BOUNDARY SURVEY OF LAND AT 398 ISLAND AVENUE, PEAKS ISLAND PORTLAND, MAINE

MADE FOR STEVEN J. ARNOLD AND MARY E. ARNOLD 398 ISLAND AVENUE, PEAKS ISLAND, PORTLAND, MAINE 04108

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

SCALE 1" = 20"



NOTES:

1) THE OWNERS OF RECORD ARE STEVEN J. ARNOLD AND MARY E. ARNOLD.

2) DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 30597 PAGE 343.
3) THE CADSTRAL REFERENCE IS CITY OF PORTLAND TAX

MAP 90 BLOCK C LOTS 8, 10 AND 16.
4) ISLAND AVENUE IS A 60' WIDE PUBLIC ROAD. SEE VOL.
PG. 152-153 OF THE CITY OF PORTLAND ROAD RECORDS.
SUNSET ROAD WAS CONTINUED ON SEPTEMBER 3, 1997 BY
PORTLAND CITY COUNCIL ORDER #84, ENTITLED "ORDER
EXCEPTING STREETS FROM VACATION" AND RECORDED IN
THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK

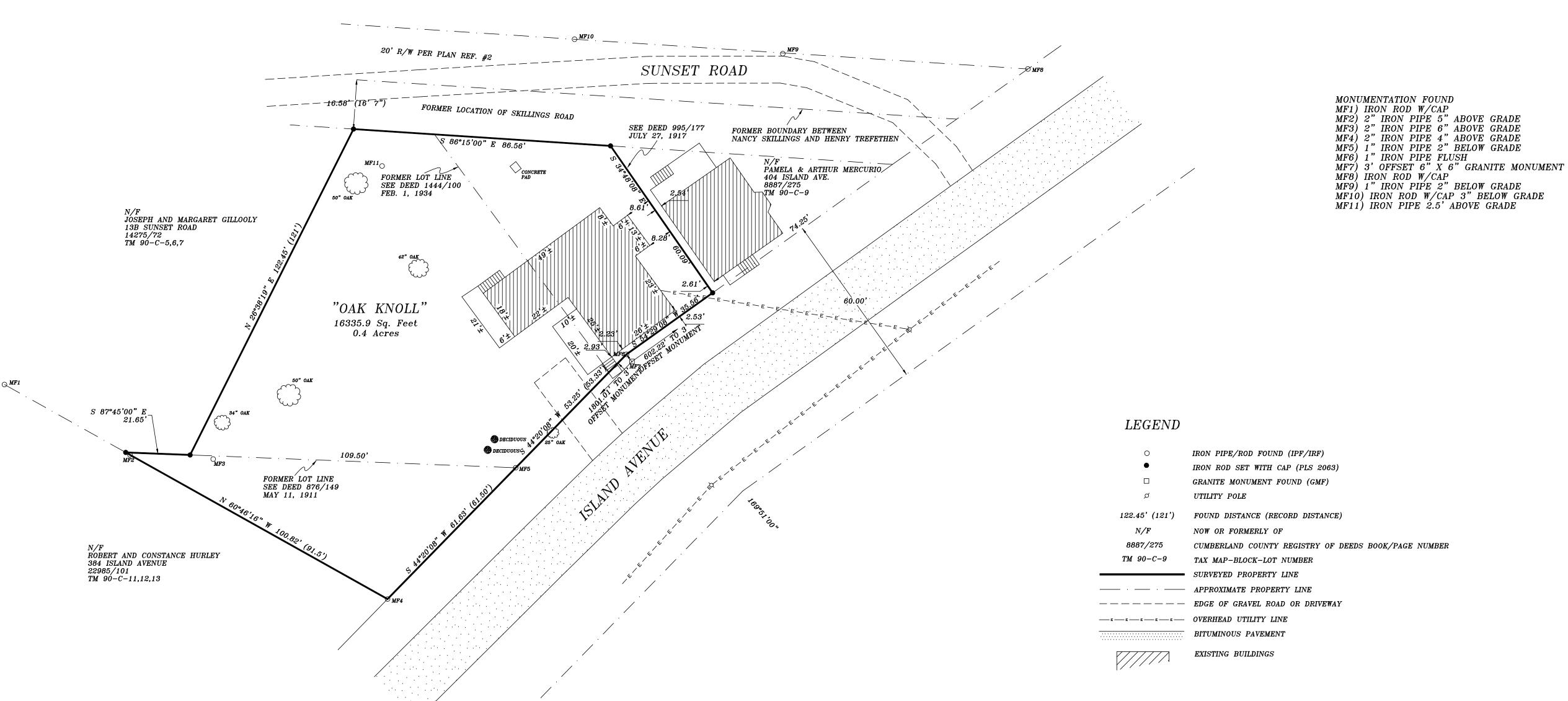
5) THE DWELLING DOES NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #230051 PANEL #0015B, EFFECTIVE DATE JULY 17, 1986.
6) ZONING: THE PARCEL FALLS IN THE IR 2 ZONE AND DOES NOT APPEAR TO FALL WITHIN THE SHORELAND PROTECTION ZONE. AN OFFICIAL ZONING DETERMINATION AND REQUIREMENTS 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.





PLAN REFERENCES:

- 1) "PLAN OF THE DIVISION OF THE FRANCIS WOODBURY FARM, SITUATED ON PEAKS ISLAND, PORTLAND HARBOR, SIX HEIRS AND ASSIGNS". BY CHAS. H. HOWE AND DATED NOVEMBER 27, 1865. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2 PAGE 49.
- 2) "PLAN OF LAND PEAKS ISLAND" CIRCA 1896. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS 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". BY J.B. JONES AND DATED OCTOBER 5, 1897. RECORDED IN THE CUMBERLAND COUNTY REGISTRY
- OF DEEDS IN PLAN BOOK 8 PAGE 101.
 4) "PLAN OF PROPERTY OF ALBERTA WATSON, SUNSET ROAD / ISLAND AVENUE, PEAKS ISLAND, MAINE". BY TKM LAND SURVEYORS AND DATED SEPTEMBER 1998. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 199 PAGE 61.
 5) "STANDARD BOUNDARY SURVEY DEED BOOK 19763 PAGE 181 & 202.....". BY S.G.C. ENGINEERING, LLC AND DATED APRIL 8, 2004. UNRECORDED.

EMBOSSED SEAL
(PLAN NOT VALID WITHOUT)

INK SEAL

I HEREBY STATE TO
STEVEN J. AND MARY E. ARNOLD 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

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GENE SCHLEH PLS 2063

PUMPKIN KNOB

``LANE

PEAKS ISLAND

SITE LOCATION MAP NOT TO SCALE

SEASHORE AVENUE HUSSEY SOUND

JOSIAH'S COVE

> SPAR COVE

WHARF COVE

DIAMOND PASS

CENTENNIAI BEACH

CITY POINT