

NOTES

- 1. SOURCE DEEDS: BOOK 1972 PAGE 371
BOOK 1980 PAGE 297
BOOK 2345 PAGE 310
BOOK 11338 PAGE 200
BOOK 8509 PAGE 150
- 2. OWNERS OF RECORD: MAESIMUND HOLTVOIGT
5418 SOUTH STATE ROUTE 202
TIPP CITY, OHIO 45371
- 3. AREA OF SURVEYED PARCEL: 2.85 ACRES ±
- 4. BEARINGS ARE MAGNETIC TO THE YEAR 1995.
- 5. ALL BOOK & PAGE REFERENCES ARE AT CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 6. DEED IN BOOK 1425 PAGE 185 GIVES GUARANTEE THE RIGHT TO BUILD A DRAINAGE PIPE DOWN THE EASTERLY LINE OF SAID EASTMAN LOT FROM THIS LOT TO THE WATER. THE REFERENCE IS "CONDY".

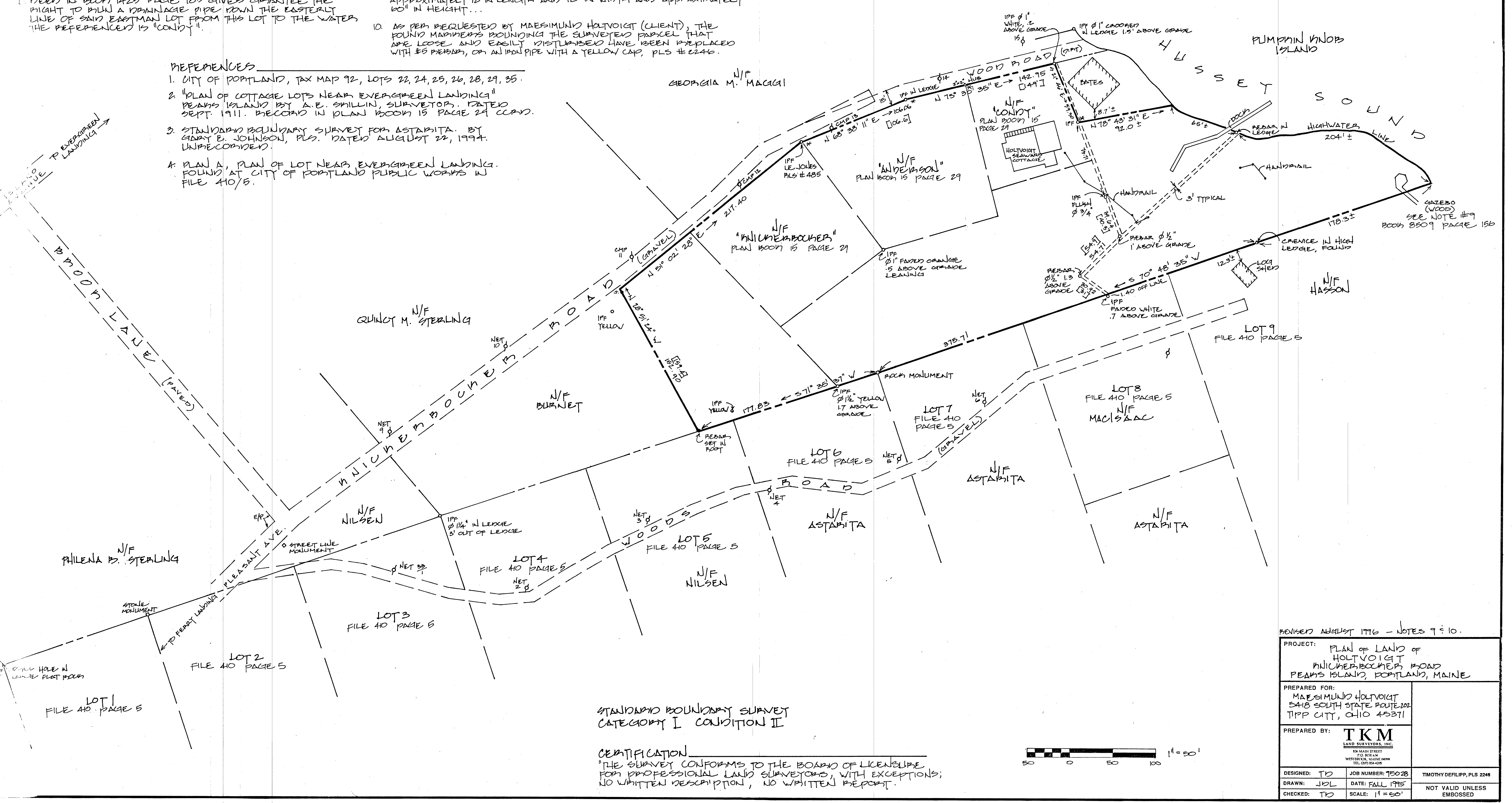
- 7. "CONDY" LOT SUBJECT TO THE RESTRICTIONS HOWEVER THAT NO HENS, POULTRY, OR FOWLS OF ANY KIND SHALL BE KEPT UPON THE PREMISES; SEE BOOK 882 PAGE 430.
- 8. BOOK 2345 PAGE 311; ... AND THE WESTERLY LINE OF A MIGHT OF WAY THREE (3) FEET WIDE LEADING ALONG THE EASTERLY SIDE OF SAID CONDY'S LAND AND CONTINUING SOUTHEASTERLY ALONG THE TOPS OF THE BANK; ...
- 9. MAESIMUND HOLTVOIGT DO HEREBY GIVE, GRANT, RELEASE, REVOKE, SELL AND CONVEY, UNTO SAID DAVID W. HASSON HIS HEIRS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO BUILD AND MAINTAIN FOR HIS PERSONAL, NON-COMMERCIAL USE AND ENJOYMENT, A DEED AND FRAME OF APPROXIMATELY 12' IN LENGTH AND 12' IN WIDTH AND APPROXIMATELY 60" IN HEIGHT...
- 10. AS PER REQUESTED BY MAESIMUND HOLTVOIGT (CLIENT), THE FOUND MARKERS BOUNDING THE SURVEYED PARCEL THAT ARE LOOSE AND EASILY DISTURBED HAVE BEEN REPLACED WITH #5 PEBBLES, OR AN IRON PIPE WITH A YELLOW CAP, PLS # 2246.

REFERENCES

- 1. CITY OF PORTLAND, TAX MAP 92, LOTS 22, 24, 25, 26, 28, 29, 35.
- 2. "PLAN OF COTTAGE LOTS NEAR EVERGREEN LANDING" PEAKS ISLAND BY A.E. SKILLIN, SURVEYOR. DATED SEPT. 1911. RECORD IN PLAN BOOK 15 PAGE 24 CORV.
- 3. STANDARD BOUNDARY SURVEY FOR ASTABITA. BY GARY E. JOHNSON, PLS. DATED AUGUST 22, 1994. UNRECORDED.
- 4. PLAN A, PLAN OF LOT NEAR EVERGREEN LANDING. FOUND AT CITY OF PORTLAND PUBLIC WORKS IN FILE 410/5.

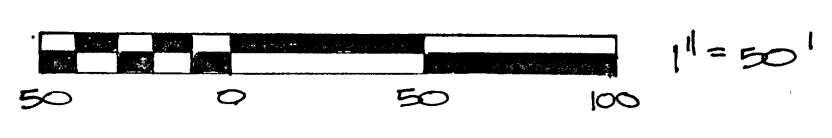
LEGEND

○	FOUND MARKER	IPF	IRON PIPE FOUND
●	#5 PEBBLE SET W/ YELLOW CAP, PLS # 2246	○	UTILITY POLE
□	FOUND MONUMENT	φ	DIAMETER
—	DRILL HOLE/ CREVICE	CCRD	CUMBERLAND COUNTY REGISTRY OF DEEDS
—	METAL HANDRAIL	[100.0]	RECORDED DISTANCE - DIRECTION
▨	EXISTING STRUCTURES	*	FOUND MARKERS THAT HAVE BEEN REPLACED WITH #5 PEBBLE, 36" IN LENGTH WITH YELLOW CAP, PLS # 2246.
N/F	NOW OR FORMERLY		
E/P	EDGE OF PAVEMENT		



STANDARD BOUNDARY SURVEY
CATEGORY I CONDITION II

CERTIFICATION
"THE SURVEY CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, WITH EXCEPTIONS; NO WRITTEN DESCRIPTION, NO WRITTEN REPORT."



REVISED AUGUST 1996 - NOTES 9 & 10.

PROJECT: PLAN OF LAND OF HOLTVOIGT NICHENBOCKER ROAD PEAKS ISLAND, PORTLAND, MAINE		
PREPARED FOR: MAESIMUND HOLTVOIGT 5418 SOUTH STATE ROUTE 202 TIPP CITY, OHIO 45371		
PREPARED BY: TKM LAND SURVEYORS, INC. 54 MAIN STREET P.O. BOX 44 WESTPORT, MAINE 04091 TEL. (207) 854-4200		
DESIGNED: TD	JOB NUMBER: 75023	TIMOTHY DERLIPP, PLS 2246
DRAWN: JDL	DATE: FALL 1995	NOT VALID UNLESS EMBOSSED
CHECKED: TD	SCALE: 1" = 50'	