

LOCATION MAP
N.T.S.

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
- - - SETBACK LINE

HIGHEST ANNUAL TIDE-MDEP
ELEV. 7.4 NGVD 1929

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

N:302669.05
E:2944927.87

N:302745.73
E:2944987.20

N:302791.82
E:2943260.53

N:302724.10
E:2945221.35

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

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

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. TOTAL AREA OF PARCEL IS 20,770 s.f. =/- or 0.477 acres +/- TO HIGH WATER LINE
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
8. HORIZONTAL CONTROL POINTS USED TO TIE THE SURVEY TO CITY DATUM (REFERENCE IS MADE TO CITY OF PORTLAND FILE "PEAKS_R2004.DWG" - PEAKS ISLAND PARCEL MAPPING PROJECT):
CITY POINT 105
N: 303207.43
E: 2945504.50
CITY POINT 5015
N: 301514.28
E: 2945504.50
9. ELEVATIONS ARE CITY DATUM BASED ON MONUMENT AT CORNER OF ISLAND AVE AND CENTRAL STREET, ELEVATION 49.32, LEVEL RUN STARTED IN 1987.

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.

ORIGINALLY PREPARED BY REGINALD S. PARKER, PLS NO. 1154

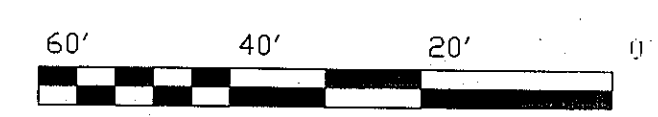
9/12/2017
DATE

John C. Schwanda
JOHN C. SCHWANDA, PLS NO. 1252

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

GRAPHIC SCALE



REV. 1	9-11-17	REVISED PER CITY COMMENTS
EXISTING CONDITIONS SURVEY		
ON 7 DIAMOND PASS, 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
Trace By	TMK	8/1/2016
Check By	RSP	Scale
Book No.	1150	1" = 20'
		Job No.
		2016-203PL
		Drwg. No.
		1

