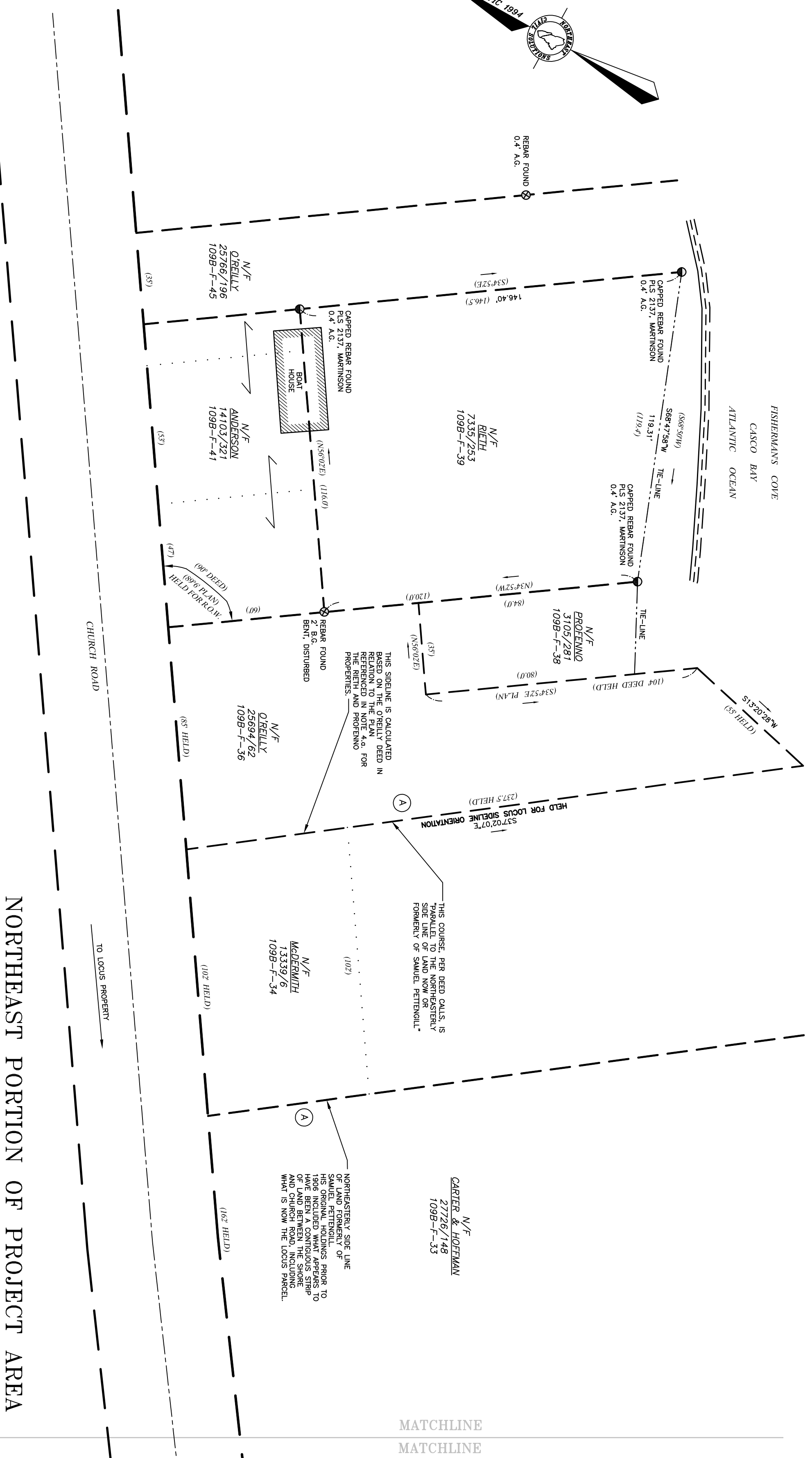
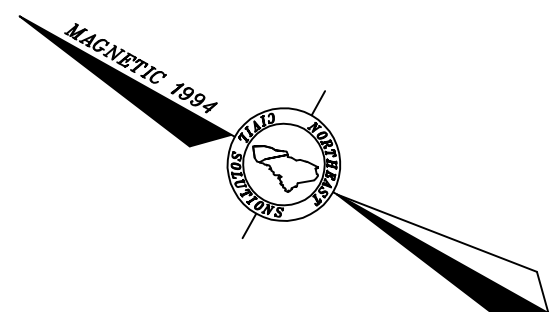


SOUTHWEST PORTION OF PROJECT AREA

LINE DATA  
LI NZ756709'E 10.48'

- BOUNDARY RECORD**  
(SEE CORRESPONDING LETTERS ON PLAN)
- A THE ORIGINAL OWNER, PRIOR TO 1906, OF THE STRIP OF SHORELAND FROM THE HOFFMAN PROPERTY (TAX MAP/LOT 1098-F-29) TO THE SHORELINE OF THE ATLANTIC OCEAN (LOCUS), INCLUSIVE, WAS SAMUEL PETENHILL, THE ORIGINAL GRANTOR OF THE STRIP'S SUBSEQUENT OUTPARCELS. IN THE RECORD DEEDS, ALL SUCH OUTPARCELS (EXCEPT TWO WHICH HAVE LONG AND DOING SHORELINES) WERE LISTED WITH PARALLEL ORIENTATION FOR THE LOCUS SIDELINES AS THAT CALCULATED FOR PETENHILL'S FORMER NORTHEASTERLY SIDELINE.
  - B THE MINIMUM SIDE YARD BUILDING SETBACK REQUIRED BY THE CITY OF PORTLAND IN 1961 WAS 10 FEET. THE CITY-APPROVED BUILDING PERMIT THAT YEAR FOR THE CONSTRUCTION OF THE HOUSE NOW ON THE LOCUS PARCEL STATES THAT THESE DISTANCES WERE MAINTAINED. THE DISTANCES BETWEEN THE LOT LINE AND EACH HOUSE, THE DISTANCES BETWEEN THE SIDELINE SHOWN ON THIS PLAN AND EACH HOUSE SHOWN IS AT LEAST 20 FEET, CORROBORATING THE APPLICANT'S SETBACK INFORMATION ON THE APPROVED PERMIT.
  - C THE ORIENTATION OF THE SIDELINES AS SHOWN CONFORMS WITH THE ORIENTATION OF THE HOUSE BUILT ON LAND OWNED BY THE APPLICANT'S GRANDFATHER AND OWN EITHER OF THE LOTS ABUTTING HIS OWN IN 1910.
  - D THE ORIENTATION OF THE SIDELINES AS SHOWN CONFORMS WITH THE ORIENTATION OF THE APPLICANT'S ORIGINAL PETENHILL COTTAGE, BUILT IN 1890.
  - E THE ORIENTATION OF THE SIDELINES AS SHOWN MATCHES REASONABLY WITH RECORDS ALONG THE ROAD AND WITH LOCALLY ACCEPTED NATURAL MONUMENTATION.



NORTHEAST PORTION OF PROJECT AREA

LEGEND

- #5 REBAR WITH CAP STAMPED "NCS 1314"
- SET ON DECEMBER 7, 2015
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- FOUND CAPPED IRON ROD (NUMBER AS NOTED)
- FOUND IRON ROD
- UTILITY POLE
- BOUNDARY LINE
- EDGE OF WATER
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- INTERIOR LOT LINE
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CGRD)
- TAX MAP—LOT AND PAGE (CGRD)
- PARENTHESIS DENOTE RECORD DATA ITEM OF DISCUSSION IN BOUNDARY REPORT

NOTES

1. RECORD OWNER OF THE PARCEL SURVEYED IS THE ESTATE OF JAMES E. SEYMOUR (WIFE LESTER), AS DESCRIBED IN DEED FROM WILLIAM T. SEYMOUR RECORDED IN DEED BOOK 12343, PAGE 330 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD).
2. THE PARCEL SURVEYED IS OWNED BY THE CITY OF PORTLAND TAX ASSESSOR'S MAP 1098 (INDEX NUMBER M235W), BLOCK F, PARCELS 21 & 22.
3. THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAGNETIC NORTH OF 1984 AS SHOWN ON THE PLAN REFERENCED IN NOTE 4(a), BELOW.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - a. FISHERMAN'S COVE, BERTH AND GLENN'S PROFFING SERVICES, INC., DATED DECEMBER 9, 1995, RECORDED IN PLAN BOOK 195, PAGE 423, CGRD.
  - b. PORTLAND DEPARTMENT OF PUBLIC WORKS, DATED MARCH 30, 1946.
  - c. "BOUNDARY SURVEY, 87 CHURCH ROAD, CLIFF ISLAND, PORTLAND, MAINE" PREPARED FOR SOUTH SIDE, LLC, BY ANDREW FIELD SURVEY, DATED MAY 17, 2013.
5. THE WIDTH OF CHURCH ROAD IS 50' BASED ON THE CITY PLAN REFERENCED IN NOTE 4(b), ABOVE. THE LATITUDE OF THE RIGHT-OF-WAY LIMITS IS BASED ON MONUMENTATION FOUND.
6. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
  - a. NONE FOUND.
7. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SITE AT 1-888-386-SITE PRIOR TO ANY EXCAVATION WORK.
8. REBAR IN RIGHTS BETWEEN HIGH WATER AND LOW WATER WERE NOT DETERMINED. SHOREFRONT LAND AS EXTENDING TO LOW WATER.
9. THE DEED FOR TAX PARCEL 24 WHEN IT WAS CONVERTED TO SOUTH SIDE, LLC, IS REFERENCED IN NOTE 1. PARCEL 24 IS DESCRIBED AS PARCEL 22) INSTADAD OF THE INTENDED PARCEL 24.

|   |    |                             |      |                 |
|---|----|-----------------------------|------|-----------------|
| 1   | BS | 12-1-15                     | DATE | CHANGE          |
| DRAWN AND CHECKED FOR THE SET DETAILS, SEE NOTE TO SET, AND SENT REVIEW AT 8:01 AM ON 12/01/15.                 |    |                             |      |                 |
| PROJECT: 40617  |    | DRAWING NAME: 40617.DWG     |      | DRAWN BY: BS    |
| DATE: DECEMBER 2, 2015  |    | SCALE: 1"=30'               |      | FRG: 105, 109   |
| FIELD BY: BS & MJS  |    | FIELD DATES: 9-24, 11-25-15 |      | CHECKED BY: MJB |
| Drawing Name and Location:<br>BOUNDARY SURVEY<br>77 & 81 CHURCH ROAD, CLIFF ISLAND, PORTLAND, MAINE             |    |                             |      |                 |
| Owner:<br>ESTATE OF JAMES E. SEYMOUR<br>C/O WILLIAM J. SEYMOUR, TRUSTE, 248 WEST ELM STREET, PEMBERTON MA 02359 |    |                             |      |                 |
| Prepared For:<br>ANNA L. MERRIT AND BENJAMIN T. RUBIN<br>325 20TH STREET, BOURNE, CO 08092                      |    |                             |      |                 |

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**STAMP AND SIGNATURE**