

Prop. Live, Setbacks, Frontage, Units - MARSE

Prop. Topo
Show Septic

Radis Sandra K
Applicant
334 Island Ave, Peaks Island, ME 04108
Applicant's Mailing Address

Any water, power, etc?
Silt fence?
Former RW on lot 1012

DRC Copy
Jay Reynolds

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

2004-0137
Application I. D. Number
6/29/2004
Application Date
Boathouse/Guesthouse
Project Name/Description

Consultant/Agent
Agent Ph: _____ Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

328 - 328 Island Ave, Portland, Maine
Address of Proposed Site
087 R002001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Boathouse**

18x36 Proposed Building square Feet or # of Units
19123.8 Acreage of Site
Zoning

Check Review Required:
 Site Plan (major/minor) Subdivision # of lots _____
 Flood Hazard Shoreland Historic Preservation 14-403 Streets Review
 Zoning Conditional Use (ZBA/PB) Zoning Variance DEP Local Certification
 Other _____
Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

Charge will be (Zoning) denying

DRC Approval Status:
 Approved Approved w/Conditions See Attached Denied
Approval Date 9-10-04 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance signature Jay Reynolds date 9-10-04

Performance Guarantee Required* Not Required
* No building permit may be issued until a performance guarantee has been submitted as indicated below
 Performance Guarantee Accepted _____ date _____ amount _____ expiration date
 Inspection Fee Paid _____ date _____ amount _____
 Building Permit Issue _____ date _____
 Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
 Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date
 Final Inspection _____ date _____ signature _____
 Certificate Of Occupancy _____ date _____
 Performance Guarantee Released _____ date _____ signature _____
 Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date
 Defect Guarantee Released _____ date _____ signature _____

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2004-0137

Application I. D. Number

06/29/2004

Application Date

Boathouse/Guesthouse

Project Name/Description

Radis Sandra K

Applicant

334 Island Ave, Peaks Island, ME 04108

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

328 - 328 Island Ave, Portland, Maine

Address of Proposed Site

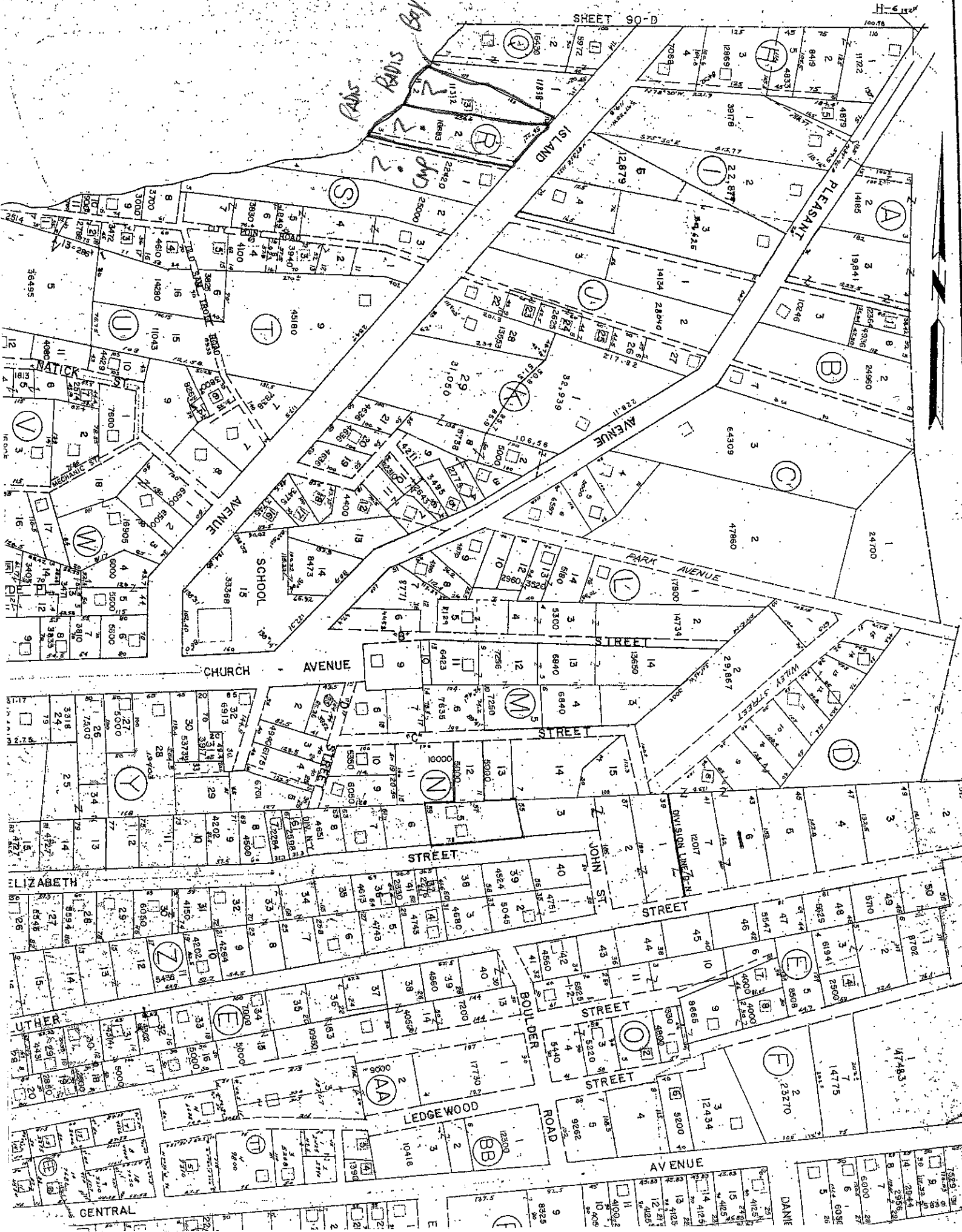
087 R002001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 2 Your new street address is now #328 Island Ave., the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 3 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5 NO CHANGES IN GRADING IS PROPOSED. ANY CHANGES IN TOPOGRAPHY SHALL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY.

RAINS
RAINS
Boyce



DANN

CENTRAL

1986

Department of Human Services
Division of Health Engineering
(207) 289-3826

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

PROPERTY ADDRESS

Town Or Plantation: **PORTLAND - PEAKS ISLAND**

Street: **ISLAND AVENUE**

Subdivision Lot #: **TAX MAP 87 BLOCK R LOTS 3, PT. 4**

PROPERTY OWNERS NAME

Last: **RADIS** First: **CHARLES**

Applicant Name: **CHARLES RADIS**

Mailing Address of Owner/Applicant (if Different): **ISLAND AVENUE PEAKS ISLAND 04110**

PORTLAND PERMIT # **2,054** TOWN COPY

Charles Radis L.P.I. # _____

Local Plumbing Inspector Signature

FEE _____ Double Fee Charged

Owner/Applicant Statement

I hereby certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Charles Radis Signature of Owner/Applicant Date: **10/31/86**

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

AA Local Plumbing Inspector Signature Date Approved: **APR 7 1987**

PERMIT INFORMATION

<p>THIS APPLICATION IS FOR:</p> <p>1. <input type="checkbox"/> NEW SYSTEM</p> <p>2. <input checked="" type="checkbox"/> REPLACEMENT SYSTEM</p> <p>3. <input type="checkbox"/> EXPANDED SYSTEM</p> <p>4. <input type="checkbox"/> SEASONAL CONVERSION</p> <p>5. <input type="checkbox"/> EXPERIMENTAL SYSTEM</p>	<p>THIS APPLICATION REQUIRES:</p> <p>1. <input checked="" type="checkbox"/> NO RULE VARIANCE REQUIRED</p> <p>2. <input type="checkbox"/> NEW SYSTEM VARIANCE Attach New System Variance Form</p> <p>3. <input type="checkbox"/> REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form</p> <p>4. <input type="checkbox"/> Requires only Local Plumbing Inspector Approval</p> <p>5. <input type="checkbox"/> Requires both State and Local Plumbing Inspector Approval</p>	<p>INSTALLATION IS COMPLETE SYSTEM</p> <p>1. <input checked="" type="checkbox"/> NON-ENGINEERED SYSTEM</p> <p>2. <input type="checkbox"/> PRIMITIVE SYSTEM (Includes Alternative Toilet)</p> <p>3. <input type="checkbox"/> ENGINEERED (+2000 gpd)</p> <p>INDIVIDUALLY INSTALLED COMPONENTS:</p> <p>4. <input type="checkbox"/> TREATMENT TANK (ONLY)</p> <p>5. <input type="checkbox"/> HOLDING TANK</p> <p>6. <input type="checkbox"/> ALTERNATIVE TOILET (ONLY)</p> <p>7. <input type="checkbox"/> NON-ENGINEERED DISPOSAL AREA (ONLY)</p> <p>8. <input type="checkbox"/> ENGINEERED DISPOSAL AREA (ONLY)</p> <p>9. <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM</p>
<p>IF REPLACEMENT SYSTEM:</p> <p>YEAR FAILING SYSTEM INSTALLED 1900F</p> <p>THE FAILING SYSTEM IS:</p> <p>1. <input type="checkbox"/> BED 3. <input type="checkbox"/> TRENCH</p> <p>2. <input type="checkbox"/> CHAMBER 4. <input checked="" type="checkbox"/> OTHER Cesspool</p>	<p>DISPOSAL SYSTEM TO SERVE:</p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER _____ SPECIFY _____</p>	<p>TYPE OF WATER SUPPLY</p> <p>PUBLIC WATER</p>
<p>SIZE OF PROPERTY 2,000SF</p> <p>ZONING IR2</p>		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 5)

<p>TREATMENT TANK</p> <p>1. <input checked="" type="checkbox"/> SEPTIC: <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Low Pro. 4</p> <p>2. <input type="checkbox"/> AEROBIC</p> <p>SIZE: 1000 GALS</p>	<p>WATER CONSERVATION</p> <p>1. <input type="checkbox"/> NONE</p> <p>2. <input checked="" type="checkbox"/> LOW VOLUME TOILET</p> <p>3. <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM</p> <p>4. <input type="checkbox"/> ALTERNATIVE TOILET</p> <p>SPECIFY: _____</p>	<p>PUMPING</p> <p>1. <input type="checkbox"/> NOT REQUIRED</p> <p>2. <input checked="" type="checkbox"/> MAY BE REQUIRED (DEPENDS ON TREATMENT TANK LOCATION AND ELEVATION)</p> <p>3. <input type="checkbox"/> REQUIRED</p> <p>DOSE: _____ GALS</p>	<p>CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)</p> <p>3 BEDROOM MODERATE LOW VOLUME TOILET</p>
<p>SOIL CONDITIONS USED FOR DESIGN PURPOSES</p> <p>PROFILE: 7 CONDITION: C</p> <p>DEPTH TO LIMITING FACTOR: 19</p>	<p>SIZE RATINGS USED FOR DESIGN PURPOSES</p> <p>1. <input type="checkbox"/> SMALL</p> <p>2. <input type="checkbox"/> MEDIUM</p> <p>3. <input checked="" type="checkbox"/> MEDIUM-LARGE</p> <p>4. <input type="checkbox"/> LARGE</p> <p>5. <input type="checkbox"/> EXTRA LARGE</p>	<p>DISPOSAL AREA TYPE/SIZE</p> <p>1. <input type="checkbox"/> BED _____ Sq. Ft.</p> <p>2. <input checked="" type="checkbox"/> CHAMBER 560 Sq. Ft.</p> <p>3. <input type="checkbox"/> TRENCH _____ Linear Ft.</p> <p>4. <input type="checkbox"/> OTHER: _____</p>	<p>DESIGN FLOW: 325 (GALLONS/DAY)</p>

SITE EVALUATOR STATEMENT

On **APRIL 19, 1986** (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

William B. Jandrusis 0003/4814 Date: **6/28/86**

Site Evaluator or Professional Engineer's Signature

Local Plumbing Inspector Signature if a Local Site Evaluation Waiver under a Local Order

Page 1 of 3
H-18-300 Rev. 4/83

PLUMBING APPLICATION

PROPERTY ADDRESS

Town or Plantation: PEAK ISLAND, ME

Street: ISLAND AVE
Subdivision/Lot #: STERLING VILLAGE

PROPERTY OWNERS NAME

Last: RADIS First: CARLES

Applicant Name: PT. McINERNEY

Mailing Address of Owner/Applicant (if Different): ELIZABETH ST
PEAKS ISLAND, ME

PORTLAND PERMIT # 2,138 TOWN COPY FEE Double Fee Charged

James J. Goodwin
Local Plumbing Inspector Signature

L.P.I. # _____

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

PT. McInerney 01/2/87
Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

AA APR 7 1987
Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

This Application is for: 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type Of Structure To Be Served: 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>0259-11</u>
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Number	Hook-Ups And Piping Relocation	Column 2		Column 1	
		Number	Type of Fixture	Number	Type Of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hose/bibb / Sillcock		Bathtub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal		Sink
	HOOK-UP: to an existing subsurface wastewater disposal system.		Drinking Fountain	1	Wash Basin
			Indirect Waste	2	Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.	1	Clothes Washer
			Grease/Oil Separator		Dish Washer
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Dental Cuspidor		Garbage Disposal
			Bidol		Laundry Tub
			Other _____	1	Water Heater
	Hook-Ups (Subtotal)		Fixtures (Subtotal) Column 2	7	Fixtures (Subtotal) Column 1
\$	Hook-Up Fee			0	Fixtures (Subtotal) Column 2
				7	Total Fixtures
				6.21	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

Town, City, Plantation: PORTLAND PEAKS ISLAND
 Street, Road, Subdivision: ISLAND AVE 57-R-53 PART 4
 Owners Name: CHARLES RADIS

SITE PLAN

Scale 1/4" = 100' PL

SITE LOCATION PLAN (Attach)



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 2" SOD Test Pit Boring

Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0-5	SANDY LOAM	LOOSE	DARK BROWN	NONE
5-15	CLAYEY LOAM	FRIABLE	GRAY BROWN	FEW
15-30	CLAY	PLASTIC	GRAY	COMMON

Soil 7 Classification C Slope 19 Limiting Factor 19

Observation Hole 2" SOD Test Pit Boring

Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0-5	SANDY LOAM	LOOSE	DARK BROWN	NONE
5-15	CLAYEY LOAM	FRIABLE	GRAY BROWN	NONE
15-30	CLAY	PLASTIC	GRAY BROWN	COMMON

Soil 7 Classification C Slope 16 Limiting Factor 16

William B. Gardner
 As Evaluator of Professional Engineer's Signature

0003/4814
 EC / PE 9

6/28/86
 Date

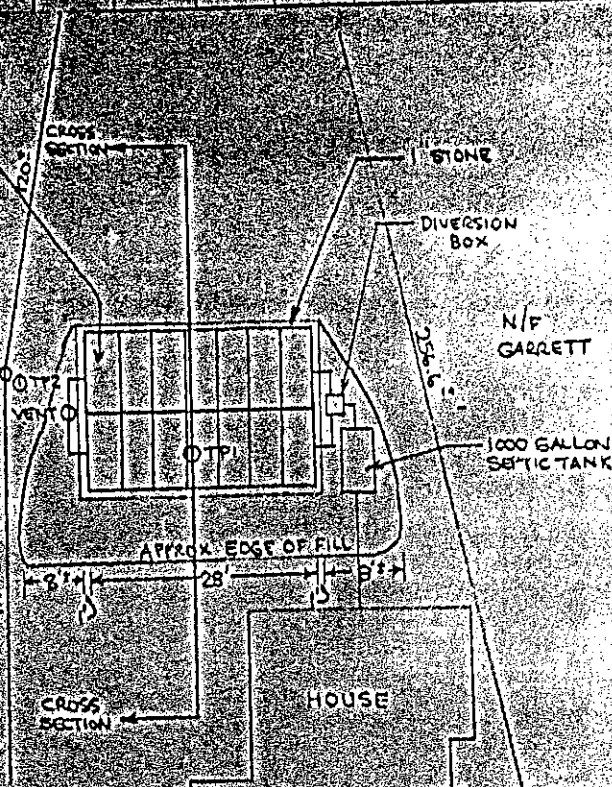
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation: **PORTLAND PEAKS ISLAND** Block, Road, Subdivision: **ISLAND AVE. 87 R-3, PART 4** Owners Name: **CHARLES RADIS**

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20 FL

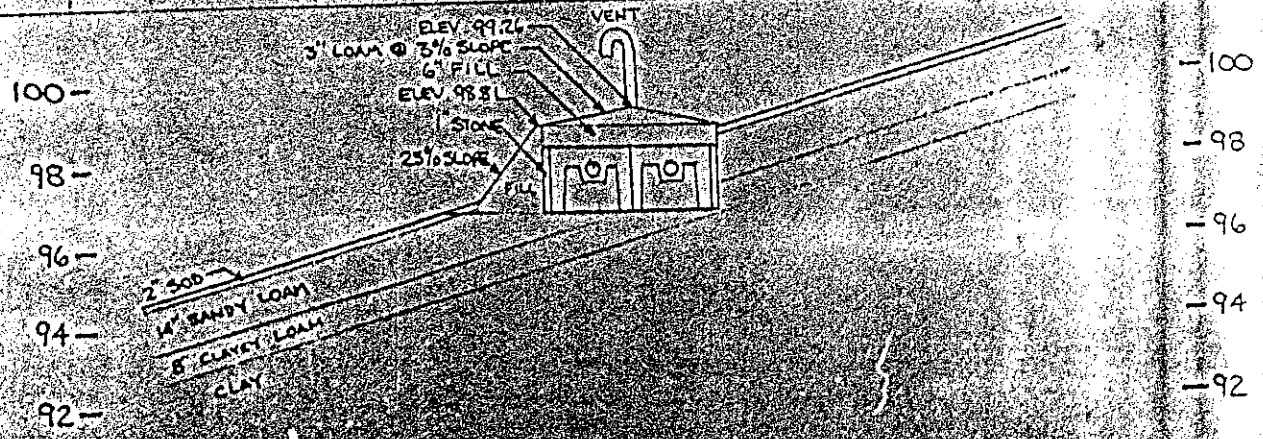
Handwritten notes:
 • Check with Sanford
 • Reverts in bulldozed - We need 18 chambers instead of 14
 • 4x10 chambers because they only
 • 4x8 chambers are
 Call Frank Davis
 Re: 4x10 vs 4x8 chambers



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT LOCATION & DESCRIPTION	
Depth of Fill (Upslope)	7'	Reference Elevation Is	100.00	TOP IRON PIPE 35' NORTHEAST OF NORTHEAST CORNER OF HOUSE	
Depth of Fill (Downslope)	21'	Bottom of Disposal Area	96.73		
		Top of Distribution Lines or Chambers	98.06		

DISPOSAL AREA CROSS SECTION

Scale:
 Vertical: 1 inch = 4 FL
 Horizontal: 1 inch = 20 FL



Signature: William B. Goodness
 See Evaluator or Professional Engineer's Signature

0003/4814
 REVISION

6/28/86
 Date

JAY

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

July 13, 2004

Sandra K. Radis
334 Island Avenue
Peaks Island, ME 04108

RE: 328 Island Avenue, P.I. – 087-R-002 – IR-2 Zone – Shoreland Zoning – Floodplain

Dear Sandra,

I am in receipt of your permit application to construct a new single family dwelling with boat storage underneath. Please note that your permit application has been denied because it does not meet the requirements of the City of Portland's Zoning Ordinance.

Section 14- 145.11 of the IR-2 zone requires a minimum lot size of 20,000 square feet. The Assessor's records show the lot size to be 18,683 square feet and the survey that you have submitted shows the lot to be 19,123.8 square feet. You have not supplied any information to show that this lot might be considered a lot of record and held under separate and distinct ownership for any adjoining lots since July 15, 1985.

This property is located within the Shoreland Zone area. Section 14-449 of the Zoning Ordinance requires structures to be setback a minimum of 75 feet from the high water mark, instead of the 45 feet from the mean high water mark that you have shown on your plans.

This property is located with the Flood plain area A2 with a given elevation of 9 as denoted on FEMA panel 15. 14-450.8 requires the lowest floor elevation to be a minimum of two feet above the given elevation of 9 feet. The lowest floor elevation by definition would be your boat storage area. Your plans are deficient in denoting what the lowest floor elevation is using N.G.V.D. It is your responsibility to verify and supply that information with your application.

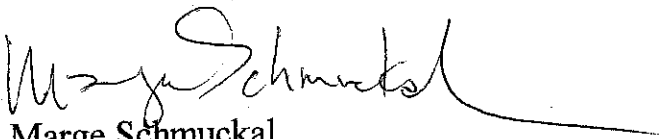
Section 14-332 requires all new dwelling units to show two off-site parking spaces. None are shown on your submitted plans.

Section 14- 145.11 requires the maximum building height for a principal building to be no more than 35 feet from pre-development grade. This office has not been provided with any such

information. This office will require all predevelopment grades around the proposed house prior to any approvals.

Your permit has been denied based upon the above requirements. You have the right to appeal my decision. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Very truly yours,


Marge Schmuckal
Zoning Administrator

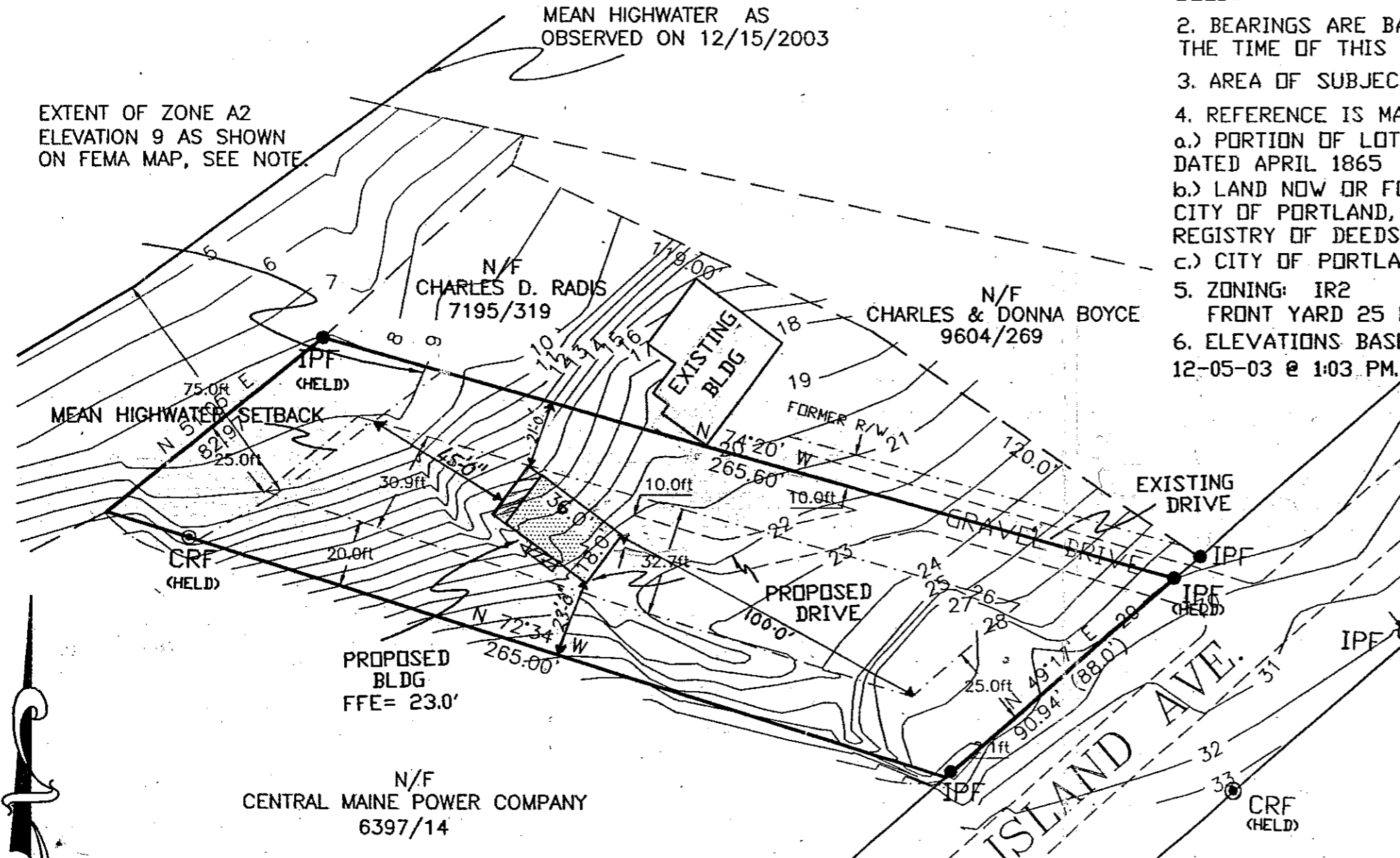
Cc: D. Laing, 17 Wiley Ave., Peaks Island, ME 04108
Jay Reynolds, Planning
file

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: SANDRA K. RADIS BOOK 7195 PAGE 319 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF SUBJECT PARCEL: 19123.8SQ. FT. 0.44 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a.) PORTION OF LOT NO. 2 ACCORDING TO PLAN BY E. THRASHER, DATED APRIL 1865 RECORDED IN PLAN BK 2 PG 46.
 - b.) LAND NOW OR FORMERLY OF EUNICE A. GARRETT, PEAKS ISLAND, CITY OF PORTLAND, MAINE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 2 PAGE 46.
 - c.) CITY OF PORTLAND ASSESSORS PLAN NO. 87 PEAKS ISLAND.
5. ZONING: IR2
FRONT YARD 25 FEET, REAR YARD 25 FEET, SIDE YARD 20 FEET
6. ELEVATIONS BASED UPON A WATER SURFACE OBSERVATION ON 12-05-03 @ 1:03 PM. BASED ON N.G.V.D. 1929 MEAN SEA LEVEL.

MEAN HIGHWATER AS OBSERVED ON 12/15/2003

EXTENT OF ZONE A2 ELEVATION 9 AS SHOWN ON FEMA MAP, SEE NOTE.



LEGEND

- Capped 5/8" Rebar Found
- Iron Pipe or Solid Pin Found
- △ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- u — Overhead Utility
- ⊙ Utility Pole
- - - Edge of traveled way
- - - Set Back Line



SURVEYORS STATEMENT:

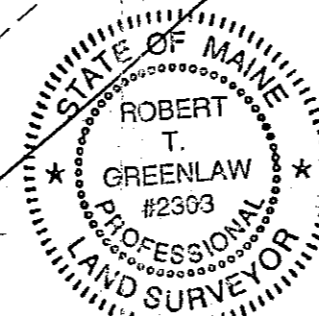
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

Robert T. Greenlaw

DATE: 03-4-2004

ROBERT T. GREENLAW P.L.S.
PRESIDENT BACK BAY BOUNDARY, INC.



FLOOD NOTE: BY GRAPHIC PLOTTING AND ELEVATION DATUM THIS PROPERTY APPEARS TO BE IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY/PANEL No.230051/15B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. AS IS SHOWN HEREON A PORTION OF THIS PROPERTY IS IN SPECIAL FLOOD HAZARD ZONE A-2, THIS PORTION OF THE PROPERTY DOES NOT AFFECT THE BUILDABLE PORTION OF THE SITE.

BOUNDARY SURVEY PLAN
334 ISLAND AVE PEAKS ISLAND, MAINE

FOR: CHARLES D. & SANDRA K. RADIS

DRAWN BY: PJM
CHECKED BY: DMD
SCALE: 1"=40'
JOB NUMBER: 2003139
SHEET 1 OF 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
65 NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-761-2010

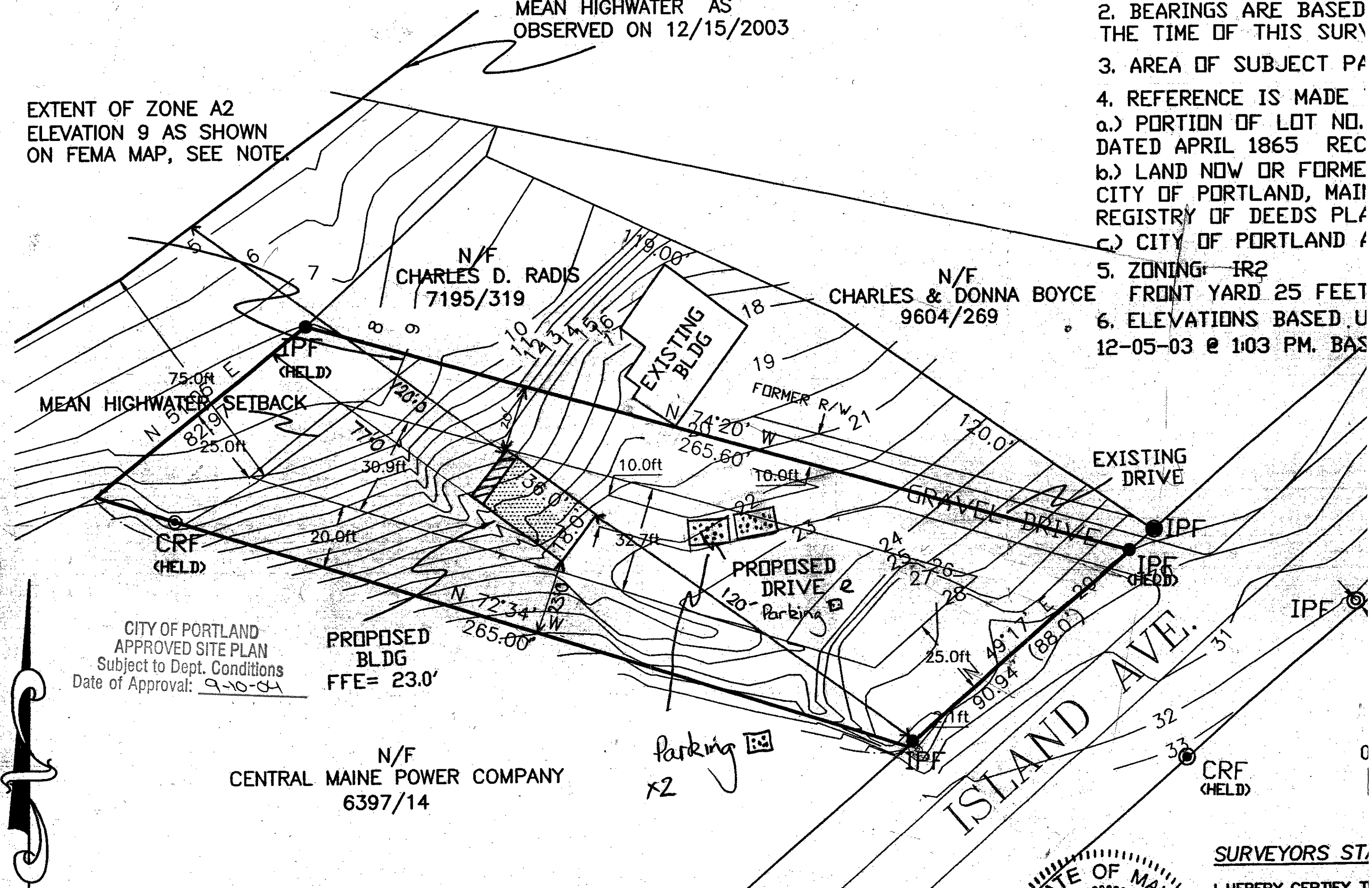
DRAWER: 2003 NO: 139

S. Radis

MEAN HIGHWATER AS
OBSERVED ON 12/15/2003

EXTENT OF ZONE A2
ELEVATION 9 AS SHOWN
ON FEMA MAP, SEE NOTE.

- DEEDS
2. BEARINGS ARE BASED THE TIME OF THIS SURV
 3. AREA OF SUBJECT PA
 4. REFERENCE IS MADE
 - a.) PORTION OF LOT NO. DATED APRIL 1865 REC
 - b.) LAND NOW OR FORME CITY OF PORTLAND, MAI
 - c.) CITY OF PORTLAND
 5. ZONING: IR2 FRONT YARD 25 FEET
 6. ELEVATIONS BASED U 12-05-03 @ 1:03 PM. BAS



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 9-10-04

PROPOSED
BLDG
FFE= 23.0'

N/F
CENTRAL MAINE POWER COMPANY
6397/14

Parking
x2



SURVEYORS ST.

I HEREBY CERTIFY T

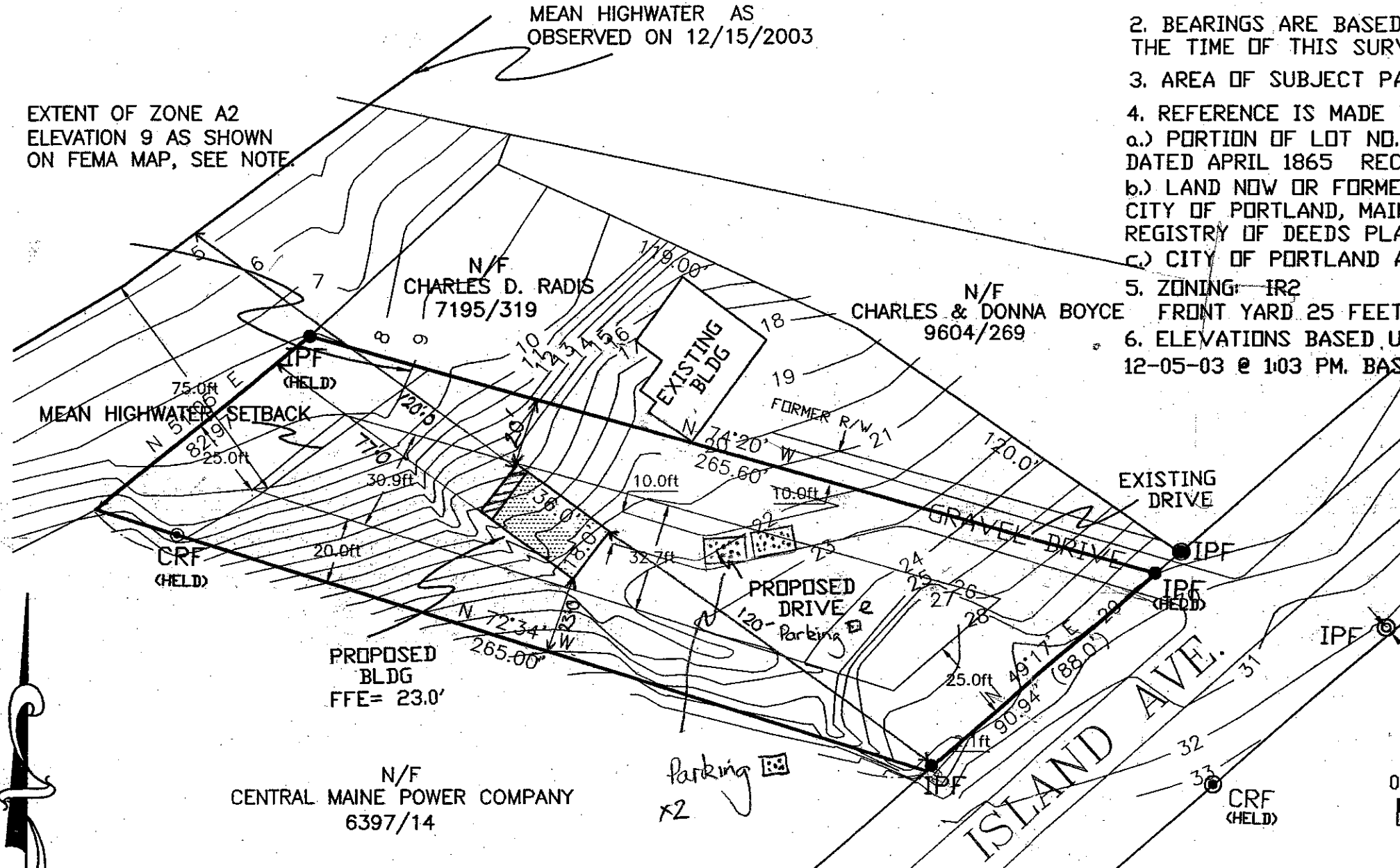
S. Radis

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: SANDRA K. RADIS BOOK 7195 PAGE 313 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
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MEAN HIGHWATER AS OBSERVED ON 12/15/2003

EXTENT OF ZONE A2 ELEVATION 9 AS SHOWN ON FEMA MAP, SEE NOTE.



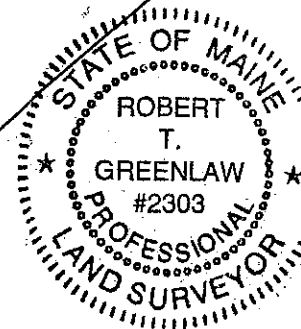
LEGEND

- Capped 5/8" Rebar Found
- Iron Pipe or Solid Pin Found
- ▲ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- u — Overhead Utility
- ⊙ Utility Pole
- - - Edge of traveled way
- - - Set Back Line



N/F CENTRAL MAINE POWER COMPANY 6397/14

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SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a.) NO WRITTEN REPORT
- b.) NO NEW DESCRIPTION

[Signature]

ROBERT T. GREENLAW P.L.S.
PRESIDENT BACK BAY BOUNDARY, INC.

DATE: 03-12-2004

BOUNDARY SURVEY PLAN
334 ISLAND AVE PEAKS ISLAND, MAINE

FOR: CHARLES D. & SANDRA K. RADIS

DRAWN BY: PJM	PRINT DATE: 03/22/2004
CHECKED BY: DMD	JOB NUMBER: 2003139
SCALE: 1"=40'	SHEET 1 OF 1

PREPARED BY:
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PROFESSIONAL LAND SURVEYING
65 NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-761-2010

DRAWER: 2003 NO:139