

Plan References:

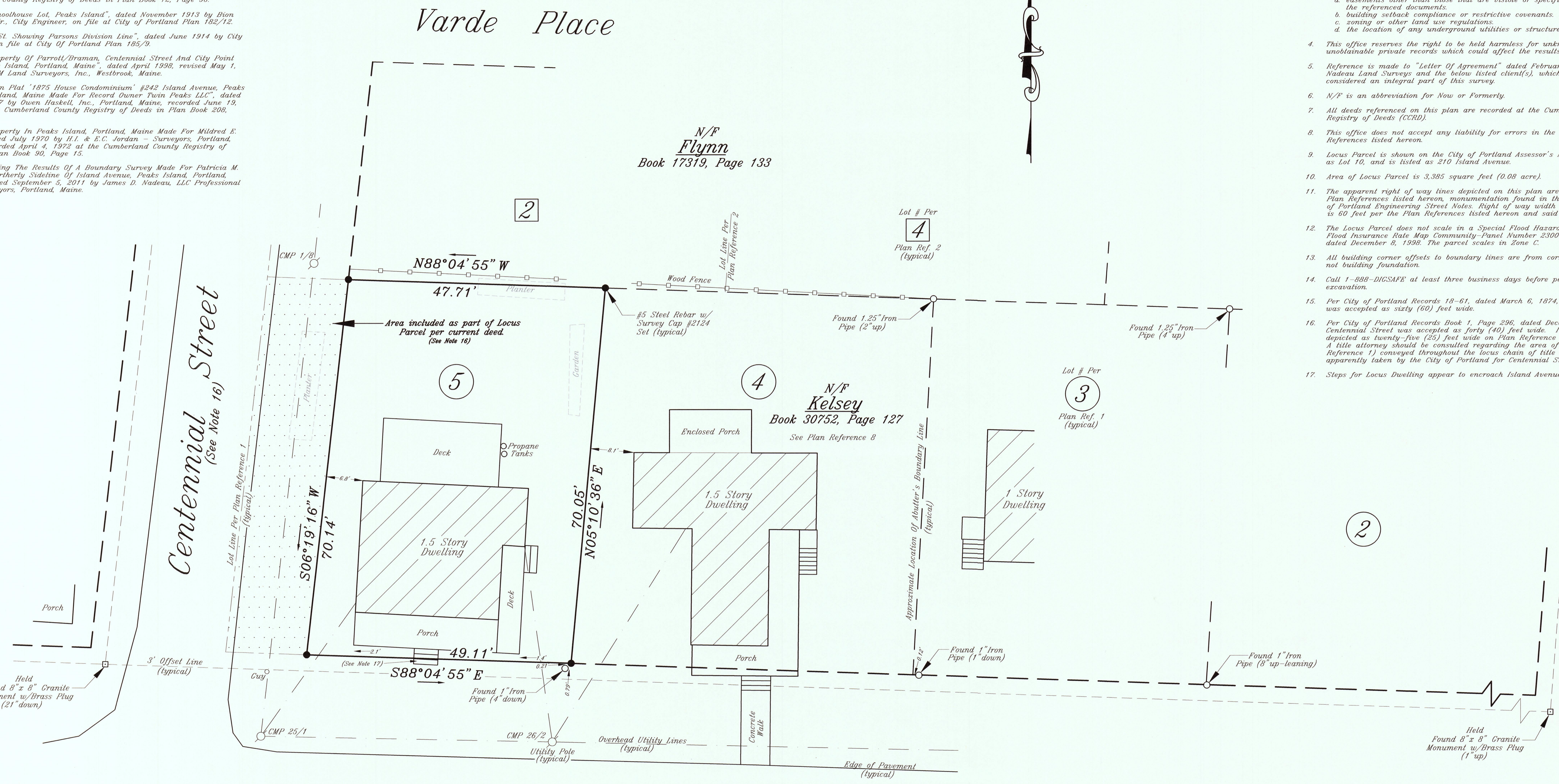
- "Plan Of Land On Peaks Island, Maine Belonging To Heirs Of R.F. & H.N. Skilling", recorded September 20, 1908 at the Cumberland County Registry of Deeds in Plan Book 11, Page 101.
- "Plan Of Lots On Centennial St, Peaks Island, Maine Owned By W.B. Robinson, dated April 30, 1911, recorded September 12, 1914 at the Cumberland County Registry of Deeds in Plan Book 12, Page 96.
- "Plan Of Schoolhouse Lot, Peaks Island", dated November 1913 by Bion Bradbury, Jr., City Engineer, on file at City of Portland Plan 182/12.
- "Centennial St. Showing Parsons Division Line", dated June 1914 by City Engineer, on file at City of Portland Plan 185/3.
- "Plan Of Property Of Parrott/Draman, Centennial Street And City Point Road, Peaks Island, Portland, Maine", dated April 1938, revised May 1, 1938 by TKM Land Surveyors, Inc., Westbrook, Maine.
- "Condominium Plat '1875 House Condominium' #242 Island Avenue, Peaks Island, Portland, Maine Made For Record Owner Twin Peaks LLC", dated May 3, 2007 by Owen Haskell, Inc., Portland, Maine, recorded June 19, 2008 at the Cumberland County Registry of Deeds in Plan Book 208, Page 293.
- "Plan Of Property In Peaks Island, Portland, Maine Made For Mildred E. Casey", dated July 1970 by H.I. & E.C. Jordan - Surveyors, Portland, Maine, recorded April 4, 1972 at the Cumberland County Registry of Deeds in Plan Book 90, Page 15.
- "Plan Depicting The Results Of A Boundary Survey Made For Patricia M. Mathers, Northerly Sideline Of Island Avenue, Peaks Island, Portland, Maine", dated September 5, 2011 by James D. Nadeau, LLC Professional Land Surveyors, Portland, Maine.

General Notes:

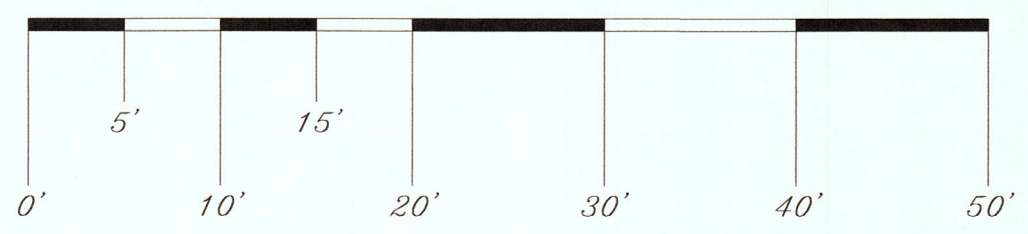
- This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
- This office reserves the right to be held harmless by all 3rd party claims.
- This survey does not purport to reflect any of the following:
 - encumbrances other than those that are visible or specifically stated in the referenced documents.
 - building setback compliance or restrictive covenants.
 - zoning or other land use regulations.
 - the location of any underground utilities or structures.
- This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
- Reference is made to "Letter Of Agreement" dated February 7, 2017 between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
- N/F is an abbreviation for Now or Formerly.
- All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
- This office does not accept any liability for errors in the Plan References listed hereon.
- Locus Parcel is shown on the City of Portland Assessor's Map 87, Block W, as Lot 10, and is listed as 210 Island Avenue.
- Area of Locus Parcel is 3,385 square feet (0.08 acre).
- The apparent right of way lines depicted on this plan are based on the Plan References listed hereon, monumentation found in the field, and City of Portland Engineering Street Notes. Right of way width of Island Avenue is 60 feet per the Plan References listed hereon and said Street Notes.
- The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0015D, index dated December 8, 1998. The parcel scales in Zone C.
- All building corner offsets to boundary lines are from cornerboards and not building foundation.
- Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
- Per City of Portland Records 18-61, dated March 6, 1874, Island Avenue was accepted as sixty (60) feet wide.
- Per City of Portland Records Book 1, Page 296, dated December 2, 1909, Centennial Street was accepted as forty (40) feet wide. It was previously depicted as twenty-five (25) feet wide on Plan Reference 1 listed hereon. A title attorney should be consulted regarding the area of Lot 5 (Plan Reference 1) conveyed throughout the locus chain of title which was apparently taken by the City of Portland for Centennial Street.
- Steps for Locus Dwelling appear to encroach Island Avenue Right of Way.

Magnetic North, 2011
(observed)

Held 20.9' Building Tie
Per City Notes



Graphic Scale:



Island Avenue
(See Note 15)

Locus Deed Reference:
Joanne A. Mitchell
to
Mark S. Robinson and Colleen H. Robinson
dated September 12, 2011 and recorded September 14, 2011 at the
Cumberland County Registry of Deeds in Book 26956, Page 120.

Surveyor's Statement:
Nadeau Land Surveys hereby states exclusively to the client listed hereon, that this plan is based on, and the result of, an on the ground field survey and that to the best of our knowledge, information, and belief, it conforms to the Maine Board of Licensure For Professional Land Surveyors Standards of Practice.

This plan is not valid without the signature and stamp of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthored alterations unknown to this office.
Nadeau Land Surveys
James D. Nadeau, P.L.S. #2124
Date: 4-4-17

Plan Depicting The Results Of A Boundary Survey
Made For
Mark S. & Colleen H. Robinson
Northerly Sideline Of Island Avenue &
Easterly Sideline Of Centennial Street
Peaks Island, Portland, Maine

PREPARED BY:
Nadeau Land Surveys
Professional Land Surveyors
Certified Floodplain Managers
918 BRIGHTON AVENUE
PORTLAND, ME 04102
PH. (207) 878-7870
FAX (207) 878-7871

RECORD OWNER:
Mark S. Robinson
Colleen H. Robinson
9 Prince Well Road
North Yarmouth, Maine
04097

DRAWN BY: TPB
CHECKED BY: JDN/MJB
INSTR. Topcon DS-205AC

PLAN DATE: 4/4/2017
SURVEY DATE: March 2017
SCALE: 1" = 10'

FIELD BOOK: FB 405 & Topcon Tesla
JOB No: 2171745B
SHEET No: 1 Of 1