

PLAN NOTES:

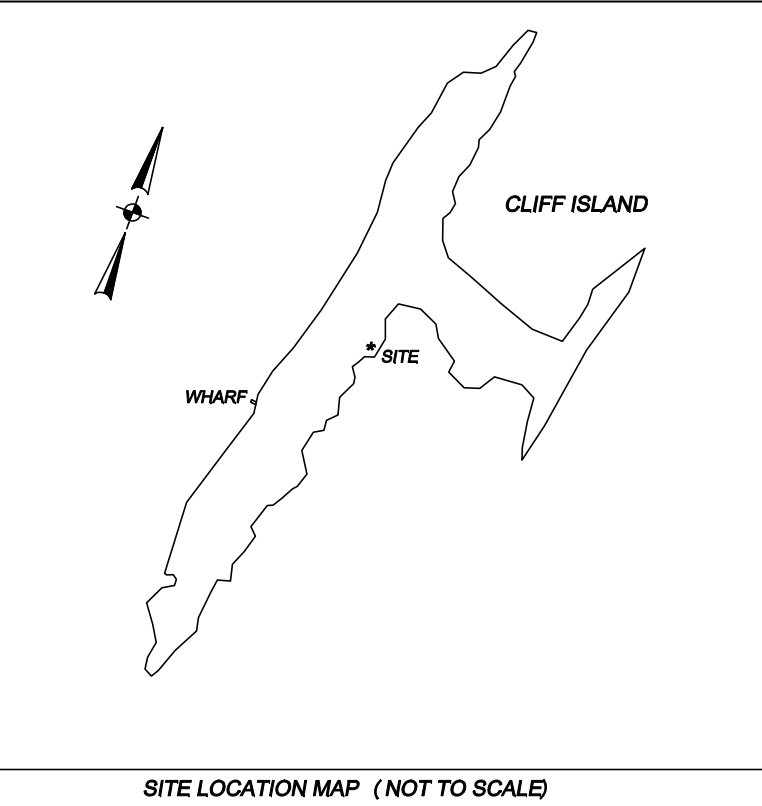
- 1) OWNER OF RECORD IS SUSTAINABLE CLIFF ISLAND.
- 2) THE DEED OF RECORD IS RECORDED IN BOOK 32151 PAGE 159 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS. THE BOUNDARY SURVEY OF THE PROPERTY IS TITLED "STANDARD BOUNDARY SURVEY FOR SUZANNE RIETH AND GLENNYS PROFENNO, FISHERMAN'S COVE, CLIFF ISLAND, PORTLAND, MAINE". IT WAS MADE BY DIRIGO LAND SERVICES AND IS DATED DEC. 9, 1995. IT IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 195 PAGE 423. SEE PLAN REFERENCE. THIS SITE PLAN DOES NOT REPRESENT A BOUNDARY SURVEY BY NORTHEASTERN LAND SURVEYING. BOUNDARY LINE LOCATION IS BASED SOLELY ON THE EXISTING BOUNDARY AND NORTHEASTERN MAKES NO STATEMENT AS TO ITS ACCURACY.
- 3) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 109B BLOCK "F" LOT 39.
- 4) FISHERMAN'S COVE (ROAD) IS A PRIVATE WAY OF UNSPECIFIED WIDTH.
- 5) 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. THE PARCEL FALLS IN THE "V2" SPECIAL FLOOD HAZARD AREA (S.F.H.A.) EL 16. A SMALL PORTION APPEARS TO BE ABOVE THE 16' FLOOD ELEVATION YET IS IN THE SHADED AREA DESIGNATING THE S.F.H.A. ON THE REFERENCED F.E.M.A. MAP.
- 6) ZONING: THE PARCEL IS IN THE "IB" ZONE (STREAM/SHORELAND OVERLAY) . 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.
- 7) 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.
- 8) THIS PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.
- 9) NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.
- 10) THE VERTICAL DATUM IS NGVD 1929. BENCHMARK IS FLOOD INSURANCE RATE MAP 230051/0005C "RM21"
- 11) THE ELEVATION OF 6' IS SHOWN ON THIS MAP AS THE APPROXIMATE HIGH WATER MARK. THE AREA OF THE LOT WAS CALCULATED TO THIS LINE.
- 12) DEED 32151/159 STATES THE PARCEL IS SUBJECT TO AN EASEMENT FOR A WASTE DISCHARGE PIPE.
- 13) THE REFERENCED BOUNDARY SURVEY STATES THAT IN 1995 THE BOAT HOUSE HAD BEEN IN EXISTENCE FOR OVER 50 YEARS.
- 14) THE REFERENCED BOUNDARY SURVEY STATES THAT IN 1995 THE GRAVEL ROAD WAS "RECENTLY CREATED" BY OTHERS AND NOT REFERENCED IN THE DEEDS TO LOCUS.
- 15) STATE PLANE COORDINATES, NAD 83, MAINE WEST ZONE.
- 16) SOIL TYPE H&c

PLAN REFERENCE:

"STANDARD BOUNDARY SURVEY FOR SUZANNE RIETH AND GLENNYS PROFENNO, FISHERMAN'S COVE, CLIFF ISLAND, PORTLAND, MAINE". MADE BY DIRIGO LAND SERVICES AND DATED DEC. 9, 1995. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 195 PAGE 423.

MONUMENTATION FOUND (FIELD EVIDENCE)

- MF1) COPPER BOLT IN LEDGE w/x
- MF2) COPPER BOLT IN LEDGE w/x
- MF3) IRON ROD 2" BELOW GRADE (BENT)
- MF4) IRON ROD WITH CAP LABELED "#2137"
- MF5) IRON ROD WITH CAP LABELED "#2137"
- MF6) IRON ROD WITH CAP LABELED "#2137"
- MF7) IRON ROD WITH CAP LABELED "#2137"
- MF8) IRON ROD WITH CAP LABELED "#2137"
- MF9) IRON ROD WITH CAP LABELED "#2137"



AREA SUMMARY

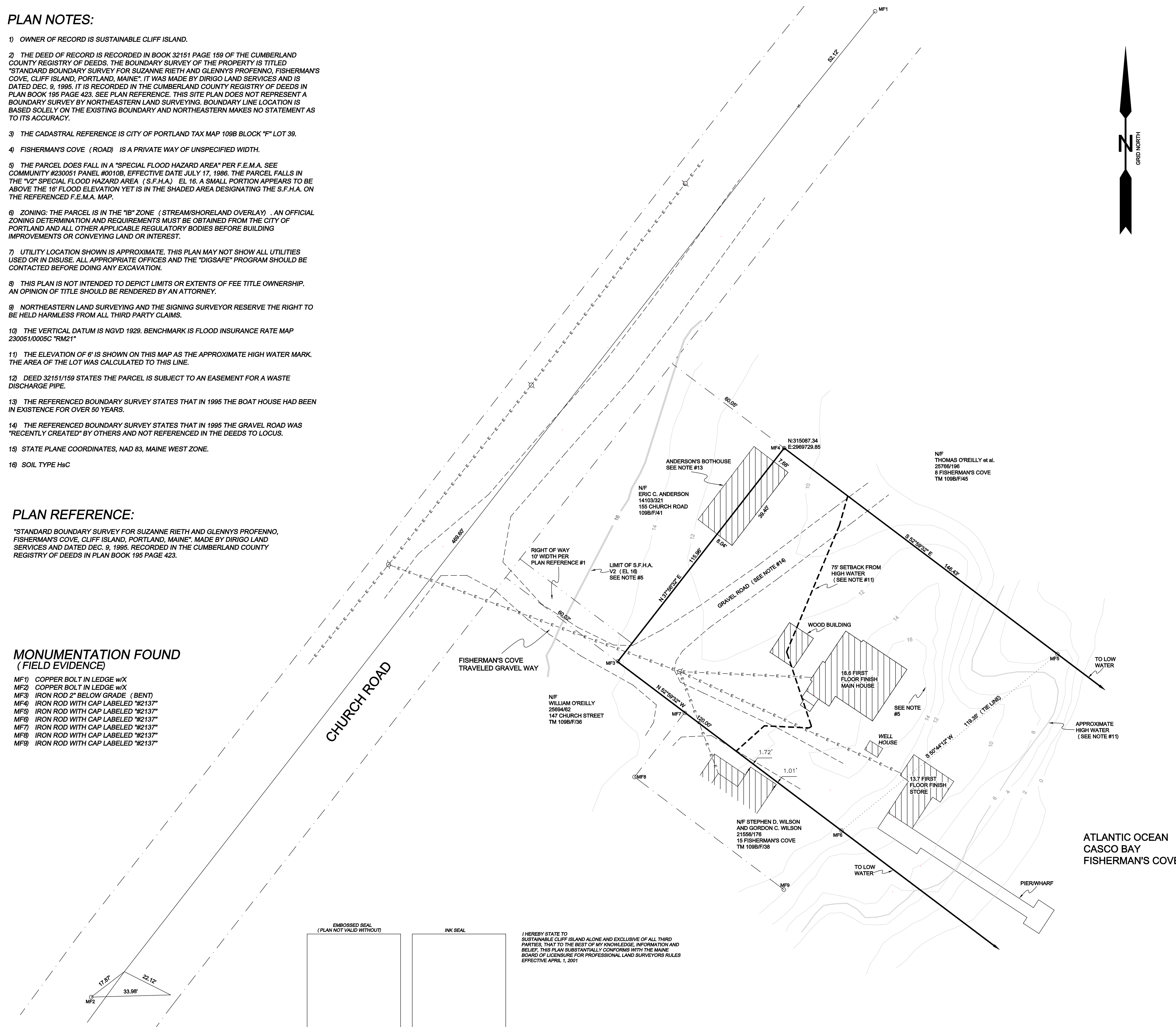
18176.5 Sq. Feet AREA OF LOT (SEE NOTE #1)
20% = 3635.3 Sq. Feet

- IMPROVEMENTS**
- 918.7 Sq. Feet MAIN HOUSE
 - 185.9 Sq. Feet SMALLER WOOD BUILDING
 - 417.8 Sq. Feet STORE BUILDING
 - 309.6 Sq. Feet BUILDING ENCROACHMENT
 - 527.8± Sq. Feet DOCK (IN DISREPAIR)
 - 28.3 Sq. Feet WELL HOUSE
 - 2388.1± Sq. Feet TOTAL EXISTING COVERAGE
20% = 477.6 Sq. Feet



LEGEND

- IRON PIPE/ROD/COPPER BOLT FOUND
- ⊕ UTILITY POLE
- N/F NOW OR FORMERLY OF
- 25768/196 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- TM 109B/F45 TAX MAP/BLOCK/LOT NUMBER
- SURVEYED PROPERTY LINE
- - - - - APPROXIMATE PROPERTY LINE
- - - - - EDGE OF GRAVEL TRAVELED WAY
- - - - - RIGHT OF WAY
- - - - - OVERHEAD UTILITY LINE
- ▨ EXISTING BUILDINGS



ATLANTIC OCEAN
CASCO BAY
FISHERMAN'S COVE

**SITE PLAN OF LAND AT
16 FISHERMAN'S COVE
CLIFF ISLAND, PORTLAND, MAINE**

MADE FOR SUSTAINABLE CLIFF ISLAND
PO BOX 648, PORTLAND, MAINE 04841

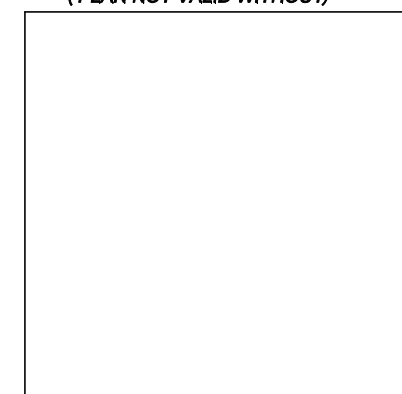
MADE BY NORTHEASTERN LAND SURVEYING
16 COLLEGE AVENUE, GORHAM, MAINE 04038

APRIL 30, 2016 JOB #16-005 SHEET 1 OF 1

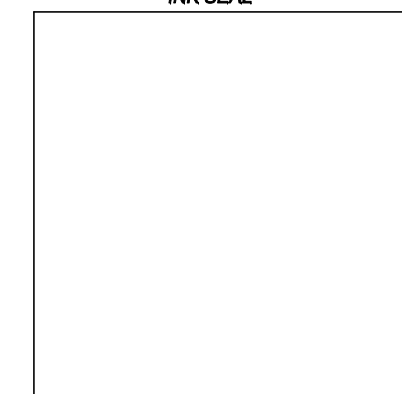
SCALE 1" = 20'



EMBOSSED SEAL
(PLAN NOT VALID WITHOUT)



INK SEAL



I HEREBY STATE TO SUSTAINABLE CLIFF ISLAND ALONE AND EXCLUSIVE OF ALL THIRD PARTIES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAN SUBSTANTIALLY CONFORMS WITH THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES EFFECTIVE APRIL 1, 2001

GENE SCHLEH PLS 2003

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