

**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, 2015 TO SHOW PROPOSED LINE CHANGE

SCALE 1" = 20'



LEGEND

- IRON PIPE/ROD FOUND (IPF/IRP)
- IRON ROD SET WITH CAP (PLS 2063)
- GRANITE MONUMENT FOUND (GMF)
- ⊥ UTILITY POLE
- 88.14' (88.00') FOUND DISTANCE (RECORD DISTANCE)
- N/F NOW OR FORMERLY
- 7829/160 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- TM 87-Q-2 TAX MAP-BLOCK-LOT NUMBER
- SURVEYED PROPERTY LINE
- - - APPROXIMATE PROPERTY LINE
- - - RIGHT OF WAY
- - - OVERHEAD UTILITY LINE
- ▨ BITUMINOUS PAVEMENT
- ▨ EXISTING BUILDINGS

ATLANTIC OCEAN
CASCO BAY
DIAMOND PASS

HIGH WATER MARK OBSERVED
JUNE 30, 2015 (10:40 AM)
A QUIET AND CALM DAY WITH LITTLE WIND.
HIGH TIDE LINE NOT DETERMINED
BY STATISTICAL MEAN ELEVATION.

ACCORDING TO DEEDS 7195/323 AND 7195/319
"ALSO MEANING AND INTENDING TO CONVEY ALL INTEREST
IN AND TO THE PLATS BETWEEN HIGH AND LOW WATER MARK
OPPOSITE AND ADJACENT TO SAID PARCEL" FOR INFORMATION ON
RIGHTS THE PUBLIC MAY OR MAY NOT HAVE IN THE
INTERTIDAL ZONE:
1) SEE "BELL V. TOWN OF WELLS" 557 A.2d 168
(ME, 1989)
2) SEE THE COLONIAL ORDINANCE 1641-1647
3) SEEK THE ADVICE OF A QUALIFIED ATTORNEY.

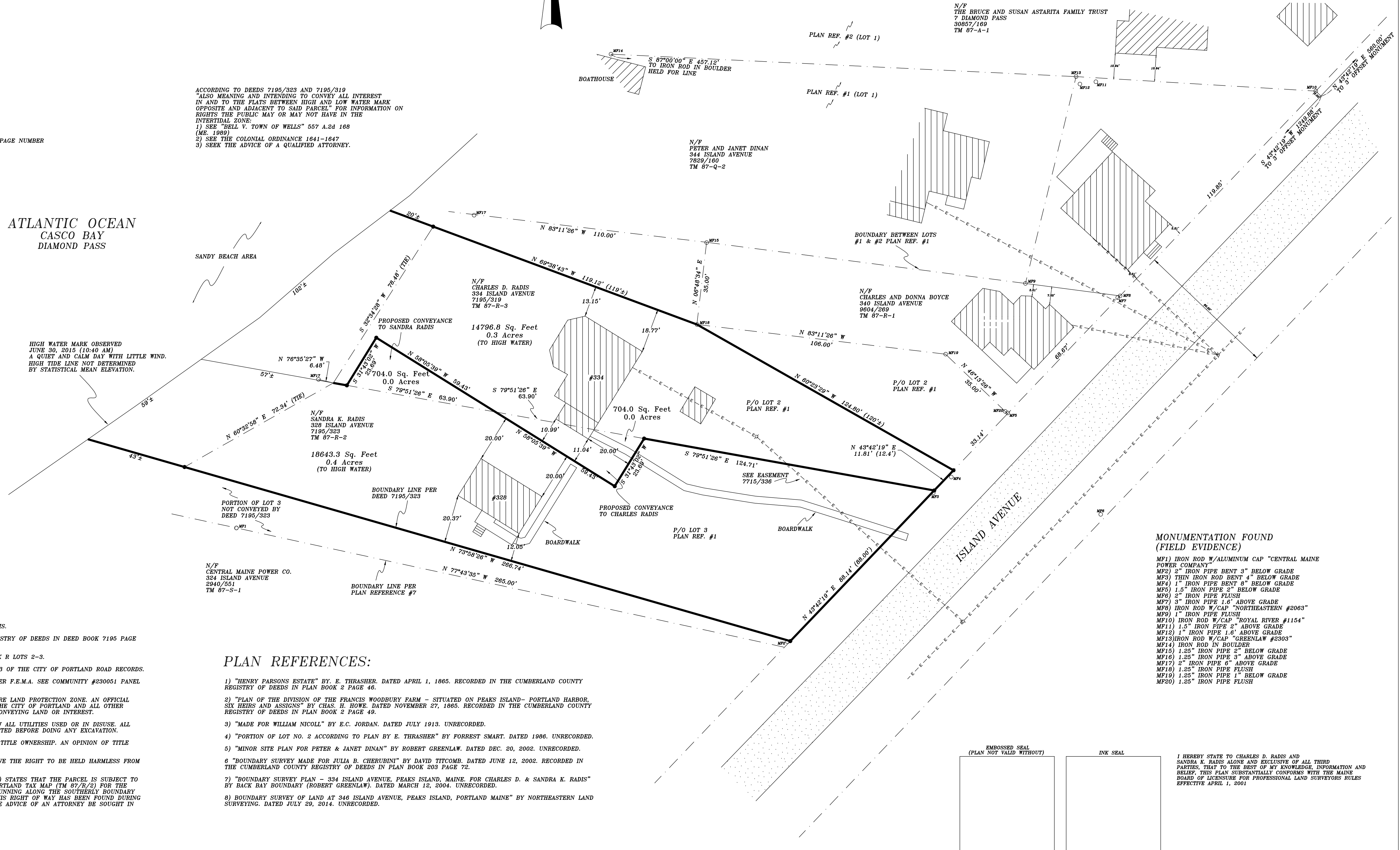
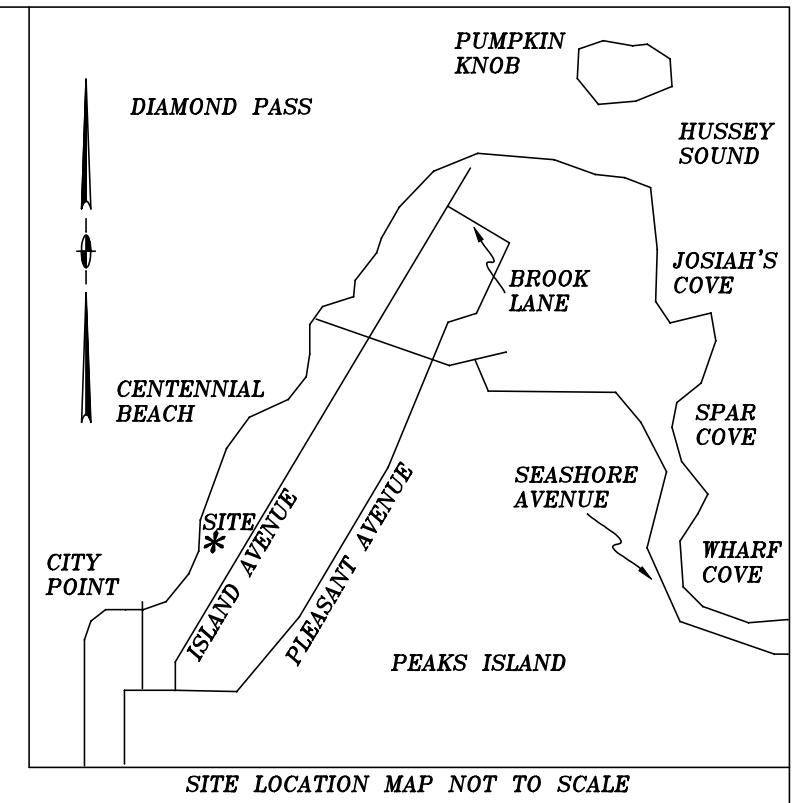
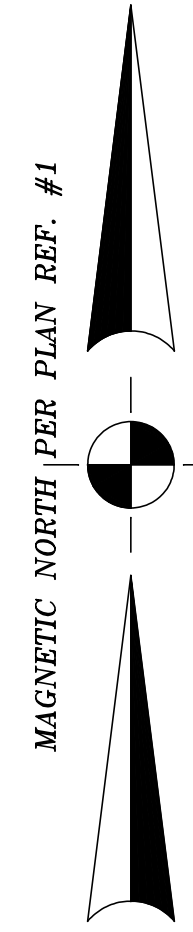
PLAN NOTES:

- 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 319 AND BOOK 7195 PAGE 323.
- 3) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 87 BLOCK R LOTS 2-3.
- 4) ISLAND AVENUE IS A 60' WIDE PUBLIC ROAD. SEE VOL. 1 PG. 152-153 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 #0015B, EFFECTIVE DATE JULY 17, 1986.
- 6) ZONING: THE PARCEL FALLS IN THE IR 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 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) THE DEED DESCRIPTION FOR THE CHARLES RADIS PARCEL (7195/319) STATES THAT THE PARCEL IS SUBJECT TO DRAINAGE RIGHTS DESCRIBED IN DEED 1392 PAGE 382. THE CITY OF PORTLAND TAX MAP (TM 87/R/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:

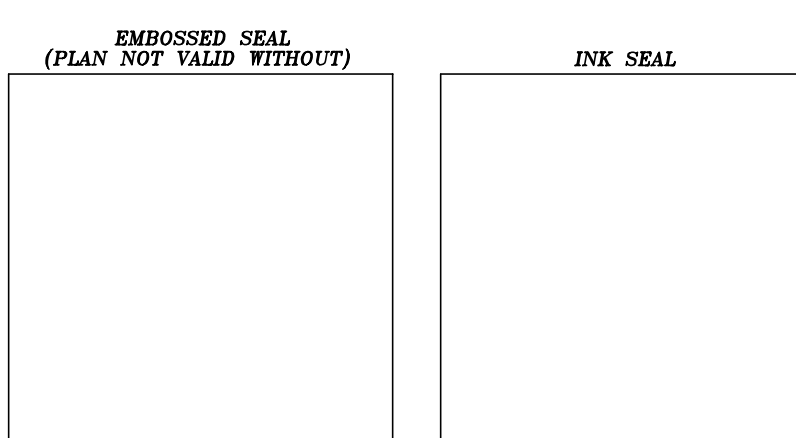
- 1) "HENRY PARSONS ESTATE" BY E. THRASHER. DATED APRIL 1, 1865. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2 PAGE 46.
- 2) "PLAN OF THE DIVISION OF THE FRANCIS WOODBURY FARM - SITUATED ON PEAKS ISLAND- PORTLAND HARBOR, SIX HEIRS AND ASSIGNS" BY CHAS. H. HOWE. DATED NOVEMBER 27, 1865. 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 E. THRASHER" BY FORREST SMART. DATED 1986. 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 12, 2002. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 203 PAGE 72.
- 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 346 ISLAND AVENUE, PEAKS ISLAND, PORTLAND MAINE" BY NORTHEASTERN LAND SURVEYING. DATED JULY 29, 2014. UNRECORDED.

MAGNETIC NORTH PER PLAN REF. #1



MONUMENTATION FOUND (FIELD EVIDENCE)

- MF1) IRON ROD W/ALUMINUM CAP "CENTRAL MAINE POWER COMPANY"
- MF2) 5" IRON PIPE BENT 3" BELOW GRADE
- MF3) THIN IRON ROD BENT 4" BELOW GRADE
- MF4) 1" IRON PIPE BENT 8" BELOW GRADE
- MF5) 1.5" IRON PIPE 2" BELOW GRADE
- MF6) 2" IRON PIPE FLUSH
- MF7) 3" IRON PIPE 1.6" ABOVE GRADE
- MF8) IRON ROD W/CAP "NORTHEASTERN #2063"
- MF9) 1" IRON PIPE FLUSH
- MF10) IRON ROD W/CAP "ROYAL RIVER #1154"
- MF11) 1.5" IRON PIPE 2" ABOVE GRADE
- MF12) 1" IRON PIPE 1.6" ABOVE GRADE
- MF13) IRON ROD W/CAP "GREENLAW #2303"
- 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



I HEREBY STATE TO CHARLES D. RADIS AND SANDRA K. RADIS 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.