

PROPOSED SITE PLAN
60 OAKLAWN ROAD
PEAKS ISLAND, PORTLAND, CUMBERLAND COUNTY, MAINE

MADE FOR OWNER OF RECORD 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
 (BOUNDARY SURVEY AND FIELD CONDITIONS)

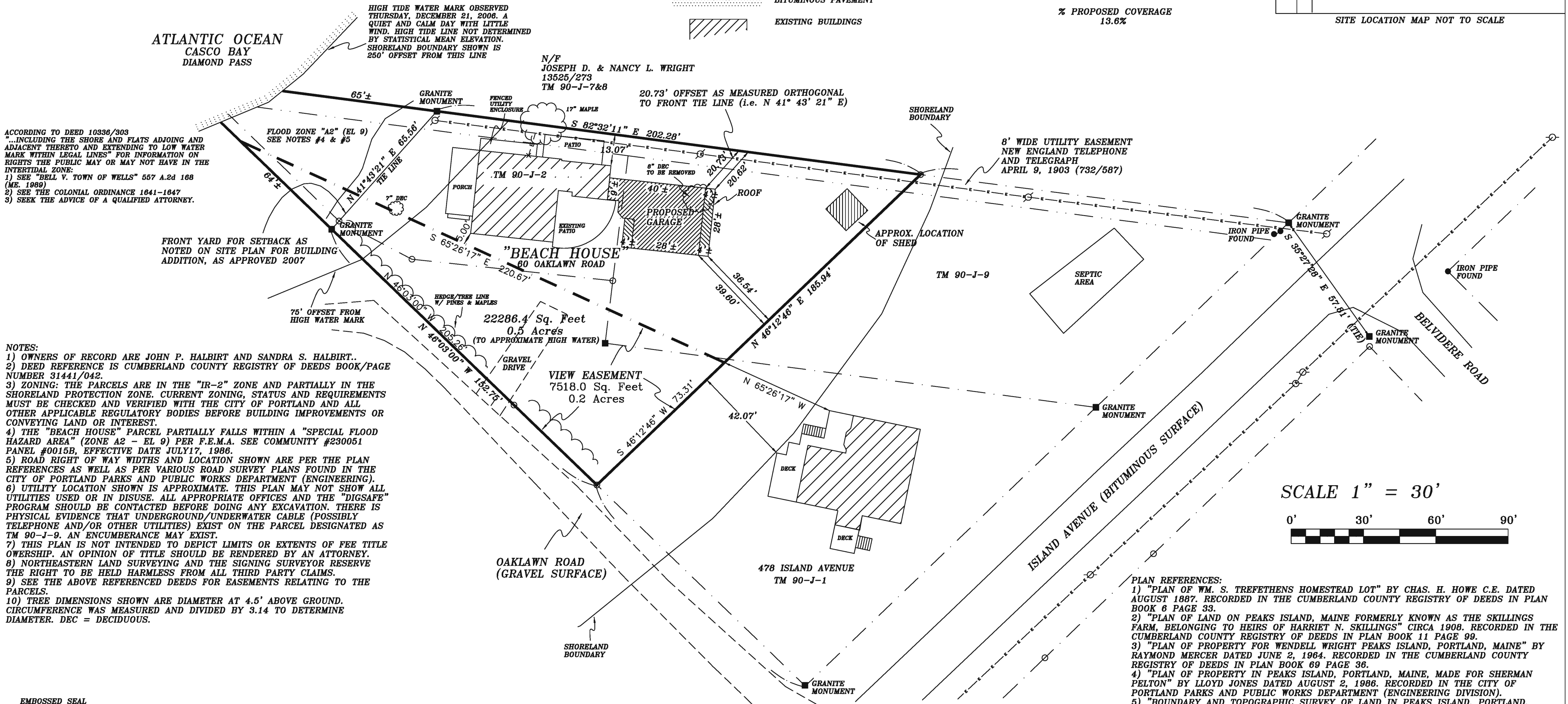
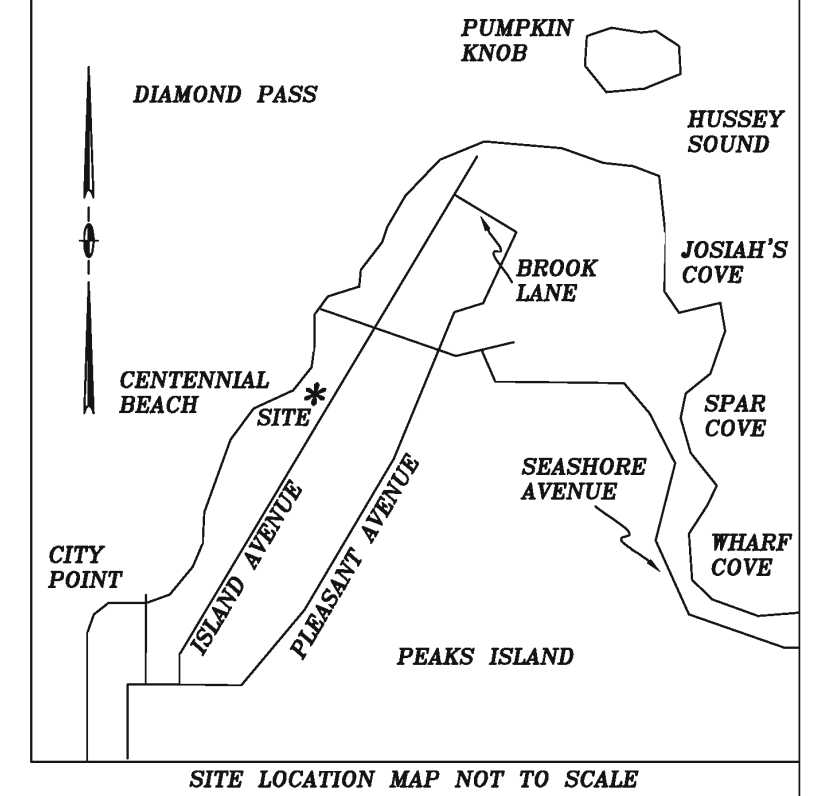
JUNE 11, 2015 PROPOSED IMPROVEMENT SITE PLAN

JOB #06-005(K) 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

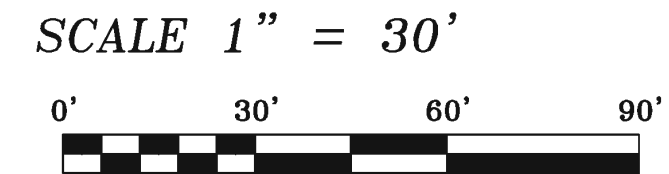
BEACH HOUSE WITH PORCH	1792.7 Sq. Feet
SHED	151.2 Sq. Feet
LOT AREA TOTAL	22286.4 Sq. Feet
PROPOSED ADDITION (INCLUDING ROOF)	1099.5 Sq. Feet
TOTAL PROPOSED COVERAGE	3043.4 Sq. Feet.
20% ALLOWED COVERAGE	4457.3 Sq. Feet
% PROPOSED COVERAGE	13.6%



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" 557 A.2d 168 (ME 1989)
 2) SEE THE COLONIAL ORDINANCE 1641-1647
 3) SEEK THE ADVICE OF A QUALIFIED ATTORNEY.

- NOTES:
- OWNERS OF RECORD ARE JOHN P. HALBIRT AND SANDRA S. HALBIRT.
 - DEED REFERENCE IS CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER 31441/042.
 - 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 "BEACH HOUSE" PARCEL PARTIALLY FALLS 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.
 - SEE THE ABOVE REFERENCED DEEDS FOR EASEMENTS RELATING TO THE PARCELS.
 - TREE DIMENSIONS SHOWN ARE DIAMETER AT 4.5' ABOVE GROUND. CIRCUMFERENCE WAS MEASURED AND DIVIDED BY 3.14 TO DETERMINE DIAMETER. DEC = DECIDUOUS.

- 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 1906. 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, 1966. 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, 1968. 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.
 - "PROPOSED NEW LOT CONFIGURATION OF LAND 478 ISLAND AVENUE AND 60 OAKLAWN ROAD, PEAKS ISLAND, PORTLAND, MAINE". BY NORTHEASTERN LAND SURVEYING. DATED APRIL 3, 2014. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 214 PAGE 127.



EMBOSSSED SEAL (PLAN NOT VALID WITHOUT)

INK SEAL

I HEREBY STATE TO JOHN P. HALBIRT 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

E. Schleh

GENE SCHLEH PLS 2063