

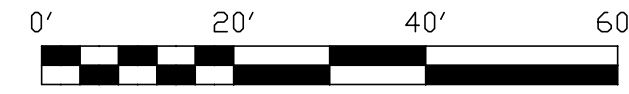
**SITE PLAN AND BOUNDARY SURVEY OF LAND AT  
610 SEASHORE AVENUE, PEAKS ISLAND  
PORTLAND, MAINE**

MADE FOR CORDELIA NICHOLAS LLC  
P.O. BOX 737, OLD GREENWICH, CT. 06870-0737

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

NOVEMBER 21, 2013 JOB #13-013 SHEET 1 OF 1  
NOVEMBER 6, 2014 REVISED TO ADD PROPOSED IMPROVEMENTS

SCALE 1" = 20'



**PLAN NOTES:**

- 1) THE OWNER OF RECORD IS CORDELIA NICHOLAS LLC.
- 2) DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 31326 PAGE 133.
- 3) THE CADSTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 89 BLOCK F LOT 10.
- 4) ROAD RIGHT OF WAY LOCATION FOR SEASHORE AVENUE IS PER REFERENCE PLAN #1 AND VARIOUS ROAD SURVEY PLANS (BLUE SHEETS) FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION).
- 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 THE SHORLAND 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 APPROXIMATE HIGH WATER LINE AND LOW WATER LINE SHOWN ON THIS PLAN WERE NOT FIELD LOCATED BY NORTHEASTERN LAND SURVEYING. THEY WERE DERIVED FROM A DIGITAL G.I.S. BASE MAP PROVIDED BY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION).
- 11) WATER LINE ACCESS LOCATION NOT DETERMINED IN THE COURSE OF THIS SURVEY. EASEMENT DEEDS GIVE NO DESCRIPTIONS (SEE 4401/15). A MANHOLE EXISTS SOUTH OF AND CLOSE TO THE EXISTING HOUSE. STATUS AND USE OF THIS MANHOLE IS UNKNOWN. THE LOT IS CURRENTLY COVERED WITH VERY DENSE BRUSH AND THORN BUSHES EXCEPT FOR A SMALL ENVELOPE FOR THE HOUSE AND THE DRIVEWAY. CLEARING OF THE LOT MAY REVEAL ADDITIONAL IMPROVEMENTS OR INFRASTRUCTURE.

**PLAN REFERENCES:**

- 1) "OCEAN SIDE PROJECT, NORTH GATE SUBDIVISION". DATED MAY 4, 1970. BY THEODORE T. RAND. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 85 PAGE 37.
- 2) "OCEAN SIDE PROJECT, NORTH GATE SUBDIVISION, SECTION 2". DATED SEPTEMBER 12, 1972. BY H.I. & E.C. JORDAN. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 92 PAGE 39.
- 3) "PLAN OF WATER MAINS RESERVATION AREA". DATED MAY 1977. BY H.I. & E.C. JORDAN. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 122 PAGE 10.
- 4) "PLAN SHOWING A STANDARD BOUNDARY SURVEY OF BATTERY CRAVEN LOT" DATED FEBRUARY 4, 2000. BY DANIEL J. DALFONSO. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 200 PAGE 137.

**AREA SUMMARY TABLE**

PROPOSED	EXISTING
PROPOSED ADDITION AND DECKS (2) 1728.8 Sq. Ft.	EXISTING HOUSE 1151.1 Sq. Ft.
TOTAL OF PROPOSED AND EXISTING 2879.9 Sq. Ft.	EXISTING HOUSE AND DECK TOTAL 2122.8 Sq. Ft.
PROPOSED LOT COVERAGE 12.7%	EXISTING LOT COVERAGE 9.3%

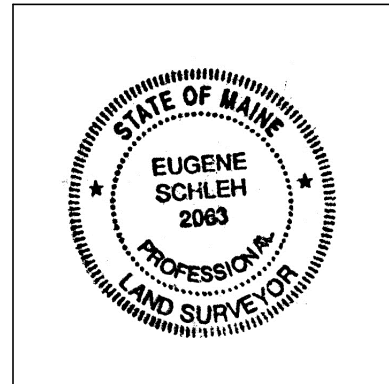
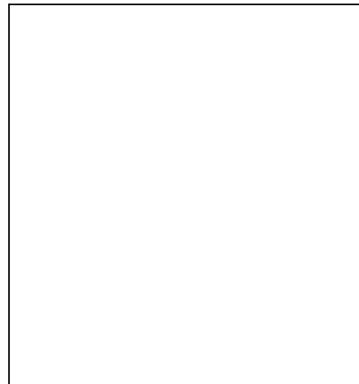
N/F SUNITA PEREIRA 2012  
IRREVOCABLE TRUST  
30245/43  
27 WHALEBACK ROAD  
TM 89/F/2 & 18  
"BATTERY CRAVEN"

N/F RICHARD D. GRANT  
AND AUDREY E. GRANT  
3367/311  
TM 89/F/11  
614 SEASHORE AVENUE  
LOT 9 PLAN REF. 1

N/F MARILYN FAISON  
11715/138  
600 SEASHORE AVENUE  
TM 89/F/9

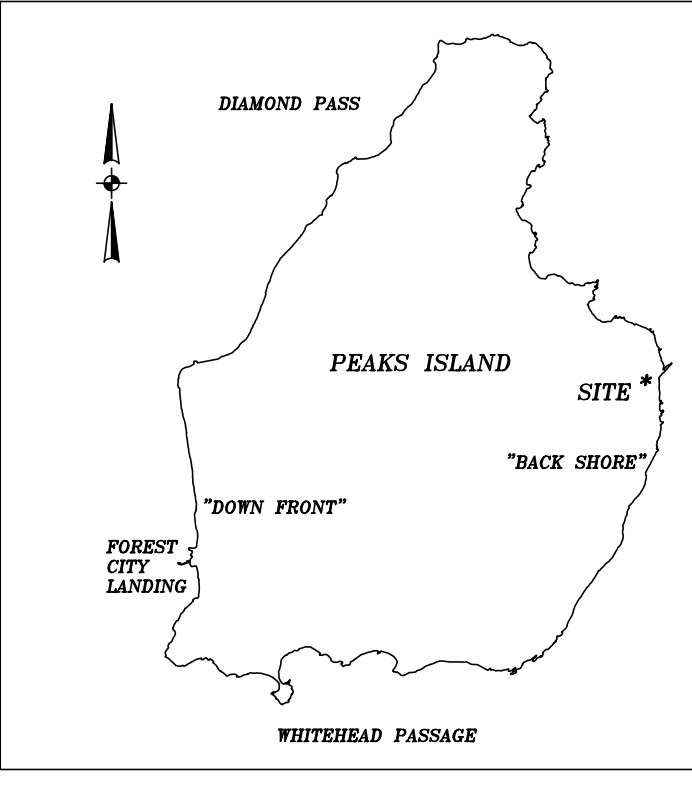
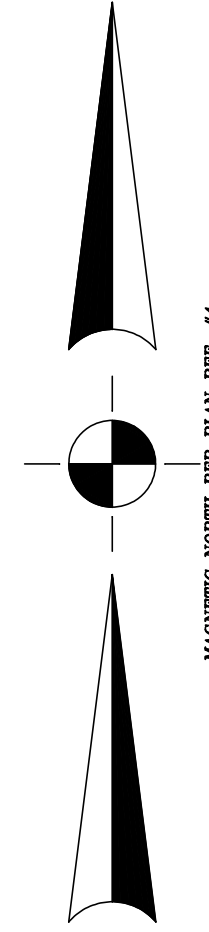
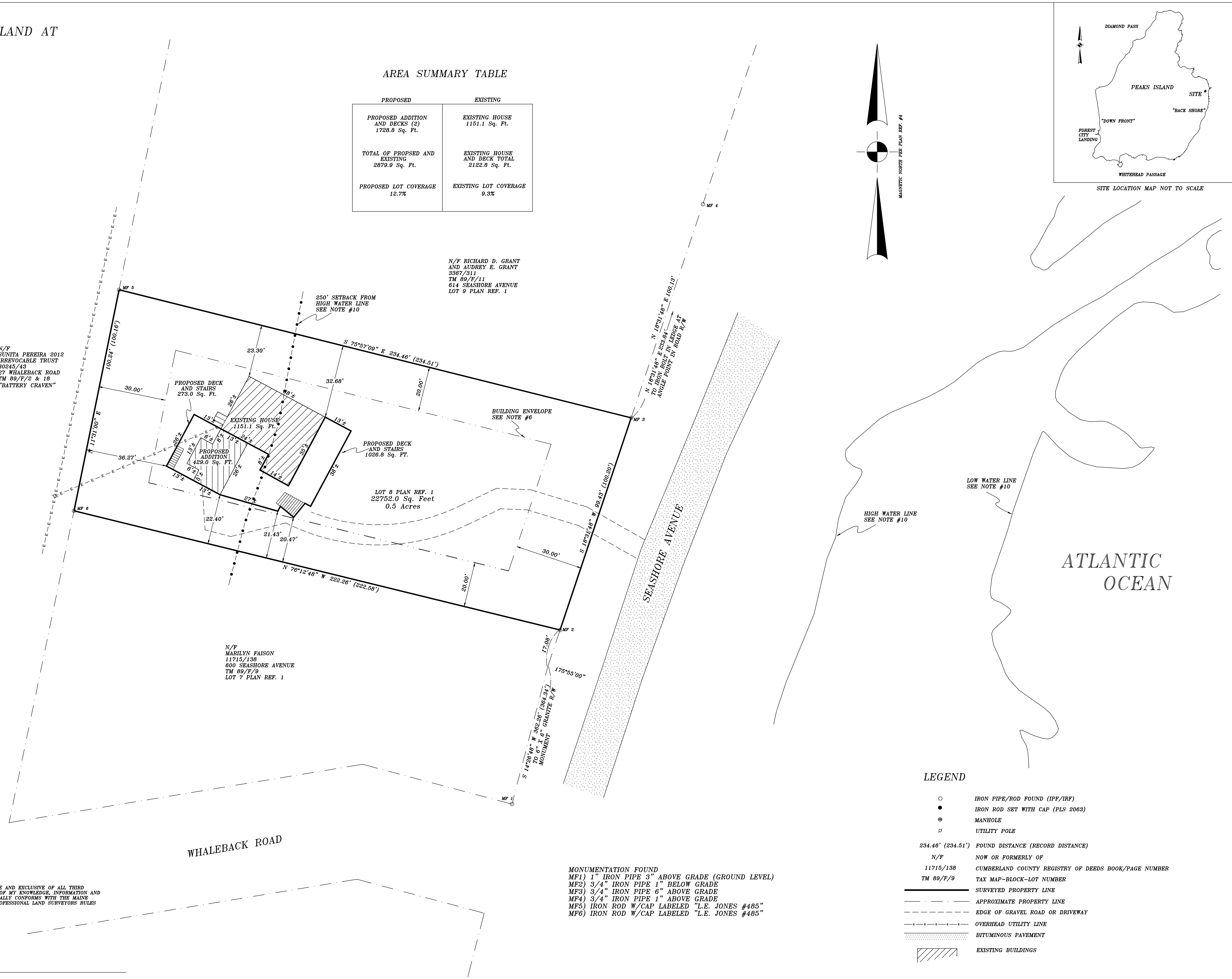
EMBOSSED SEAL  
(PLAN NOT VALID WITHOUT)

INK SEAL



I HEREBY STATE TO CORDELIA NICHOLAS LLC 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

*E. Schleh*  
GENE SCHLEH PLS 2003



**LEGEND**

- IRON PIPE/ROD FOUND (IPF/IRF)
- IRON ROD SET WITH CAP (PLS 2063)
- ⊙ MANHOLE
- ⊕ UTILITY POLE
- 234.46' (234.51') FOUND DISTANCE (RECORD DISTANCE)
- N/F NOW OR FORMERLY OF
- 11715/138 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- TM 89/F/9 TAX MAP-BLOCK-LOT NUMBER
- SURVEYED PROPERTY LINE
- - - APPROXIMATE PROPERTY LINE
- · - · - EDGE OF GRAVEL ROAD OR DRIVEWAY
- · - · - OVERHEAD UTILITY LINE
- ▨ BITUMINOUS PAVEMENT
- ▨ EXISTING BUILDINGS

**MONUMENTATION FOUND**  
MF1) 1" IRON PIPE 3" ABOVE GRADE (GROUND LEVEL)  
MF2) 3/4" IRON PIPE 1" BELOW GRADE  
MF3) 3/4" IRON PIPE 6" ABOVE GRADE  
MF4) 3/4" IRON PIPE 1" ABOVE GRADE  
MF5) IRON ROD W/CAP LABELED "L.E. JONES #485"  
MF6) IRON ROD W/CAP LABELED "L.E. JONES #485"