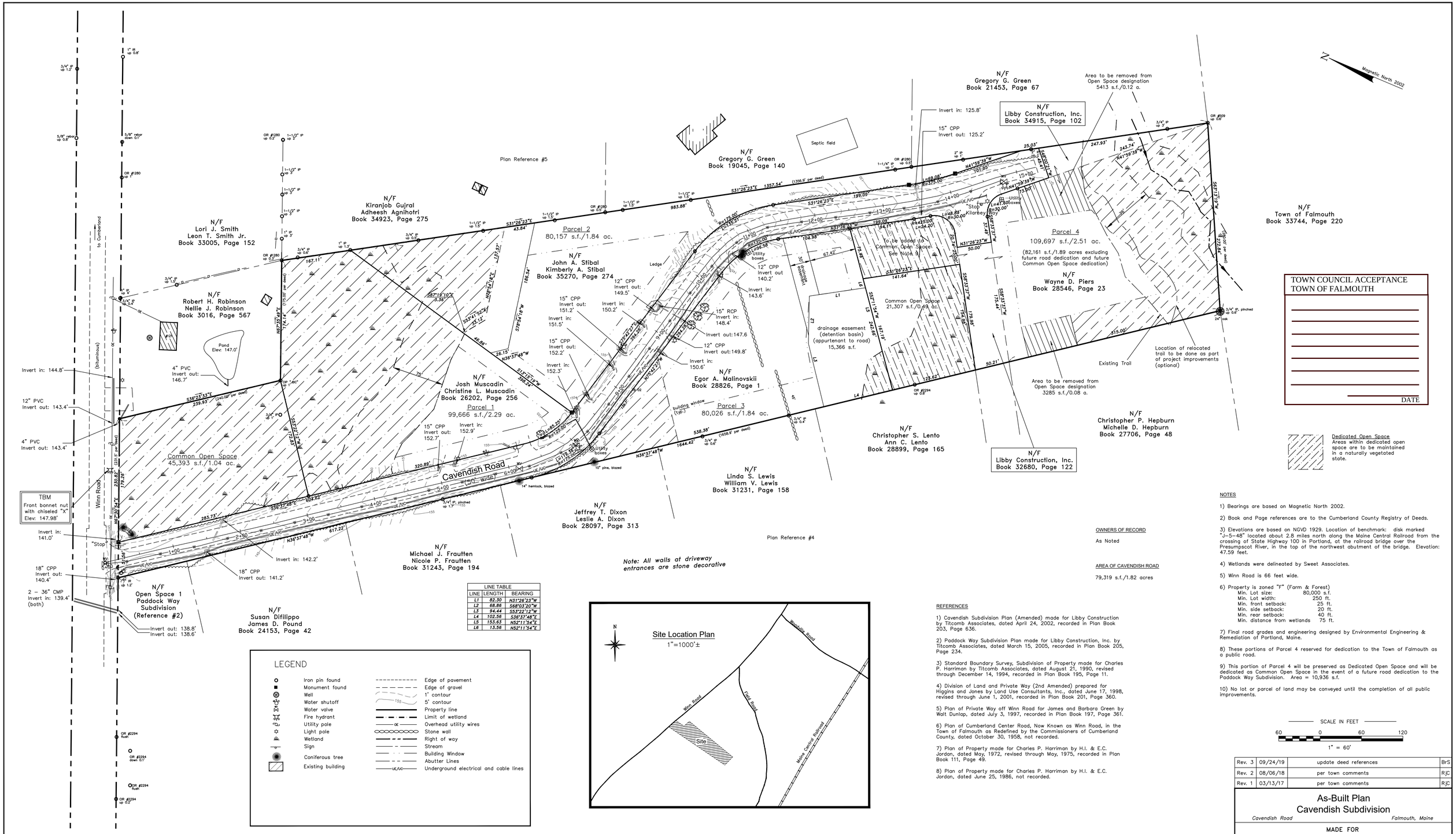

LINE TABLE		
LINE	LENGTH	BEARING
L1	82.30	N31°26'23"W
L2	68.86	S68°03'20"W
L3	94.44	S53°22'12"W
L4	102.56	S36°37'48"E
L5	153.63	N52°11'54"E
L6	13.56	N52°11'54"E

LEGEND

- Iron pin found
- Monument found
- Well
- Water shutoff
- Water valve
- Fire hydrant
- Utility pole
- Light pole
- Wetland
- Sign
- Coniferous tree
- Existing building
- Edge of pavement
- Edge of gravel
- 1' contour
- 5' contour
- Property line
- Limit of wetland
- Overhead utility wires
- Stone wall
- Right of way
- Stream
- Building Window
- Abutter Lines
- Underground electrical and cable lines

TOWN COUNCIL ACCEPTANCE
TOWN OF FALMOUTH

DATE

Dedicated Open Space
Areas within dedicated open space are to be maintained in a naturally vegetated state.

NOTES

1) Bearings are based on Magnetic North 2002.

2) Book and Page references are to the Cumberland County Registry of Deeds.

3) Elevations are based on NGVD 1929. Location of benchmark: disk marked "J-5-48" located about 2.8 miles north along the Maine Central Railroad from the crossing of State Highway 100 in Portland, at the railroad bridge over the Presumpscot River, in the top of the northwest abutment of the bridge. Elevation: 47.59 feet.

4) Wetlands were delineated by Sweet Associates.

5) Winn Road is 66 feet wide.

6) Property is zoned "F" (Farm & Forest)

Min. Lot size:	80,000 s.f.
Min. Lot width:	250 ft.
Min. front setback:	25 ft.
Min. side setback:	20 ft.
Min. rear setback:	40 ft.
Min. distance from wetlands	75 ft.

7) Final road grades and engineering designed by Environmental Engineering & Remediation of Portland, Maine.

8) These portions of Parcel 4 reserved for dedication to the Town of Falmouth as a public road.

9) This portion of Parcel 4 will be preserved as Dedicated Open Space and will be dedicated as Common Open Space in the event of a future road dedication to the Paddock Way Subdivision. Area = 10,936 s.f.

10) No lot or parcel of land may be conveyed until the completion of all public improvements.

OWNERS OF RECORD

As Noted

AREA OF CAVENDISH ROAD

79,319 s.f./1.82 acres

REFERENCES

1) Cavendish Subdivision Plan (Amended) made for Libby Construction by Titcomb Associates, dated April 24, 2002, recorded in Plan Book 203, Page 636.

2) Paddock Way Subdivision Plan made for Libby Construction, Inc. by Titcomb Associates, dated March 15, 2005, recorded in Plan Book 205, Page 234.

3) Standard Boundary Survey, Subdivision of Property made for Charles P. Harriman by Titcomb Associates, dated August 21, 1990, revised through December 14, 1994, recorded in Plan Book 195, Page 11.

4) Division of Land and Private Way (2nd Amended) prepared for Higgins and Jones by Land Use Consultants, Inc., dated June 17, 1998, revised through June 1, 2001, recorded in Plan Book 201, Page 360.

5) Plan of Private Way off Winn Road for James and Barbara Green by Walt Dunlap, dated July 3, 1997, recorded in Plan Book 197, Page 361.

6) Plan of Cumberland Center Road, Now Known as Winn Road, in the Town of Falmouth as Redefined by the Commissioners of Cumberland County, dated October 30, 1958, not recorded.

7) Plan of Property made for Charles P. Harriman by H.I. & E.C. Jordan, dated May, 1972, revised through May, 1975, recorded in Plan Book 111, Page 49.

8) Plan of Property made for Charles P. Harriman by H.I. & E.C. Jordan, dated June 25, 1986, not recorded.

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

STATE OF MAINE
REX J. CROTEAU
2273
PROFESSIONAL LAND SURVEYOR

SCALE IN FEET

60 0 60 120

1" = 60'

Rev. 3	09/24/19	update deed references	BrS
Rev. 2	08/06/18	per town comments	RJC
Rev. 1	03/13/17	per town comments	RJC

As-Built Plan
Cavendish Subdivision

Cavendish Road — *Falmouth, Maine*

MADE FOR

Libby Construction

57 Tide Mill Road — *Portland, Maine*

JOB #202023	DATE: November 17, 2015	SCALE: 1" = 60'
BOOK #677		
202023 as-built_R1.dwg		
FILE #8439		

Titcomb Associates
133 Gray Road, Falmouth, Maine 04105
(207)797-9199 www.titcombsurvey.com

Sheet 1 of 2