

**BOUNDARY SURVEY OF THE ICE POND PARCEL
896 SEASHORE AVENUE
PEAKS ISLAND, PORTLAND, MAINE**

**CURRENT OWNERS: WILLIAM E. BUNTON
AND MELISSA M. BUNTON**
87 MIDDLE ROAD, CUMBERLAND CENTER, MAINE 04021

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

JOB #14-008 AUGUST 15, 2014 SHEET 1 OF 1
REVISED OCTOBER 14, 2014 - NEW PROPERTY MARKERS SET

SCALE 1" = 40'

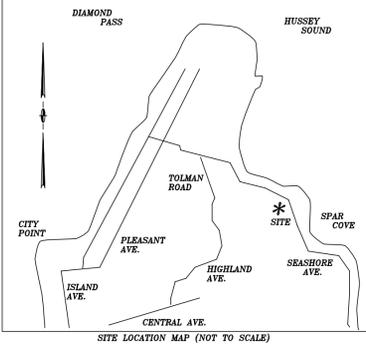
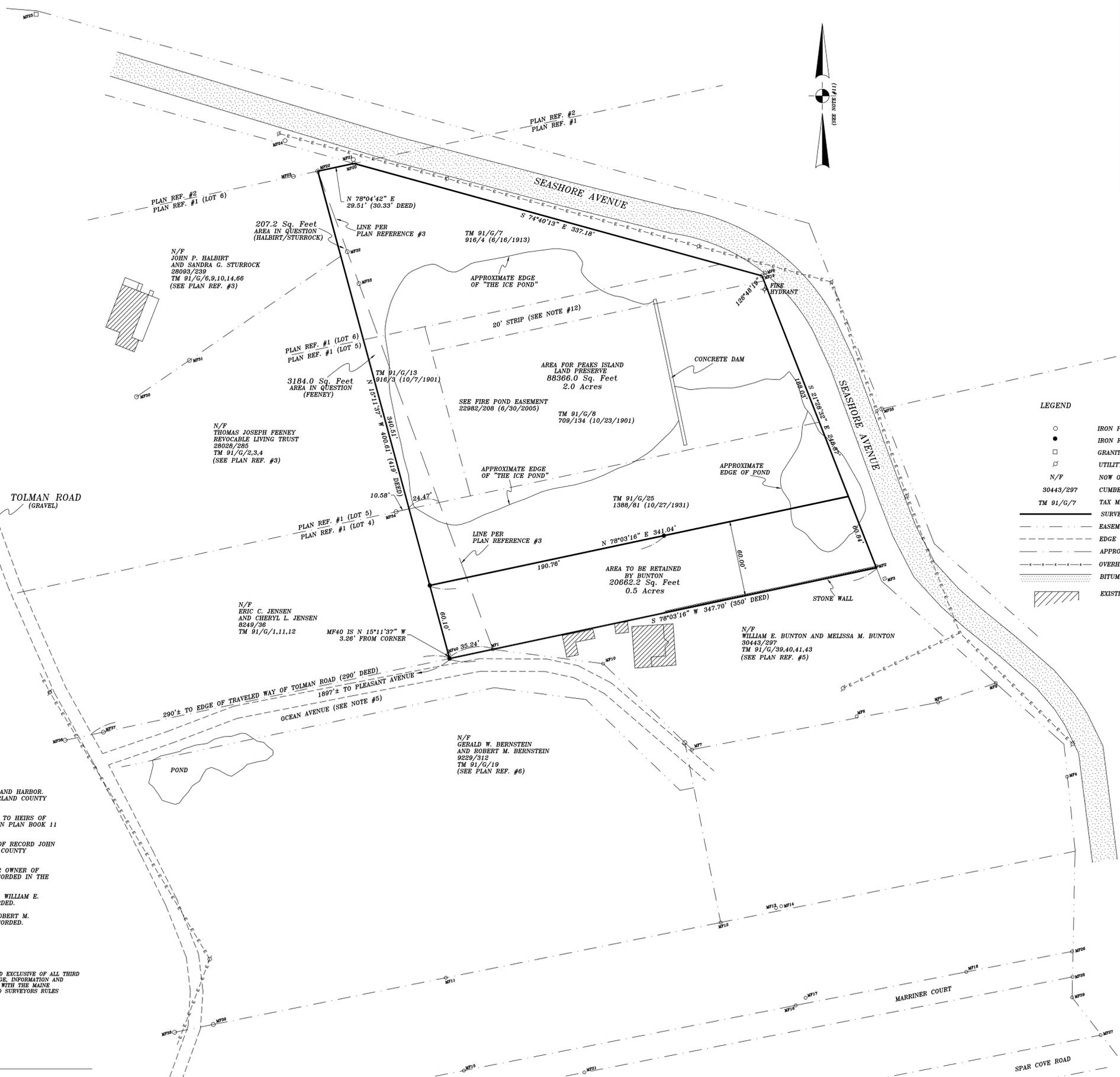


PLAN NOTES:

- 1) THIS PLAN WAS MADE FOR PEAKS ISLAND LAND PRESERVE. P.O. BOX 99, PEAKS ISLAND, MAINE 04108.
- 2) THE DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 31212 PAGE 83.
- 3) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 91 BLOCK G LOTS 7,8,13 AND 25.
- 4) THE PARCEL FALLS IN A "ZONE B" PER F.E.M.A. SEE COMMUNITY #230051 PANEL #0015B, EFFECTIVE DATE JULY 17, 1986.
- 5) OCEAN AVENUE - ON OCTOBER 20, 1932 (1404/223) CORA C. CLIFFORD SOLD TO W. H. TREFETHEN AND EMILY T. HOWE A SMALL PORTION OF LAND ALONG SEASHORE AVENUE FOR THE "PURPOSE OF ESTABLISHING A CONTINUATION OF OCEAN STREET (sic) TO SEASHORE AVENUE, AND FOR THE EXPRESS PURPOSE ONLY OF ESTABLISHING A RIGHT OF WAY TO SEASHORE AVENUE." IN 1969, JESSIE TREFETHEN SOLD "ALL RIGHT, TITLE AND INTEREST" IN THE PORTION OF OCEAN AVENUE FROM A POINT NEAR THE SOUTHERLY CORNER OF TAX MAP 91 BLOCK G LOT 39 AND RUNNING EAST TO SEASHORE AVENUE TO CHARLES JAMES WRIGHT (3056/817, MORE RECENTLY OF DAVID BROOKS et al. 3655/24). THAT LAND DESCRIBED IN 1404/223 IS NOT INCLUDED IN THE DESCRIPTION CONTAINED IN 3056/817. IN MAY OF 1975 AFFIDAVITS PERTAINING TO OCEAN AVENUE (A.K.A. OCEAN STREET AND B STREET) WERE COLLECTED FROM CORA C. CLIFFORD (3689/194) JESSIE B. TREFETHEN (3689/192) AND FRANCES T. RULE (3689/190). ACCORDING TO THE AFFIDAVITS, OCEAN AVENUE WAS ORIGINALLY INTENDED BY ITS DEVELOPER, WILLIAM S. TREFETHEN (GRANDFATHER OF JESSIE TREFETHEN), TO RUN FROM SEASHORE AVENUE AT ITS LOCATION AS SHOWN ON THIS PLAN STRAIGHT ACROSS THE ISLAND TO ISLAND AVENUE. THIS LOCATION DID NOT PROVE PRACTICAL AND A MORE CONVENIENT LOCATION SOON FELL INTO USE. THE THREE AFFIDAVITS DESCRIBE HOW THE TRAVELED WAY WITH AN ASSUMED 30' R/W WIDTH WAS ESTABLISHED RUNNING WESTERLY ALONG THE SOUTHERLY BOUNDS OF THE LAND FORMERLY OF ADA CLIFFORD (CURRENTLY BUNTON), THENCE NORTHWESTERLY ALONG CLIFFORD LAND TO THE LAND FORMERLY OF NANCY SKILLINGS (NOW TAX MAP 91 BLOCK G LOT 25) AND THEN WESTERLY ALONG SKILLINGS LAND TO THE TOLMAN ROAD. THE AFFIDAVITS STATE THAT THIS ROUTE (SHOWN ON THIS SURVEY) HAS BEEN IN CONTINUOUS (AND EXCLUSIVE) USE SINCE 1903.
- 6) SEASHORE AVENUE IS A 50' WIDE PUBLIC ROAD.
- 7) ZONING: THE PARCEL IS IN THE "IR-1" ZONE AND THE SHORE LAND 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.
- 8) 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.
- 9) THIS PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.
- 10) NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.
- 11) BEARINGS ARE MAINE STATE GRID WEST ZONE 1983 AS PER MARKERS FOUND AS SHOWN ON CITY ENGINEERING DEPARTMENT PEAKS ISLAND PROJECT MAP.
- 12) IT IS RECOMMENDED THAT AN OPINION OF TITLE BE RENDERED BY AN ATTORNEY REGARDING THE 20' STRIP.

PLAN REFERENCES:

- 1) "PLAN OF THE DIVISION OF THE FRANCIS WOODBURY FARM - SITUATED ON PEAKS ISLAND, PORTLAND HARBOR. SIX HEIRS AND ASSIGNS" DATED NOV. 27, 1865. MADE BY CHA. H. HOWE. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2 PAGE 49.
- 2) "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.
- 3) "BOUNDARY SURVEY ON SEASHORE AVENUE, PEAKS ISLAND, PORTLAND, MAINE MADE FOR OWNER OF RECORD JOHN GERRITS JR." MADE BY OWEN HASKELL, INC. DATED MAY 27, 2010. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 214 PAGE 242.
- 4) "TOPOGRAPHIC SURVEY ON TOLMAN ROAD EXTENSION, PEAKS ISLAND, PORTLAND, MAINE MADE FOR OWNER OF RECORD THOMAS J. FEENEY, TRUSTEE". MADE BY OWEN HASKELL, INC. DATED OCTOBER 5, 2010. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 214 PAGE 258.
- 5) "BOUNDARY SURVEY OF LAND ON SEASHORE AVENUE, PEAKS ISLAND, PORTLAND, MAINE MADE FOR WILLIAM E. BUNTON" MADE BY NORTHEASTERN LAND SURVEYING. DATED JUNE 20, 2011. JOB #11-003. UNRECORDED.
- 6) "BOUNDARY SURVEY OF LAND ON TOLMAN ROAD, PEAKS ISLAND, PORTLAND, MAINE". MADE FOR ROBERT M. BERNSTEIN. BY NORTHEASTERN LAND SURVEYING. DATED SEPTEMBER 17, 2011. JOB #11-008. UNRECORDED.



LEGEND

- IRON PIPE/ROD FOUND
- IRON ROD SET WITH CAP (PLS 2063)
- GRANITE MONUMENT FOUND
- ⊕ UTILITY POLE
- N/F NOW OR FORMERLY OF
- 30443/297 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- TM 91/G/7 TAX MAP/BLOCK/LOT NUMBER
- SURVEYED PROPERTY LINE
- - - EASEMENT LINE OR R/W LINE
- · - · - EDGE OF GRAVEL ROAD OR DRIVEWAY
- · - · - APPROXIMATE PROPERTY LINE
- · - · - OVERHEAD UTILITY LINE
- ▨ BITUMINOUS PAVEMENT
- ▨ EXISTING BUILDINGS

**MONUMENTATION FOUND
(FIELD EVIDENCE DESCRIBED)**

- MF1) 1" IRON PIPE, 2" ABOVE GRADE
- MF2) 1" IRON PIPE PAINTED WHITE
- MF3) 6"X6" GRANITE MONUMENT, 3" BELOW GRADE (CITY OF PORTLAND 3' OFFSET STREET MONUMENT)
- MF4) IRON ROD W/ PLASTIC CAP (ILLEGIBLE), 1' ABOVE GRADE
- MF5) IRON ROD W/ PLASTIC CAP (ILLEGIBLE), 1' ABOVE GRADE
- MF6) 1" IRON PIPE, 1' ABOVE GRADE, PAINTED WHITE
- MF7) 1" IRON PIPE, FLUSH AND BENT, PAINTED WHITE
- MF8) GRANITE MONUMENT, 4" ABOVE GRADE AT EDGE OF PAVEMENT (CITY OF PORTLAND 3' OFFSET STREET MONUMENT)
- MF9) IRON ROD W/CAP LABELED NORTHEASTERN LAND SURVEYING PLS 2063
- MF10) IRON ROD W/CAP LABELED NORTHEASTERN LAND SURVEYING PLS 2063
- MF11) 1/2" IRON PIPE 1' ABOVE GRADE PAINTED YELLOW
- MF12) IRON ROD W/CAP LABELED L.E. JONES #485
- MF13) 1/2" IRON PIPE PAINTED YELLOW
- MF14) 3/4" IRON PIPE PAINTED RED
- MF15) 1/2" IRON PIPE PAINTED YELLOW
- MF16) 1/2" IRON PIPE PAINTED YELLOW
- MF17) 1/2" IRON PIPE
- MF18) 1/2" IRON PIPE
- MF19) IRON ROD W/ PLASTIC CAP (ILLEGIBLE), FLUSH
- MF20) 1" IRON PIPE FLUSH
- MF21) 1/2" IRON PIPE PAINTED YELLOW
- MF22) 1" IRON PIPE FLUSH
- MF23) 1" IRON PIPE FLUSH
- MF24) 1" IRON PIPE FLUSH
- MF25) 5"X5" GRANITE MONUMENT, 3" BELOW GRADE (CITY OF PORTLAND 3' OFFSET STREET MONUMENT)
- MF26) 1/2" IRON PIPE FLUSH
- MF27) 3/4" IRON PIPE FLUSH
- MF28) 1/2" IRON PIPE FLUSH
- MF29) 1/2" IRON PIPE FLUSH
- MF30) IRON ROD W/CAP LABELED OWEN HASKELL, INC. PLS 1252
- MF31) IRON ROD W/CAP LABELED OWEN HASKELL, INC. PLS 1252
- MF32) IRON ROD W/CAP LABELED OWEN HASKELL, INC. PLS 1252
- MF33) IRON ROD W/CAP LABELED OWEN HASKELL, INC. PLS 1252
- MF34) IRON ROD W/CAP LABELED OWEN HASKELL, INC. PLS 1252
- MF35) IRON ROD W/CAP LABELED SGC PLS 2294
- MF36) IRON ROD W/CAP LABELED NORTHEASTERN LAND SURVEYING PLS 2063
- MF37) IRON ROD W/CAP LABELED NORTHEASTERN LAND SURVEYING PLS 2063
- MF38) IRON ROD W/CAP LABELED NORTHEASTERN LAND SURVEYING PLS 2063
- MF39) IRON ROD W/CAP LABELED NORTHEASTERN LAND SURVEYING PLS 2063
- MF40) 1" IRON PIPE, 2" BELOW GRADE

EMBOSSSED SEAL (PLAN NOT VALID WITHOUT)

INK SEAL

I HEREBY STATE TO THE PEAKS ISLAND LAND PRESERVE 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