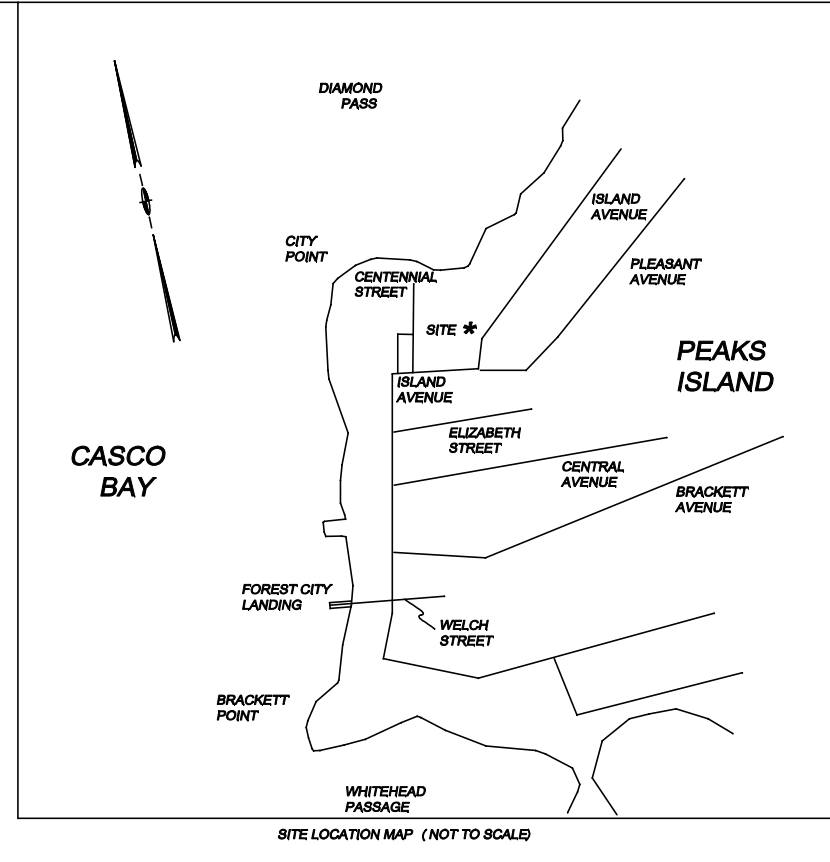


PLAN NOTES:

- 1) THE OWNER OF RECORD IS CITY VIEW LLC.
- 2) THE DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 33804 PAGE 290.
- 3) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 87 BLOCK W LOTS 3 AND TAX MAP 87 BLOCK W LOT 18.
- 4) ZONING: THE PARCELS ARE IN THE "IR-2" ZONE. CURRENT ZONING, STATUS, AND REQUIREMENTS MUST BE CHECKED AND VERIFIED WITH THE CITY OF PORTLAND AND ALL OTHER APPLICABLE REGULATORY BODIES BEFORE BUILDING IMPROVEMENTS OR CONVEYING LAND OR INTEREST.
- 5) CENTENNIAL STREET WAS ORIGINALLY CONSTRUCTED AND TENDERED TO THE CITY OF PORTLAND AS 25' WIDE. THE CITY ACCEPTED CENTENNIAL STREET AS 40' WIDE ON DECEMBER 2, 1909. SEE PORTLAND ROAD RECORDS VOLUME 1 PAGE 296. MECHANIC STREET IS A PRIVATE RIGHT OF WAY WITH A WIDTH OF 10' FOR THE FIRST 125' FROM THE OLD LOCATION OF CENTENNIAL STREET. THE WIDTH OF THE REMAINING LENGTH TO ITS INTERSECTION WITH NATICK STREET WAS NOT DETERMINED IN THIS SURVEY. NATICK STREET IS A PRIVATE RIGHT OF WAY WITH A WIDTH OF 16.25'. NATICK AND MECHANIC STREETS DO APPEAR ON THE CITY OF PORTLAND TAX MAPS. 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).
- 6) THE PARCEL DOES NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #230051 PANEL #0015B, EFFECTIVE DATE JULY 17, 1986. THE DWELLING DOES NOT FALL WITHIN THE S.F.H.A.
- 7) UTILITY LOCATION SHOWN IS APPROXIMATE. THIS PLAN MAY NOT SHOW ALL UTILITIES USED OR IN DISUSE. ALL APPROPRIATE OFFICES AN UNDERGROUND UTILITY LOCATION SERVICE 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:

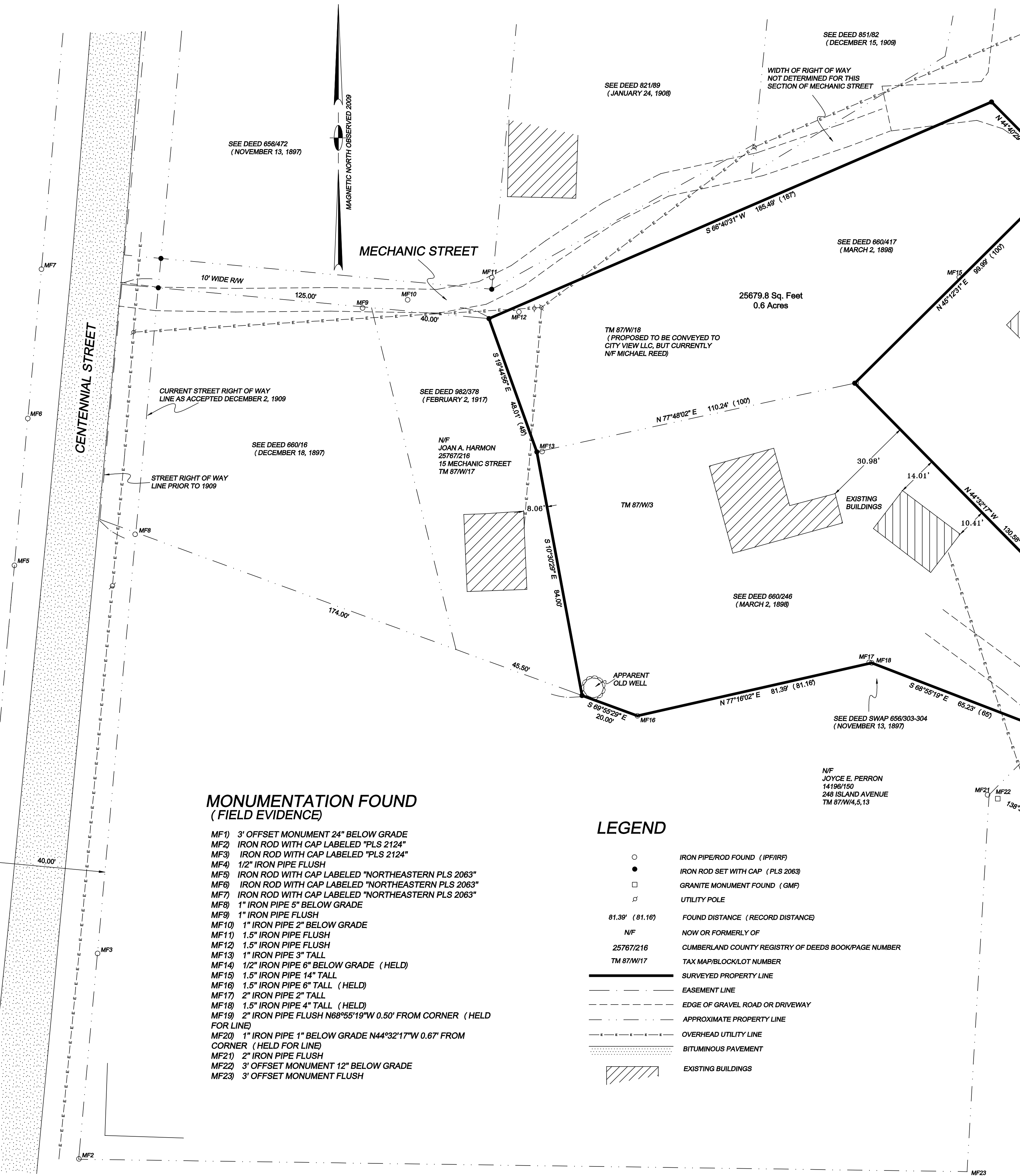
- 1) "A PLAN A PIECE OF LAND ON PEAKS ISLAND BELONGING TO THOMAS TROTT" DATED OCTOBER 3, 1860. BY E. THRASHER. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 3 PAGE 42.
- 2) "PLAN OF LAND ON PEAKS ISLAND, MAINE BELONGING TO HEIRS OF R.F. & H.N. SKILLINGS" UNDATED. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 11 PAGE 101.
- 3) UNTITLED PLAN SHOWING A PROPOSED WIDENING OF CENTENNIAL STREET. CIRCA 1903. FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION) FILE 371/21.
- 4) "CENTENNIAL ST. SHOWING PARSONS DIVISION LINE" DATED JUNE 1914. FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION)
- 5) "PLAN OF PROPERTY IN PEAKS ISLAND FOR MILDRED E. CASEY" BY H.I. & E.C. JORDAN AND DATED JULY 1970. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 90 PAGE 15.
- 6) "BOUNDARY SURVEY / SITE PLAN OF LAND AT 14 CENTENNIAL STREET" BY NORTHEASTERN LAND SURVEYING AND DATED JUNE 16, 2010 AND REVISED SEPTEMBER 2, 2010. UNRECORDED.
- 7) "BOUNDARY SURVEY OF LAND 16 CITY VIEW ROAD, PEAKS ISLAND, PORTLAND, MAINE" BY NORTHEASTERN LAND SURVEYING AND DATED OCTOBER 6, 2016. UNRECORDED.
- 8) "BOUNDARY SURVEY OF LAND 24 CENTENNIAL STREET, PEAKS ISLAND, PORTLAND, MAINE" BY NORTHEASTERN LAND SURVEYING AND DATED OCTOBER 6, 2016. UNRECORDED.



EMBOSSSED SEAL
(PLAN NOT VALID WITHOUT)

INK SEAL

I HEREBY STATE TO WILLIAM FLYNN 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



MONUMENTATION FOUND (FIELD EVIDENCE)

- MF1) 3' OFFSET MONUMENT 24" BELOW GRADE
- MF2) IRON ROD WITH CAP LABELED "PLS 2124"
- MF3) IRON ROD WITH CAP LABELED "PLS 2124"
- MF4) 1/2" IRON PIPE FLUSH
- MF5) IRON ROD WITH CAP LABELED "NORTHEASTERN PLS 2063"
- MF6) IRON ROD WITH CAP LABELED "NORTHEASTERN PLS 2063"
- MF7) IRON ROD WITH CAP LABELED "NORTHEASTERN PLS 2063"
- MF8) 1" IRON PIPE 5" BELOW GRADE
- MF9) 1" IRON PIPE FLUSH
- MF10) 1" IRON PIPE 2" BELOW GRADE
- MF11) 1.5" IRON PIPE FLUSH
- MF12) 1.5" IRON PIPE FLUSH
- MF13) 1" IRON PIPE 3" TALL
- MF14) 1/2" IRON PIPE 6" BELOW GRADE (HELD)
- MF15) 1.5" IRON PIPE 14" TALL
- MF16) 1.5" IRON PIPE 6" TALL (HELD)
- MF17) 2" IRON PIPE 2" TALL
- MF18) 1.5" IRON PIPE 4" TALL (HELD)
- MF19) 2" IRON PIPE FLUSH N68°55'19"W 0.50' FROM CORNER (HELD FOR LINE)
- MF20) 1" IRON PIPE 1" BELOW GRADE N44°32'17"W 0.67' FROM CORNER (HELD FOR LINE)
- MF21) 2" IRON PIPE FLUSH
- MF22) 3' OFFSET MONUMENT 12" BELOW GRADE
- MF23) 3' OFFSET MONUMENT FLUSH

LEGEND

- IRON PIPE/ROD FOUND (IPF/IRF)
- IRON ROD SET WITH CAP (PLS 2063)
- GRANITE MONUMENT FOUND (GMP)
- UTILITY POLE
- 81.39' (81.16) FOUND DISTANCE (RECORD DISTANCE)
- NF NOW OR FORMERLY OF
- 25767216 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- TM 87W/17 TAX MAP/BLOCK/LOT NUMBER
- SURVEYED PROPERTY LINE
- - - EASEMENT LINE
- - - EDGE OF GRAVEL ROAD OR DRIVEWAY
- - - APPROXIMATE PROPERTY LINE
- - - OVERHEAD UTILITY LINE
- ▨ BITUMINOUS PAVEMENT
- ▨ EXISTING BUILDINGS

BOUNDARY SURVEY OF LAND AT 256 ISLAND AVENUE PEAKS ISLAND, PORTLAND, MAINE

MADE FOR WILLIAM P. FLYNN
24 CENTENNIAL STREET, PEAKS ISLAND, PORTLAND, MAINE 04108

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

APRIL 14, 2017 JOB #17-008 SHEET 1 OF 1

SCALE 1" = 20'