



THOMPSON JOHNSON WOODWORKS  
 115 ISLAND AVENUE  
 PEAKS ISLAND ME 04108  
 207.766.5919

Page One

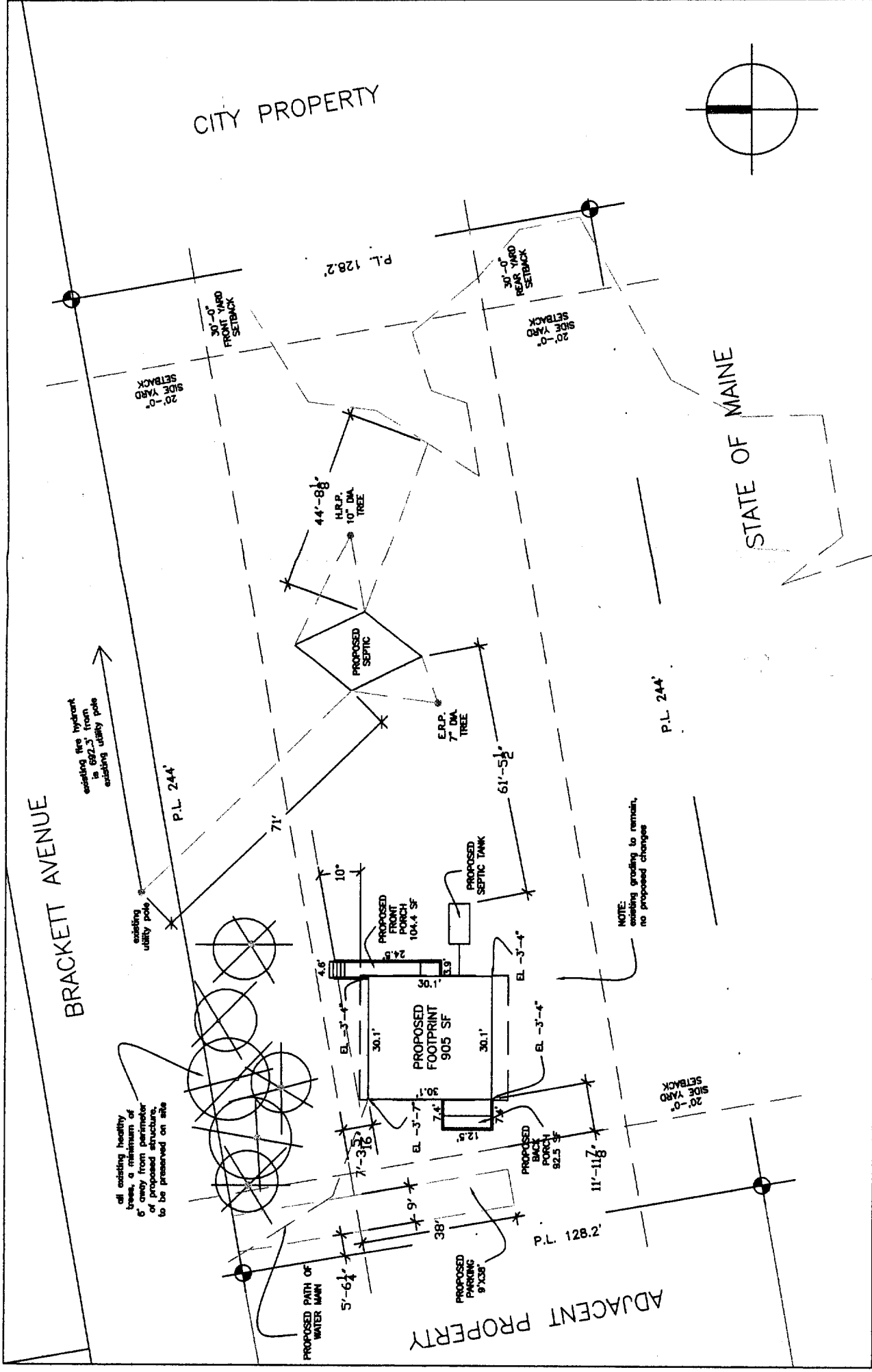
Notes

PLOT PLAN  
 (revised)

PROJECT  
 THOMPSON RESIDENCE

DATE	3.11.04	REVISED	4.28.04
SCALE	1/32"=1'-0"	DRAWN BY	8.11.04
ITEM			

EXISTING LOT AREA 31,230 SF  
 (X.20=6.246 MAXIMUM COVERAGE)  
 TOTAL AREA NEW CONSTRUCTION 1,101.9 SF



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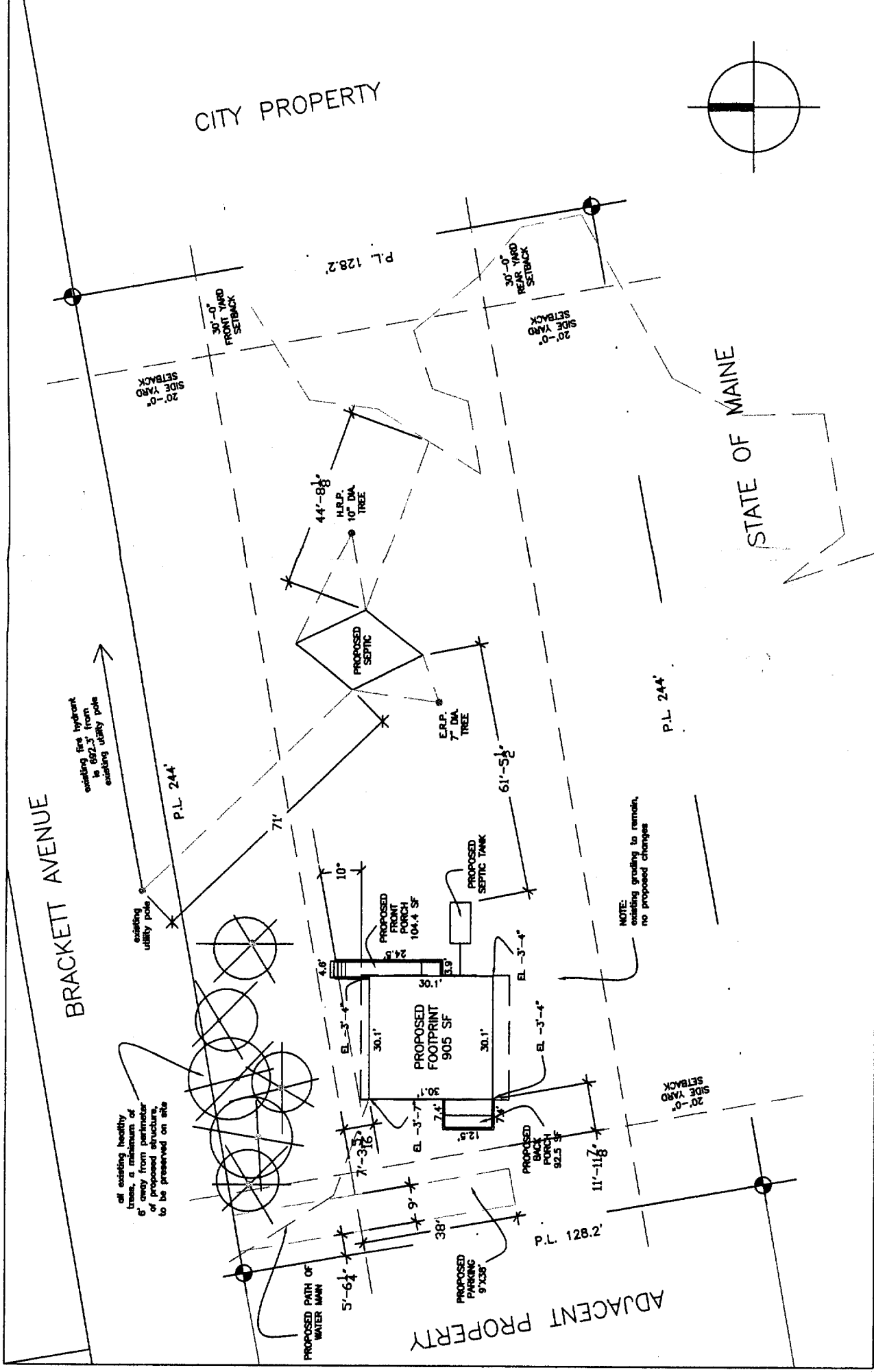
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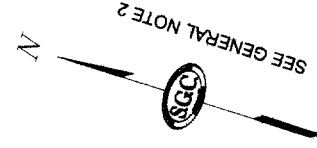
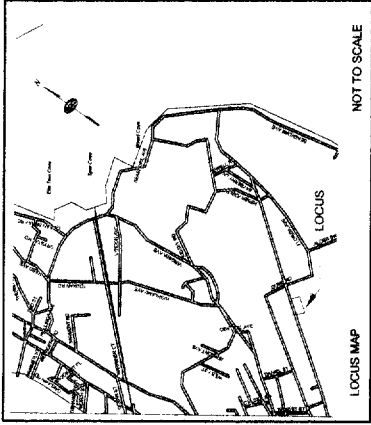
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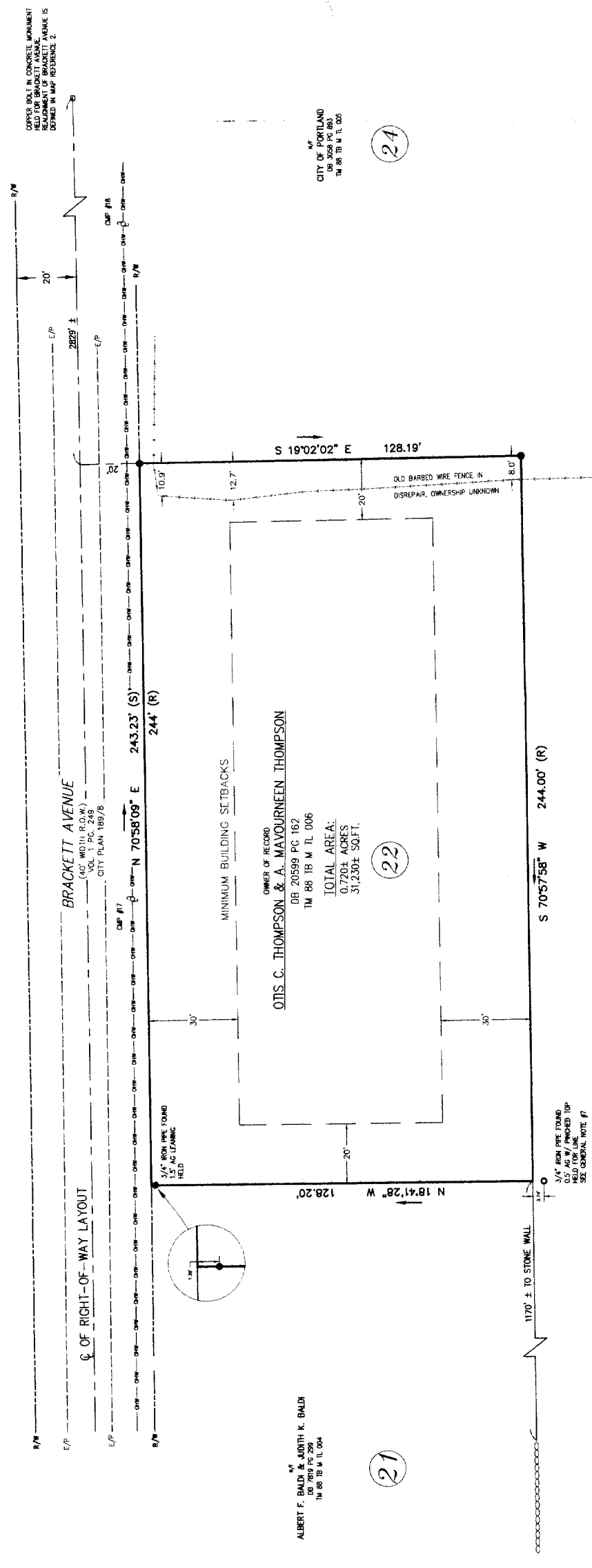






**LEGEND**

- MONUMENT FOUND (PIPE/ROD)
- ◻ BOUND FOUND (GRANITE/CONCRETE)
- 5/8" REBAR W/ CAP "S.G.C. ENGINEERING, INC."
- (S) SURVEY
- (R) RECORD
- N/P NOW OR FORMERLY
- R/W RIGHT OF WAY
- E/P EDGE OF PAVEMENT
- DB DEED BOOK
- PC PAGE
- TM TAX MAP
- TB TAX BLOCK
- TL TAX LOT
- AC ABOVE GRADE
- STONE WALL
- OHW— OVERHEAD WIRES
- ○ ○ ○ ○ UTILITY POLE
- ○ ○ ○ ○ LOT NUMBER ON MAP REFERENCE 1



**REVISIONS:**

NO.	DATE	APPROVED FOR SUBMITTAL
0	04/06/04	

**GENERAL NOTES:**

- 1) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PREPARED BY S.G.C. ENGINEERING, INC. PURSUANT TO A CONTRACT WITH THOMPSON JOHNSTON WOODWORKS FROM 200 UNRECORDED L.L.C. DATED FEBRUARY 11, 2004.
- 2) MUCH AS SHOWN HEREON IS REFERENCED TO STATE PLANE, MAINE WEST COORDINATE SYSTEM, NAD 27 BVP91 ON GPS OBSERVATIONS.
- 3) BOUNDARY AND PLANNING INFORMATION AS SHOWN HEREON IS THE RESULT OF AN "AS-THE-GROUND-IS" SURVEY PERFORMED BY S.G.C. ENGINEERING, INC. ON FEBRUARY 24, 2004 AND FEBRUARY 27 AND MARCH 23, 2004.
- 4) ADDITIONAL PROPERTY OWNERS INFORMATION AS SHOWN HEREON WAS OBTAINED FROM THE MAINE DEPARTMENT OF CONSUMER PROTECTION AT THE TIME THE SURVEY WAS PERFORMED.
- 5) LOCUS MAPS AS SHOWN ON THIS PLAN ISLAND RESIDENTIAL ZONE ATTACHED FRONT SETBACKS: 9' REAR SETBACKS: 20' TOTAL LOT AREA: 31,230 SQ. FT. STRUCTURE NOT WIDER THAN 208.4'
- 6) ANY DISCREPANCY BETWEEN THIS INVESTIGATION AND ANY OTHER RECORDS SHOULD BE CONTACTED.
- 7) THIS REFERENCE IS AN UNRECORDED BOUNDARY SURVEY OF LOT 22 FOUND AT THE CITY OF PORTLAND PUBLIC WORKS PEAKS ISLAND SAID BOUNDARY SURVEY HOLDS THE 3/4" IRON PIPE FOUND AS THE SOUTH LOT CORNER OF LOT 22.

**MAP REFERENCES:**

- 1) A PLAN ENTITLED "PLAN ESTATE OF MARY BRACKETT PEAKS ISLAND AS DIVIDED BY ORDER OF PROBATE" DATED MARCH 1989, RECORDED AT THE CLERK OF COURTS OFFICE FOR CUMBERLAND COUNTY AND THE COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 131.
- 2) A PLAN ENTITLED "RELICQUATION OF BRACKETT AVE. PEAKS ISLAND" BY CITY ENGINEER, DATED 1915 AND RECORDED IN THE CITY ENGINEER'S ACQUIRED PLAN 189/8.
- 3) A PLAN ENTITLED "PLAN OF BRACKETT AND HULLMAN ESCAL. PEAKS ISLAND BY WM. S. EDWARDS & C. DATES JUNE 1872, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 3, PAGE 45.
- 4) A PLAN ENTITLED "TRIMMED CORRECTION ISLAND AVENUE" AS RECORDED IN THE CITY ENGINEER'S ACQUIRED PLAN 36-2717.
- 5) A PLAN ENTITLED "STANDARD BOUNDARY SURVEY & SITE PLAN FOR PROPERTY LOCATED ON BRACKETT AVENUE, PEAKS ISLAND, PORTLAND, MAINE" BY S.G.C. ENGINEERING, INC. DATED FEBRUARY 24, 2004 AND FEBRUARY 27 AND MARCH 23, 2004.
- 6) A PLAN ENTITLED "RIGHT-OF-WAY SURVEY FOR MICH. STREET AND ISLAND AVENUE ON PEAKS ISLAND, MARKED PRELIMINARY BY CITY OF PORTLAND PUBLIC WORKS DEPARTMENT, ENGINEERING SECTION, DATED FEBRUARY 24, 2004 AND RECEIVED FROM CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.

**TITLE:**

**BOUNDARY SURVEY**  
**DEED BOOK 20559 PAGE 162**  
**TAX MAP 88 TAX BLOCK M TAX LOT 006**  
**CITY OF PORTLAND CUMBERLAND COUNTY**  
**STATE OF MAINE**  
**PREPARED FOR:**  
**THOMPSON JOHNSTON WOODWORKS**  
**115 ISLAND AVENUE**  
**PEAKS ISLAND, MAINE 04108**



**12 Westbrook Common, 2nd Floor**  
**Westbrook, Maine 04092**  
**Phone: 207-856-0006 • Fax: 207-856-0007**  
**E-Mail: sgc@seng.com**

DATE: JACOBS	DRAWN: CRM	JOB NO.: 3000101	SCALE: 1" = 20'
CHECK: TAP	COMPRESSOR: CRM	DWG NO.: 3000101.DWG	SHEET 1 OF 1



ONLY VALID WITH ORIGINAL STAMP