BOUNDARY SURVEY OF LAND
48 PLEASANT AVENUE AND 308 ISLAND AVENUE
PEAKS ISLAND, PORTLAND, MAINE

MADE FOR JEAN K. AND JOHN W. GULLIVER
23 THORNHURST ROAD, FALMOUTH, MAINE 04105

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

NOVEMBER 27, 2012 JOB #12-011 SHEET 1 OF 1
REVISED MARCH 26, 2013 TO SHOW PROPOSED NEW LOT CONFIGURATION AND PARCEL TOPOGRAPHY

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

NOTES:

1) THE OWNERS OF RECORD ARE JEAN K. GULLIVER AND JOHN W. GULLIVER.
2) DEEDS OF RECORD ARE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 28808 PAGE 258 AND DEED BOOK 17300 PAGE 194.
3) THE CADASTRAL REFERENCES ARE CITY OF PORTLAND TAX MAP 97 BLOCK K LOTS 2, 6 AND 20 AS WELL AS TAX MAP 97 BLOCK Y LOT 1.
4) ISLAND AVENUE HAS A 60' WIDE RIGHT OF WAY (SEE STREET RECORD VOL. 1 PAGE 152). PLEASANT AVENUE HAS A 40' WIDE RIGHT OF WAY (SEE STREET RECORD VOL. 1 PAGE 228). 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. THE FORMAL CREATION OF PLEASANT AVENUE APPEARS TO HAVE TAKEN PART OF TAX MAP 97 BLOCK K LOT 2 AND LEFT A SMALL TRIANGULAR PARCEL BETWEEN THE FORMER LOT AND NEW ROAD LOCATION. THE TRIANGULAR PARCEL IS CURRENTLY OCCUPIED AS PART OF TAX MAP 97 BLOCK K LOT 2. CITY POINT ROAD IS SHOWN AS HAVING A 10' RIGHT OF WAY ON PLAN REFERENCE #2. THE TRAVELED WAY APPEARS TO ENCROACH ON THE SUBJECT PROPERTY AND RIGHTS MAY HAVE BEEN AQUIRED BY OTHERS.
5) THE DWELLING DOES NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.I.R.M.A. SEE COMMUNITY #230051 PANEL #0015B, EFFECTIVE DATE JULY 17, 1986.
6) ZONING: THE PARCELS FALL IN THE IR 2 ZONE. TAX MAP 97 BLOCK Y LOT 1 PARTIALLY FALLS IN THE SHORELAND PROTECTION ZONE. THE 250' SHORELAND SETBACK LINE SHOWN ON THIS PLAN WAS NOT FIELD LOCATED BY NORTHEASTERN LAND SURVEYING. IT WAS DERIVED FROM A DIGITAL G.I.S. BASE MAP PROVIDED BY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION). 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 SERVICE. ALL APPROPRIATE OFFICES AND THE "DIGSAFE" PROGRAM SHOULD BE CONTACTED BEFORE DOING ANY EXCAVATION.
8) THIS PLAN IS NOT INTENDED TO DEFICT LIMITS OR EXISTENCE 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.

LEGEND

- IRON PIPE/ROD FOUND
- IRON ROD SET WITH CAP (PLS 2005)
- GRANITE MONUMENT FOUND
- UTILITY POLE
- 60.00' (60'+/-) FOUND DISTANCE (RECORD DISTANCE)
- X/F NOW OR FORMERLY OF
- 12105/04 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- TM 97/K/20 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

MONUMENTATION FOUND:

30'E) 1" IRON PIPE FOUND 1' HEIGHT GRADE
30'N) 1" IRON PIPE FOUND 1' HEIGHT GRADE
30'S) 1" IRON PIPE FOUND FLUSH
30'W) 1.25" IRON PIPE FOUND 1" ABOVE GRADE
30'W) 1" IRON PIPE FOUND 1' ABOVE GRADE
30'W) IRON ROD W/ CAP LABELED "PLS 2005"
30'W) 1" IRON PIPE FOUND 2" BELOW GRADE
30'W) 1" IRON PIPE 2" HEIGHT GRADE
30'W) .5" IRON PIPE 2" HEIGHT GRADE
30'W) .5" IRON PIPE 2" FLUSH
30'W) 1" IRON PIPE 6" HEIGHT GRADE
30'W) 1.25" IRON PIPE 4" HEIGHT GRADE
30'W) 1" IRON PIPE 12" ABOVE GRADE
30'W) .5" IRON PIPE 6" ABOVE GRADE
30'W) 1" IRON PIPE 6" HEIGHT GRADE
30'W) 1" IRON PIPE IN CONCRETE
30'W) 1.5" IRON PIPE 1" HEIGHT GRADE
30'W) IRON ROD W/ CAP LABELED "PLS 2005"
30'W) 1" IRON PIPE IN CONCRETE
30'W) 1" IRON PIPE IN CONCRETE
30'W) 1" IRON PIPE IN CONCRETE
30'W) 1" IRON PIPE IN CONCRETE
30'W) IRON ROD W/ CAP LABELED "PLS 2005"
30'W) 1" IRON PIPE 1" ABOVE GROUND
30'W) 1.5" IRON PIPE 6" ABOVE GRADE
30'W) .5" IRON PIPE 1" ABOVE GRADE
30'W) 1" IRON PIPE 2" ABOVE GRADE
30'W) 1.5" IRON PIPE FLUSH
30'W) 1" IRON PIPE FLUSH
30'W) IRON ROD W/ CAP ILLEGIBLE
30'W) IRON ROD FLUSH
30'W) 1.5" IRON ROD 1" ABOVE GRADE
30'W) NAIL SET IN CONCRETE
30'W) .5" IRON PIPE 12" BELOW GRADE

PLAN REFERENCES:

1) "BOUNDARY SURVEY OF LAND AT 48 PLEASANT AVENUE AND 308 ISLAND AVENUE, PEAKS ISLAND, PORTLAND, MAINE" MADE FOR JEAN K. GULLIVER AND JOHN W. GULLIVER BY NORTHEASTERN LAND SURVEYING. UNRECORDED.
2) "PLAN OF A LOT OF LAND CENTRALLY LOCATED ON PEAKS ISLAND, MAINE AND OWNED BY REAL ESTATE C. HEALDHOLT" DATED JUNE, 1926. BY A.D. JOHNS. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 8 PAGE 101.
3) "BOUNDARY SURVEY OF LAND AT 277 ISLAND AVENUE, PEAKS ISLAND, PORTLAND, MAINE" MADE FOR SARAH E. CARTWELL AND SUSAN P. VORTMEN. DATED OCTOBER 5, 2007. BY NORTHEASTERN LAND SURVEYING. UNRECORDED.
4) "BOUNDARY SURVEY OF LAND AT 69 PLEASANT AVENUE, PEAKS ISLAND, PORTLAND, MAINE" MADE FOR TRUE A. AND ROBERT E. BICKHAM. DATED SEPTEMBER 26, 2012. BY NORTHEASTERN LAND SURVEYING. UNRECORDED.

PROPOSED LOT 2
20293.5 Sq. Feet
0.5 Acres

PROPOSED LOT 1
20000.0 Sq. Feet
0.5 Acres

CITY POINT ROAD
ISLAND AVENUE
PLEASANT AVENUE
CASCO BAY
PEAKS ISLAND