

LOCATION MAP (Not to Scale)

**LOCUS DEED REFERENCE:**

Owner of Record: The Inhabitants of Kennebunkport  
 Tax Lien Recorded in Book 17274, Page 116

**PLAN REFERENCES:**

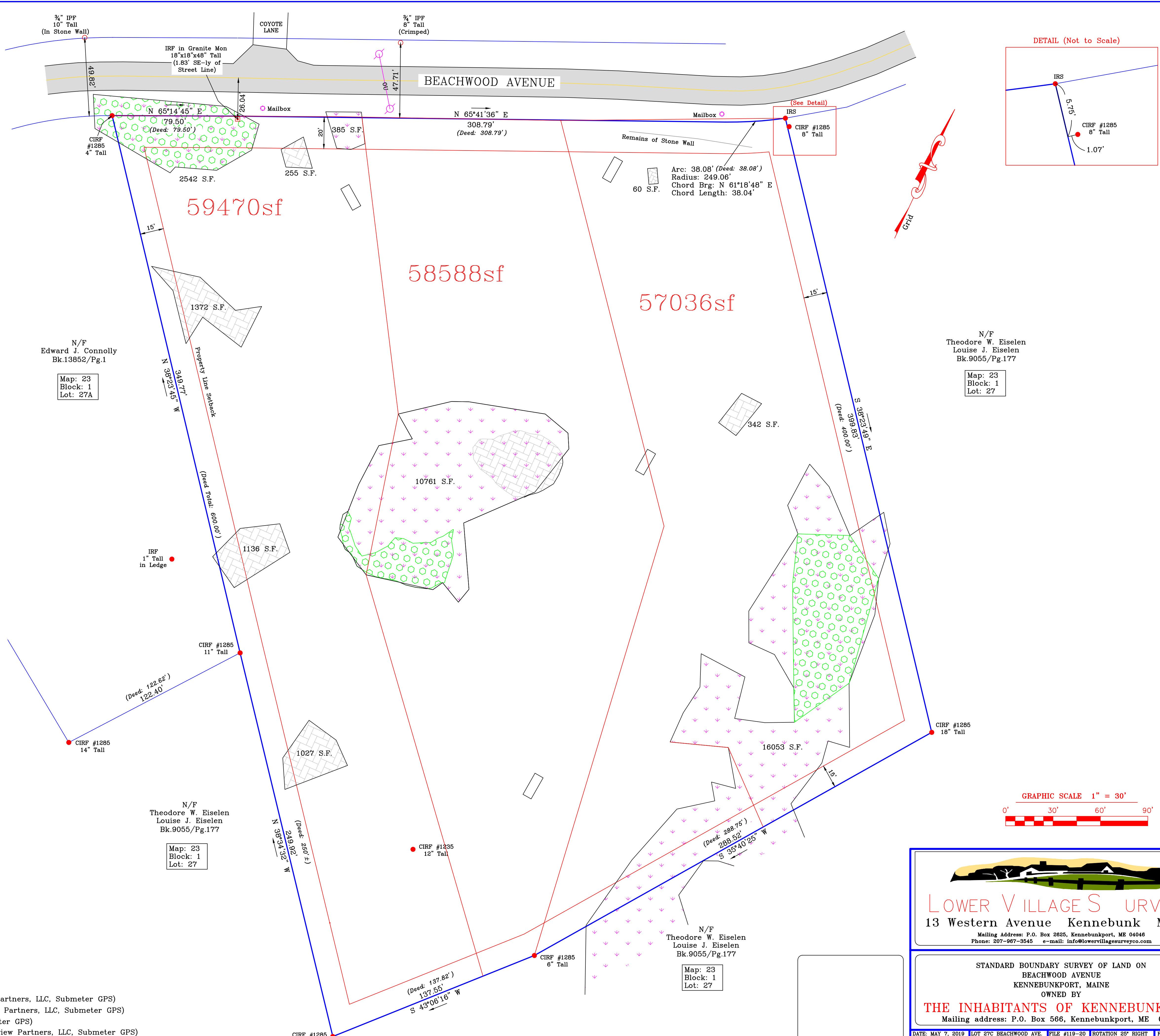
- 1 - "Plan Showing a Standard Boundary Survey and Proposed Right of Way, Located at 16 Coyote Lane, Kennebunkport, Maine, Made for Alexander Clark" dated May 2012 and recorded in the York County Registry of Deeds in Plan Book 357, Page 18.
- 2 - "Plan of Land of Alton H. Benson, Sr., Kennebunkport, Maine" dated Feb. 15, 1963, by Julian Howard and recorded in the York County Registry of Deeds in Plan Book 33, Page 46.
- 3 - "Worksheet Sketch, Landon Heirs, Proposed Lots, Beachwood Ave., Kennebunkport" dated August 28, 1998, by John D. Bruckler, P.L.S.
- 4 - "Plan Showing a Boundary Survey for John Spottiswoode in Kennebunkport, Maine" dated July 15, 1988, by John D. Bruckler, P.L.S.
- 5 - "Wetland Delineation & Composite Site Plan Prepared for Town of Kennebunkport, Beachwood Avenue (Map 23, Blk 1, Lot 27C), Kennebunkport, Maine" dated June 7, 2019, by Longview Partners, LLC.

**NOTES:**

- 1 - The locus parcel is identified on the Town of Kennebunkport Tax Assessors Map 23, Block 1, as Lot 27C and is located in the Free Enterprise Zone. Space and bulk standards in this zone are as follows:
  - Minimum Building Setbacks
    - Front Yard = 20 feet
    - Side & Rear Yard = 15 feet
  - Maximum Lot Coverage = 20%
  - Minimum Lot Width = 100 feet
  - Max. Building Height = 35 feet
  - Min. Net Lot Area = 40,000 s.f.
- 2 - The surveyed premises contains 209,064 square feet (4.79 Acres).
- 3 - The boundary of the locus parcel along Beachwood Avenue is the apparent right-of-way line based on monumentation found and a record width of 3 rods (49.5 feet).
- 4 - Bearings are oriented to Grid North per Maine State Plane Coordinate System West Zone.
- 5 - Wetlands, vernal pools, quarries, and potential wastewater disposal areas shown were field determined, located, and mapped by Longview Partners, LLC, with submeter GPS equipment. The total area of wetlands, vernal pools, and quarries within the property boundaries was calculated by Lower Village Survey Co., LLC, to be 33,933 square feet (0.77 acre) using the digital file supplied by Longview Partners, LLC.
- 6 - The location of nearby property lines are shown as dashed lines. These lines are intended to show the approximate relationship to the locus parcel only.
- 7 - Prior to any construction activities the location of setback lines shown should be verified by the local code enforcement officer to determine compliance with all applicable building requirements.
- 8 - This plan has been prepared according to the Standards of Practice adopted by the State of Maine Board of Licensure for Professional Land Surveyors with the following exceptions:
  - No written report prepared
  - Monuments not set at minor angle points along Beachwood Avenue

**LEGEND :**

- IRS ● — 5/8" Rebar w/Survey Cap #2374 Set
- CIRF ● — Capped Iron Rod Found
- IPF ○ — Iron Pipe Found
- IRF ● — Iron Rod Found
- MON □ — Iron Rod Found in Granite Monument
- — Property Line
- — Abutter Approximate Property Line
- — Stonewall
- — Overhead Utilities
- — Utility Pole
- N/F — Now or Formerly
- Bk./Pg. — Deed Book & Page
- — Freshwater Wetland Area (Delineated and Located by Longview Partners, LLC, Submeter GPS)
- — Non-significant Vernal Pool (Identified and Located by Longview Partners, LLC, Submeter GPS)
- — Quarry/Borrow Area (Located by Longview Partners, LLC, Submeter GPS)
- — Potential Subsurface Wastewater Disposal Site (Located by Longview Partners, LLC, Submeter GPS)



**LOWER VILLAGE SURVEY CO.**  
 13 Western Avenue Kennebunk Maine  
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 Phone: 207-967-3545 e-mail: info@lowervillagesurveyco.com

STANDARD BOUNDARY SURVEY OF LAND ON  
 BEACHWOOD AVENUE  
 KENNEBUNKPORT, MAINE  
 OWNED BY  
**THE INHABITANTS OF KENNEBUNKPORT**  
 Mailing address: P.O. Box 566, Kennebunkport, ME 04046  
 DATE: MAY 7, 2019 LOT 27C BEACHWOOD AVE. FILE #119-20 ROTATION 25° RIGHT FIELD BK 485-41  
 REV: JUNE 12, 2019 Added Wetland Locations from Longview Partners  
 LAND SURVEYORS \*\* FORESTERS \*\* WETLAND DELINEATORS

Deborah L. Briggs, Member  
 Maine P.L.S. #2374