

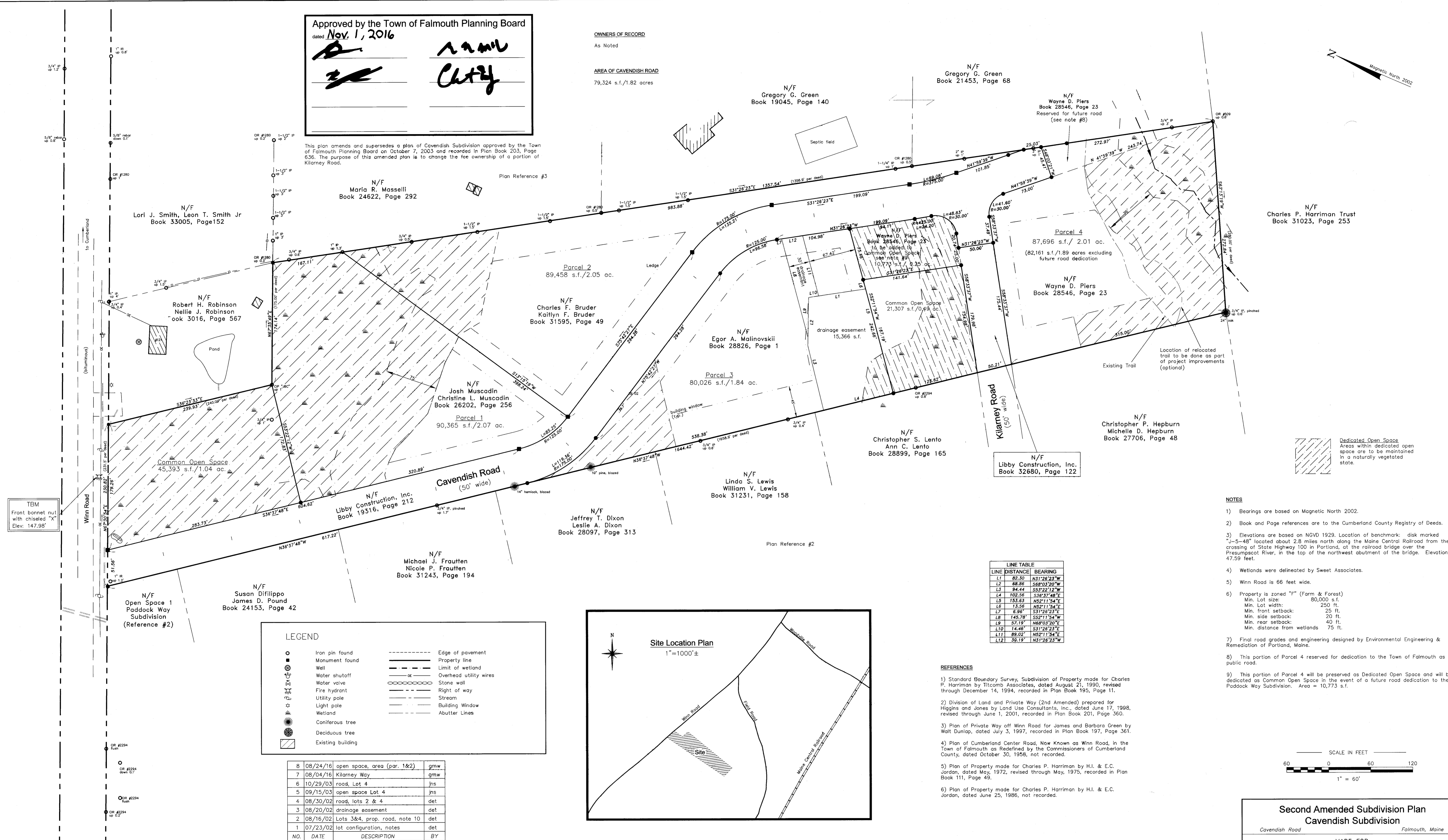
Approved by the Town of Falmouth Planning Board  
 dated **Nov. 1, 2016**

*[Handwritten signatures]*

OWNERS OF RECORD  
 As Noted

AREA OF CAVENDISH ROAD  
 79,324 s.f./1.82 acres

This plan amends and supersedes a plan of Cavendish Subdivision approved by the Town of Falmouth Planning Board on October 7, 2003 and recorded in Plan Book 203, Page 636. The purpose of this amended plan is to change the fee ownership of a portion of Kilarney Road.

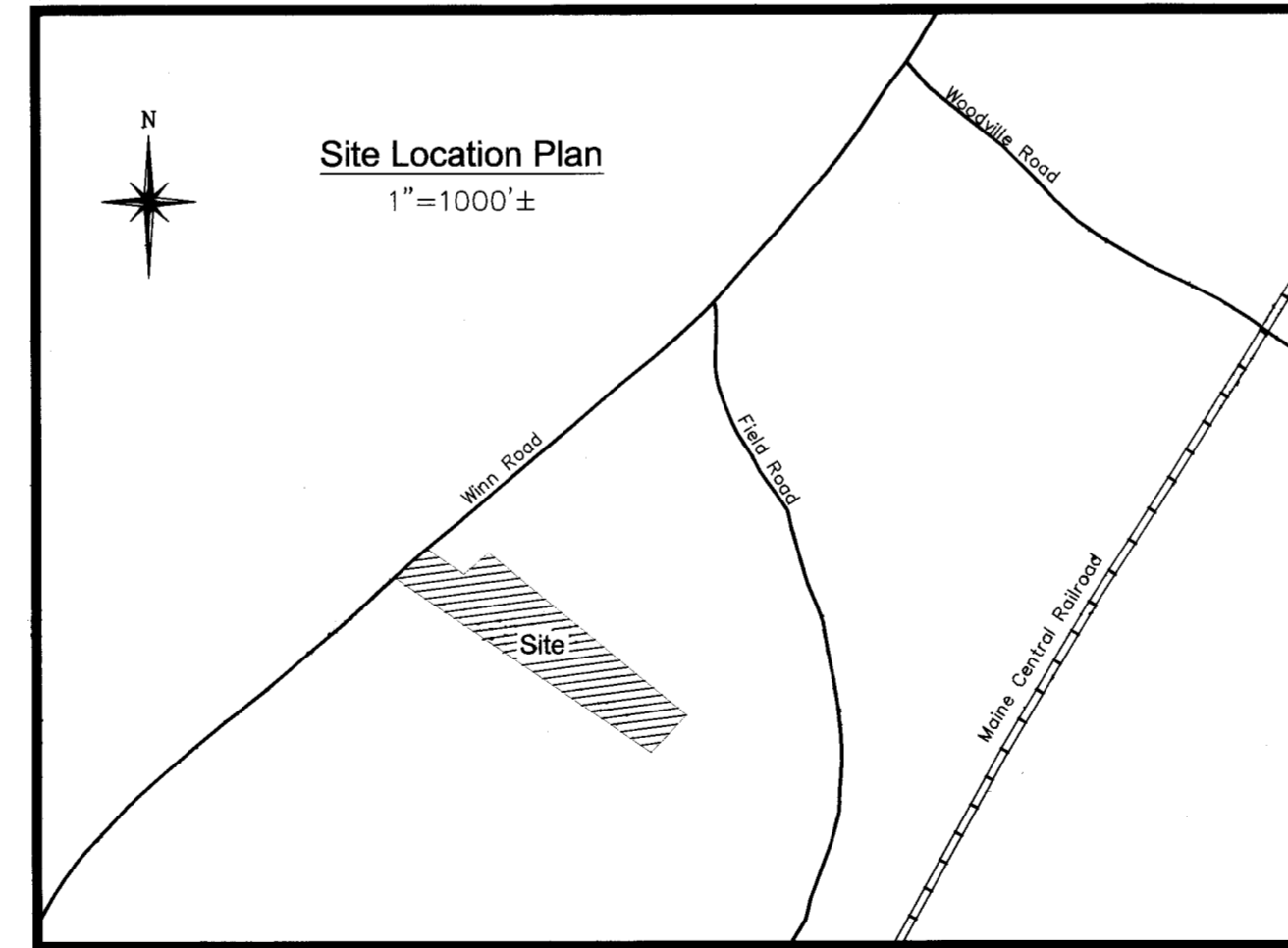


TBM  
 Front bonnet nut  
 with chiseled "X"  
 Elev: 147.98'

**LEGEND**

○	Iron pin found	-----	Edge of pavement
■	Monument found	-----	Property line
⊙	Well	-----	Limit of wetland
⊕	Water shutoff	-----	Overhead utility wires
⊖	Water valve	-----	Stone wall
⊗	Fire hydrant	-----	Right of way
⊘	Utility pole	-----	Stream
⊙	Light pole	-----	Building Window
☆	Wetland	-----	Abutter Lines
⊙	Coniferous tree		
⊙	Deciduous tree		
⊙	Existing building		

NO.	DATE	DESCRIPTION	BY
8	08/24/16	open space, area (par. 1&2)	gmw
7	08/04/16	Kilarney Way	gmw
6	10/29/03	road, Lot 4	js
5	09/15/03	open space Lot 4	js
4	08/30/02	road, lots 2 & 4	det
3	08/20/02	drainage easement	det
2	08/16/02	Lots 3&4, prop. road, note 10	det
1	07/23/02	lot configuration, notes	det
NO.	DATE	DESCRIPTION	BY

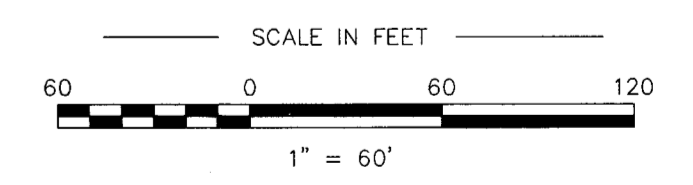


**LINE TABLE**

LINE	DISTANCE	BEARING
L1	82.30	N31°26'23"W
L2	68.86	S68°03'20"W
L3	94.44	S33°22'12"W
L4	102.56	S36°32'48"E
L5	153.63	N52°11'54"E
L6	13.56	N52°11'54"E
L7	6.90'	S31°26'23"E
L8	145.78'	S27°11'54"W
L9	57.19'	N68°03'20"E
L10	14.46'	S31°26'23"E
L11	89.02'	N52°11'54"E
L12	30.19'	N31°26'23"W

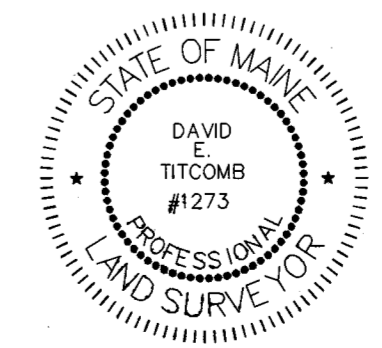
- REFERENCES**
- Standard Boundary Survey, Subdivision of Property made for Charles P. Harriman by Titcomb Associates, dated August 21, 1990, revised through December 14, 1994, recorded in Plan Book 195, Page 11.
  - Division of Land and Private Way (2nd Amended) prepared for Higgins and Jones by Land Use Consultants, Inc., dated June 17, 1998, revised through June 1, 2001, recorded in Plan Book 201, Page 360.
  - 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.
  - 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, 1956, not recorded.
  - 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.
  - Plan of Property made for Charles P. Harriman by H.I. & E.C. Jordan, dated June 25, 1986, not recorded.

- NOTES**
- Bearings are based on Magnetic North 2002.
  - Book and Page references are to the Cumberland County Registry of Deeds.
  - Elevations are based on NGVD 1929. Location of benchmark: disk marked "U-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.
  - Wetlands were delineated by Sweet Associates.
  - Winn Road is 66 feet wide.
  - 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.
  - Final road grades and engineering designed by Environmental Engineering & Remediation of Portland, Maine.
  - This portion of Parcel 4 reserved for dedication to the Town of Falmouth as a public road.
  - 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 = 10,773 s.f.



State of Maine, Cumberland SS.  
 Registry of Deeds  
 Received **December 13, 2016**  
 at **2 h 50 m** **PM** and recorded in  
 Plan Book **516** Page **504**  
 Attest: *[Signature]*  
 Register

**CERTIFICATION**  
 This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.  
*[Signature]*  
 David E. Titcomb, P.L.S. #1273



**Second Amended Subdivision Plan**  
**Cavendish Subdivision**  
 Cavendish Road Falmouth, Maine

MADE FOR  
**Libby Construction, Inc.**  
 170 Stone Ridge Road Falmouth, Maine

JOB #202023 DATE: August 4, 2016 SCALE: 1" = 60'  
 BOOK #677  
 202023\_Amended2016.dwg  
 FILE #8439

**Titcomb Associates**  
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 (207)797-9199 www.titcombsurvey.com