

**LOCATION MAP**

N.T.S.

SURVEY LOCATION

ATLANTIC OCEAN  
CASCO BAY

F.O.B. BOOK 10122 PAGE 292  
IRON PIPE IN LARGE BOULDER

TM 90 B 1  
now or formerly  
HENRY ARTHUR BENOIT II  
ANNA NOYES BENOIT  
book 3696 page 145  
plan book 8 page 51

TM 90 B 11  
now or formerly  
HENRY ARTHUR BENOIT II  
ANNA NOYES BENOIT  
book 3696 page 145  
plan book 8 page 51

TM 90 B 7  
now or formerly  
KEITH BABCOCK  
book 11344 page 286  
plan book 8 page 51

TM 90 B 10  
now or formerly  
DANIEL DOANE  
book 9938 page 156  
plan book 8 page 51

TM 87 Q 2  
now or formerly  
PETER W. + JANET D. DINAN  
book 7829 page 160

TM 87 Q 1  
now or formerly  
DOUGLAS G. + MARY S. LLOYD  
book 12841 page 121

TM 87 R 1  
now or formerly  
DONNA J. + CHARLES W. BOYCE  
book 9604 page 269  
See Book 7186 page 103  
Exhibit A

**PLAN REFERENCES**

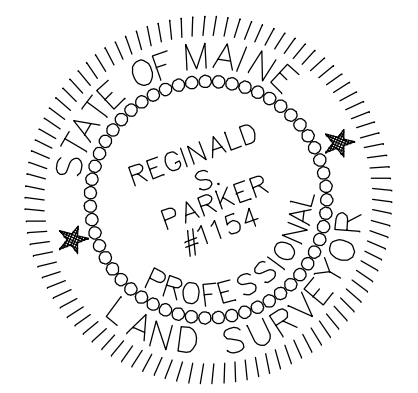
1. APRIL 1865 PLAN OF E. THRASHER IN PLAN BOOK 2 PAGE 46
2. EXHIBIT A PLAN OF A PORTION OF LOT 2 OF THRASHER PLAN BY FOREST SMART RECORDED IN BOOK 7186 PAGE 101 & 104
3. EXHIBIT A PLAN OF LAND NOW OR FORMERLY OF GARRETT BY FOREST SMART RECORDED IN BOOK 7195 PAGE 324
4. PLAN OF A DIVISION OF THE FRANCIS WOODBURY FARM NOV. 27, 1865 RECORDED IN C.C.R.D. IN PLAN BOOK 2 PAGE 49
5. PLAN OF LAND ON PEAKS ISLAND, MAINE AUGUST 1896 RECORDED IN C.C.R.D. IN PLAN BOOK 8 PAGE 51
6. CITY OF PORTLAND ASSESSOR'S MAPS 87 & 90
7. CITY OF PORTLAND ENGINEER'S BLUE BOOK RIGHT OF WAY TIES

**GENERAL NOTES**

1. OWNER OF RECORD: SAMUEL W. SPIRN, TRUSTEE under the terms of the DIAMOND PASS NOMINEE TRUST TAX MAP 90-A-1 C.C.R.D. BOOK 32839 PAGE 321
2. BEARINGS ARE BASED ON MAGNETIC 2016
3. PARCEL IS SITUATED IN THE IR DISTRICT
4. UPLAND AREA OF PARCEL IS 19194 s.f. or 0.44 acres +/-
5. PLAN UPDATED FROM 7-5-2011 ROYAL RIVER CO. SURVEY
6. WATER AND SEWER UTILITIES INSTALLED BY PWD IN 2013 IN DIAMOND PASS
7. SEE BOOK 30775 PAGE 214 RE: CONDEMNATION OF RIGHTS IN DIAMOND PASS NO BUILDING IS ALLOWED EXCEPT FOR PAVEMENT & UTILITIES

**CERTIFICATE**

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE, WITH THE EXCEPTION OF MARKERS NOT SET AT ALL CORNERS.



DATE \_\_\_\_\_ REGINALD S. PARKER, PLS NO. 1154

**LEGEND**

- △ SURVEY CONTROL
- IRON PIPE/PIN
- REBAR + CAP SET
- ⊕ UTILITY POLE
- ⊗ HYDRANT
- ⊙ WATER VALVE
- ▲ WET AREA
- SHRUB
- DECIDUOUS TREE
- ⊗ DECIDUOUS SHRUB
- ∞ STONE WALL
- PARCEL LINE
- - - SPOT GRADE
- - - SETBACK LINE

**GRAPHIC SCALE**



**GENERAL NOTES:**

1. SHORELAND ZONE BOUNDARIES AS DEPICTED ARE MEASURED FROM THE MDEP DEFINED SPRING TIDE OR HIGHEST ANNUAL TIDE LINE FROM THEIR WEBSITE FOR PEAKS ISLAND OF ELEVATION 7.1 NGVD. COASTAL WETLAND BOUNDARY WAS NOT ANALYZED AND IF PRESENT MAY VARY THE ACTUAL ZONE BOUNDARY LOCATIONS.
2. THE SURVEYED PARCEL IS LOCATED IN THE ISLAND RESIDENTIAL 2 ZONE (IR-2) PER THE CITY OF PORTLAND ZONING MAP.
3. THE SURVEYED PARCEL IS LOCATED IN ZONE A2. AREAS OF 100 YEAR FLOOD WITH A BASE FLOOD ELEVATION OF 9 FEET AS SHOWN ON THE FEMA FLOOD MAP FIRM 230051 0015 B.

**BOUNDARY SURVEY**

ON  
350 ISLAND AVENUE, PEAKS ISLAND, MAINE  
MADE FOR  
**SAM SPIRN**  
61 CHANDLER STREET, APT. 2, BOSTON, MA.

**OWEN HASKELL, INC.**  
390 U.S. ROUTE ONE, PALMOUTH, ME 04105 (207) 774-0424  
PROFESSIONAL LAND SURVEYORS

Drawn By	TMK	Date	Job No.
Trace By	TMK	8/1/2016	2016-203PI
Check By	RSP	Scale	Drwg. No.
Book No.	1150	1" = 20'	1