Inspections Division
Date: 10/28/16

SITE LOCATION MAP (NOT TO SCALE)

MAGNETIC NORTH 1906 (PLAN REF. 4)

LEGEND

○	IRON PIPE/ROD FOUND
●	IRON ROD SET WITH CAP (PLS 2063)
□	GRANITE MONUMENT FOUND
ø	UTILITY POLE
N/F	NOW OR FORMERLY OF
28658/25	CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
TM 88/C/10	TAX MAP/BLOCK/LOT NUMBER
168.23' (169')	FOUND DISTANCE (RECORD DISTANCE)
	SURVEYED PROPERTY LINE
	APPROXIMATE PROPERTY LINE
	EDGE OF GRAVEL TRAVELED WAY
	STONE WALL
— E — E — E — E — E —	OVERHEAD UTILITY LINE
	EXISTING BUILDINGS

PLAN NOTES:

1) OWNER OF RECORD IS JESSE W. MANTSCH.

2) THE DEED OF RECORD IS RECORDED IN BOOK 32384 PAGE 288 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

3) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 88 BLOCK "C" LOTS 7,8,9.

4) PARK AVENUE HAS A 40' RIGHT OF WAY. LOCATION IS PER PLAN REFERENCES 1 THROUGH 3 AND FIELD EVIDENCE FOUND. ARBUTUS AVENUE IS A 20' WIDE RIGHT OF WAY. FEE OWNERSHIP AND THE RIGHTS OF THE GENERAL PUBLIC WERE NOT DETERMINED IN THE COURSE OF THIS SURVEY. THE CITY OF PORTLAND CONTINUED PARK AVENUE AND ARBUTUS AVENUE 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.

5) 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.

6) ZONING: THE PARCEL IS IN THE "IR-1" ZONE. 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) THE VERTICAL DATUM IS NGVD 1929. BENCHMARK IS NATIONAL GEODETIC SURVEY "DRILL HOLE 1974".

PLAN REFERENCES:

1) "PLAN OF ESTATE OF MRS. MAY CHAPMAN, CASCO BAY, PORTLAND HARBOR, MAINE". BY G.H. HAMLIN. DATED JULY 1888. FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION) .

2) "PLAN OF LAND AT ROCK BOUND PARK, PEAKS ISLAND" BY CHARLES D. FLINT AND DATED JANUARY 1898. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 8 PAGE 127.

3) "LAND OF NEW ENGLAND HEATING CO., PEAKS ISLAND". CIRCA 1906. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 11 PAGE 35.

4) PLAN OF LAND ON PEAKS ISLAND, MAINE FROM SURVEY MADE UNDER DIRECTION OF LIEUT. COLONEL W.M. BLACK, CORPS OF ENGINEERS, U.S. ARMY" BY E.M. HUNT AND DATED JUNE-AUGUST 1906. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 11 PAGE 23.

5) "COPY OF PLAN IN THE POSSESSION OF C.O. BLACKMAN, PEAKS ISLAND". FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION) .

6) "PLAN OF LOT SITUATED AT PEAKS ISLAND, MAINE OWNED BY HEIRS OF CHARLOTTE R. SHAW". BY C.O. BLACKMAN. UNDATED (CIRCA MAY, 1917) . RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13 PAGE 81.

7) "CITY OF PORTLAND, DEPARTMENT OF PUBLIC WORKS, PEAKS ISLAND BLACKMAN LOT". BY EDWARD M. HUNT, CITY ENGINEER AND DATED NOVEMBER 5, 1936. FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION) .

8) "STAKEOUT AND DRAWING OF AGREEMENT TO TRADE LAND BETWEEN McVAY AND CLARK, HIGHLAND AVENUE, PEAKS ISLAND, PORTLAND, MAINE". BY TIMOTHY DEFILIPP. DATED DECEMBER 1998. UNRECORDED.

9) "BOUNDARY SURVEY OF LAND ON LYNDON AVENUE, PEAKS ISLAND, PORTLAND, MAINE MADE FOR THE ESTATE OF JOHN STEVENS BUNTON". BY NORTHEASTERN LAND SURVEYING. DATED NOVEMBER 4, 2011. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 213 PAGE 27.

MONUMENTATION FOUND
(FIELD EVIDENCE)

MF1) CONCRETE MONUMENT "U.S."
MF2) 1" IRON PIPE 4" TALL
MF3) 2" IRON PIPE 5" TALL
MF4) 2" IRON PIPE 2" BELOW GROUND
MF5) 1.5" IRON PIPE 3" TALL
MF6) 2" IRON PIPE 4" BELOW GROUND
MF7) 1" IRON PIPE 13" TALL
MF8) 1" IRON ROD 13" TALL
MF9) 1" IRON PIPE 1" TALL
MF10) 0.25" IRON ROD 12" TALL
MF11) 0.25" IRON ROD 12" TALL
MF12) 1" IRON PIPE 3" TALL
MF13) 2" IRON PIPE 5" BELOW GROUND
MF14) DRILL HOLE IN LEDGE
MF15) CONCRETE MONUMENT "U.S."

EMBOSSED SEAL
(PLAN NOT VALID WITHOUT)

INK SEAL

STATE OF MAINE
EUGENE SCHLEH
2063
PROFESSIONAL LAND SURVEYOR

I HEREBY STATE TO JESSE W. MANTSCH 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

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

MADE FOR JESSE W. MANTSCH
54 PLEASANT AVENUE, PEAKS ISLAND, PORTLAND, MAINE 04108

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

DECEMBER 13, 2015 JOB #15-023 SHEET 1 OF 1

SCALE 1" = 20'

0' 20' 40' 60'