

Casco Bay

40'x40' United States Coast Guard Easement (see easement 2)

navigational beacon  
LAT: 43°39'21.11"  
LON: 70°12'27.50"

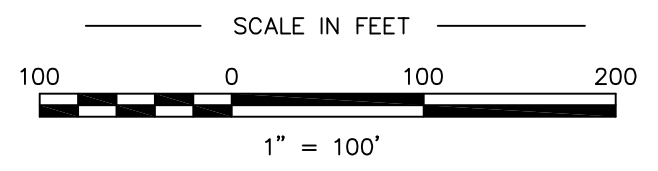
**LEGEND**

	Property line (locus)
	Easement line
	Now or formerly of 1234/567
	Deed reference (Book/Page)
	Stone wall
	Existing building

- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds.
  - 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone derived from GPS observations.
  - 3) Portion of the property lies within Zone V2 based on FIRM Community #230051 Panel #0014B, dated July 17, 1986; areas of 100-year coastal flood with velocity (wave action); base flood elevations (elevation 12) and flood hazard factors determined.
  - 4) Latitude and Longitude values are derived from GPS observations and calculated using the National Oceanic and Atmospheric Administration Online Positioning User Service.

- EASEMENTS OF RECORD**
- 1) See Book 31528, Page 24; and Book 31818, Page 194 for beach rights for Parcel A and Parcel B.
  - 2) Parcel A and Parcel B are subject to rights to access and maintain the navigational beacons by the United States Coast Guard as reserved by the United States of America as described in Book 2182, Page 53; and Book 1916, Page 458 respectively.
  - 3) Parcel A and Parcel B are subject to the provisions of Federal Executive Order 9908 of December 5, 1947 (12FR 8223) concerning certain mineral rights reserved by the United States of America as described in Book 2182, Page 53; and Book 1916, Page 458 respectively.

**OWNERS OF RECORD**  
As noted



navigational beacon (see easement 2)  
LAT: 43°39'56.68"  
LON: 70°12'49.62"

"large brown rock" as described in Book 53, Page 531  
LAT: 43°39'09.58"  
LON: 70°12'38.17"

**PARCEL B**  
N/F  
Neptune Properties LLC & Julianne C. Scarks Trust  
31905/115  
16± acres

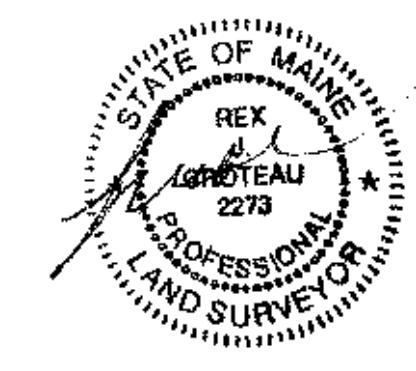
Fort Scammel

**PARCEL A**  
N/F  
House Island Ventures, LLC  
31528/24  
12± acres

Casco Bay

**CERTIFICATION**  
This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Rex J. Croteau, P.L.S. #2273



PLAN OF Boundary Survey		
House Island		Portland, Maine
MADE FOR <b>Michael Scarks</b>		
120 Exchange Street		Portland, Maine
JOB #24022	DATE: June 4, 2014	SCALE: 1" = 100'
BOOK #879	 <b>Titcomb Associates</b> 133 Gray Road, Falmouth, Maine 04105 (207)797-9199 www.titcombsurvey.com	
2014/2014022.dwg		