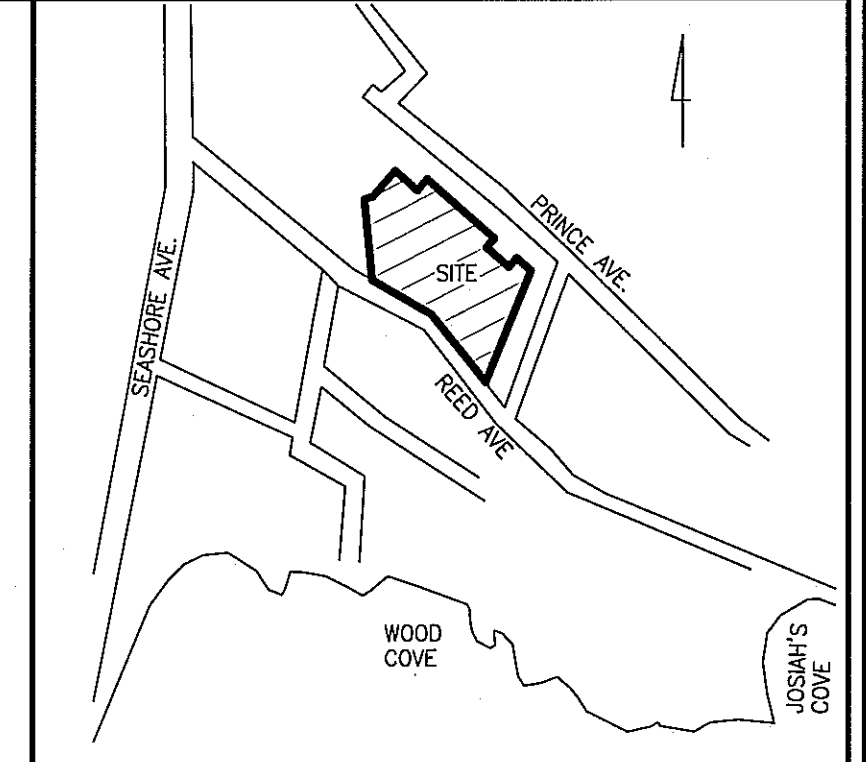


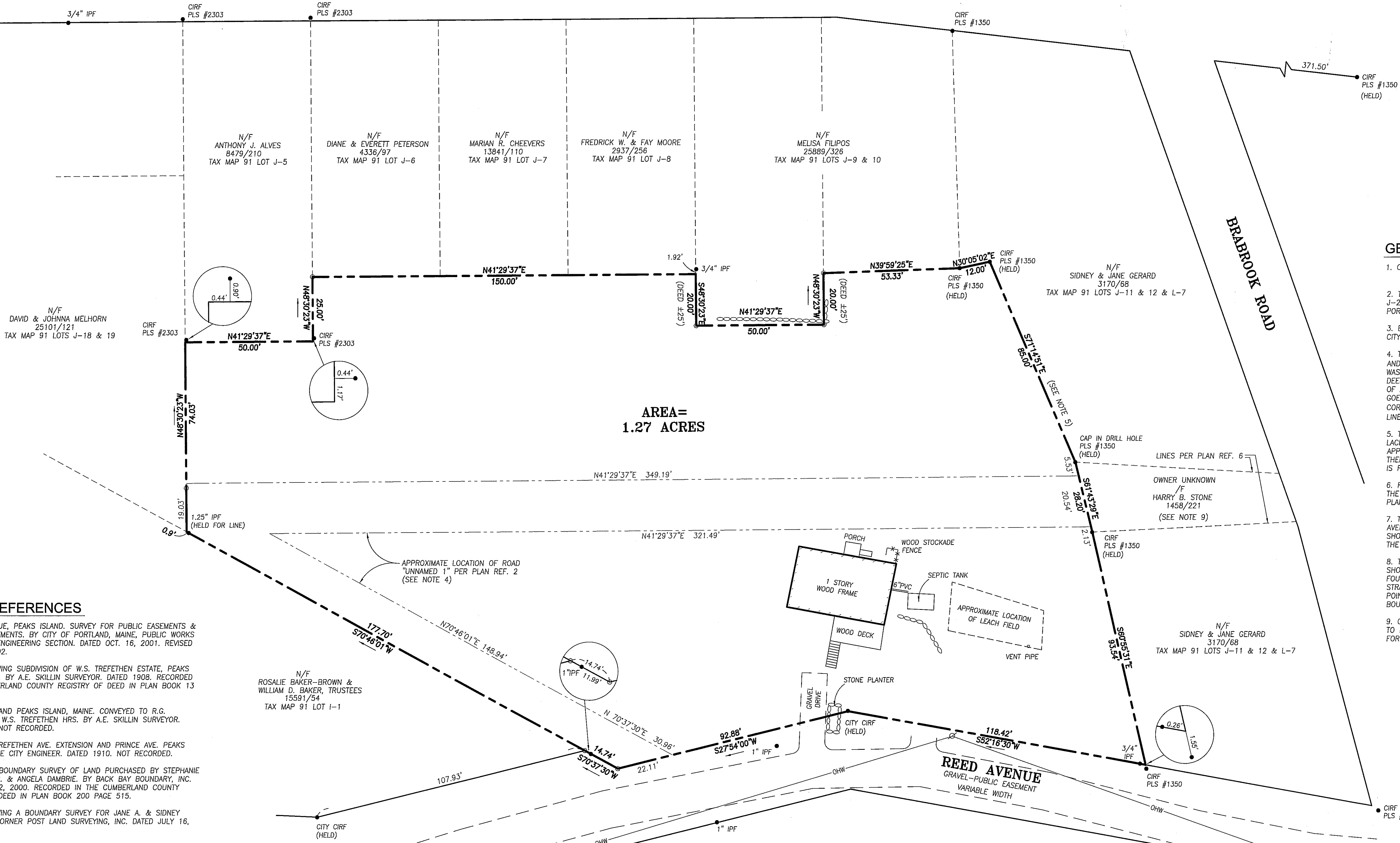
3' o/s MON WITH PLUG (HELD)

PRINCE AVENUE

GRAVEL-PUBLIC WAY-40' WIDE



LOCATION MAP
N.T.S.



AREA=
1.27 ACRES

GENERAL NOTES

- OWNER OF RECORD: JOHN F. & PATRICIA F. HELD
27546/323
- THE SURVEYED PREMISES ARE LOT NUMBERS J-13 THRU J-17, J-21 & J-22, AND L-1 THRU L-6 AS SHOWN ON THE CITY OF PORTLAND TAX ASSESSORS MAP 91.
- BEARINGS SHOWN HEREON ARE BASED ON PLAN REFERENCE 1, CITY GRID.
- THE PAPER STREET SHOWN ON PLAN REFERENCE 2, PARALLEL AND SOUTH OF PRINCE STREET NAMED "UNNAMED 1" BY THE CITY, WAS VACATED BY THE CITY OF PORTLAND IN A NOTICE RECORDED IN DEED BOOK 13326 PAGE 19. WHEN THIS HAPPENS THE OWNERSHIP OF A ROAD REVERTS TO THE ABUTTERS AND THE PROPERTY LINE GOES PERPENDICULAR TO THE ROAD LINE FROM THE ORIGINAL CORNERS. (NOT ON AN EXTENSION OF THE ORIGINAL PROPERTY LINE.)
- THE DEEDS AND PLAN IN THE AREA OF BRABROOK ROAD ARE LACKING MONUMENTATION AND DIMENSIONS. PLAN REFERENCE 6 APPEARS TO BE A REASONABLE RECREATION OF THESE LINES AND THEREFOR WAS HELD ON THIS PLAN. A BOUNDARY LINE AGREEMENT IS RECOMMENDED WITH GERARD ALONG THE COMMON LINE.
- REED AVENUE WAS ESTABLISHED USING PLAN REFERENCE 1 AND THE CITY IRONS FOUND. THIS IS NOT THE SAME LINE AS SHOWN ON PLAN REFERENCE 6.
- THE NORTH-WESTERLY BOUNDARY LINE, PARALLEL WITH PRINCE AVENUE, WAS ESTABLISHED BY DEED DIMENSIONS, AVENUE LINE SHOWN ON PLAN REFERENCE 6 AND THE IRONS ON THE AVENUE AT THE LAND OF ALVES.
- THE LINE ALONG BAKER TRUSTEES IS AN ANCIENT DIVISION LINE SHOWN ON PLAN REFERENCE 1 WITH NO MARKERS. THE MARKERS FOUND, AND SHOWN ON PLAN REFERENCE 5 DO NOT MAKE A STRAIGHT LINE. THE LINE ON THIS PLAN GOES FROM THE CITY-ANGLE POINT IN REED STREET THROUGH THE IRON PIPE FOUND. A BOUNDARY AGREEMENT IS RECOMMENDED WITH BAKER TRUSTEES.
- OWNERSHIP OF AND THE RIGHTS IN THE STRIP GOING NORTHEAST TO BRABROOK ROAD HAS NOT BEEN DETERMINED AND IS A QUESTION FOR A TITLE ATTORNEY.

PLAN REFERENCES

- REED AVENUE, PEAKS ISLAND, SURVEY FOR PUBLIC EASEMENTS & ROAD IMPROVEMENTS, BY CITY OF PORTLAND, MAINE, PUBLIC WORKS DEPARTMENT ENGINEERING SECTION, DATED OCT. 16, 2001. REVISED SEPT. 27, 2002.
- PLAN SHOWING SUBDIVISION OF W.S. TREFETHEN ESTATE, PEAKS ISLAND, MAINE, BY A.E. SKILLIN SURVEYOR, DATED 1908. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEED IN PLAN BOOK 13 PAGE 97.
- PLAN OF LAND PEAKS ISLAND, MAINE, CONVEYED TO R.G. EASTWOOD BY W.S. TREFETHEN HRS. BY A.E. SKILLIN SURVEYOR, DATED 1911. NOT RECORDED.
- PLAN OF TREFETHEN AVE. EXTENSION AND PRINCE AVE. PEAKS ISLAND, BY THE CITY ENGINEER, DATED 1910. NOT RECORDED.
- STANDARD BOUNDARY SURVEY OF LAND PURCHASED BY STEPHANIE A., RICHARD B. & ANGELA DAMBRIE, BY BACK BAY BOUNDARY, INC. DATED DEC. 12, 2000. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEED IN PLAN BOOK 200 PAGE 515.
- PLAN SHOWING A BOUNDARY SURVEY FOR JANE A. & SIDNEY GERARD, BY CORNER POST LAND SURVEYING, INC. DATED JULY 16, 2007.

LEGEND

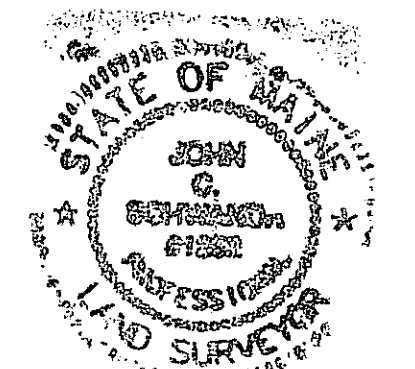
- CAPPED IRON ROD TO BE SET
- IRON PIPE OR ROD FOUND
- GRANITE MONUMENT FOUND
- UTILITY POLE
- FENCE
- STONE WALL
- OHW OVERHEAD WIRES



CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES 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 BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

9-5-2012
DATE
JOHN C. SCHWANDA, PLS NO. 1252



REV. 1 | 09-05-12 | DIMENSIONS-PAPER STREET, LINE ALONG MELHORN

BOUNDARY SURVEY
AT
52 REED AVENUE, PEAKS ISLAND PORTLAND, MAINE
MADE FOR
JOHN F. & PATRICIA F. HELD
52 REED AVE., PEAKS ISLAND, ME 04108

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	RL	Date	Job No.
Trace By	OH	APRIL 5, 2010	2010-025 P
Check By	JWS	Scale	Drwg. No.
Book No.	1090	1" = 20'	1