Inspection Division
Date: 11/24/15

SITE LOCATION MAP (NOT TO SCALE)

NORTH PER PLAN REF. #2

LEGEND

○	IRON PIPE/ROD FOUND
●	IRON ROD SET WITH CAP (PLS 2063)
□	GRANITE MONUMENT FOUND
⌀	UTILITY POLE
N/F	NOW OR FORMERLY OF
94.20' (91.1)	FOUND DISTANCE (RECORD DISTANCE)
31865/275	CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
TM 91/K/14	TAX MAP/BLOCK/LOT NUMBER (CITY OF PORTLAND)
	SURVEYED PROPERTY LINE
	EDGE OF GRAVEL ROAD OR DRIVEWAY
	APPROXIMATE PROPERTY LINE OR FORMER DIVISION
	OVERHEAD UTILITY LINE
	FENCE
	BITUMINOUS PAVEMENT
	EXISTING BUILDINGS

MONUMENTATION FOUND
(FIELD EVIDENCE)

MF1) 2" IRON PIPE 4" BELOW GRADE
MF2) 1.75" IRON PIPE FLUSH
MF3) 1.5" IRON W/ CAP 1" ABOVE GRADE
MF4) 1.5" IRON PIPE FLUSH
MF5) .5" IRON ROD 8" BELOW GRADE
MF6) 1" IRON PIPE FLUSH
MF7) 1" IRON PIPE 12" ABOVE GRADE LEANING
MF8) 1" IRON PIPE FLUSH
MF9) 1" IRON PIPE 2" BELOW GRADE N20°47'36"W 0.29' FROM PROPERTY CORNER
MF10) IRON ROD
MF11) IRON PIPE
MF12) IRON ROD W/ CAP ILLEGIBLE
MF13) 1" IRON PIPE 3" BELOW GRADE
MF14) GRANITE MONUMENT W/ PLUG (3' OFFSET)

PLAN NOTES:

1) THE OWNERS OF RECORD ARE MARCELENE K. JEFFERSON AND BRYN S. ROBERTS.

2) THE DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 15055 PAGE 170.

3) THE CADASTRAL REFERENCES ARE CITY OF PORTLAND TAX MAP 91 BLOCK K LOTS 10,12 AND 13.

4) THE PARCEL DOES NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #230051 PANEL #0015B, EFFECTIVE DATE JULY 17, 1986.

5) TREFETHEN AVENUE IS A 30' WIDE ROAD. LOCATION SHOWN IS PER PLAN REFERENCE #5 AND CITY OF PORTLAND "BLUE SHEETS".

8) ZONING: THE PARCEL IS IN THE "IR-1" 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.

9) 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.

10) THIS PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.

11) NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.

SCALE 1" = 10'

0' 10' 20' 30'

EMBOSSED SEAL
(PLAN NOT VALID WITHOUT)

INK SEAL

I HEREBY STATE TO MARCELENE JEFFERSON AND BRYN ROBERTS 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

GENE SCHLEH PLS 2063

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PLAN REFERENCES:

1) "PLAN OF THE WM. S. TREFETHEN HOMESTEAD LAND" BY CHAS. H. HOWE AND DATED AUGUST 1887. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 6 PAGE 33.
2) "MAP OF THE JOSIAH STERLING ESTATE, PEAKS ISLAND, MAINE. DIVIDED ACCORDING TO THE WILL BY CHARLES L. JACK AND JAMES B. JONES, COMMISSIONERS. " DATED 1902. MADE FROM SURVEYS BY J.B. JONES, 1897-1898. FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION) .
3) "PLAN SHOWING SUBDIVISION OF W.S. TREFETHEN ESTATE, PEAKS ISLAND, MAINE". SURVEYED 1908 BY A.E.SKILLIN. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13 PAGE 97.
4) "RICHARDS STANDARD ATLAS OF THE CITY OF PORTLAND" PLATE #19, DATED 1914. FOUND IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
5) "STANDARD BOUNDARY SURVEY OF REED PARK" BY WILLIAM SCOTT AND DATED JUNE 1992. FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION) .
6) "STANDARD BOUNDARY SURVEY FOR DAMBRIE" BY BACK BAY BOUNDARY AND DATED DECEMBER 13, 2000. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 200 PAGE 515.
7) "BOUNDARY SURVEY OF LAND ON PLEASANT AVENUE, PEAKS ISLAND MADE FOR PAUL HART" BY NORTHEASTERN LAND SURVEYING AND DATED JUNE 30, 2004. UNRECORDED.

BOUNDARY SURVEY OF LAND AT 106 TREFETHEN AVENUE, PEAKS ISLAND PORTLAND, MAINE

MADE FOR MARCELENE JEFFERSON & BRYN ROBERTS
226 W. MINNEHAHA PARKWAY, MINNEAPOLIS, MN. 55419

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

SEPTEMBER 26, 2015 JOB #15-019 SHEET 1 OF 1