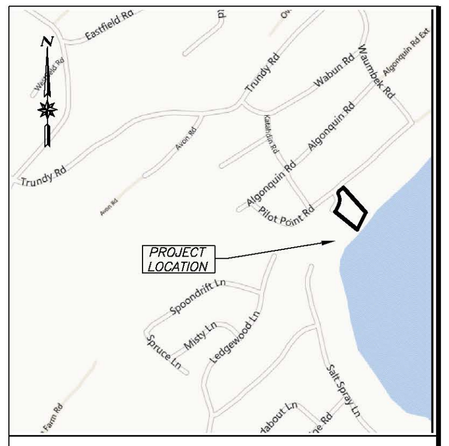
EXHIBIT A



VICINITY MAP
N.T.S.

LEGEND

- PAPER STREET
- PROPERTY LINE
- PROPERTY LINE EXTENSION
- EXSITING PAVEMENT
- OCEAN
- EXISTING LEDGE
- PILOT POINT PROPERTIES
- MAN MADE IMPROVEMENTS

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC NORTH, 2013.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. "SHORE ACRES, PROPERTY OF THE SHORE ACRES LAND COMPANY" BY PERCY H. RICHARDSON, C.E., RECORDED APRIL 10, 1911 IN PLAN BOOK 12, PAGE 45.
   b. "PLAN OF A PRIVATE ACCESS WAY ON PILOT POINT ROAD, CAPE ELIZABETH, MAINE" BY OWEN HASKELL, INC., DATED DECEMBER 3, 1999, RECORDED IN PLAN BOOK 200, PAGE 209.
   c. "PART OF SHORE ACRES, THE SHORE ACRES LAND COMPANY AS RESTAKED BY NISBET & GRIFFIN, INC., DATED JUNE, 1930, RECORDED IN PLAN BOOK 25, PAGE 54.
   d. "PLAN OF LAND KNOWN AS THE DOMINICUS JOHNSON FARM IN CAPE ELIZABETH, ME" BY E.C. JORDAN, DATED NOVEMBER, 1874, NOT RECORDED.
4. THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF CAPE ELIZABETH TAX ASSESSOR'S MAP U12 AS SURF SIDE AVENUE.
5. THE WIDTH OF PILOT POINT ROAD IS 50' PER TOWN RECORDS AND THE LAYOUT IS BASED ON MONUMENTATION FOUND. THE WIDTH OF ATLANTIC PLACE IS 20' PER TOWN RECORDS AND THE LAYOUT IS BASED ON THE PLAN REFERENCED IN NOTE 4.b. ABOVE. THE WIDTH OF SURF SIDE AVENUE IS ASSUMED TO BE 50' AND THE LAYOUT IS BASED ON THE PLAN REFERENCED IN NOTE 4.a. ABOVE.
6. THE EXTENSION OF THE SIDE PROPERTY LINES FROM THE NORTHERLY LINE OF THE SURF SIDE AVENUE RIGHT-OF-WAY TO THE OCEAN, AS DEPICTED HEREON, ARE BASED ON CRITERIA SET FORTH IN 33 M.R.S.A. SECTION 469-A(6A) AS IDENTIFIED BY THE ATTORNEYS FOR SEVERAL SURF SIDE AVENUE LAND OWNERS.

Revision:	By:	Date:	Change:

PROJECT: 33809	DRAWING NAME: 33809 PRESENTATION 2018.DWG	
DATE: JANUARY 24, 2018	SCALE: 1"= 50'	FIELD BOOK: 248
FIELDED BY: JAM/MAC/MJB/JAP	DRAWN BY: JAP	E. FIELD BOOK: YES

Drawing Name and Location:

EXISTING CONDITIONS SURVEY
SURF SIDE AVENUE CAPE ELIZABETH, MAINE

Prepared For:

BERNSTEIN SHUR AND MURRAY PLUMB & MURRAY
PORTLAND, MAINE, 04101

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0 50' 100' 200'

E:\Land Projects\33000\33809 19 PILOT POINT ROAD\PLANSET\33809 PRESENTATION 2018.dwg