

**PROPOSED NEW LOT CONFIGURATION OF LAND
478 ISLAND AVENUE AND 60 OAKLAWN ROAD
PEAKS ISLAND, PORTLAND, CUMBERLAND COUNTY, MAINE**

MADE FOR JOHN P. HALBIRT
594 SAWDUST ROAD, BOX 397, THE WOODLANDS, TEXAS 77380
MADE BY NORTHEASTERN LAND SURVEYING
16 COLLEGE AVENUE, GORHAM, MAINE, 04038
(207) 831-3250

DECEMBER 28, 2006 AND APRIL 30, 2011
(SURVEY AND FIELD CONDITIONS)

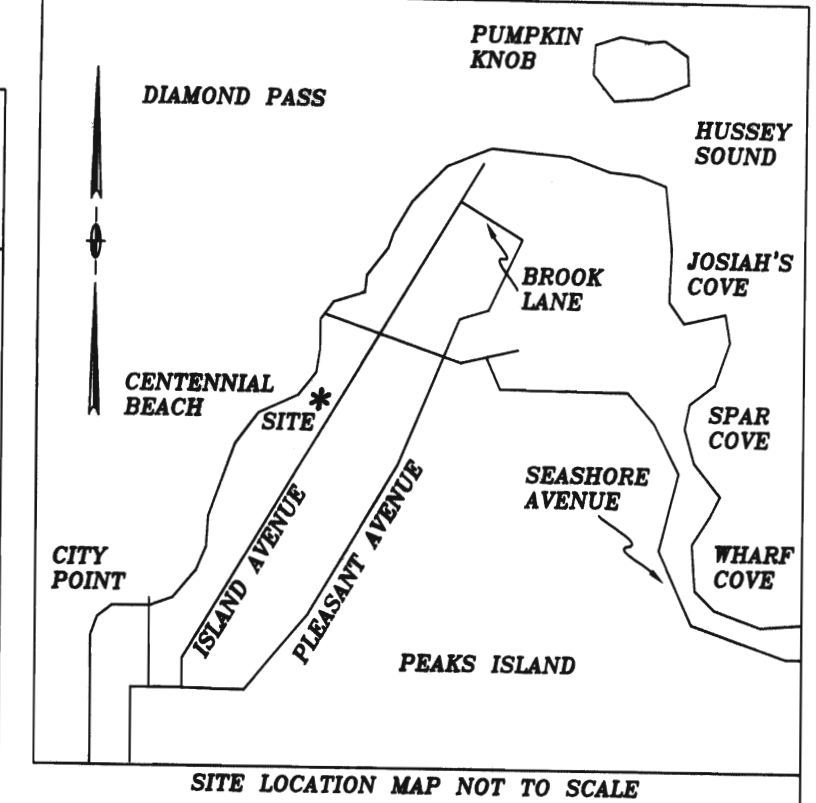
MARCH 21, 2014 - PROPOSED LOT CONFIGURATION
(NO SURVEY FIELD WORK DONE - FIELD CONDITIONS PER APRIL 30, 2011 SURVEY)
REVISED APRIL 3, 2014 TO SHOW "TOPSIDE" BUILDING OFFSET

JOB #06-005G SHEET 1 OF 1

LEGEND

- IRON PIPE/PIN FOUND (VARIOUS TYPES)
- IRON ROD SET WITH CAP (PLS 2063)
- GRANITE MONUMENT FOUND
- UTILITY POLE
- N/F NOW OR FORMERLY OF
- 13525/273 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- TM 90-J-9 CITY OF PORTLAND TAX MAP-BLOCK-LOT
- SURVEYED PROPERTY LINE
- - - EASEMENT LINE
- - - EDGE OF GRAVEL ROAD OR DRIVEWAY
- - - FORMER PROPERTY LINE
- - - OVERHEAD UTILITY LINE
- - - BITUMINOUS PAVEMENT
- ▨ EXISTING BUILDINGS

AREA SUMMARY TABLE	
BEACH HOUSE	TOP SIDE
BEACH HOUSE WITH PORCH 1792.7 Sq. Feet	TOP SIDE (HOUSE/DECKS) 2209.9 Sq. Feet
PROPOSED ADDITION 1348.0 Sq. Feet	LOT AREA TOTAL 27806.4 Sq. Feet
SHED 151.2 Sq. Feet	20% ALLOWED COVERAGE 5561.3 Sq. Feet
LOT AREA TOTAL 22286.4 Sq. Feet	
20% ALLOWED COVERAGE 4457.3 Sq. Feet	
TOTAL PROPOSED COVERAGE 3291.9 Sq. Feet	



ATLANTIC OCEAN
CASCO BAY
DIAMOND PASS

HIGH TIDE WATER MARK OBSERVED
THURSDAY, DECEMBER 21, 2006. A
QUIET AND CALM DAY WITH LITTLE
WIND. HIGH TIDE LINE NOT DETERMINED
BY STATISTICAL MEAN ELEVATION.
SHORELAND BOUNDARY SHOWN IS
250' OFFSET FROM THIS LINE

N/F
JOSEPH D. & NANCY L. WRIGHT
13525/273
TM 90-J-7&8

ACCORDING TO DEED 10336/303
"...INCLUDING THE SHORE AND FLATS ADJOINING AND
ADJACENT THERETO AND EXTENDING TO LOW WATER
MARK WITHIN LEGAL LINES" FOR INFORMATION ON
RIGHTS THE PUBLIC MAY OR MAY NOT HAVE IN THE
INTERTIDAL ZONE:
1) SEE "BELL V. TOWN OF WELLS" 567 A.2d 188
(ME. 1989)
2) SEE THE COLONIAL ORDINANCE 1641-1647
3) SEEK THE ADVICE OF A QUALIFIED ATTORNEY.

FRONT YARD FOR SETBACK AS
NOTED ON SITE PLAN FOR BUILDING
ADDITION, AS APPROVED 2007

- NOTES:
- OWNERS OF RECORD ARE TIMOTHY A. AND ELIZABETH F. WILLIAMS, SOUTH MAYA PALM DRIVE, BOCA RATON, FLORIDA, 33432.
 - DEED (CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER) AND CADASTRAL (CITY OF PORTLAND TAX MAP-BLOCK-LOT NUMBER) REFERENCES ARE AS FOLLOWS:
14000/177 TM 90-J-1
10336/303 TM 90-J-2
11324/336 TM 90-J-9
 - ZONING: THE PARCELS ARE IN THE "IR-2" ZONE AND PARTIALLY IN THE SHORELAND PROTECTION ZONE. CURRENT ZONING, STATUS AND REQUIREMENTS MUST BE CHECKED AND VERIFIED WITH THE CITY OF PORTLAND AND ALL OTHER APPLICABLE REGULATORY BODIES BEFORE BUILDING IMPROVEMENTS OR CONVEYING LAND OR INTEREST.
 - THE PARCELS DESIGNATED AS TM 90-J-1, 2 & 9 PARTIALLY FALL WITHIN A "SPECIAL FLOOD HAZARD AREA" (ZONE A2 - EL 9) PER F.E.M.A. SEE COMMUNITY #230051 PANEL #0015B, EFFECTIVE DATE JULY 17, 1986.
 - ROAD RIGHT OF WAY WIDTHS AND LOCATION SHOWN ARE PER THE PLAN REFERENCES AS WELL AS PER VARIOUS ROAD SURVEY PLANS FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING).
 - 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. THERE IS PHYSICAL EVIDENCE THAT UNDERGROUND/UNDERWATER CABLE (POSSIBLY TELEPHONE AND/OR OTHER UTILITIES) EXIST ON THE PARCEL DESIGNATED AS TM 90-J-9. AN ENCUMBRANCE MAY EXIST.
 - THIS PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.
 - NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.
 - EASEMENTS ON PARCELS OWNED BY TIMOTHY AND ELIZABETH WILLIAMS ENCUMBERING OR BENEFITING PARCELS NOW CURRENTLY OWNED BY TIMOTHY AND ELIZABETH WILLIAMS ARE NOT SHOWN ON THIS PLAN.
 - TREE DIMENSIONS SHOWN ARE DIAMETER AT 4.5' ABOVE GROUND. CIRCUMFERENCE WAS MEASURED AND DIVIDED BY 3.14 TO DETERMINE DIAMETER. DEC = DECIDUOUS.

OAKLAWN ROAD
(GRAVEL SURFACE)

SHORELAND BOUNDARY

"TOP SIDE"
478 ISLAND AVENUE

TIMOTHY & ELIZABETH
WILLIAMS 4000/177
TM 90-J

27806.4 Sq. Feet
0.6 Acres

22286.4 Sq. Feet
0.5 Acres
(TO APPROXIMATE HIGH WATER)

"BEACH HOUSE"
60 OAKLAWN ROAD

PHASE II
FUTURE GARAGE
ADDITION

PROPOSED
GARAGE

PHASE I
IMMEDIATE RELOCATION
OF 12' X 12' SHED

20' OFFSET AS MEASURED ORTHOGONAL
TO FRONT TIE LINE (i.e. N 4° 43' 21" E)

8' WIDE UTILITY EASEMENT
NEW ENGLAND TELEPHONE
AND TELEGRAPH
APRIL 9, 1903 (732/587)

TIMOTHY & ELIZABETH
WILLIAMS 11324/336
TM 90-J-9

ISLAND AVENUE (BITUMINOUS SURFACE)

BELVIDERE ROAD

SCALE 1" = 30'



- PLAN REFERENCES:
- "PLAN OF WM. S. TREFETHENS HOMESTEAD LOT" BY CHAS. H. HOWE C.E. DATED AUGUST 1887. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 6 PAGE 33.
 - "PLAN OF LAND ON PEAKS ISLAND, MAINE FORMERLY KNOWN AS THE SKILLINGS FARM, BELONGING TO HEIRS OF HARRIET N. SKILLINGS" CIRCA 1908. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 11 PAGE 99.
 - "PLAN OF PROPERTY FOR WENDELL WRIGHT PEAKS ISLAND, PORTLAND, MAINE" BY RAYMOND MERCER DATED JUNE 2, 1964. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 89 PAGE 36.
 - "PLAN OF PROPERTY IN PEAKS ISLAND, PORTLAND, MAINE, MADE FOR SHERMAN PELTON" BY LLOYD JONES DATED AUGUST 2, 1986. RECORDED IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION).
 - "BOUNDARY AND TOPOGRAPHIC SURVEY OF LAND IN PEAKS ISLAND, PORTLAND, MAINE, MADE FOR ERIC CAREY" BY LLOYD E. JONES DATED JUNE, 1988. RECORDED IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION).
 - "PLAN OF PROPERTIES OF WILLIAMS AND MORRIS IN PEAKS ISLAND, PORTLAND, MAINE, MADE FOR TIMOTHY AND ELIZABETH WILLIAMS" BY TKM LAND SURVEYORS, INC. DATED DECEMBER 1995. UNRECORDED.
 - "PROPOSED CONVEYANCE OF LAND OF BARBARA E. O'CONNOR, NW CORNER OF BELVIDERE / PLEASANT, PEAKS ISLAND PORTLAND, MAINE, PREPARED FOR TIMOTHY AND ELIZABETH WILLIAMS" BY TKM LAND SURVEYORS, INC. DATED SEPTEMBER, 1996. UNRECORDED.
 - "BOUNDARY SURVEY AND TOPOGRAPHIC PLAN OF LAND ON ISLAND AVE, PLEASANT AVE., BELVIDERE ROAD AND OAKLAWN ROAD, PEAKS ISLAND, PORTLAND, CUMBERLAND COUNTY, MAINE" BY NORTHEASTERN LAND SURVEYING. DATED DECEMBER 28, 2006 AND REVISED THROUGH APRIL 30, 2011. UNRECORDED.

I HEREBY STATE TO JOHN P. HALBIRT
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

Gene Schleh

GENE SCHLEH PLS 2063



EMBOSSSED SEAL
(PLAN NOT VALID WITHOUT)