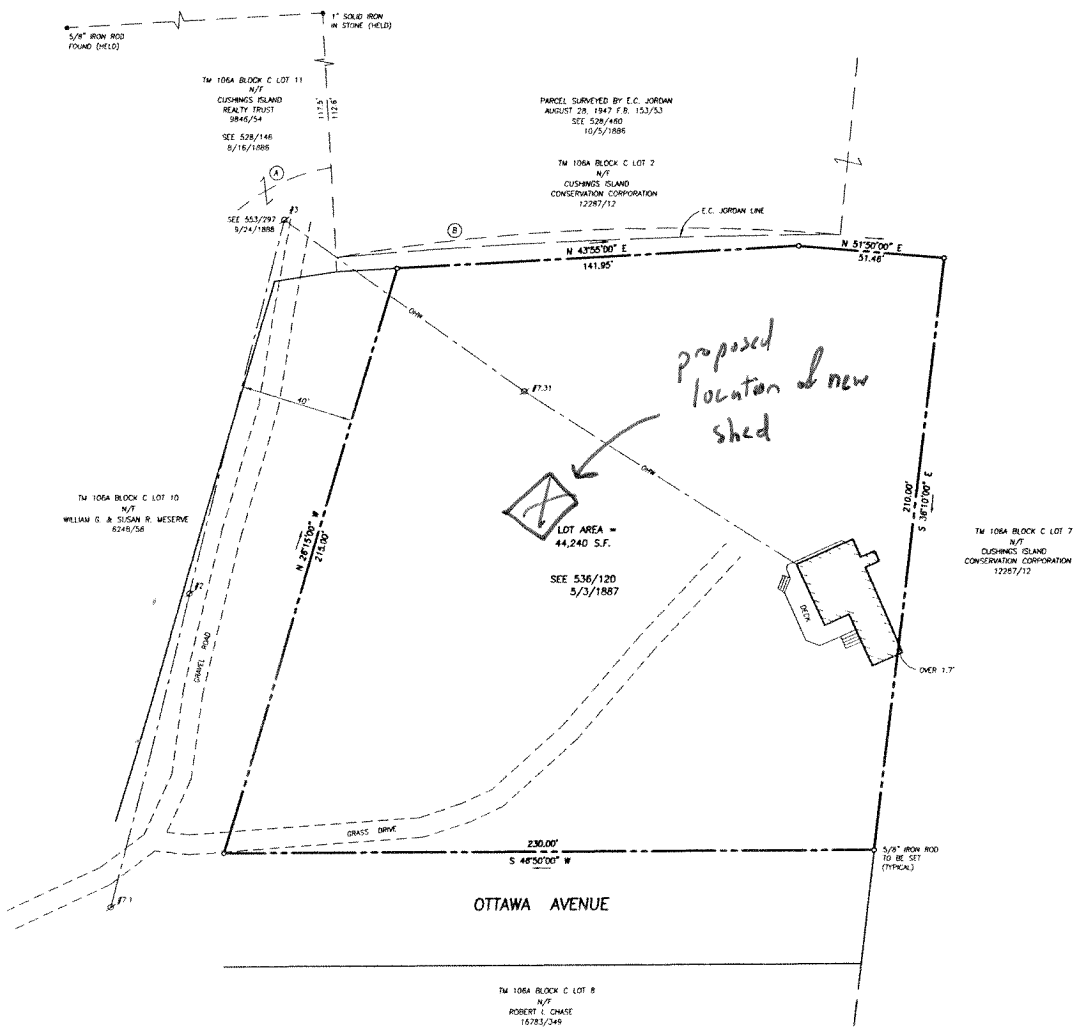
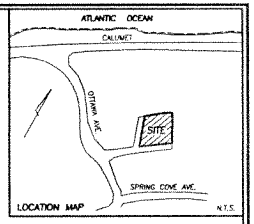
CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/02/16





PLAN REFERENCES

1. "PRELIMINARY STUDY FOR LAYING OUT CUSHING'S ISLAND PORTLAND, MAINE FREDERICK LAW OLMSTEAD LANDSCAPE ARCHITECT, BROOKLINE, MASS MAY, 1883" RECORDED IN PLAN BOOK 4 PAGE 56

2. PLAN BY FRANCIS CUSHING APRIL 30, 1887 ANNEXED TO DEED BOOK 536 PAGE 120 IN CHAIN OF TITLE OF LOT 9

3. PLAN BY FRANCIS CUSHING SEPTEMBER 24, 18887 ANNEXED TO DEED BOOK 553 PAGE 297 IN CHAIN OF TITLE OF LOT 11

4. "LAND ON CUSHING ISLAND PROPERTY OF FRANCIS CUSHING AND OTHERES E.B.CUMMINGS MAY 1909, PORTLAND MAINE" IN THE FILES OF E.C. JORDAN – SURVEYORS

5. E.C. JORDAN WORKING DRAWING AND FIELD BOOK 153 PAGE 53

NOTES:

1. OWNER OF RECORD: LOUIS T. SOMMA, 259 E. 10TH STREET, APT. 13, NEW YORK, NY. 10009 RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 19621 PAGE 206.

2. LOCUS IS SHOWN AS LOT 9 IN BLOCK C ON PORTLAND ASSESSORS PLAN 106A.

3. BEARINGS ARE BASED ON PLAN REFERENCE 3 AND IRONS FOUND AS SHOWN ON PLAN REFERENCE 5.

4. THE ONLY MARKERS FOUND ARE THE TWO SHOWN ON THE NORTHWEST LINE OF LOT 11. NO MARKERS WERE FOUND ON THE OTHER CORNERS OF THE PORTION OF LOT 2 SURVEYED BY E.C. JORDAN. NONE OF THE MARKERS CALLED FOR AT THE CORNERS OF THE SUBJECT PROPERTY WERE FOUND. THE LINE MARKED "A" IS SHOWN ON PLAN REFERENCE 4 AND IDENTIFIED IN 528/146 AS THE ROAD ON PLAN REFERENCE 1. THE LINE MARKED "B" IS A SCALING OF THE ROAD ON PLAN REFERENCE 1 ONTO PLAN REFERENCE 5. DEED 528/460 HAS NO ANGLES ON THE LINE NEAR THE SUBJECT PROPERTY AND CALLS FOR THE ROAD ON PLAN REFERENCE 1. DEED 536/120 CALLS OUT THE LAND IN 528/460 (THE NORTHWEST SIDE OF THE PAPER STREET) AS THE ABUTTER. PLAN REFERENCES 2 AND 3 WERE PREPARED BY THE COMMON GRANTOR OF LOTS 9, 11 AND 2 AND THOSE TWO PLANS CAN BE LAID OUT PLAN REFERENCE 1 HAS NO DISTANCES OR ANGLES. SINCE THE LINES IN 528/460 FOR LOT 2 AND PLAN REFERENCE 1 CAN NOT BE RECREATED, THE LINES OF THE SUBJECT PROPERTY WERE ESTABLISHED BASED ON PLAN REFERENCES 2 AND 3.

5. DUE TO VAGUE AND INCONSISTENT DEEDS AND A LACK OF MARKERS FOUND, BOUNDARY AGREEMENTS WITH THE ABUTTERS ARE RECOMMENDED.

LEGEND:

- ⊗ IRON ROD FOUND
- Ø UTILITY POLE
- ——— — ——— OVERHEAD WIRES

GRAPHIC SCALE

0 10' 20' 40' 80'

CERTIFICATION:

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.

DATE

JOHN C. SCHWANDA, PLS #1252

BOUNDARY SURVEY

ON

OTTAWA AVENUE – CUSHINGS ISLAND
PORTLAND, MAINE

MADE FOR

SANDRA THAXTER

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

Drwn By	RRL	Date	Job No.
Trace By	JLW	NOV. 4, 2008	2008-180P
Check By	JWS	Scale	Dwg. No.
Book No.	1079	1" = 20'	1