LOCATION MAP

N.T.S.

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

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

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

GRAPHIC SCALE

60' 40' 20' 0'

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.

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.

STATE OF MAINE
REGINALD S. PARKER #1154
PROFESSIONAL LAND SURVEYOR

DATE

REGINALD S. PARKER, PLS NO. 1154

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, FALMOUTH, ME 04105 (207)774-0424
PROFESSIONAL LAND SURVEYORS

Drwn 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

Reviewed for Code Compliance
Inspection Services
Date: 09/18/17