Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/15/17

State of Maine, Cumberland SS.
Registry of Deeds
Received June 25, 20 14
at 10 h 48 m A M and recorded in
Plan Book 214 Page 230
Attest: Pamela E. Lovley, Register

General Notes:

1. This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
2. This office reserves the right to be held harmless by all 3rd party claims.
3. This survey does not purport to reflect any of the following:
   a. easements other than those that are visible or specifically stated in the referenced documents.
   b. building setback compliance or restrictive covenants.
   c. zoning or other land use regulations.
   d. the location of any underground utilities or structures.
4. This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
5. Reference is made to "Letter Of Agreement", dated March 1, 2013, between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
6. N/F is an abbreviation for Now or Formerly.
7. All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
8. This office does not accept any liability for errors in the Plan References listed hereon.
9. A portion of the Abutter's shed appears to encroach on Locus Parcel.
10. Total area of Locus Parcels is 18,077 square feet (0.41 acre).
11. The apparent right of way lines depicted on this plan are based on the Plan References listed hereon and monumentation found in the field, and City of Portland Engineering Street Notes.
12. The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0015B, index dated December 8, 1998. The parcel scales in Zone C.
13. All building corner offsets to boundary lines are from cornerboards and not building foundation, unless noted.
14. Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
15. Per City of Portland Records Vol. 1, Page 152, Island Avenue was accepted December 3, 1866 as a public road being 60 feet wide. Ocean Street westerly of Island Avenue appears to be a private road, width unknown. Fee title to Ocean Street appears to remain partially in the heirs of William S. Trefethen & partially in the heirs of Emily Trefethen. This office recommends consulting a title attorney for any rights, title and/or interest in said Ocean Street.
16. Elevations based on NGVD29 (U.S. Feet) established with a Topcon Hyper II GPS receiver. Static observations taken March 28, 2013 and post-processed via OPUS on March 29, 2013.
17. The underground utilities shown have been located from field survey information and existing drawings. This office make no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The underground utilities shown are approximate location and are located as accurately as possible from information available. This office has not physically located the underground utilities.
18. Reference is made to City of Portland Board of Appeals, Miscellaneous Appeal granted July 1, 1965 for the creation of a new dividing line resulting in a parcel 52 feet wide instead of the required 65 feet. The City of Portland should verify our interpretation of said Appeal.
19. Potential future encroachment of sewer line main. Approximate location of proposed sewer line based on Plan Reference 6 and subject to revisions.
20. See CCRD Book 1618, Page 104, dated October 8, 1894 which references a 10' wide right of way to the seashore. Location unknown.
21. See CCRD Book 503, Page 43, dated September 8, 1883 which references a right of way to the seashore. Location appears to be within Ocean Street.
22. See CCRD Book 377, Page 48, dated June 1, 1868 which references a right of way to the seashore. Location appears to be within Ocean Street.
23. See CCRD Book 2494, Page 20, dated August 19, 1959 which references rights to a well located westerly of locus parcel. Well not located.
24. See CCRD Book 30561, Page 116, dated January 11, 2013 for rights granted to Portland Water District.
25. Locus Parcel is depicted on the City of Portland Assessor's Map 90, Block B, as Lots 4, 5, and 6, and being listed as 368 & 374 Island Avenue.
26. The northerly sideline of the Heselton property was surveyed for purposes of determining the average abutting yard calculations. Per City of Portland Zoning, a front yard need not exceed the average depth of front yards on either side of the lot. No property markers were set along this line.

Surveyor's Statement:

Nadeau Land Surveys hereby states exclusively to the client listed hereon, 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 Maine Board of Licensure For Professional Land Surveyors Standards of Practice.

This plan is not valid without the signature and surveyor's seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

Nadeau Land Surveys

James D. Nadeau, P.L.S. #2124 (agent) Date: 3-20-14

SEAL

Plan References:

1. "Plan Of The Francis Woodbury Farm Situated On Peaks Island, Portland Harbor, Six Heirs And Assigns", dated November 27, 1865, by Charles H. Howe, recorded December 10, 1865 at Cumberland County Registry of Deeds (CCRD) in Plan Book 2, Page 49.
2. "Plan Of Land, Peaks Island Maine", Sheet No. 2, recorded August 24, 1896 at CCRD in Plan Book 8, Page 51.
3. "Plan Of A Lot Of Land Near Trefethen's Landing, Peaks Island, ME, Formerly Owned By Simeon Skillings, Esq. And Now Belonging To Nancy E. Skillings", dated October 5, 1897, surveyed by J.B. Jones, recorded October 14, 1897 at CCRD in Plan Book 8, Page 101.
4. "Standard Boundary Survey Of Peaks Island School, Land Of Kimberly L. Skillin", dated January 1995, by City of Portland, Maine Public Works Department Engineering Division, City File 940/17.
5. "Plan Of Property And Topography 350 Island Avenue, Peaks Island, Portland, Maine, Made For Susan And Bruce Astarita", last revised August 25, 2012, by Royal River Survey Co.
6. Plan of "Peaks Island-Portland, Maine Sewerage Extensions & Water Main Renewal Island Ave And Winding Way Areas", last revised January 1, 2013, by Deluca-Hoffman Associates, Inc.

Revised 3-6-2014: Adjust northerly, westerly and interior boundary lines due to additional monumentation found, add building offsets requested by the client and add Note 26.

Plan Depicting The Results Of A Boundary Survey
& Partial Topographic Survey Made For

Linda Capone-Newton

Northwesterly Sideline Of Island Avenue & Southwesterly Sideline Of Ocean Street

Peaks Island, Portland, Maine

PREPARED BY:

Nadeau Land Surveys
Professional Land Surveyors
Certified Floodplain Managers

918 BRIGHTON AVENUE
PORTLAND, ME 04102

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RECORD OWNER:	DRAWN BY:	MLC	PLAN DATE:	04/30/2013
Linda J. Capone-Newton 368 Island Avenue Peaks Island, Portland, Maine 04108	CHECKED BY:	JDN/TPB	SURVEY DATE:	March - April 2013
	INSTR.	Topcon GPT-3003W & Topcon Hyper II GPS	SCALE:	1" = 10'
FIELD BOOK: FB 398 & Topcon Ranger	JOB No:	2131380BT	SHEET No:	1 of 1