CITY OF PORTLAND, MAINE
Inspections Division
Date: 12/05/16

BOUNDARY SURVEY OF LAND AT 328 AND 334 ISLAND AVENUE, PEAKS ISLAND PORTLAND, MAINE

MADE FOR CHARLES AND SANDRA RADIS
334 ISLAND AVENUE, PEAKS ISLAND, PORTLAND, MAINE 04108

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

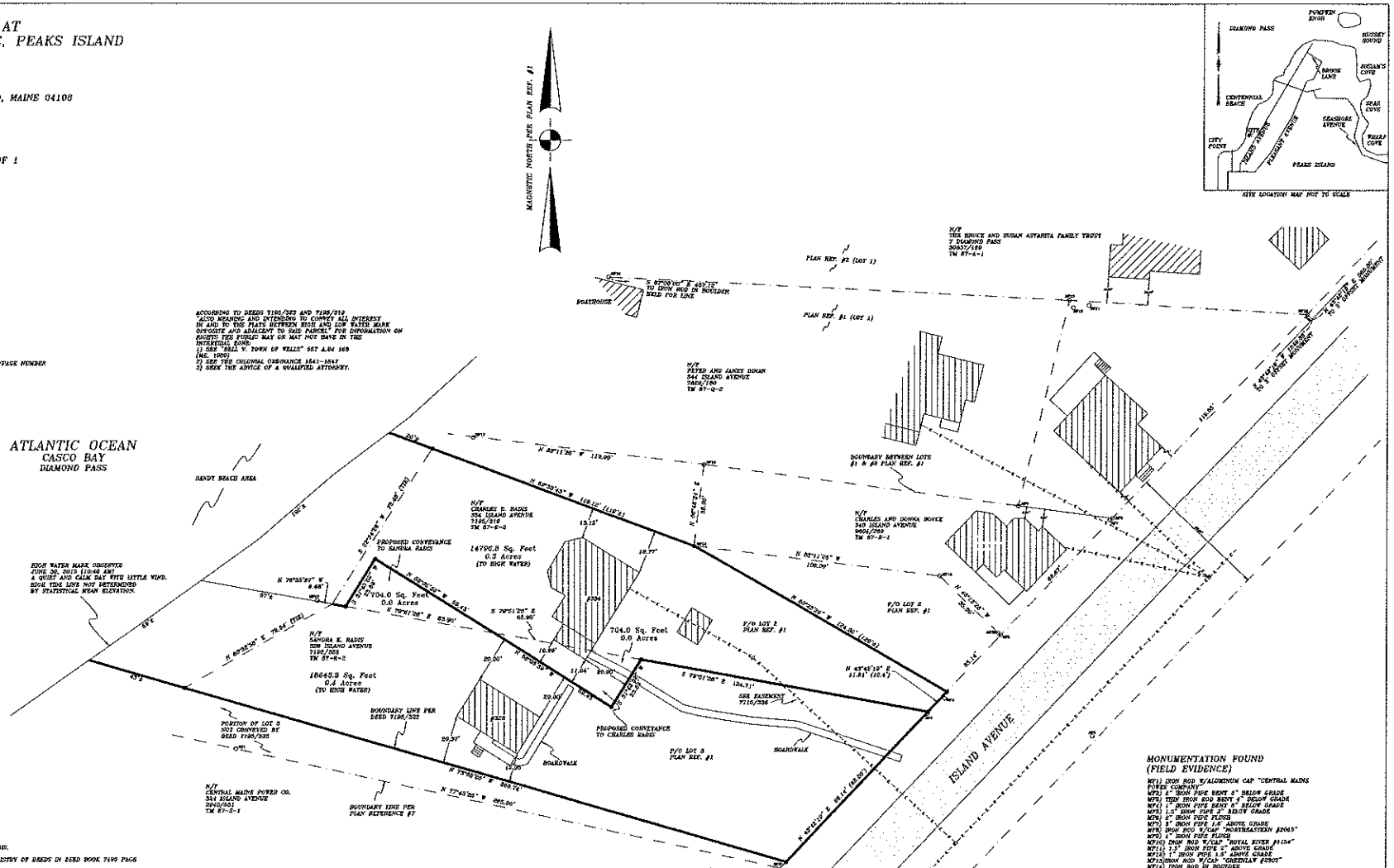
JUNE 30, 2015 JOB #15-006B SHEET 1 OF 1
REVISED DECEMBER 7, 2016 TO SHOW PROPOSED LINE CHANGE

SCALE 1" = 20'

0' 20' 40' 60'

LEGEND

- IRON PIPE/ROD FOUND (IPF/IRF)
- IRON ROD SET WITH CAP (PLS 2065)
- GRANITE MONUMENT FOUND (GMF)
- UTILITY POLE
- 88.14' (88.00') FOUND DISTANCE (RECORD DISTANCE)
- N/F NOW OR FORMERLY OF
- 7829/186 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- TM 87-G-2 TAX MAP-BLOCK-LOT NUMBER
- SURVEYED PROPERTY LINE
- APPROXIMATE PROPERTY LINE
- RIGHT OF WAY
- OVERHEAD UTILITY LINE
- BITUMINOUS PAVEMENT
- EXISTING BUILDINGS



SITE LOCATION MAP NOT TO SCALE

PLAN NOTES:

1) THE OWNERS OF RECORD ARE CHARLES D. RADIS AND SANDRA K. RADIS.

2) DEEDS OF RECORD ARE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 7195 PAGE 219 AND BOOK 7195 PAGE 323.

3) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 87 BLOCK E LOTS E-3.

4) ISLAND AVENUE IS A 60' WIDE PUBLIC ROAD. SEE VOL. 1 PG. 162-163 OF THE CITY OF PORTLAND ROAD RECORDS.

5) THE DWELLINGS DO NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #230051 PANEL #0015D, EFFECTIVE DATE JULY 17, 1986.

6) ZONING: THE PARCEL FALLS IN THE WB 2 ZONE AND WITHIN THE SHORE LAND 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 DEFICT ISSUES 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) THE DEED DESCRIPTION FOR THE CHARLES RADIS PARCEL (7192/219) STATES THAT THE PARCEL IS SUBJECT TO DRAINAGE RIGHTS DESCRIBED IN DEED 1392 PAGE 352. THE CITY OF PORTLAND TAX MAP (24 87/E/2) FOR THE SANDRA RADIS PARCEL SHOWS WHAT APPEARS TO BE A RIGHT OF WAY RUNNING ALONG THE SOUTHERLY BOUNDARY LINE FROM ISLAND AVENUE TO THE SHORE. NO RECORD EVIDENCE OF THIS RIGHT OF WAY HAS BEEN FOUND DURING THE COURSE OF THIS BOUNDARY SURVEY. IT IS RECOMMENDED THAT THE ADVICE OF AN ATTORNEY BE SOUGHT IN THIS MATTER.

PLAN REFERENCES:

1) "HENRY PARSONS ESTATE" BY. K. THRASHER. DATED APRIL 1, 1965. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2 PAGE 40.

2) "PLAN OF THE DIVISION OF THE FRANCES WOODBURY FARM - SITUATED ON PEAKS ISLAND- PORTLAND HARBOR, SIX HERS AND ASSINOT" BY CHAS. H. HOWE. DATED NOVEMBER 27, 1905. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2 PAGE 49.

3) "MADE FOR WILLIAM NICOLL" BY E.C. JORDAN. DATED JULY 1913. UNRECORDED.

4) "PORTION OF LOT NO. 2 ACCORDING TO PLAN BY K. THRASHER" BY FORREST SMART. DATED 1966. UNRECORDED.

5) "MINOR SITE PLAN FOR PETER & JANET DINAN" BY ROBERT GREENLAW. DATED DEC. 20, 2002. UNRECORDED.

6 "BOUNDARY SURVEY MADE FOR JULIA B. CHERUBINI" BY DAVID TITCOMB. DATED JUNE 18, 1982. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 200 PAGE 78.

7) "BOUNDARY SURVEY PLAN - 334 ISLAND AVENUE, PEAKS ISLAND, MAINE. FOR CHARLES D. & SANDRA K. RADIS" BY BACK BAY BOUNDARY (ROBERT GREENLAW). DATED MARCH 12, 2004. UNRECORDED.

8) BOUNDARY SURVEY OF LAND AT 340 ISLAND AVENUE, PEAKS ISLAND, PORTLAND MAINE" BY NORTHEASTERN LAND SURVEYING. DATED JULY 26, 2014. UNRECORDED.

MONUMENTATION FOUND (FIELD EVIDENCE)

MF1) IRON ROD W/ALUMINUM CAP "CENTRAL MAINE POWER COMPANY"
MF2) 6" IRON PIPE BENT 6" BELOW GRADE
MF3) TEN IRON ROD BENT 5" BELOW GRADE
MF4) 1" IRON PIPE BENT 6" BELOW GRADE
MF5) 1.5" IRON PIPE 2" SLIGHT GRADE
MF6) 6" IRON PIPE FLUSH
MF7) 5" IRON PIPE 1.5' ABOVE GRADE
MF8) IRON ROD W/CAP "NORTHEASTERN #2065"
MF9) 1" IRON PIPE FLUSH
MF10) IRON ROD W/CAP "ROYAL RIVER #1154"
MF11) 1.5" IRON PIPE 6" ABOVE GRADE
MF12) 1" IRON PIPE 1.5' ABOVE GRADE
MF13) IRON ROD W/CAP "GREENLAW #2903"
MF14) IRON ROD IN BOULDER
MF15) 1.25" IRON PIPE 2" BELOW GRADE
MF16) 1.25" IRON PIPE 3" ABOVE GRADE
MF17) 2" IRON PIPE 6" ABOVE GRADE
MF18) 1.25" IRON PIPE FLUSH
MF19) 1.25" IRON PIPE 1" BELOW GRADE
MF20) 1.25" IRON PIPE FLUSH

EMBOSSED SEAL (PLAN NOT VALID WITHOUT)

DATE (Seal)

I HEREBY STATE TO CHARLES D. RADIS AND SANDRA K. RADIS AND ANY EXECUTOR OF ALL THEIRS HAVERS THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS PLAN SUBSTANTIALLY CONFORMS WITH THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYING RULES EFFECTIVE APRIL 1, 2001

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GRAF SCHLEE PLS #065