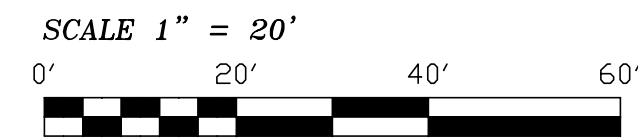


**BOUNDARY SURVEY OF LAND
290, 292 AND 308 ISLAND AVENUE
PEAKS ISLAND, PORTLAND, MAINE**

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

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

NOVEMBER 26, 2013 JOB #13-014B SHEET 1 OF 1
REVISED APRIL 30, 2014 TO SHOW PROPOSED DECK LOCATION (#290 ISLAND AVE.)



NOTES:

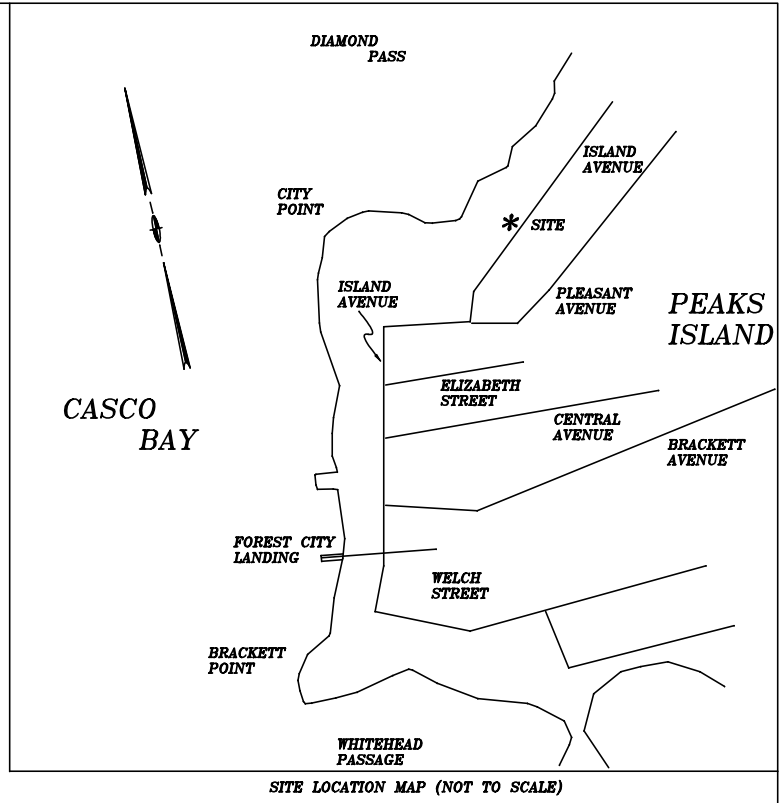
- 1) THE OWNER OF RECORD IS PETER BERNDT.
- 2) DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 14684 PAGE 162.
- 3) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 87 BLOCK T LOT 9.
- 4) ROAD INFORMATION:
A) ISLAND AVENUE IS A 60' WIDE PUBLIC ROAD. (SEE STREET RECORD VOL. 1 PAGE 152). LOCATION IS PER THE CITY OF PORTLAND ROAD SURVEY RECORDS (BLUE SHEETS).
B) CITY POINT ROAD IS A PUBLIC ROAD AND IS SHOWN ON PLAN REFERENCE #2 AS HAVING A 10' WIDE RIGHT OF WAY. THE TRAVELED WAY APPEARS TO ENCR OACH ON THE SUBJECT PROPERTY AND RIGHTS MAY HAVE BEEN ACQUIRED BY OTHERS. CITY POINT ROAD WAS CONTINUED ON SEPTEMBER 3, 1997 BY PORTLAND CITY COUNCIL ORDER #84, ENTITLED "ORDER EXCEPTING STREETS FROM VACATION" AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 13326 PAGE 19.
C) OLD SAM TROTT ROAD DOES NOT APPEAR TO BE A PUBLIC ROAD AND THE CITY OF PORTLAND DOES NOT APPEAR TO HAVE CONTINUED ANY RIGHTS IT MAY HAVE HELD. THE ROAD DOES APPEAR ON THE CITY OF PORTLAND TAX MAPS, EXTENDING FROM CITY POINT ROAD TO ISLAND AVENUE. THE PORTION JOINING CITY POINT ROAD IS SHOWN ON PLAN REFERENCE #2 AS HAVING A 10' RIGHT OF WAY. NO EVIDENCE OF LOCATION OR OF PAST OR PRESENT USE WAS FOUND ACROSS OR ADJACENT TO THE SURVEYED PARCEL. NEITHER THE DEED DESCRIPTION FOR THE SURVEYED PARCEL NOR THE DESCRIPTION FOR THE ADJUTING PARCEL TO THE WEST, (TM 87/U/15), MENTION THE ROAD'S EXISTENCE. IT IS RECOMMENDED THAT THE ADVICE OF AN ATTORNEY BE SOUGHT TO CLARIFY RIGHTS THAT OTHER PARTIES MAY OR MAY NOT HAVE.
- 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 PARCELS FALL IN THE IR 2 ZONE AND PARTIALLY IN THE SHORE LAND PROTECTION ZONE. THE 250' SHORE LAND 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 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.

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) "BOUNDARY SURVEY OF CITY POINT ROAD, PEAKS ISLAND, PORTLAND, MAINE" MADE FOR AVNER EISENBERG. DATED MAY 18, 1995. BY BRUCE R. BOWMAN. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 195 PAGE 133.
- 4) "BOUNDARY SURVEY OF LAND AT 277 ISLAND AVENUE, PEAKS ISLAND, PORTLAND, MAINE" MADE FOR JAMES E. CAMPBELL AND SUSAN P. PORTER. DATED OCTOBER 5, 2007. BY NORTHEASTERN LAND SURVEYING. UNRECORDED.
- 5) "BOUNDARY SURVEY OF LAND 48 PLEASANT AVENUE AND 308 ISLAND AVENUE, PEAKS ISLAND, PORTLAND, MAINE" MADE FOR JEAN K. AND JOHN W. GULLIVER. DATED NOVEMBER 27, 2012. BY NORTHEASTERN LAND SURVEYING. UNRECORDED.

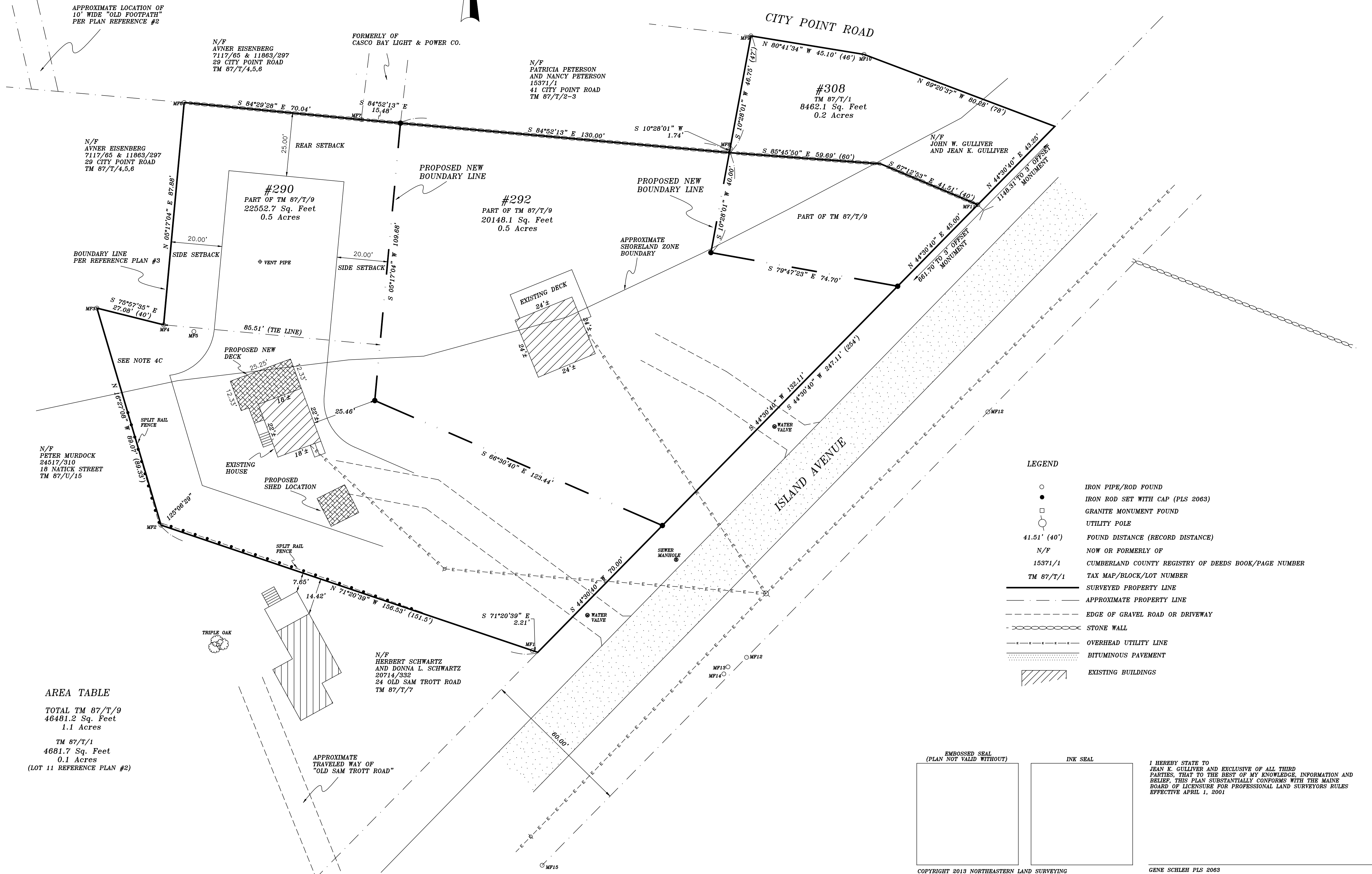
AREA TABLE

TOTAL TM 87/T/9	46481.2 Sq. Feet	1.1 Acres
TM 87/T/1	4681.7 Sq. Feet	0.1 Acres
(LOT 11 REFERENCE PLAN #2)		



MONUMENTS FOUND:

- MF1) 1" IRON PIPE 6" ABOVE GRADE (GROUND LEVEL)
- MF2) 3/4" IRON PIPE 3" ABOVE GRADE
- MF3) 1/2" IRON PIPE 4" ABOVE GRADE
- MF4) IRON ROD W/CAP "BRB #1313"
- MF5) 1" IRON PIPE 12" ABOVE GRADE LEANING HARD
- MF6) IRON ROD W/CAP "BRB #1313"
- MF7) 1" IRON PIPE 24" ABOVE GRADE
- MF8) 2" IRON PIPE FLUSH
- MF9) IRON ROD W/CAP - ILLEGIBLE
- MF10) IRON ROD FLUSH
- MF11) IRON ROD W/CAP "PLS 2063"
- MF12) IRON ROD W/CAP "PLS 2063"
- MF13) 1" IRON PIPE 3" ABOVE GRADE
- MF14) 1 1/2" IRON PIPE FLUSH
- MF15) 1" IRON PIPE IN CONCRETE



LEGEND

- IRON PIPE/ROD FOUND
- IRON ROD SET WITH CAP (PLS 2063)
- GRANITE MONUMENT FOUND
- UTILITY POLE
- 41.51' (40') FOUND DISTANCE (RECORD DISTANCE)
- N/F NOW OR FORMERLY OF
- 15371/1 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- TM 87/T/1 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

EMBOSSSED SEAL
(PLAN NOT VALID WITHOUT)

INK SEAL

I HEREBY STATE TO JEAN K. GULLIVER 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