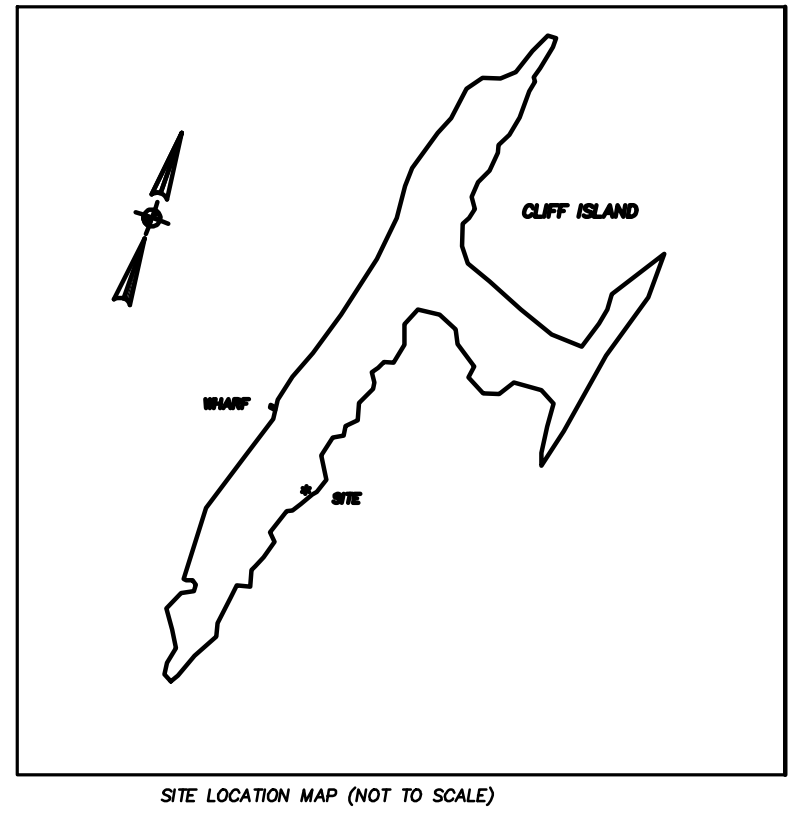
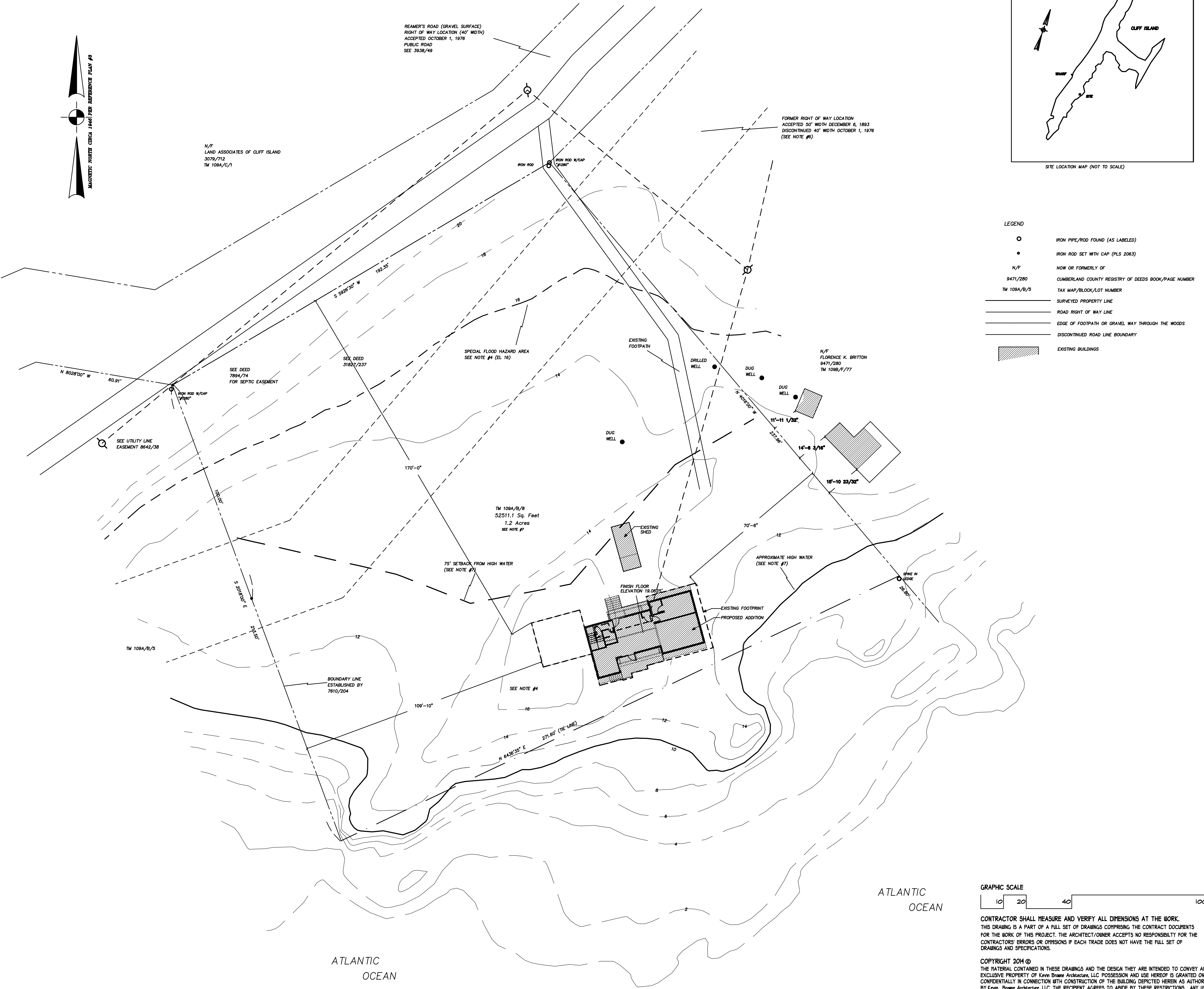
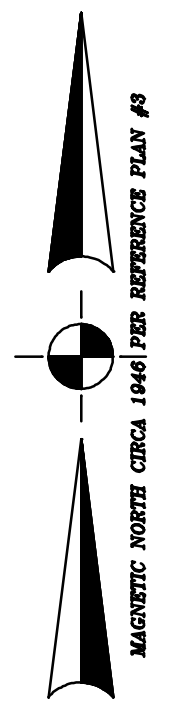


EXISTING CONDITIONS AND TOPOGRAPHY
 76 REAMER'S ROAD
 CLIFF ISLAND, PORTLAND, MAINE

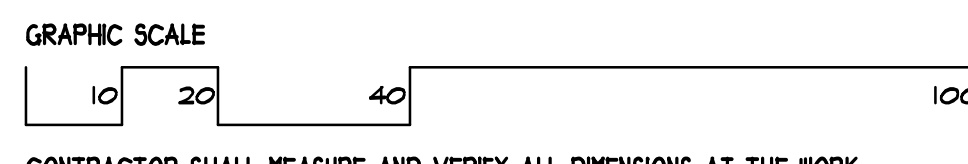
- PLAN NOTES:
- 1) THE OWNERS OF RECORD ARE RUBY A. SIMONDS AND MICHAEL Q. SIMONDS.
 - 2) THE DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 31827 PAGE 235.
 - 3) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 109A BLOCK B LOT 8.
 - 4) THE PARCEL DOES FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #230051 PANEL #0010B, EFFECTIVE DATE JULY 17, 1986. ALTHOUGH THE STATED SPECIAL FLOOD HAZARD AREA ELEVATION IS 16', THE AREA IN WHICH PART OF THE HOUSE LIES THAT IS ABOVE 8' IS IN THE SHADED AREA OF THE MAP PANEL AND IS THEREFORE IN THE SPECIAL FLOOD HAZARD AREA.
 - 5) THE BOUNDARIES SHOWN ON THIS PLAN ARE BASED SOLELY ON A SURVEY ENTITLED "BOUNDARY SURVEY OF LAND ON REAMER'S ROAD, CLIFF ISLAND, PORTLAND MAINE" MADE FOR HENNING PONTOPPIDAN BY NORTHEASTERN LAND SURVEYING AND DATED NOVEMBER 19, 2011. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY FOR THE SIMONDS.
 - 6) VERTICAL DATUM IS NAVD 1929. U.S. GEOLOGICAL SURVEY DISC AT BASE OF FLAG POLE AT INTERSECTION OF WHARF, ISLAND AND SOUTH ROADS. ELEVATION 15.50'.
 - 7) THE HIGH WATER LINE SHOWN ON THIS PLAN WAS NOT FIELD LOCATED OR CALCULATED BY NORTHEASTERN LAND SURVEYING. IT WAS DERIVED FROM DIGITAL G.I.S. BASE MAP PROVIDED BY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION).
 - 8) ZONING: THE PARCEL IS IN THE "R-1" ZONE AND THE SHORELAND PROTECTION 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.

- PLAN REFERENCES:
- 1) PLAN OF A PORTION OF CROUCH ISLAND TO ACCOMPANY DEED OF DAVID H. GRIFFIN TO MARY ELLEN MCKEEN" BY E.C. JORDAN. DATED NOVEMBER, 1892. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 7 PAGE 42.
 - 2) "CLIFF ISLAND WESTERLY PORTION". DATED 1892. FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION).
 - 3) "CLIFF ISLAND STREET LINES WITH REPRODUCTION DATA". DATED MARCH 30, 1946. #618/6 FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION).
 - 4) "CLIFF ISLAND AVENUE DISCONTINUANCE AND RELOCATION". DATED OCTOBER 7, 1974. #549/21 FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION).
 - 5) "PLAN OF LAND ON CLIFF ISLAND, PORTLAND, MAINE FOR HENNING PONTOPPIDAN". MADE OWEN HASKELL, INC. DATED NOVEMBER 17, 1986. #1005/9 FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION).
 - 6) "BOUNDARY SURVEY ON CLIFF ISLAND IN PORTLAND, MAINE FOR DOUG RIDEOUT". MADE BY WAYNE T. WOOD. DATED MARCH 2008. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 210 PAGE 52.
 - 7) "EXISTING CONDITIONS AND TOPOGRAPHY, 76 REAMER'S ROAD, CLIFF ISLAND, PORTLAND ME" MADE BY NORTHEASTERN LAND SURVEYING, 16 COLLEGE AVE., GORHAM, MAINE 04038. DATED NOVEMBER 8TH, 2014, REVISED NOVEMBER 20TH, 2014 ADDED 75' SETBACK.



LEGEND

- IRON PIPE/ROD FOUND (AS LABELED)
- IRON ROD SET WITH CAP (PLS 2083)
- N/F NOW OR FORMERLY OF
- 9471/280 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- TM 109A/B/S TAX MAP/BLOCK/LOT NUMBER
- SURVEYED PROPERTY LINE
- ROAD RIGHT OF WAY LINE
- EDGE OF FOOTPATH OR GRAVEL WAY THROUGH THE WOODS
- - - DISCONTINUED ROAD LINE BOUNDARY
- ▨ EXISTING BUILDINGS



CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS AT THE WORK. THIS DRAWING IS A PART OF A FULL SET OF DRAWINGS COMPRISING THE CONTRACT DOCUMENTS FOR THE WORK OF THIS PROJECT. THE ARCHITECT/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS' ERRORS OR OMISSIONS IF EACH TRADE DOES NOT HAVE THE FULL SET OF DRAWINGS AND SPECIFICATIONS.

DATE: 11/25/2014
 DRAWN: KVB
 PROJECT NO.: 2014-22

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

KEVIN W. BROWNE ARCHITECTURE
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 falmouth, me 04105

REGISTERED ARCHITECT
 KEVIN W. BROWNE
 No. 3109
 STATE OF MAINE

REVISIONS:
 11-24-2014: ISSUE FOR PERMIT

CONSULTANTS:
 SIMONDS RESIDENCE
 CLIENT: MIKE & RUBY SIMONDS

ADDRESS:
 76 REAMER'S ROAD
 CLIFF ISLAND, ME

PROPOSED SITE PLAN

SP1.1