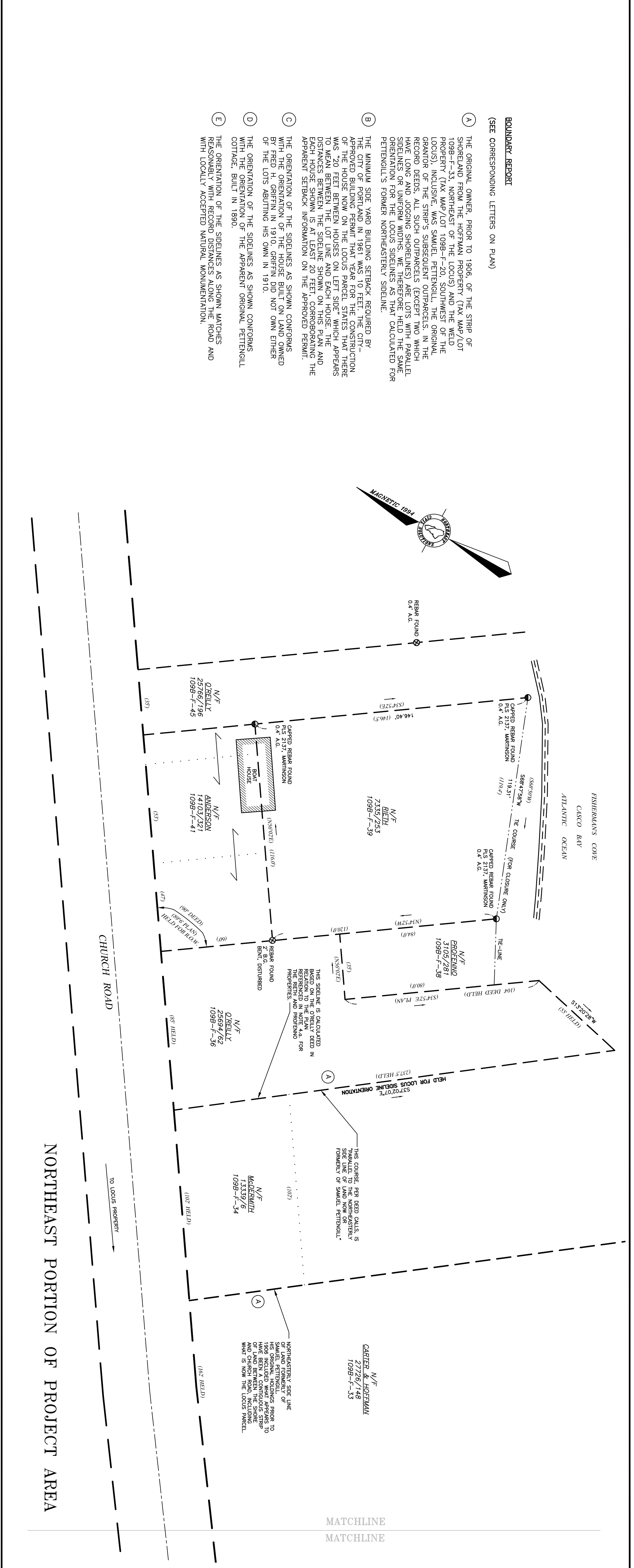


SOUTHWEST PORTION OF PROJECT AREA



NORTHEAST PORTION OF PROJECT AREA

- BOUNDARY REPORT**
(SEE CORRESPONDING LETTERS ON PLAN)
- THE ORIGINAL OWNER, PRIOR TO 1906, OF THE STRIP OF SHORELAND FROM THE PORTMAN PROPERTY (TAX MAP/LOT PROPERTY (TAX MAP/LOT 1098-F-20, SOUTHWEST OF THE LOCUS), INCLUSIVE, WAS SAMUEL PITTENGLI, THE ORIGINAL GRANTEE OF THE STRIP'S SUBSEQUENT OUTPARCELS. IN THE RECORD DEEDS, ALL SUCH OUTPARCELS (EXCEPT TWO WHICH WERE OWNED BY JOSEPH SHREVE) WERE TRANSFERRED TO THE SAME LAND AND JOSEPH SHREVE'S INTERESTS WERE TRANSFERRED TO THE CITY OF PORTLAND IN 1961. THE CITY'S FORMER NORTHEASTERLY SIDELINE OF THE MANUMU 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 A 10-FOOT SETBACK FROM THE CITY'S FORMER NORTHEASTERLY SIDELINE 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.
 - THE ORIENTATION OF THE SIDELINES AS SHOWN CONFORMS WITH RECORD DEEDS (1906-1910) OWNED EITHER BY PITTENGLI OR HIS OWNERS (1910-1912).
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LEGEND

- #5 REBAR (UNLESS OTHERWISE NOTED)
- WITH CAP STAMPED "NCS 1314", 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
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CGRD)
- TAX MAP-LOT (12-34)
- PARENTHESES DENOTE RECORD DATA ITEM OF DISCUSSION IN BOUNDARY REPORT

NOTES

- RECORD OWNER OF THE PARCEL SURVEYED IS THE ESTATE OF JAMES E. SEYMOUR (WIFE: MARY ANN SEYMOUR) REGISTERED AS DECEDENT IN DEED BOOK 12343, PAGE 330 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CGRD).
- THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 1098 (INDEX NUMBER M235W), BLOCK F, PARCELS 21 & 22.
- THE BEARING SHOWN ON THIS PLAN ARE BASED ON MAGNETIC NORTH OF 1994 AS SHOWN ON THE PLAN REFERENCED IN NOTE 4(a), BELOW.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - FISHERMAN'S COVE STORE, CLIFF ISLAND, PORTLAND, MAINE" BY DORIS LAND SERVICES, INC., DATED DECEMBER 9, 1995, RECORDED IN PLAN BOOK 195, PAGE 423, CORN. REPRODUCTION DATA, CLIFF ISLAND" BY THE CITY OF PORTLAND, DEPARTMENT OF PUBLIC WORKS, DATED MARCH 30, 1946.
 - "BOUNDARY SURVEY, 87 CHURCH ROAD, CLIFF ISLAND, PORTLAND, MAINE" PREPARED FOR SOUTH SIDE, LLC, BY AMSTEN FIELD SURVEY, DATED MAY 17, 2013.
- THE WIDTH OF CHURCH ROAD IS 50' BASED ON THE CITY PLAN REFERENCED IN NOTE 4(b), ABOVE. THE LAND OF THE RIGHT-OF-WAY LIMITS IS BASED ON MONUMENTATION TOSHO.
- REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - (NOTE THAT EASEMENTS WERE NOT RESEARCHED FOR TAX PARCELS 23 & 24.)
- THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THE UTILITIES SHOWN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF LOCATION OR DEPTH. THE UTILITIES SHOWN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF LOCATION OR DEPTH.
- REBAR RIGHTS BETWEEN HIGH WATER AND LOW WATER WERE NOT OBTAINED DURING THIS SURVEY. HOWEVER, MAINE LAW TYPICALLY DENIES OWNERSHIP OF SHOREFRONT LAND AS EXTENDING TO LOW WATER.

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

Number	Revised	Date	Change
3	1-30-14		REVISED THE CORNER LINE, REMOVED THE REMOVED SET SQUARE MARKS
4	1-14-14		ADDED PIPE TO BE SET ALONG THE CORNER LINE, REVISED SQUARE MARKS ON "YOUTH STREET" LOT
5	1-14-14		REVISED ROAD TRAILER DIMENSION OF "YOUTH STREET" LOT
1	1-14-14		ADDED NEW LOT-BOUNDARY LINE
2	1-27-13		ADDED NEW LOT-BOUNDARY LINE, REMOVED SET SQUARE MARKS FROM SET SQUARE MARKS AT #77 LANE MARK

PROJECT: 40617
DATE: DECEMBER 2, 2015
SCALE: 1"=30'
FIP#: 105, 109
DRAWN BY: BS
FILED BY: BS & WS
FIELD DATES: 9-24, 11-25-15
CHECKED BY: MJB

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

ANNA L. MERRITT & BENJAMIN T. RUBIN
525 20th STREET, BOURBON, CO 80302

NCS
SURVEYING ENGINEERING LAND PLANNING
381 PAVANE ROAD, SCARBOROUGH, MAINE 04074
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207.883.2327 info@nestechnical.com

STAMP AND SIGNATURE

5-30-2016
M. Merritt
Professional Land Surveyor No. 1314