

**BOUNDARY SURVEY OF LAND ON SANDY BEACH ROAD
AND SONNENSTRAHL ROAD, LITTLE DIAMOND ISLAND,
PORTLAND, MAINE**

**MADE FOR ALLEN BARKER
139 DRAPER ROAD, WAYLAND, MA. 01778**

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

OCTOBER 30, 2007 JOB #07-013 SHEET 1 OF 1

SCALE 1" = 20'



NOTES:

- 1) OWNERS OF RECORD ARE MATTHEW ST. ONGE AND BETSEY ST. ONGE OF CAMBRIDGE, COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS.
- 2) THE DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 25575 PAGE 109.
- 3) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 105 BLOCK A LOTS 16-17 AND BLOCK Q LOT 24.
- 4) ZONING: THE PARCEL IS IN THE "IR-2" ZONE AND SHORELAND PROTECTION ZONE. CURRENT ZONING, STATUS, AND REQUIREMENTS MUST BE CHECKED AND VERIFIED WITH THE CITY OF PORTLAND AND ALL OTHER APPLICABLE REGULATORY BODIES BEFORE BUILDING IMPROVEMENTS OR CONVEYING LAND OR INTEREST.
- 5) SANDY BEACH ROAD HAS A 15' WIDE RIGHT OF WAY AND SONNENSTRAHL ROAD HAS A 20' RIGHT OF WAY. ROAD WIDTH AND LOCATION IS PER REFERENCE PLAN #2.
- 6) HIGH WATER MARK WAS NOT CALCULATED BY ELEVATION FOR THIS SURVEY. HIGH WATER MARK SHOWN IS A VISUALLY OBSERVED APPROXIMATION. THE AREA OF THE SURVEYED LOT WAS CALCULATED USING THIS VISUALLY OBSERVED LINE. DETERMINATION OF THE STATISTICAL HIGH WATER MARK (MEAN SEA LEVEL) BY ELEVATION WOULD YIELD SLIGHTLY DIFFERENT RESULTS. FOR INFORMATION REGARDING THE RIGHTS THE PUBLIC MAY OR MAY NOT HAVE, SEE THE COLONIAL ORDINANCE OF 1641-1647 AND SEEK THE ADVICE OF A QUALIFIED MAINE ATTORNEY.
- 7) THE PARCEL DOES PARTIALLY FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #230051 PANEL #0014B, EFFECTIVE DATE JULY 17, 1986. THE DWELLING DOES NOT FALL IN THE SPECIAL FLOOD HAZARD AREA.
- 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.

ATLANTIC OCEAN
(CASCO BAY)

ATLANTIC OCEAN
(CASCO BAY)

SANDY
BEACH

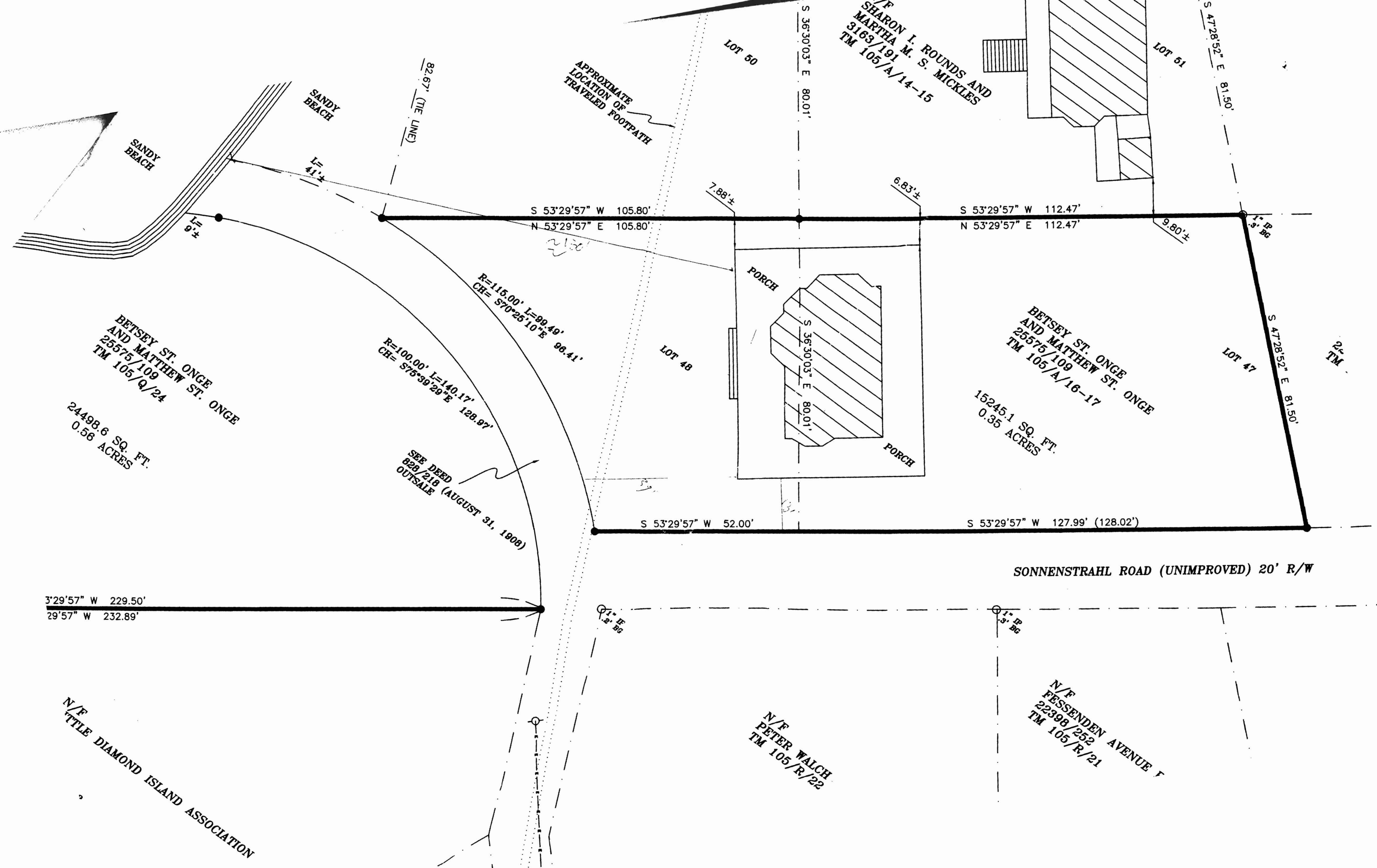
SANDY
BEACH

SANDY
BEACH

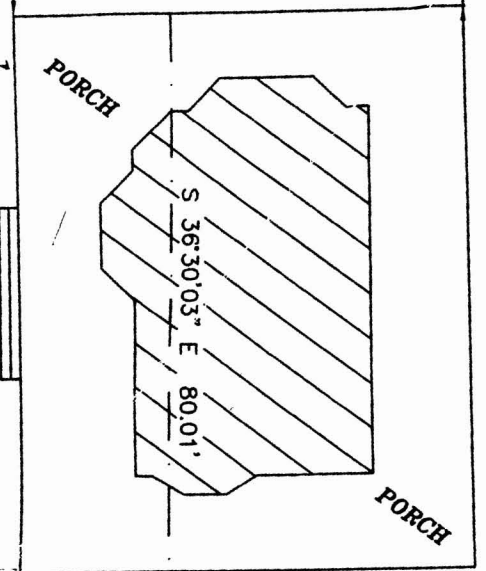
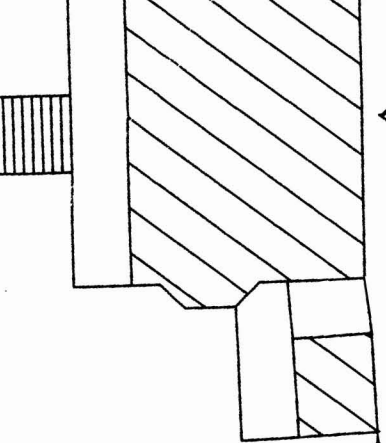
SANDY
BEACH

L=9'±

BE1
ANI
255
TM



N/F SHARON I. ROUNDS AND
MARTHA M. S. MICKLES
3163/191
TM 105/A/14-15



BETSEY ST. ONGE
AND MATTHEW ST. ONGE
25575/109
TM 105/Q/24
24498.6 SQ. FT.
0.56 ACRES

BETSEY ST. ONGE
AND MATTHEW ST. ONGE
25575/109
TM 105/A/16-17
15245.1 SQ. FT.
0.35 ACRES

N/F PETER WALCH
TM 105/R/22

N/F FESSENDEN AVENUE
22398/252
TM 105/R/21

N/F TITLE DIAMOND ISLAND ASSOCIATION

SEE DEED
828/218 (AUGUST 31, 1908)
OUTSALE

3°29'57" W 229.50'
29°57" W 232.89'

SONNENSTRAHL ROAD (UNIMPROVED) 20' R/W

S 53°29'57" W 52.00'

S 53°29'57" W 127.99' (128.02')

S 53°29'57" W 105.80'
N 53°29'57" E 105.80'

S 53°29'57" W 112.47'
N 53°29'57" E 112.47'

R=100.00' L=140.17' 128.97'
CH= 57°5'39'29"E

R=115.00' L=99.49' 96.41'
CH= 57°0'25'10"E

82.67' (TIE LINE)

LOT 50

LOT 51

LOT 48

LOT 47

2 1/2
TM

L= 9'±

L= 41'±

7.88'±

6.83'±

9.80'±

1'±
S. B6

1'±
S. B6

1'±
S. B6

LOT 12A

SANDY BEACH ROAD
15' R/W



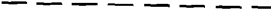


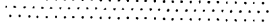

FESSENDEN AVENUE

TO PIER/LANDING

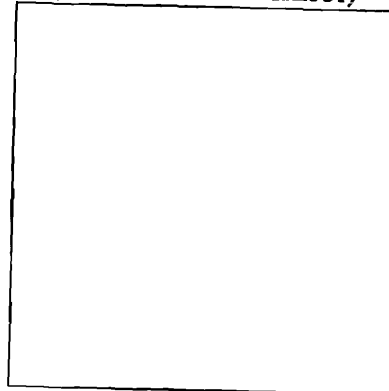
1" IP
.2' BG

1" IP
.2' BG

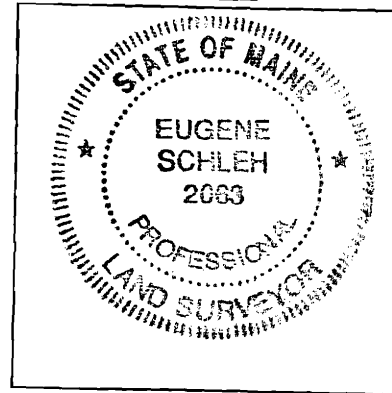
LEGEND

- IRON PIPE/ROD FOUND (IPF/IRF)
- IRON ROD SET WITH CAP (PLS 2063)
- GRANITE MONUMENT FOUND (GMF)
- ⊕ UTILITY POLE
- AG ABOVE GRADE
- BG BELOW GRADE
- 52.89' (53'±) FOUND DISTANCE (RECORD DISTANCE)
- N/F NOW OR FORMERLY OF
- 22398/252 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- TM 105/Q/24 TAX MAP/BLOCK/LOT NUMBER
-  SURVEYED PROPERTY LINE
-  EASEMENT LINE
-  EDGE OF GRAVEL ROAD OR DRIVEWAY
-  APPROXIMATE PROPERTY LINE (NOT SURVEYED)
-  OVERHEAD UTILITY LINE
-  BITUMINOUS PAVEMENT
-  EXISTING BUILDINGS

EMBOSSSED SEAL
(PLAN NOT VALID WITHOUT)



INK SEAL



I HEREBY STATE TO ALLEN BARKER 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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ATLANTIC OCEAN
(CASCO BAY)

BETSEY ST. ONGE
AND MATTHEW ST. ONGE
25575/109
TM 105/Q/24

24498.6 SQ. FT.
0.56 ACRES

LOT 49

S 53°29'57" W 229.50'
S 53°29'57" W 232.89'

N/F
LITTLE DIAMOND ISLAND ASSOCIATION

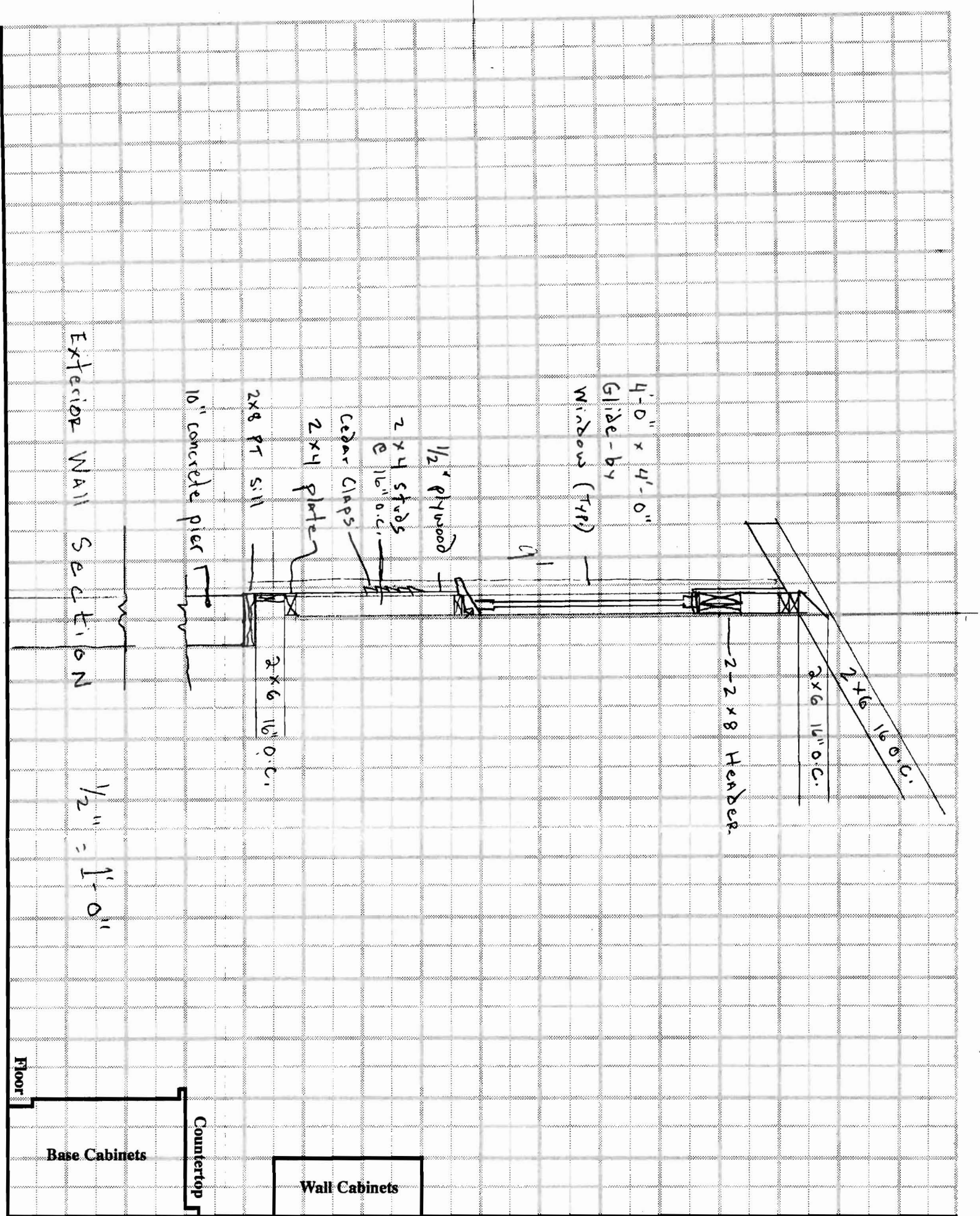
LOT 12

APPROXIMATE
HIGH WATER MARK
(SEE NOTE #6)

ATLANTIC OCEAN
(CASCO BAY)

REFERENCE PLANS:

- 1) "PLAN OF THE WEST END OF LITTLE DIAMOND ISLAND, MAINE COAST REALTY CO. GEC BROWN TREAS.". MADE BY E.C. JORDAN & CO. CIVIL ENGINEERS. DATED MARCH 1908. RI IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 11 PAGE 89.
- 2) "PLAN OF THE WEST END OF LITTLE DIAMOND ISLAND, MAINE COAST REALTY CO. GEC BROWN TREAS.". MADE BY E.C. JORDAN & CO. CIVIL ENGINEERS. DATED JULY 1908. REC IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12 PAGE 71.
- 3) "PLAN OF THE WEST END OF LITTLE DIAMOND ISLAND, MAINE COAST REALTY CO. GEC BROWN TREAS.". MADE BY E.C. JORDAN & CO. CIVIL ENGINEERS. DATED AUGUST 1912. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12 PAGE 4
- 4) "REVISED PLAN OF A PART OF LITTLE DIAMOND ISLAND" MADE BY E.C. JORDAN & CO ENGINEERS. DATED APRIL 28, 1916. RECORDED IN THE CUMBERLAND COUNTY REGISTRY DEEDS IN PLAN BOOK 13 PAGE 44.
- 5) "BOUNDARY SURVEY, CITY VIEW AVENUE, LITTLE DIAMOND ISLAND, CITY OF PORTLAND COUNTY OF CUMBERLAND, STATE OF MAINE FOR RECORD OWNER KENNETH CICUTO". MAD LEWIS & WASINA, INC. DATED SEPTEMBER 23, 2004. UNRECORDED.



St. Onge Cottage

Renovations

Sandy Beach Road

Little Diamond Island

Drawing Title: Section

Exterior Wall (A)

Scale: 1/2" = 1'-0"

Date: 18 October 2007

Notes: All walls 2x4 16" OC
R-19 insulation

Yoga Studio

Ceiling Grid Fin/Light
Combo

cutlets to code
Exterior wall-mounted
lights at both doors

New Bath

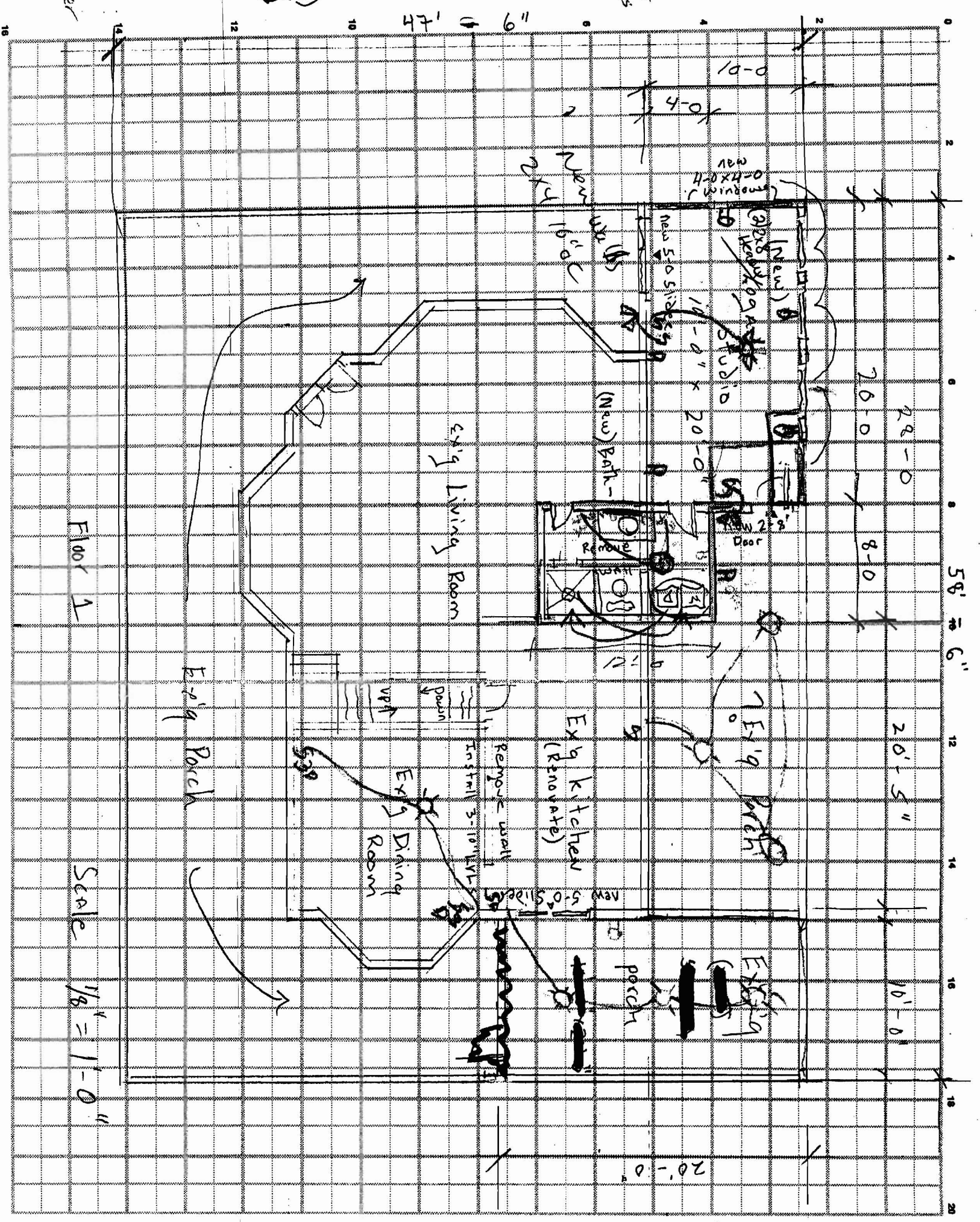
Fan/Light Combo - 30" sq ft
Vanity lights
GFI at counter
Washer/dryer electrical
needs outlet in ext. wall

Porch off Back

Ceiling Fixtures (you
decide how many needed)
see plan at kitchen door
at least one outlet

Porch off side

3(?) ceiling fixtures
switches at slider, dinner
(ceiling area)
at least one outlet



Floor 1

Scale 1/8" = 1'-0"

St. Onge Cottage

Renovations

Sandy Beach Road

Little Diamond Island

Drawing Title: Plan

First Floor (Electric)

Scale: 1/8" = 1'-0"

Date: 18 October 2007

Smoke Detectors

Install hard-wired to
code

Notes:

New main bath

Fan/light Combo

Vanity Lights

GFI outlet at counter

Outlet in new wall

Bedroom 4

Ceiling Fan

Outlets to code, at least

Hallway Bath

Fan/light Combo

Vanity Lights

GFI outlet at counter

1/2" x 9" Bedrooms 2, 3, + Main

Ceiling Raddle Fans

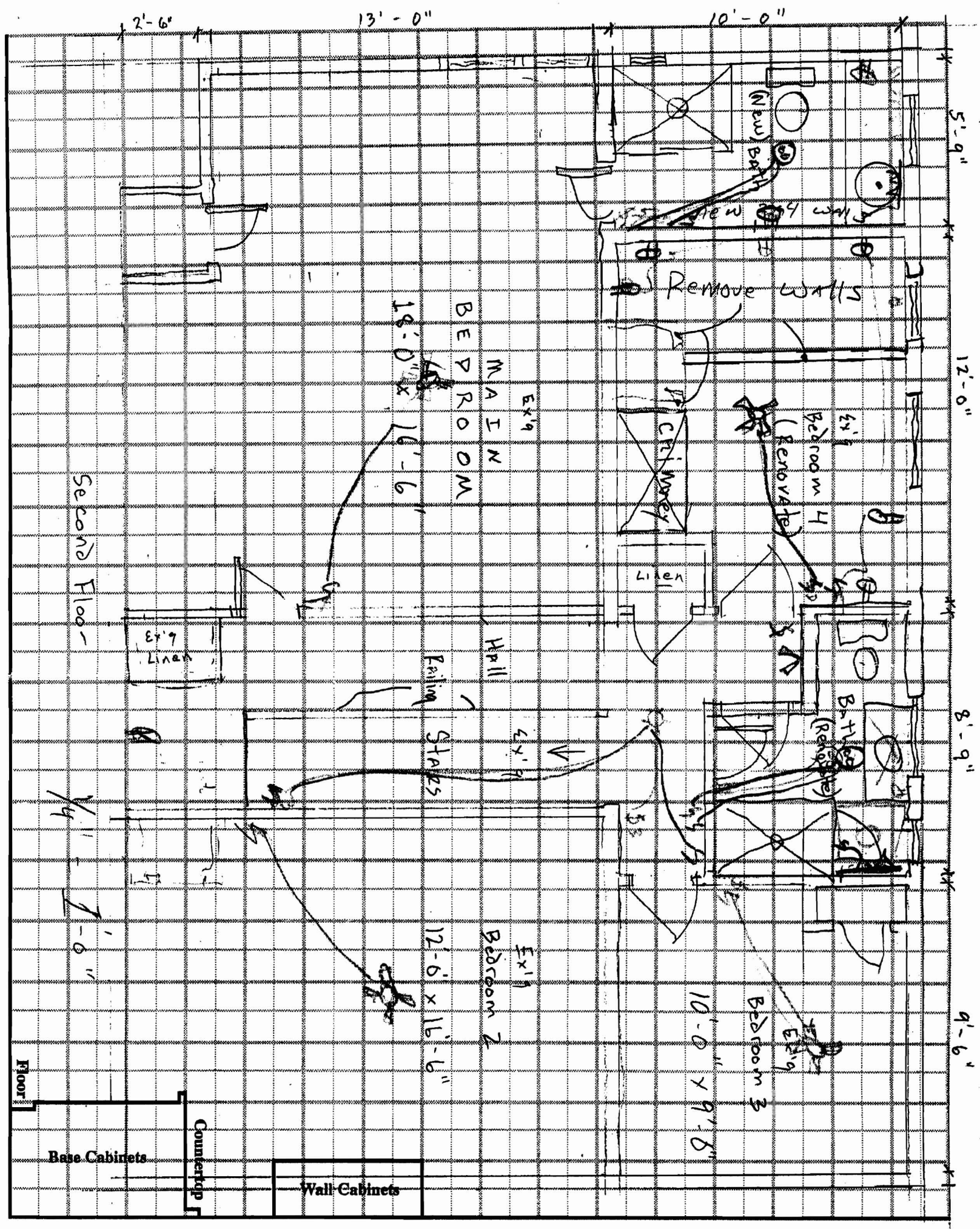
outlets as you see fit

Hallway/stairs

Ceiling light on 3 way

fan + bottom

Outlet at windows



St. Onge Cottage

Renovations

Sandy Beach Road

Little Diamond Island

Drawing Title: PLAN

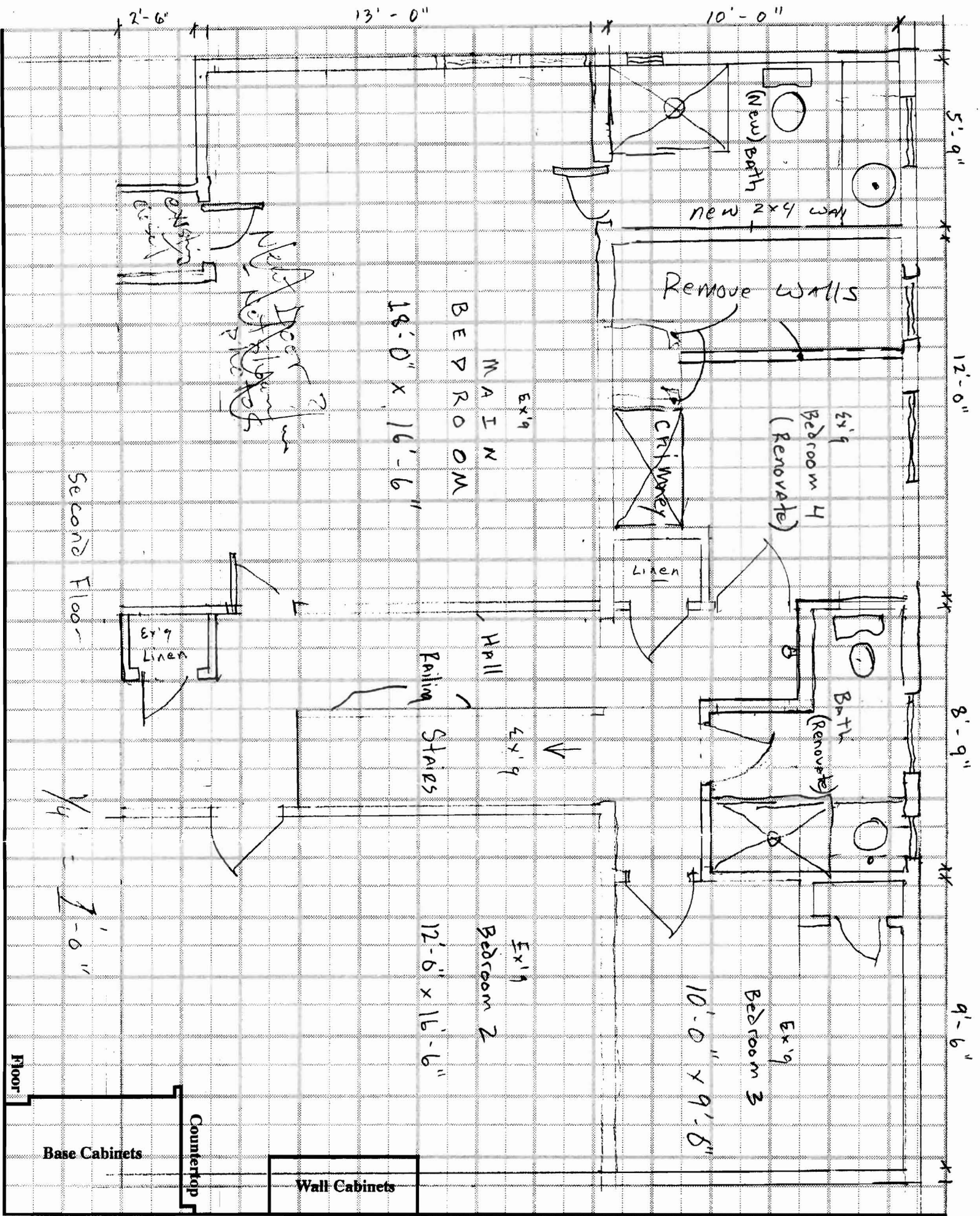
Second Floor (Electric)

Scale: 1/4" = 1'-0"

Date: 18 October 2007

Smoke Detectors

Hand wired to code



St. Onge Cottage

Renovations

Sandy Beach Road

Little Diamond Island

Drawing Title: Plan

Second Floor

Scale: $\frac{1}{4}'' = 1'-0''$

Date: 18 October 2007

2/22/08 - called Matthew S. Orick
 The rock line is remaining the
 same - no changes
 The Yoga Studio is for
 personal use - not a
 business