Inspections Division
Date: 12/05/16

PLAN NOTES:

1) THE OWNERS OF RECORD ARE CATHERINE BUNTON AND KRISTINE PERKINS.

2) DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 32702 PAGE 120.

3) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 89 BLOCK B LOT 17.

4) LYNDON AVENUE IS A 20' RIGHT OF WAY. FEE OWNERSHIP AND THE RIGHTS OF THE GENERAL PUBLIC WERE NOT DETERMINED IN THE COURSE OF THIS SURVEY.

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 FALLS IN THE IR 1 ZONE AND WITHIN THE SHORE LAND PROTECTION 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 PARCEL SHOWN AS 20' RIGHT OF WAY TO THE NORTH OF THE SURVEYED PARCEL IS CONVEYED "WITH ALL MY RIGHT TITLE AND INTEREST" BY MARGARET RANDALL IN HER DEED TO PETER DEWITT (6513/252) . HATTIE C. BLACKMAN IN HER DEED TO MARGARET RANDALL (1887/403) CONVEYS ONLY A RIGHT OF WAY OVER THIS PARCEL.

MONUMENTATION FOUND
(FIELD EVIDENCE)

MF1) 5/8" IRON ROD FLUSH
MF2) IRON ROD W/CAP "L.E. JONES #485"
MF3) 5/8" IRON ROD FLUSH
MF4) 5/8" IRON ROD 4" ABOVE GRADE
MF5) 5/8" IRON ROD BENT
MF6) 5/8" IRON ROD BENT
MF7) GRANITE RIGHT OF WAY MONUMENT
MF8) 2" IRON PIPE 6" ABOVE GRADE
MF9) IRON ROD W/CAP ILLEGIBLE
MF10) 5/8" IRON ROD 8" ABOVE GRADE AND BENT

LEGEND

○	IRON PIPE/ROD FOUND
●	IRON ROD SET WITH CAP (PLS 2063)
□	GRANITE MONUMENT FOUND
	UTILITY POLE
N/F	NOW OR FORMERLY OF
122.80' (120.80')	FOUND DISTANCE (RECORD DISTANCE)
11690/276	CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
TM 89/B/16	TAX MAP/BLOCK/LOT NUMBER (CITY OF PORTLAND)
	SURVEYED PROPERTY LINE
	EDGE OF GRAVEL ROAD OR DRIVEWAY
	APPROXIMATE PROPERTY LINE OR FORMER DIVISION
	OVERHEAD UTILITY LINE
	STONE WALL
	BITUMINOUS PAVEMENT
	EXISTING BUILDINGS

SCALE 1" = 10'

0' 10' 20' 30'

EMBOSSED SEAL
(PLAN NOT VALID WITHOUT)

INK SEAL

STATE OF MAINE
EUGENE SCHLEH
2063
PROFESSIONAL LAND SURVEYOR

I HEREBY STATE TO CATHERINE BUNTON AND KRISTINE PERKINS 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

GENE SCHLEH PLS 2063

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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) "LAND AT PEAKS ISLAND SURVEYED FOR THE JOHN W. TREFETHEN HEIRS" BY E.C. JORDAN. DATED MAY 1913. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12 PAGE 91.
3) "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.
4) CITY OF PORTLAND TAX MAP #89 REVISED JULY 31, 1959. FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION)
5) "PLAN OF PROPERTY IN PEAKS ISLAND MADE FOR JOHN B. FAISON" BY H.I. & E.C. JORDAN. DATED MAY 7, 1981. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 195 PAGE 20.
6) "PROPSED EASEMENTS ACROSS LAND OF FRED C. & HARRIET R. CLARK, PEAKS ISLAND, PORTLAND, MAINE". BY J.M. ROBBINS AND WM. B. CLARK. DATED NOVEMBER 30, 1995. FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION.
7) "BOUNDARY SURVEY OF LAND AT 790 SEASHORE AVENUE" BY NORTHEASTERN LAND SURVEYING AND DATED AUGUST 28, 2015. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 215 PAGE 446.

SITE PLAN AND BOUNDARY SURVEY OF LAND AT 790 SEASHORE AVENUE, PEAKS ISLAND PORTLAND, MAINE

MADE FOR CATHERINE BUNTON & KRISTINE PERKINS
114 PRINCE WELL ROAD, NORTH YARMOUTH, MAINE 04097

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

SEPTEMBER 14, 2016 JOB #15-012B SHEET 1 OF 1
FIELD WORK AND FIELD CONDITIONS AUGUST 28, 2015