

PLAN NOTES:

- OWNERS OF RECORD ARE THEODORE L. OLDHAM AND SARAH G. OLDHAM.
- DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 32161 PAGE 142.
- THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 87 BLOCK 00 LOT 19.
- THE RIGHT OF WAY WIDTH AND LOCATION FOR ISLAND AVENUE ARE PER REFERENCE PLAN #1 AND PER VARIOUS ROAD SURVEY PLANS (BLUE SHEETS) FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION).
- 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. THE PARCEL DOES PARTIALLY FALL IN A "S.F.H.A." ZONE A2, EL 9, (ALONG SEA WALL).
- ZONING: THE PARCEL IS IN THE "1-B" (STREAM/SHORELAND OVERLAY). 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.
- 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.
- THIS PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.
- NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.
- THE VERTICAL DATUM IS NGVD 1929. BENCHMARK IS A 3" OFFSET MONUMENT AT THE CORNER OF STERLING STREET AND ISLAND AVENUE (50.44).
- THE SEA WALL IS SHOWN ON THIS MAP AS THE APPROXIMATE HIGH WATER MARK. THE AREA OF THE LOT WAS CALCULATED TO THIS LINE.
- DEED 32161/142 STATES THAT THE PARCEL IS CONVEYED WITH CERTAIN DRAIN AND SEWER RIGHTS UPON LAND FORMERLY OF OLIVE A. INGALLS (LOT #84) AND IS SUBJECT TO CERTAIN WELL RIGHTS. SEE DEED 32161/142 FOR DETAILS ALSO SEE DEED 717/88 (APRIL 15, 1902).
- STATE PLANE COORDINATES, NAD 83, MAINE WEST ZONE.
- SOIL TYPE Bg8 PER THE U.S.D.A.

PLAN REFERENCES:

- "PLAN OF 5 LOTS OF LAND ON PEAKS ISLAND PORTLAND BELONGING TO THE ESTATE OF LUTHER STERLING PLANS A.B.C.D." MADE OCTOBER 1894 BY CH HOWE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 516 PAGE 210.
- "BOUNDARY SURVEY, TAX MAP 87, LOTS 11, 12, 25, 30, 31, 34 PEAKS ISLAND, CUMBERLAND COUNTY, STATE OF MAINE." DATED MARCH 9, 2004. BY S.G.C. ENGINEERING. UNRECORDED.
- "SITE PLAN & BOUNDARY SURVEY PLAN, 51 ELIZABETH STREET, PEAKS ISLAND, MAINE" DATED OCTOBER, 2005. BY BHM. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 205 PAGE 722.
- "THE MANSFIELD PROPERTY CONDOMINIUM 165 ISLAND AVENUE AND 10 ELIZABETH STREET, PEAKS ISLAND, PORTLAND, MAINE" BY NORTHEASTERN LAND SURVEYING AND DATED JUNE 7, 2007. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 209 PAGE 234.
- "BOUNDARY SURVEY OF LAND AT 162 ISLAND AVENUE, PEAKS ISLAND, PORTLAND, MAINE" BY NORTHEASTERN LAND SURVEYING AND DATED MAY 20, 2010. UNRECORDED.
- "BOUNDARY SURVEY OF LAND AT 130 ISLAND AVENUE, PEAKS ISLAND, PORTLAND, MAINE" BY NORTHEASTERN LAND SURVEYING AND DATED AUGUST 26, 2010. UNRECORDED.

**MONUMENTATION FOUND:
(FIELD EVIDENCE)**

- MF1 MASONRY NAIL IN SIDEWALK PAVEMENT
- MF2 MASONRY NAIL IN SIDEWALK PAVEMENT
- MF3 5" THREADED IRON ROD 3" BELOW GRADE
- MF4 IRON ROD WITH CAP "L.E. JONES PLS 485"
- MF5 IRON ROD WITH CAP "NORTHEASTERN PLS 2063"
- MF6 1" IRON PIPE 1' +/- TALL
- MF7 1" IRON PIPE 2" BELOW GRADE
- MF8 1" IRON PIPE 5" BELOW GRADE S63°49'28"E 0.37' FROM CORNER

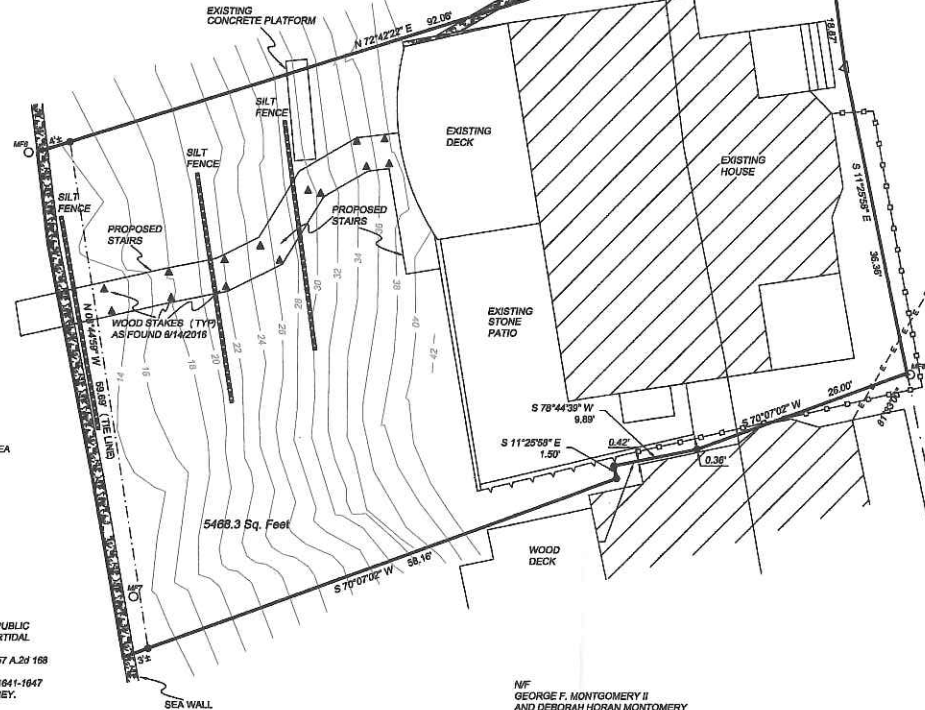
FOR INFORMATION ON RIGHTS THE PUBLIC MAY OR MAY NOT HAVE IN THE INTERTIDAL ZONE:
 1) SEE "BELL V. TOWN OF WELLS" 557 A.2d 168 (ME. 1989)
 2) SEE THE COLONIAL ORDINANCE 1841-1847
 3) SEEK THE ADVICE OF AN ATTORNEY.

NF GEORGE F. MONTGOMERY II AND DEBORAH HORAN MONTGOMERY
 27325211
 150 ISLAND AVENUE
 TM 870019
 (LOT #84 ON REFERENCE PLAN #1)

NF JAMES GREENWELL
 1802785
 155 ISLAND AVENUE
 TM 870019
 (LOT #82 ON REFERENCE PLAN #1)

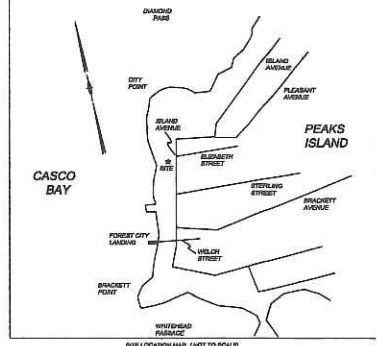
ATLANTIC OCEAN
 CASCO BAY

BEACH AREA



ELIZABETH STREET

ISLAND AVENUE



LEGEND

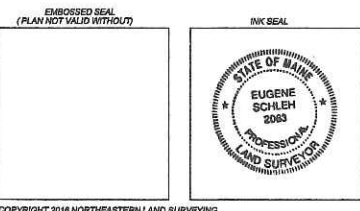
- IRON PIPE/ROD/NAIL FOUND
- IRON ROD SET WITH CAP (#2063)
- UTILITY POLE
- NF NOW OR FORMERLY OF CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- 1802785 TAX MAP/BLOCK/LOT NUMBER
- TM 870019 SURVEYED PROPERTY LINE
- APPROXIMATE PROPERTY LINE
- EXISTING PICKET FENCE
- EXISTING STOCKADE FENCE
- OVERHEAD UTILITY LINE
- BITUMINOUS PAVEMENT
- EXISTING BUILDINGS

**BOUNDARY SURVEY & SITE PLAN OF LAND
 154 ISLAND AVENUE, PEAKS ISLAND
 PORTLAND, MAINE**

MADE FOR THEODORE L. OLDHAM AND SARAH G. OLDHAM
 25 VAUGHAN STREET, PORTLAND, MAINE 04102

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

JUNE 2, 2016 JOB #16-013 SHEET 1 OF 1



I HEREBY STATE TO THEODORE L. OLDHAM AND SARAH G. OLDHAM 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

E. Schleh
 EUGENE SCHLEH PLS 2063