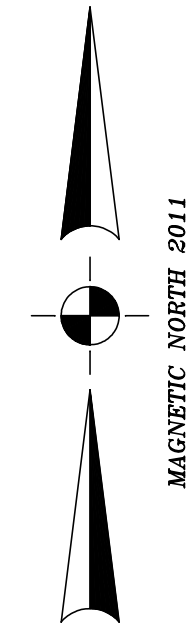
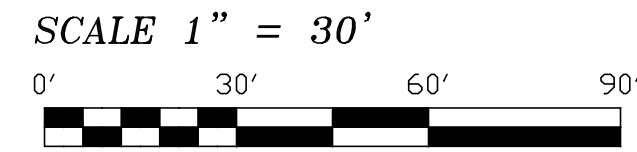


**BOUNDARY SURVEY OF LAND ON LYNDON AVENUE  
PEAKS ISLAND, PORTLAND, MAINE**

MADE FOR THE ESTATE OF JOHN STEVENS BUNTON  
ROBERT BUNTON EXECUTOR  
38 PARK ROAD, WINDHAM, MAINE 04062

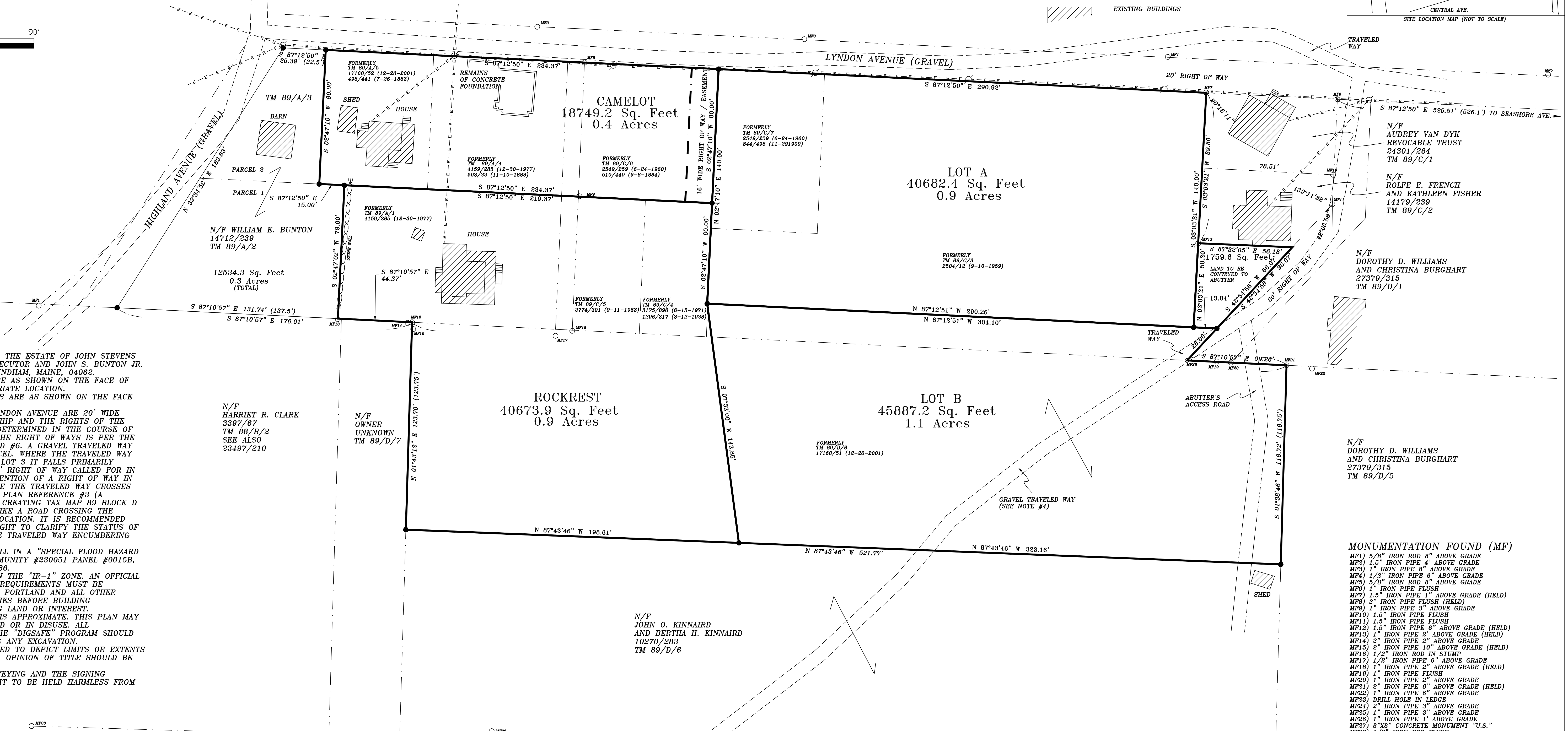
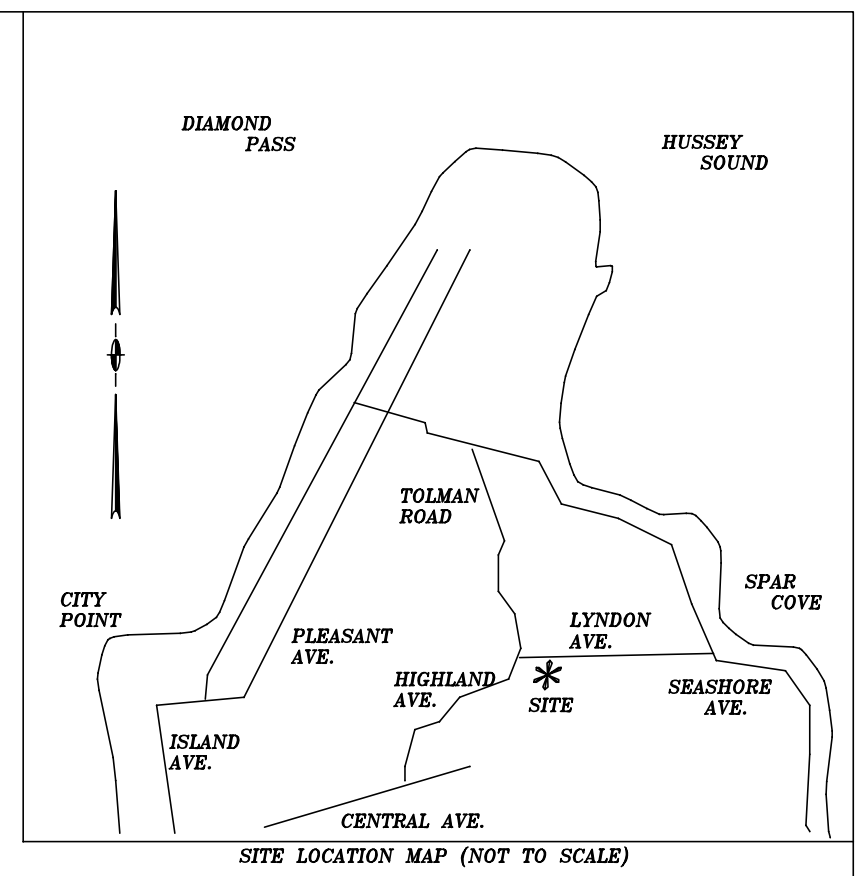
MADE BY NORTHEASTERN LAND SURVEYING  
16 COLLEGE AVENUE, GORHAM, MAINE 04038

JOB #11-009 NOVEMBER 4, 2011 SHEET 1 OF 1



**LEGEND**

- IRON PIPE/ROD FOUND
- IRON ROD SET WITH CAP (PLS 2063)
- GRANITE MONUMENT FOUND
- ⊕ UTILITY POLE
- N/F NOW OR FORMERLY OF
- 521.69' (521.9') FOUND DISTANCE (RECORD DISTANCE)
- 24301/264 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- TM 89/C/1 TAX MAP/BLOCK/LOT NUMBER (CITY OF PORTLAND)
- SURVEYED PROPERTY LINE
- CONTINUOUS PARCEL
- EDGE OF GRAVEL ROAD OR DRIVEWAY
- APPROXIMATE PROPERTY LINE OR FORMER DIVISION
- OVERHEAD UTILITY LINE
- ▨ EXISTING BUILDINGS



**PLAN NOTES:**

- 1) THE OWNER OF RECORD IS THE ESTATE OF JOHN STEVENS BUNTON, ROBERT BUNTON EXECUTOR AND JOHN S. BUNTON JR. EXECUTOR, 38 PARK ROAD, WINDHAM, MAINE, 04062.
- 2) THE DEEDS OF RECORD ARE AS SHOWN ON THE FACE OF THIS PLAN IN THEIR APPROPRIATE LOCATION.
- 3) THE CADSTRAL REFERENCES ARE AS SHOWN ON THE FACE OF THIS PLAN.
- 4) HIGHLAND AVENUE AND LYNDON AVENUE ARE 20' WIDE RIGHT OF WAYS. FEE OWNERSHIP AND THE RIGHTS OF THE GENERAL PUBLIC WERE NOT DETERMINED IN THE COURSE OF THIS SURVEY. LOCATION OF THE RIGHT OF WAYS IS PER THE REFERENCE PLANS #1, #2 AND #6. A GRAVEL TRAVELED WAY CROSSES THE SURVEYED PARCEL, WHERE THE TRAVELED WAY ABUTS TAX MAP 89 BLOCK C LOT 3 IT FALLS PRIMARILY (EXCEPT AS SHOWN), IN A 20' RIGHT OF WAY CALLED FOR IN AREA DEEDS. THERE IS NO MENTION OF A RIGHT OF WAY IN THE RECORD DEED FOR WHERE THE TRAVELED WAY CROSSES TAX MAP 89 BLOCK D LOT 8. PLAN REFERENCE #3 (A DOCUMENT INSTRUMENTAL IN CREATING TAX MAP 89 BLOCK D LOT 8) SHOWS WHAT LOOKS LIKE A ROAD CROSSING THE PROPERTY IN ITS CURRENT LOCATION. IT IS RECOMMENDED THAT LEGAL COUNCIL BE SOUGHT TO CLARIFY THE STATUS OF THE RIGHTS OF WAY AND THE TRAVELED WAY ENCUMBERING THE SURVEYED PARCEL.
- 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.

**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) "PROPOSED EASEMENTS ACROSS LAND OF FRED C. & HARRIET R. CLARK, PEAKS ISLAND, PORTLAND, MAINE". BY J.M. ROBBINS AND W.M. B. CLARK. DATED NOVEMBER 30, 1995. FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION).
- 7) "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.

TOTAL AREA OF LAND  
SURVEYED FOR THE  
ESTATE OF JOHN STEVENS BUNTON  
147752.2 Sq. Feet  
3.4 Acres

EMBOSSSED SEAL  
(PLAN NOT VALID WITHOUT)

INK SEAL

I HEREBY STATE TO THE ESTATE OF JOHN STEVENS BUNTON 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.