2101

NOTES

1. SOURCE DEEDS: BOOK 1972 PAGE 371
   BOOK 1980 PAGE 297
   BOOK 2345 PAGE 310
   BOOK 11338 PAGE 200
   BOOK 8509 PAGE 156
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 GRANTEE THE RIGHT TO RUN A DRAINAGE PIPE DOWN THE EASTERLY LINE OF SAID EASTMAN LOT FROM THIS LOT TO THE WATER. THE REFERENCED 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 RIGHT 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, BARGAIN, 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 DECK 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 REBAR, 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. SHILLIN, SURVEYOR. DATED SEPT. 1911. RECORD IN PLAN BOOK 15 PAGE 29 CCRD.
3. STANDARD BOUNDARY SURVEY FOR ASTARITA. 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.

MAGNETIC TO THE YEAR 1995

LEGEND

○	FOUND MARKERS	IPF	IRON PIPE FOUND
●	#5 REBAR SET W/ YELLOW CAP, PLS #2246	ø	UTILITY POLE
▫	FOUND MONUMENT	⌀	DIAMETER
△	DRILL HOLE/ CREVICE	CCRD	CUMBERLAND COUNTY REGISTRY OF DEEDS
—•—•—	METAL HANDRAIL	[06.6]	RECORDED DISTANCE - DIRECTION
▭	EXISTING STRUCTURES	*	FOUND MARKERS THAT HAVE BEEN REPLACED WITH #5 REBAR, 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 WINCHENBOUCHER ROAD PEAKS ISLAND, PORTLAND, MAINE

PREPARED FOR: MAESIMUND HOLTVOIGT, 5418 SOUTH STATE ROUTE 202, TIPP CITY, OHIO 45371

PREPARED BY: TKM LAND SURVEYORS, INC., 836 MAIN STREET, P.O. BOX 630, WESTBROOK, MAINE 04092, TEL. (207) 854-0275

DESIGNED: TD	JOB NUMBER: 95028	TIMOTHY DEFILIPP, PLS 2246
DRAWN: JDL	DATE: FALL 1995	NOT VALID UNLESS EMBOSSED
CHECKED: TD	SCALE: 1" = 50'	

Reviewed for Code Compliance Inspections Division Approved with Conditions
Date: 09/03/14

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