SITE PLAN AND BOUNDARY SURVEY OF LAND
20 PARK AVENUE, PEAKS ISLAND
PORTLAND, MAINE

MADE FOR BRENNA K. HEAPS AND TODD R. HEASLEY
20 PARK AVENUE, PEAKS ISLAND, PORTLAND, MAINE

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

JUNE 4, 2013 JOB #13-003 SHEET 1 OF 1
REVISED JUNE 16, 2015 TO SHOW NEW EXISTING BUILDING

SCALE 1" = 20'
0' 20' 40' 60'

LEGEND

○	IRON PIPE/ROD FOUND
●	IRON ROD SET WITH CAP (PLS 2063)
□	GRANITE MONUMENT FOUND
	UTILITY POLE
131.36' (130')	FOUND DISTANCE (RECORD DISTANCE)
N/F	NOW OR FORMERLY OF
29922/170	CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
TM 87/C/3	TAX MAP/BLOCK/LOT NUMBER
	SURVEYED PROPERTY LINE
	APPROXIMATE PROPERTY LINE
	EDGE OF GRAVEL ROAD OR DRIVEWAY
	STONE WALL
	OVERHEAD UTILITY LINE
	BITUMINOUS PAVEMENT
	EXISTING BUILDINGS

PLAN REFERENCES:

1) "HENRY PARSONS ESTATE" DATED APRIL 1, 1865. BY E. TRASHER. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2 PAGE 46.
2) "PLAN OF A LOT OF LAND CENTRALLY LOCATED ON PEAKS ISLAND, MAINE AND OWNED BY MRS. SUSIE C. MCALONEY" DATED APRIL, 1898. BY J.B. JONES. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 8 PAGE 121.
3) "CITY OF PORTLAND MAINE DEPARTMENT OF PUBLIC WORKS – PEAKS ISLAND BLACKMAN LOT" DATED NOVEMBER 5, 1936. FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION) FILE 471/3.
4) "CASCO BAY WATER & LIGHT CO. LAND ON PARK AVE. PEAKS ISLAND, MAINE". FOUND IN THE RECORDS OF THE PORTLAND WATER DISTRICT.
5) "PLAN OF PROPERTY IN PEAKS ISLAND, PORTLAND, MAINE MADE FOR A. VENTRES" DATED MAY 25, 1981. BY LLOYD E. JONES. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 192 PAGE 190.
6) "STANDARD BOUNDARY SURVEY – PLAN OF PROPERTY PLEASANT AVENUE, PEAKS ISLAND, PORTLAND, MAINE. MADE FOR DR. ELIZABETH LOEWALD" DATED NOVEMBER 28, 1988. BY TITCOMB ASSOCIATES. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 189 PAGE 15.
7) "BOUNDARY SURVEY OF LAND – 67 PLEASANT AVENUE, PEAKS ISLAND, PORTLAND, MAINE MADE FOR VICKI AND ROBERT FLANAGAN" DATED SEPTEMBER 18, 2012. BY NORTHEASTERN LAND SURVEYING. UNRECORDED.

NOTES:

1) THE OWNERS OF RECORD ARE BRENNA K. HEAPS AND TODD R. HEASLEY.

2) DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 30576 PAGE 317.

3) THE CADSTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 87 BLOCK C LOT 2.

4) A) PLEASANT AVENUE IS AN ACCEPTED PUBLIC ROAD AND HAS A 40' WIDE RIGHT OF WAY (SEE STREET RECORD VOL. 1 PAGE 225). LOCATION IS PER THE CITY OF PORTLAND ROAD SURVEY RECORDS (BLUE SHEETS). PRIOR TO THE EXISTENCE OF PLEASANT AVENUE, A PRIVATE ROAD KNOWN AS "MEETING HOUSE ROAD" LAY IN CLOSE PROXIMITY TO THE CURRENT LOCATION.
B) ON MAY 9, 1890 DEBORAH TROTT CONVEYED TO CHARLES L. BRACKETT (DEED BOOK 567 PAGE 313) A PARCEL WITH "A RIGHT OF WAY TWELVE (12) FEET WIDE FROM THE SOUTHERLY CORNER OF THIS LOT TO A PROPOSED ROAD NEAR THE SOUTHEAST SIDE OF THESE PREMISES."
C) PARK AVENUE APPEARS TO BE AN UNACCEPTED STREET. ON SEPTEMBER 29, 1911 LEROY TOBIE RECEIVED DEEDS TO THE SURVEYED PARCEL RECORDED IN BOOK 881 PAGES 152 AND 154. THESE DEEDS RESERVE AND EXCEPT A RIGHT OF WAY "OVER AND ALONG A STRIP OF LAND FOURTEEN (14) FEET IN WIDTH AT PLEASANT AVENUE AND FORTY (40) FEET IN WIDTH AT THE REAR OR EASTERLY END OF SAID PARCEL...". IT IS RECOMMENDED THAT LEGAL ADVICE BE SOUGHT.

5) 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.

6) ZONING: THE PARCEL FALLS IN THE IR 1 ZONE AND PARTIALLY WITHIN THE RESOURCE PROTECTION ZONE. AN OFFICIAL ZONING DETERMINATION AND REQUIREMENTS MUST BE OBTAINED FROM THE CITY OF PORTLAND AND ALL OTHER APPLICABLE REGULATORY BODIES BEFORE BUILDING IMPROVEMENTS OR CONVEYING LAND OR INTEREST.

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 PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.

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

10) VERTICAL DATUM IS NGVD 1929 AS ESTABLISHED BY THE CITY OF PORTLAND. BENCHMARK IS A CITY OF PORTLAND STREET MONUMENT "PLEASANT AVE. NLY SIDE 2ND FROM CHURCH AVE". ELEVATION 82.08'.

MONUMENTATION FOUND
MF1) 1" IRON PIPE FOUND 1" BELOW GRADE
MF2) 1" IRON PIPE FOUND 1" BELOW GRADE
MF3) 1" IRON PIPE FOUND FLUSH
MF4) IRON ROD WITH CAP "PLS 2063"
MF5) DRILL HOLE IN LARGE ROCK
MF6) 1.5" IRON PIPE 3" BELOW GRADE
MF7) 1" IRON PIPE FLUSH
MF8) 1" IRON PIPE FLUSH
MF9) 1" IRON PIPE FLUSH
MF10) 4"X4" MONUMENT 3" BELOW GRADE (3" OFFSET)
MF11) 1" IRON ROD 3" ABOVE GRADE
MF12) 1" IRON PIPE 4" ABOVE GRADE

EMBOSSED SEAL
(PLAN NOT VALID WITHOUT)

INK SEAL

STATE OF MAINE
EUGENE SCHLEH
2063
PROFESSIONAL LAND SURVEYOR

I HEREBY STATE TO BRENNA K. HEAPS AND TODD R. HEASLEY 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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