



STERLING STREET

CENTRAL AVENUE



**PLAN NOTES:**

- 1) THE OWNER OF RECORD IS TO BE DETERMINED ( PRELIMINARY PLAN ONLY)
- 2) THE DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK AND PAGE TO BE DETERMINED ( PRELIMINARY PLAN ONLY)
- 3) THE CADASTRAL REFERENCES ARE CITY OF PORTLAND TAX MAP 87 BLOCK EE LOT 12.
- 4) THE PARCEL DOES NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #230051 PANEL #0015B, EFFECTIVE DATE JULY 17, 1986.
- 5A) THE ORIGINAL LOCATION OF CENTRAL AVENUE IS A 40' WIDE PUBLIC WAY ACCEPTED BY ORDER OF THE ( PORTLAND ) CITY COUNCIL ON DECEMBER 5, 1887. THE EXTENSION OF CENTRAL AVENUE IS A 40' WIDE PUBLIC WAY ACCEPTED BY ORDER OF THE ( PORTLAND ) CITY COUNCIL ON DECEMBER 20, 1943. THE RIGHT OF WAY LOCATION FOR CENTRAL AVENUE IS PER REFERENCE PLAN #2 AND PER VARIOUS ROAD SURVEY PLANS ( BLUE SHEETS ) FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT ( ENGINEERING DIVISION ) . SEE VOLUME 66 PAGE 133.
- 5B) THE RIGHT OF WAY WIDTH AND LOCATION FOR STERLING STREET IS PER REFERENCE PLAN #1 AND PER VARIOUS ROAD SURVEY PLANS ( BLUE SHEETS ) FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT ( ENGINEERING DIVISION ) .
- 6) ZONING: THE PARCEL IS IN THE "R-2" ZONE. 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 AN UNDERGROUND UTILITY SERVICE 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) BEARINGS AND COORDINATES ARE MAINE STATE GRID WEST 1983 AND WERE DERIVED FROM OBSERVATIONS MADE WITH A CARLSON BRX7 OPERATING AS A ROVER USING MAINE STATE DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE STATION DATA.
- 11) SPOT ELEVATIONS AND CONTOURS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DERIVED FROM OBSERVATIONS MADE WITH A CARLSON BRX7 OPERATING AS A ROVER USING MAINE STATE DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE STATION DATA.

**PLAN REFERENCES:**

- 1) DIVISION LINE BET. TROTT & SKILLINGS BY WM. GOODWIN, CITY ENGINEER AND DATED SEPTEMBER 1880, FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT ( ENGINEERING DIVISION ) . FILE #370/38.
- 2) "CENTRAL AVE. - PLAN OF PROPOSED STREET FROM ISLAND AVENUE TO THE CEMETERY" DATED SEPTEMBER 1886 AND FOUND IN THE CITY OF PORTLAND DEPARTMENT OF PARKS AND PUBLIC WORKS, ENGINEERING DIVISION.
- 3) "PLAN OF PEAKS ( sic ) ISLAND PROPERTY SURVEYED FOR ELIZA B. LITTLEJOHN" BY JORDAN & RICHARDSON AND DATED SEPTEMBER 1895, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12 PAGE 86.
- 4) "PLAN OF PROPERTIES ON PEAKS ISLAND, PORTLAND, MAINE OF THE ROMAN CATHOLIC BISHOP OF PORTLAND" BY TKM LAND SURVEYORS, INC. AND DATED JAN. 1988. UNRECORDED.

**LEGEND**

- IRON PIPE/ROD FOUND
- IRON ROD SET WITH CAP ( PLS 2063 )
- UTILITY POLE
- 96.23' ( 97 ) FOUND DISTANCE ( RECORD DISTANCE )
- N/F NOW OR FORMERLY OF
- 35504/145 CUMBERLAND COUNTY BOOK/PAGE
- TM 87/EE/12 TAX MAP/BLOCK/LOT NUMBER
- SURVEYED PROPERTY LINE
- - - - - EXISTING WIRE FENCE
- - - - - APPROXIMATE PROPERTY LINE
- - - - - OVERHEAD UTILITY LINE
- BITUMINOUS PAVEMENT
- EXISTING BUILDINGS

**MONUMENTATION FOUND ( FIELD EVIDENCE )**

- MF1) IRON ROD WITH CAP LABELED "TKM #22246 ( HELD )
- MF2) IRON ROD WITH CAP LABELED "TKM #22246 ( HELD )
- MF3) 1" IRON PIPE BURIED 4" S 20° 05' 06" E 0.20' FROM PROPERTY CORNER ( HELD FOR LINE )
- MF4) 1" IRON PIPE BURIED 3" S 16° 18' 26" E 0.71' FROM PROPERTY CORNER ( HELD FOR LINE )

EMBOSSED SEAL ( PLAN NOT VALID WITHOUT )

INK SEAL

**PRELIMINARY**

I HEREBY STATE TO HOME START 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

**BOUNDARY SURVEY OF LAND WITH TOPOGRAPHY  
18 CENTRAL AVENUE, PEAKS ISLAND  
PORTLAND, MAINE**

MADE FOR HOME START  
PO BOX 174, PEAKS ISLAND, PORTLAND, MAINE 04108

MADE BY NORTHEASTERN LAND SURVEYING  
20 LONG VIEW DRIVE, GORHAM, MAINE 04038

NOVEMBER 15, 2022 JOB #22-036 SHEET 1 OF 1

SCALE 1" = 10'

