAN REFERENCE #80.
- 5) REFERENCE #80 DOES NOT FALL IN A "SERIAL FLOOD HAZARD AREA" PER FEMA. SEE COMMUNITY #20051 PANEL APPROX. EFFECTIVE DATE JULY 17, 1998.
- 6) ZONING: THE PARCEL FALLS IN THE IR 1 ZONE. AN OFFICIAL ZONING DETERMINATION AND REQUIREMENTS MUST BE OBTAINED FROM THE CITY OF PORTLAND AND ALL OTHER APPLICABLE REGULATORY BOOKS BEFORE ANY CONSTRUCTION OF A BUILDING OR OTHER STRUCTURE IS PERMITTED.
- 7) 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.
- 8) THIS SURVEY IS NOT INTENDED TO PERMIT LIMITS OR EXTENTS OF FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE OBTAINED BY AN ATTORNEY.
- 9) NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.

PLAN REFERENCES

- 1) PLAN OF THE HENRY M. BRACKETT ESTATE, DATED OCTOBER 1900, MADE BY J.B. JONES, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 9 PAGE 57.
- 2) "OCEANBOURNE PROJECT, PEAKS ISLAND, MAINE - SOUTH GATE SUBDIVISION", DATED JANUARY 1969, MADE BY T.E. JONES, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 79 PAGE 38.
- 3) "SANDPIPER ROAD, PEAKS ISLAND, MAINE - SOUTH GATE SUBDIVISION", DATED JANUARY 1969, MADE BY T.E. JONES, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 79 PAGE 38.
- 4) "STANDARD BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY FOR RICHARD BARKHUF & LINDA M. MALOUJIST", DATED JULY 18, 1998, MADE BY BOUNDARY POINTS PROFESSIONAL LAND SURVEYING, UNRECORDED SURVEY, UNRECORDED.
- 5) "STANDARD BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY FOR RICHARD BARKHUF & LINDA M. MALOUJIST", DATED JULY 18, 1998, MADE BY BOUNDARY POINTS PROFESSIONAL LAND SURVEYING, UNRECORDED SURVEY, UNRECORDED.

MONUMENTATION FOUND (MF)

- MF1) 1.5" IRON PIPE 1" ABOVE GROUND
- MF2) 1" IRON PIPE 4" ABOVE GROUND
- MF3) 1" IRON PIPE 2" ABOVE GROUND
- MF4) IRON ROD W/CAP BOUNDARY POINTS #2282" HELD FOR LINE (N 40° 28' 21" W 1.28' FROM POINT)
- MF5) IRON ROD W/CAP T.E. JONES #485" HELD FOR LINE (N 54° 04' 59" E 1.42' FROM POINT)
- MF6) IRON ROD W/CAP T.E. JONES #485" HELD FOR LINE (N 54° 04' 59" E 1.42' FROM POINT)
- MF7) 1" IRON PIPE 2" ABOVE GROUND HELD
- MF8) IRON ROD W/CAP T.E. JONES #485" HELD
- MF9) IRON ROD W/CAP T.E. JONES #485" HELD
- MF10) IRON ROD W/CAP BOUNDARY POINTS #2282" HELD
- MF11) 1.5" IRON PIPE 4" BELOW GROUND HELD
- MF12) 1.5" IRON PIPE 4" BELOW GROUND HELD
- MF13) DRILL HOLE IN CONCRETE
- MF14) 1" IRON PIPE 12" BELOW GROUND
- MF15) 1" IRON PIPE 12" BELOW GROUND
- MF16) IRON ROD W/CAP #509"
- MF17) 1" IRON PIPE 3" ABOVE GROUND

LEGEND

- IRON PIPE/ROD FOUND (IP/RP)
- IRON ROD SET WITH CAP (R/S 2063)
- GRANITE MONUMENT FOUND (GMF)
- ∩ UTILITY POLE
- ∠ ABOVE GRADE
- BELOW GRADE
- 89.25' (89.3' PLAN) FOUND DISTANCE (RECORD DISTANCE)
- N/F NOW OR FORMERLY OF CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- T/M TAX MAP-BLOCK-LOT NUMBER
- SURVEYED PROPERTY LINE
- ROAD RIGHT OF WAY LINE
- EDGE OF GRAVEL ROAD OR DRIVEWAY
- APPROXIMATE PROPERTY LINE
- OVERHEAD UTILITY LINE
- ▨ EXISTING BUILDINGS

EMBOSSSED SEAL (PLAN NOT VALID WITHOUT)

INK SEAL

PRELIMINARY

HERNEY STATE TO ARTHUR C. BENEDICT, DONE AND ENCLOSED OF ALL THING AND BELIEF THIS PLAN SUBSTANTIALLY COMFORMS WITH THE MAINE EFFECTIVE APRIL 1, 2007

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GDN SOUTH PL5 2063