VICINITY MAP
N.T.S.

SOUTHWEST PORTION OF PROJECT AREA

LINE DATA		
L1	N72°56'09"E	8.30'

NORTHEAST PORTION OF PROJECT AREA

BOUNDARY REPORT

(SEE CORRESPONDING LETTERS ON PLAN)

(A) THE ORIGINAL OWNER, PRIOR TO 1906, OF THE STRIP OF SHORELAND FROM THE HOFFMAN PROPERTY (TAX MAP/LOT 109B-F-33, NORTHEAST OF THE LOCUS) AND THE WELD PROPERTY (TAX MAP/LOT 109B-F-20, SOUTHWEST OF THE LOCUS), INCLUSIVE, WAS SAMUEL PETTENGILL, THE ORIGINAL GRANTOR OF THE STRIP'S SUBSEQUENT OUTPARCELS. IN THE RECORD DEEDS, ALL SUCH OUTPARCELS (EXCEPT TWO WHICH HAVE LONG AND JOGGING SHORELINES) ARE LOTS WITH PARALLEL SIDELINES OR UNIFORM WIDTHS. WE THEREFORE HELD THE SAME ORIENTATION FOR THE LOCUS SIDELINES AS THAT CALCULATED FOR PETTENGILL'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 THERE WAS "20 FEET BETWEEN HOUSES ON LEFT SIDE" WHICH APPEARS TO MEAN 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 APPARENT 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 FRED H. GRIFFIN IN 1910. GRIFFIN DID NOT OWN EITHER OF THE LOTS ABUTTING HIS OWN IN 1910.

(D) THE ORIENTATION OF THE SIDELINES AS SHOWN CONFORMS WITH THE ORIENTATION OF THE APPARENT ORIGINAL PETTENGILL COTTAGE, BUILT IN 1890.

(E) THE ORIENTATION OF THE SIDELINES AS SHOWN MATCHES REASONABLY WITH RECORD DISTANCES ALONG THE ROAD AND WITH LOCALLY ACCEPTED NATURAL MONUMENTATION.

State of Maine, Cumberland SS.
Registry of Deeds
Received January 26, 20 16
at 3 h 49 m P M and recorded in
Plan Book 216 Page 24
Attest: Register

LEGEND

●	#5 REBAR WITH CAP STAMPED "NCS 1314" TO BE SET
	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
N/F	NOW OR FORMERLY OWNED BY
1234/567	DEED BOOK AND PAGE (CCRD)
12-34	TAX MAP-LOT
(123.45)	PARENTHESIS DENOTE RECORD DATA
(A)	ITEM OF DISCUSSION IN BOUNDARY REPORT

NOTES

1. RECORD OWNER OF THE PARCEL SURVEYED IS THE ESTATE OF JAMES E. SEYMOUR (WILLIAM J. SEYMOUR, TRUSTEE) AS DESCRIBED IN A DEED FROM WILLIAM J. SEYMOUR (AS ESTATE'S PERSONAL REPRESENTATIVE), DATED DECEMBER 27, 1995 AND RECORDED IN DEED BOOK 12343, PAGE 330 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
2. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 109B (INDEX NUMBER M23SW), BLOCK F, PARCELS 21 & 22.
3. THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAGNETIC NORTH OF 1994 AS SHOWN ON THE PLAN REFERENCED IN NOTE 4.a., BELOW.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. "STANDARD BOUNDARY SURVEY FOR SUZANNE RIETH AND GLENNYS PROFENNO, FISHERMAN'S COVE STORE, CLIFF ISLAND, PORTLAND, MAINE" BY DIRIGO LAND SERVICES, INC., DATED DECEMBER 9, 1995, RECORDED IN PLAN BOOK 195, PAGE 423, CCRD.
   b. "STREET LINES WITH REPRODUCTION DATA, CLIFF ISLAND" BY THE CITY OF 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 AMSDEN FIELD SURVEY, DATED MAY 17, 2015.
5. THE WIDTH OF CHURCH ROAD IS 50' BASED ON THE CITY PLAN REFERENCED IN NOTE 4.b., ABOVE. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS BASED ON MONUMENTATION FOUND.
6. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
   a. NONE FOUND.
   (NOTE THAT EASEMENTS WERE NOT RESEARCHED FOR TAX PARCELS 23 & 24.)
7. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
8. RIPARIAN RIGHTS BETWEEN HIGH WATER AND LOW WATER WERE NOT DETERMINED DURING THIS SURVEY. HOWEVER, MAINE LAW TYPICALLY DEFINES OWNERSHIP OF SHOREFRONT LAND AS EXTENDING TO LOW WATER.

THIS PLAN AMENDS AND SUPERCEDES THE PLAN RECORDED IN PLAN BOOK 215, PAGE 487.

Revision:	By:	Date:	Change:
4	MAC	1-14-16	ADDED PINS TO BE SET, ADDED TIE COURSE LINE, REVISED SIDELINE DIMENSION ON "SOUTH SIDE" LOT
3	BS	1-13-16	REVISED ROAD FRONTAGE DIMENSION OF "SOUTH SIDE" LOT
2	BS	1-5-16	ADDED NEW LOT-SPLIT LINE
1	BS	12-7-15	ADDED INFO FOR THE SET REBARS, BAY WINDOW TO @87, AND BENT REBAR AT @87 ALONG R.O.W.

PROJECT: 40617	DRAWING NAME: 40617.DWG		
DATE: DECEMBER 2, 2015	SCALE: 1"=30'	FB#: 105, 109	DRAWN BY: BS
FIELDED BY: BS & MJS	FIELD DATES: 9-24, 11-25-15		CHECKED BY: MJB

Drawing Name and Location:
BOUNDARY SURVEY AND LOT SPLIT
81 & 87 CHURCH ROAD, CLIFF ISLAND, PORTLAND, MAINE

Owner:
ESTATE OF JAMES E. SEYMOUR
C/O WILLIAM J. SEYMOUR, TRUSTEE, 248 WEST ELM STREET, PEMBROKE MA 02359

Prepared For:
ANNA L. MERRITT & BENJAMIN T. RUBIN
325 20TH STREET, BOULDER, CO 80302

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel 207.883.1000 800.882.2227
fax 207.883.1001
e-mail info@northeastcivilsolutions.com

0 30' 60' 120'

STAMP AND SIGNATURE

SEAL

M. JOHANN BUISMAN
MAINE PROFESSIONAL LAND SURVEYOR No. 1314

1-14-2016
DATE

STATE OF MAINE M. JOHANN BUISMAN 1314 PROFESSIONAL LAND SURVEYOR

Reviewed for Code Compliance
Inspection Services
Portland, Maine
Date: 10/07/16

E:\Land Projects\40000\40617 MERRIT-RUBIN 81 CHURCH RD CLIFF ISLAND\dwg\40617.DWG