



**MONUMENTATION FOUND:
(FIELD EVIDENCE)**

- MF1) IRON ROD WITH CAP "TKM 2245"
- MF2) IRON ROD WITH CAP "TKM 2245"
- MF3) DRILL HOLE IN ROCK
- MF4) IRON ROD WITH CAP "NADEAU 2124"
- MF5) IRON ROD WITH CAP "NADEAU 2124"
- MF6) 1" IRON PIPE 2" TALL
- MF7) IRON ROD WITH CAP "CORNER POST 1350"
- MF8) 1" IRON PIPE 2" TALL
- MF9) IRON ROD WITH CAP "CORNER POST 1350"
- MF10) CONCRETE MONUMENT WITH IRON PIPE
- MF11) CONCRETE MONUMENT WITH IRON PIPE
N 03°51'47"W 0.59' FROM PROPERTY CORNER
- MF12) IRON ROD WITH CAP "NADEAU 2124"
- MF13) 1" IRON ROD FLUSH
- MF14) 2" IRON PIPE 3" BELOW GRADE
- MF15) 2.5" IRON PIPE 24" TALL

HERMAN AVENUE (UNIMPROVED)

LOWER A STREET

PLAN NOTES:

- 1) OWNER OF RECORD IS DEAN A. KAMP.
- 2) DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 19576 PAGE 34.
- 3) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 87 BLOCK HH LOTS 27 AND 28.
- 4) LOWER A STREET IS A 20' RIGHT OF WAY. THE RIGHT OF WAY WIDTH AND LOCATION ARE PER REFERENCE PLAN #1. THE CITY OF PORTLAND CONTINUED ITS INTEREST IN LOWER A STREET ON SEPTEMBER 3, 1987 BY PORTLAND CITY COUNCIL ORDER #84, ENTITLED "ORDER EXCEPTING STREETS FROM VACATION" AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 13328 PAGE 19. HERMAN STREET HAS A 40' WIDE RIGHT OF WAY AND WAS ACCEPTED BY ORDER OF THE CITY COUNCIL, JULY 5, 1933. SEE VOLUME 2 PAGE 132.
- 5) THE DWELLING DOES 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 IS IN THE "R-2". 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) DEED 19576/34 EXCEPTS AND RESERVES TO MICHAEL LUZENKO AND HIS HEIRS AND ASSIGNS "...A RIGHT OF WAY TO PASS AND REPASS ACROSS THE AFORESAID LOT OR PARCEL OF LAND HEREIN GRANTED."

LEGEND

○	IRON PIPEROD FOUND
●	IRON ROD SET WITH CAP (#2063)
□	GRANITE MONUMENT FOUND
○	UTILITY POLE
NF	NOW OR FORMERLY OF
11420/309	CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
TM 877/HH/29	TAX MAP/BLOCK/LOT NUMBER
13.68' (14)	FOUND DISTANCE (RECORD DISTANCE)
---	SURVEYED PROPERTY LINE
- - - - -	APPROXIMATE PROPERTY LINE
—▲—▲—▲—	EXISTING STOCKADE FENCE
—●—●—●—	OVERHEAD UTILITY LINE
- - - - -	EDGE OF GRAVEL WAY
▨	EXISTING BUILDINGS

PLAN REFERENCES:

- 1) "PLAN OF 5 LOTS OF LAND ON PEAKS ISLAND PORTLAND BELONGING TO THE ESTATE OF LUTHER STERLING PLANS A.B.C.D. * MADE OCTOBER 1884 BY CH HOWE. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 516 PAGE 210.
- 2) "PLAN OF PEAKS ISLAND PROPERTY SURVEYED FOR ELIZA B. LITTLEJOHN" DATED SEPTEMBER 1895. MADE BY JORDAN RICHARDSON. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12 PAGE 86.
- 3) "RICHARDS STANDARD ATLAS OF THE CITY OF PORTLAND" PLATE #19, DATED 1914. FOUND IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 4) "CITY OF PORTLAND, MAINE, DEPARTMENT OF PUBLIC WORKS - "A" STREET, PEAKS ISLAND" DATED JULY 3, 1933. RECORDED IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION)
- 5) "PLAN OF DAVIS LOTS, WILLOW STREET AND "A" STREET, PEAKS ISLAND, PORTLAND, MAINE" DATED AUGUST 25, 1982. MADE BY WILLIAM PIERCE. UNRECORDED.
- 6) "PROPOSED UTILITY EASEMENTS MADE FOR CITY OF PORTLAND'S ENGINEERING DEPT." DATED APRIL 1989. MADE BY WOODWARD & CURRAN INC. RECORDED IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION)
- 7) "SURVEY OF A STRIP OF LAND ACROSS THE SOUTHERLY PORTION OF LOT 13/14 AND LOT 15, BOOK 516 PAGE 210, UPPER "A" STREET, PEAKS ISLAND, PORTLAND, MAINE" DATED MAY 1998. MADE BY TKM LAND SURVEYORS, INC. UNRECORDED.
- 8) "PLAN OF PROPERTIES ON PEAKS ISLAND OF THE ROMAN CATHOLIC BISHOP OF MAINE" DATED JANUARY 1998. MADE BY TKM LAND SURVEYORS, INC. UNRECORDED.
- 9) "PLAN SHOWING A BOUNDARY SURVEY FOR RITA G. & PAUL H. JOHNSON" DATED FEBRUARY 8, 2007. MADE BY CORNER POST LAND SURVEYING. UNRECORDED.
- 10) "BOUNDARY SURVEY OF LAND ON WILLOW STREET FOR KENNETH NIEMEYER" DATED MAY 3, 2007. BY NORTHEASTERN LAND SURVEYING. UNRECORDED.

**BOUNDARY SURVEY OF LAND
34 LOWER A STREET, PEAKS ISLAND
PORTLAND, MAINE**

MADE FOR DEAN A. KAMP
PO BOX 63, PEAKS ISLAND, PORTLAND, MAINE 04108

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

OCTOBER 11, 2016 JOB #16-019 SHEET 1 OF 1

SCALE 1" = 10'



EMBOSSED SEAL
(PLAN NOT VALID WITHOUT)

INK SEAL

I HEREBY STATE TO DEAN A. KAMP 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.