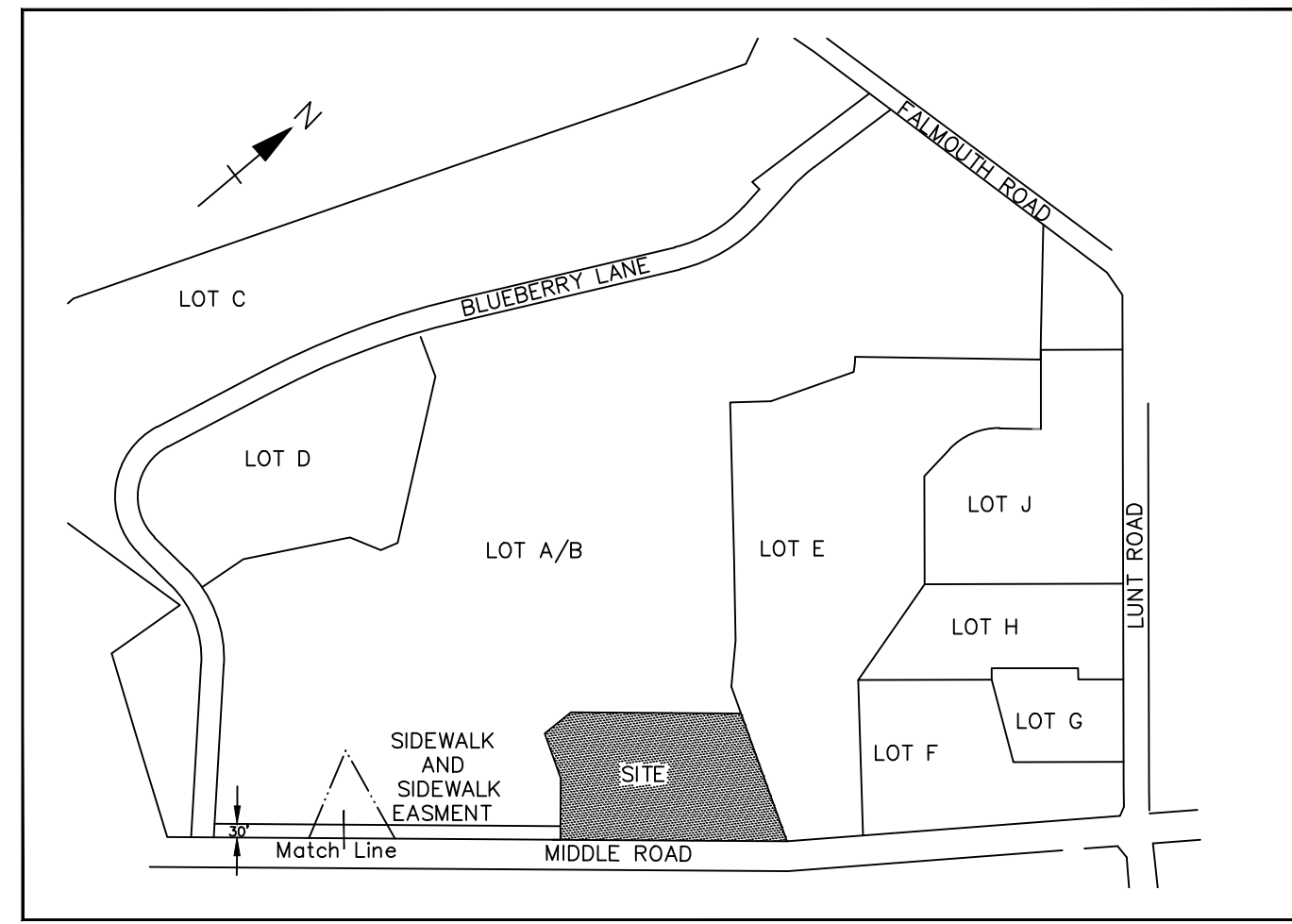
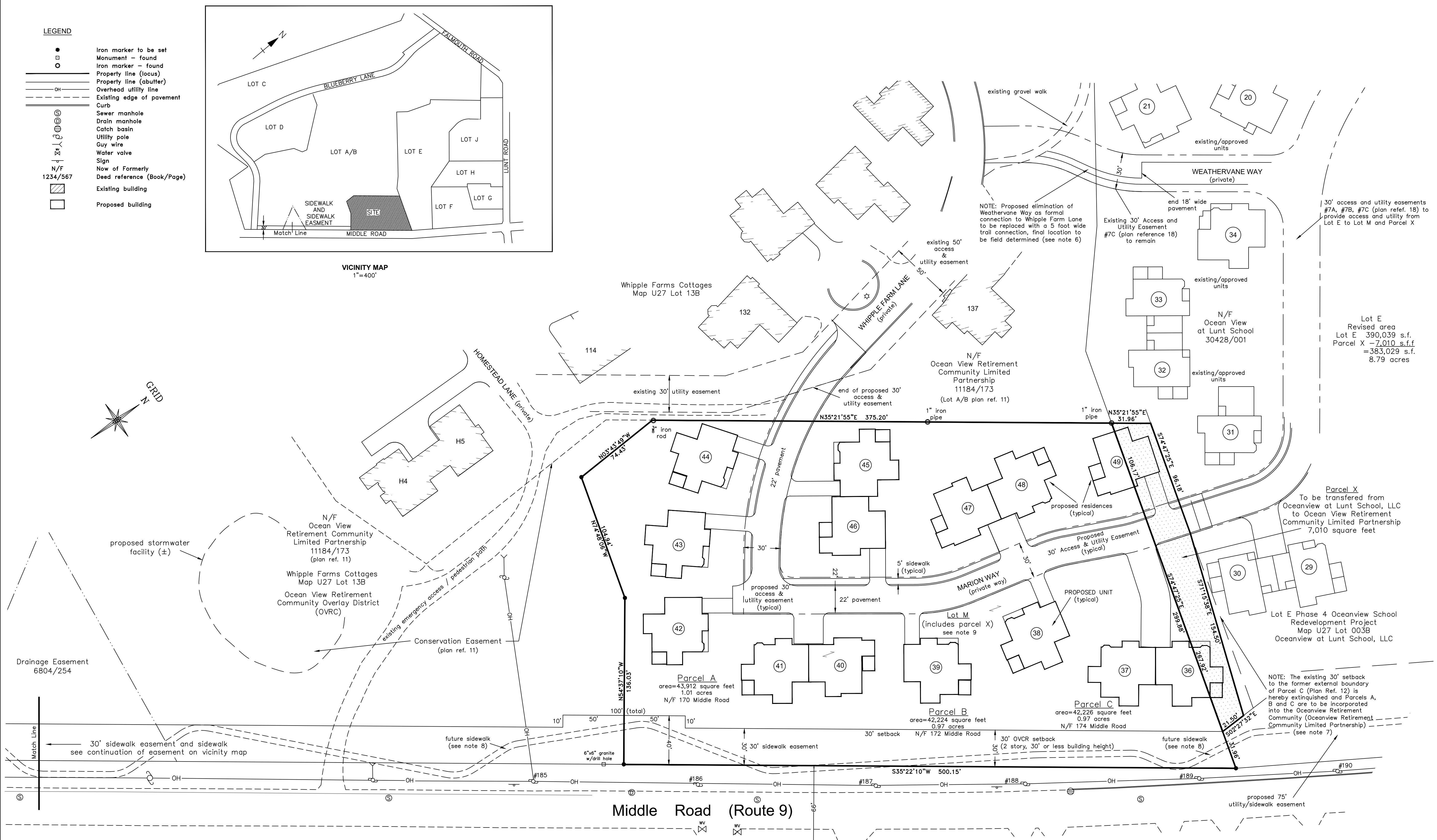


- LEGEND**
- Iron marker to be set
  - Iron marker - found
  - Property line (locus)
  - - - Property line (abutter)
  - OH Overhead utility line
  - - - Existing edge of pavement
  - Curb
  - ⊕ Sewer manhole
  - ⊖ Drain manhole
  - ⊕ Catch basin
  - Utility pole
  - Guy wire
  - Water valve
  - Sign
  - N/F Now of Formerly
  - 1234/567 Deed reference (Book/Page)
  - Existing building
  - Proposed building



VICINITY MAP  
1"=400'



**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.
  - 3) Utility information on this plan is approximate, based on location of visible features. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
  - 4) Property lies within Zone C based on FIRM Community #230045 Panel #0008 B, dated October 16, 1984. It does not lie within a special flood hazard area.
  - 5) Zoning: RC00/OVRC Overlay District. Underlying Zoning is Residential B (RB) RC00/OVRC Setbacks: No internal setbacks. External Boundary - 30 feet (2 story or 30 foot height building)
  - 6) This 13th Amended Subdivision Plat eliminates the proposed Weatherovane Way street/emergency connection from Marion Way to Whipple Farm Lane and creates a dead end driveway at Weatherovane Way for Units 20, 21 and 34. A pedestrian connection shall be made between Weatherovane Way and the existing trail located to the northeast of Whipple Farm Lane. The existing 30' utility easement shall remain.
  - 7) The incorporation of former Lots 170-174 Middle Road eliminates any former external boundary setbacks within the Whipple Farm (Lot B) or Shoalhouse Cottages (Lot E) neighborhoods to the former properties.
  - 8) Middle Road sidewalk is shown conceptually and is subject to final design and review with the Town of Falmouth under a separate approval process. The final location may vary from that shown.
  - 9) Lot M is to be incorporated into Ocean View Retirement Community Limited Partnership (Lot A/B).
- PLAN REFERENCES**
- 1) Plan Showing a Portion of Middle Road as Redefined by the Commissioners of Cumberland County by H.I. & E.C. Jordan Civil Engineers dated December 15, 1953. Recorded in Plan Book 6, Page 56.
  - 2) Plan Falmouth Road as Redefined by the Commissioners of Cumberland County by H.I. & E.C. Jordan Civil Engineers dated February, 1955 (sheet 3 & 4 of 9). Recorded in the Cumberland County Commissioners records in Plan Book 7, Page 2.
  - 3) State of Maine Department of Transportation Right of Way Map State Aid Highway "1" (Middle Road) dated January 1973. D.O.T. File No. S-3-342 (sheet 1 & 2 of 5), recorded in Plan Book 101, Page 9.
  - 4) State of Maine Department of Transportation Right of Way Map Lunt Road dated September 1984. D.O.T. File No. 3-327 (sheets 1-3 of 3), recorded in Plan Book 162, Page 68.
  - 5) Standard Boundary Survey-Division of Milken Property-first Amended Recording Plat made for Brian H. & Patricia A. Milken by Land Use Consultants dated April 7, 1995. Recorded in Plan Book 195, Page 286.
  - 6) Ocean View Retirement Complex-Recording Plat made for Dictar Associates, Inc. by Land Use Consultants dated November, 1984. Recorded in Plan Book 153, Page 64.
  - 7) Oceanview-Third Amended Subdivision Plat made by Land Use Consultants dated August 20, 1996. Recorded in Plan Book 196, Page 315.
  - 8) Boundary and Topographic Survey made for Oceanview Retirement Community, LLC by Survey & Geodetic Consultants, Inc. dated February 2, 2003.
  - 9) State of Maine Department of Transportation Right of Way Map State Aid Highway No. 8 (Lunt Road) dated April 2004. D.O.T. File No. 3-504 (sheets 1 & 2 of 6).
  - 10) Sixth Amended Subdivision Plan, Oceanview-Whipple Farm Cottages dated March 15, 2004 and revised through July 13, 2004. Recorded in Plan Book 204, Page 879.
  - 11) Sixth Amended Subdivision Plan, Oceanview, Whipple Farm Cottages, 20 Blueberry Lane, Town of Falmouth, Cumberland County, State of Maine, prepared by SOC Engineering, LLC, dated March 15, 2004, as revised through July 13, 2004 and recorded in the Cumberland County Registry of Deeds, Plan Book 204, Page 879.
  - 12) Seventh Amended Subdivision Plan, Oceanview Retirement Community, 20 Blueberry Lane, Falmouth Maine, prepared by Titcomb Associates, dated September 25, 2010, as revised on December 20, 2100 and January 17, 2011 and recorded in the Cumberland County Registry of Deeds, Plan Book 211, Page 20.
  - 13) Eighth Amended Subdivision Plan, Oceanview Retirement Community, 20 Blueberry Lane, Falmouth Maine, prepared by Titcomb Associates, dated September 25, 2011 and recorded in the Cumberland County Registry of Deeds, Plan Book 212, Page 63.
  - 14) Ninth Amended Subdivision Plan, Oceanview Retirement Community, 20 Blueberry Lane, Falmouth Maine, prepared by Titcomb Associates, dated September 25, 2011 and recorded in the Cumberland County Registry of Deeds, Plan Book 211, Page 299.
  - 15) Tenth Amended Subdivision Plan, Oceanview Retirement Community, 20 Blueberry Lane, Falmouth Maine, prepared by Titcomb Associates, dated September 4, 2012 and revised through February 5, 2014 recorded in the Cumberland County Registry of Deeds in Plan Book 213, Page 24.
  - 16) Eleventh Amended Subdivision Plan, Oceanview Retirement Community, 20 Blueberry Lane, Falmouth Maine, prepared by Titcomb Associates, dated September 4, 2012 and revised through July 1, 2014 recorded in the Cumberland County Registry of Deeds, Plan Book 214, Page 323.
  - 17) Plan of Existing Conditions Survey made for Oceanview Retirement Community Limited Partnership by Titcomb Associates, dated May 2, 2016.
  - 18) Twelfth Amended Subdivision Plat, Oceanview Retirement Community, 20 Blueberry Lane, Falmouth Maine, prepared by Titcomb Associates, dated May 2, 2016 and revised through July 22, 2016 recorded in the Cumberland County Registry of Deeds, Plan Book 216, Page 311.

**TOTAL AREA OF AMENDMENT**

Lot M: 128,361 square feet  
Parcel X: 17,010 square feet  
Total area = 145,371 square feet / 3.11 acres

**OWNERS OF RECORD**

Parcel A: Ocean View Retirement Community Limited Partnership  
Book 31942, Page 164  
Parcel B: Ocean View Retirement Community Limited Partnership  
Book 31942, Page 161  
Parcel C: Ocean View Retirement Community Limited Partnership  
Book 31942, Page 162  
20 Blueberry Lane, Falmouth, Maine

Rev. 7 11/03/16	minor edits	R/C
Rev. 6 11/01/16	minor sidewalk change	R/C
Rev. 5 10/04/16	note 9	R/C
Rev. 4 09/01/16	misc revisions	nse
Rev. 3 07/22/16	add misc. notes & labels	R/C
Rev. 2 07/06/16	add misc. notes & labels	R/C
Rev. 1 06/15/16	add 30' SB, misc. notes & labels	R/C

13th AMENDED SUBDIVISION PLAT  
Plummer, Motz & Lunt School Properties  
Middle Road Falmouth, Maine

MADE FOR  
Ocean View Retirement Community Limited Partnership  
20 Blueberry Lane Falmouth, Maine

Job #212006 DATE: May 9, 2016 SCALE: 1" = 40'

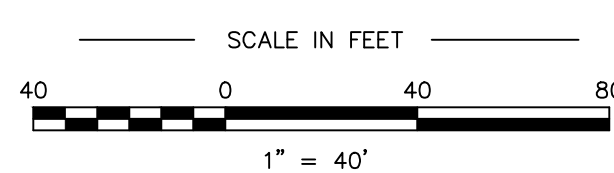
BOOK #867  
212006.dwg  
FILE #9446  
**Titcomb Associates**  
133 Gray Road, Falmouth, Maine 04105  
(207)797-9199 www.titcombsurvey.com

**OCEANVIEW SCHOOL REDEVELOPMENT PROJECT  
TOTAL EXISTING AND PROPOSED UNIT/BED COUNT**

LOT	USE	EXISTING	UNIT/BED COUNT
A/B	MAIN LODGE APTS.		83
A/B	COTTAGES 11-20		10
A/B	COTTAGES 48-64		17
A/B	WHIPPLE COTTAGES 100-133,135,137*		36
A/B	WHIPPLE COTTAGES H1-H6		6
C	COTTAGES 1-10, 21-47, 71-73*		40
D	FALMOUTH HOUSE ASSIST. LIVING		38
A/B	BLUEBERRY COMMONS APTS.		36
A/B	REMOVE COTTAGES 11-20		-10
A/B	NEW COTTAGE*		1
E	COTTAGES 1-34*		33 (removed Unit 4 5/26/14)
J	LUNT MEMORY CARE CENTER		24
K	LUNT OFFICES/ADULT DAY CARE/AUDITORIUM		0
	TOTAL BEDS/UNITS EXISTING		314
	<b>PROPOSED</b>		
G	PLUMMER SENIOR HOUSING		34
M	MIDDLE ROAD COTTAGES		14
	*NET TOTAL BEDS/UNITS PROPOSED		48
	<b>TOTAL EXISTING AND PROPOSED UNITS/BEDS</b>		<b>362</b>

\*UNITS UNDER CONSTRUCTION AND/OR COMPLETED.

State of Maine, Cumberland ss  
Registry of Deeds  
Received at \_\_\_\_\_ 20  
at \_\_\_\_\_ M and recorded in  
Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
Attest: \_\_\_\_\_  
Register



Approved by the Town of Falmouth Planning Board

dated \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

THIS PLAT AMENDS THE 12TH AMENDED SUBDIVISION PLAT OF PLUMMER, MOTZ, & LUNT SCHOOL PROPERTIES (REFERENCE 18), ADDS PARCEL M TO THE OCEANVIEW RETIREMENT COMMUNITY, ELIMINATES LOT E WEATHEROVANE WAY CONNECTION WHILE ADDING A TRAIL CONNECTION, AND UPDATES THE 8TH AND 11TH AMENDED SUBDIVISION PLATS.

**CERTIFICATION**

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

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

