

SITE PLAN AND PROPOSED BUILDING LOCATION ON LYNDON AVENUE PEAKS ISLAND, PORTLAND, MAINE

MADE FOR ROBERT BUNTON
38 PARK ROAD, WINDHAM, MAINE 04062

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

JOB #13-009 AUGUST 19, 2013 SHEET 1 OF 1

SCALE 1" = 30'



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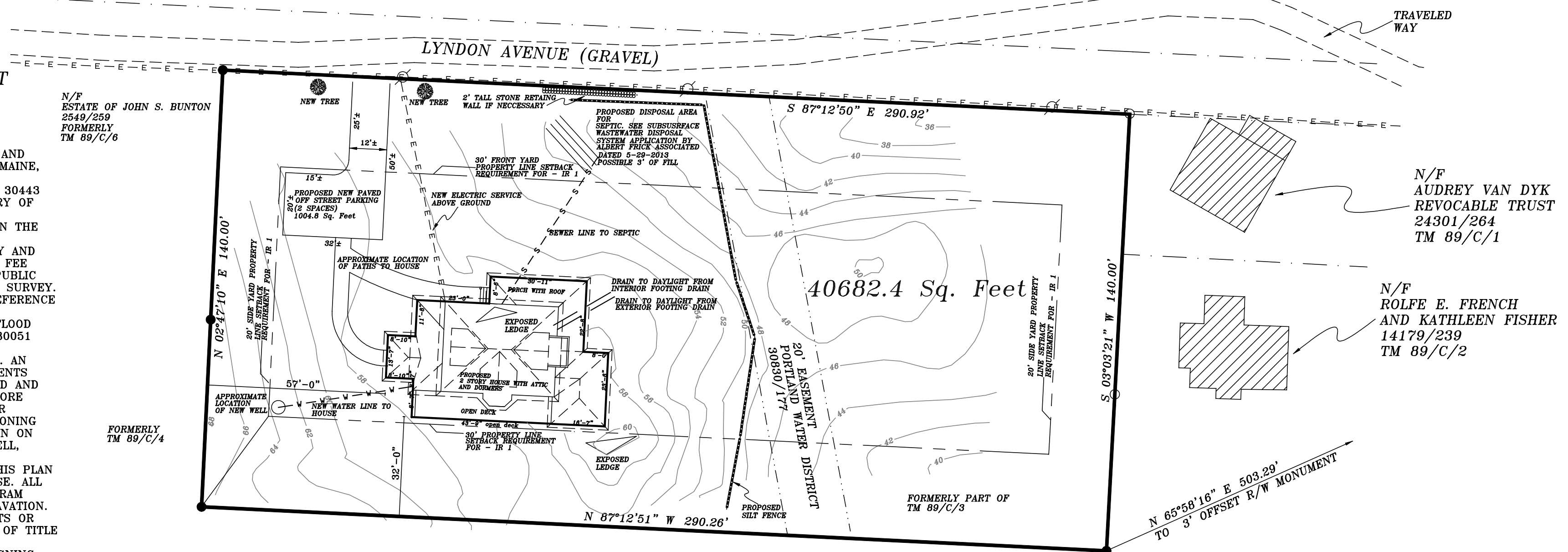
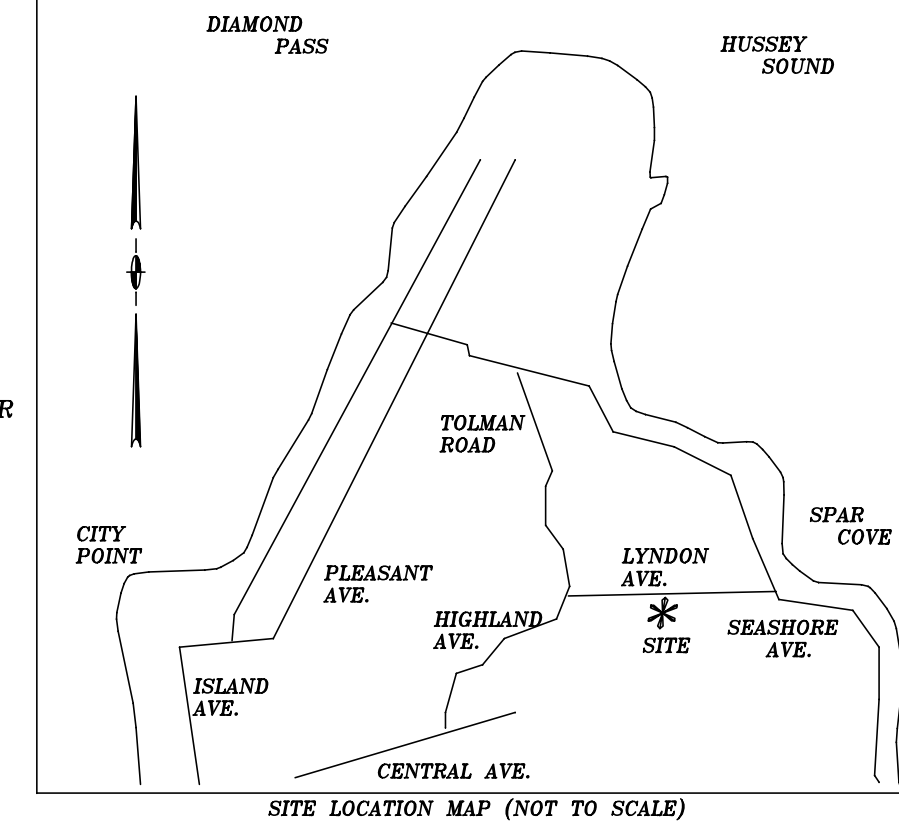
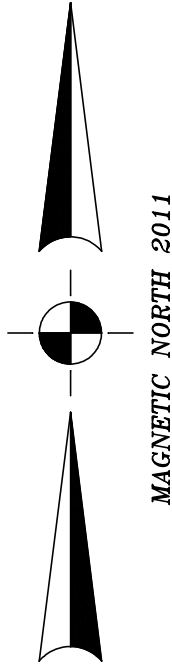
- NOTES:
- OWNERS OF RECORD ARE ROBERT C. BUNTON AND REBECCA R. BUNTON, 38 PARK ROAD, WINDHAM, MAINE, 04062.
 - THE DEED OF RECORD IS RECORDED IN BOOK 30443 PAGE 290 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - THE CADSTRAL REFERENCES ARE AS SHOWN ON THE FACE OF THIS PLAN.
 - LYNDON AVENUE IS A 20' WIDE RIGHT OF WAY AND DOES NOT APPEAR TO BE AN ACCEPTED STREET. FEE OWNERSHIP AND THE RIGHTS OF THE GENERAL PUBLIC WERE NOT DETERMINED IN THE COURSE OF THIS SURVEY. LOCATION OF THE RIGHT OF WAY IS PER THE REFERENCE PLANS #1, #2 AND #6.
 - 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.
 - 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. THE PROPOSED BUILDING LOCATION, ZONING INFORMATION AND SETBACK REQUIREMENTS SHOWN ON THIS PLAN ARE PROVIDED BY JAMES W. GREENWELL, MAINE REGISTERED ARCHITECT.
 - 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 NATIONAL GEODETIC SURVEY "DRILL HOLE 1974".
 - EXCEPT POSSIBLE FILL FOR SEPTIC DESIGN, NO SIGNIFICANT GRADE CHANGES ARE PROPOSED.

PLAN REFERENCES

- "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)
- "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.
- "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.
- CITY OF PORTLAND TAX MAP #89 REVISED JULY 31, 1959. FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION).
- "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.
- "PROPOSED 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).
- "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.
- "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.

LEGEND

○	IRON PIPE/ROD FOUND
●	IRON ROD SET WITH CAP (PLS 2063)
□	GRANITE MONUMENT FOUND
⊗	UTILITY POLE
N/F	NOW OR FORMERLY OF
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
- - -	EDGE OF GRAVEL ROAD OR DRIVEWAY
- · - · -	APPROXIMATE PROPERTY LINE OR FORMER DIVISION
- - - - -	OVERHEAD UTILITY LINE
▨	EXISTING BUILDINGS

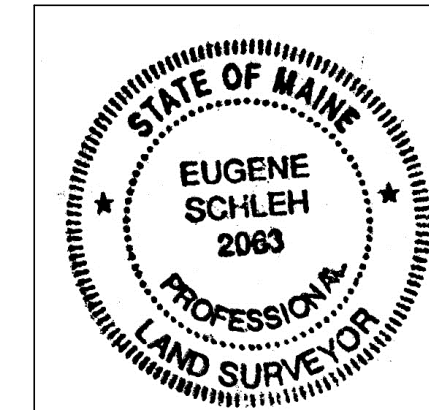


AREA OF LOT = 40682.4 Sq. Feet
 AREA OF LOT TO BE COVERED BY STRUCTURE = 2,255 SF
 PERCENTAGE OF LOT COVERAGE = 5.54 PERCENT
 PROPOSED FINISH FLOOR ELEVATION = 61'
 SOIL TYPE IS HsC

EMBOSSSED SEAL
(PLAN NOT VALID WITHOUT)



INK SEAL



E. Schleh