

**NOTES**

- 1.) BEARINGS ARE REFERENCED TO GRID NORTH.
- 2.) ELEVATIONS ARE NAVD88 COMPUTED USING GEOID03.  
(ELEVATIONS CHANGED TO 1929 DATUM)

**REFERENCES**

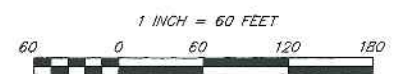
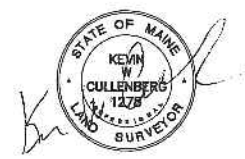
- 1.) PLAN OF THE REDEFINITION OF LEDGEWOOD DRIVE (COBB ROAD) DATED SEPT. 21, 1955 MADE BY H.I. & E.C. JORDAN AS RECORDED IN THE CUMBERLAND COUNTY COMMISSIONERS OFFICE IN PLAN BOOK 7, PAGE 19.
- 2.) PLAN ENTITLED "PLAN OF PROPERTY" MADE FOR TIM O'DONOVAN DATED JUNE 9, 1992 BY CULLENBERG LAND SURVEYING.
- 3.) PLAN ENTITLED "PLAN OF PROPERTY" MADE FOR KEVIN O'DONOVAN DATED OCTOBER 26, 1999 BY CULLENBERG LAND SURVEYING.
- 4.) SKETCH PLAN MADE FOR SUSAN FORBES DATED AUGUST 28, 2001 BY NORTHEAST CIVIL SOLUTIONS AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 201, PAGE 349.

- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - MONUMENT FOUND
  - ⊕ UTILITY POLE
  - EDGE OF PAVEMENT
  - ▭ EXISTING BUILDING
  - \*\*\* FENCE LINE
  - STONE WALL
  - ⊙ WATER VALVE
  - ▣ CATCHBASIN
  - ⊕ HYDRANT
  - N/F NOW OR FORMERLY
  - ⊙ TEST BORING

CUMBERLAND ss. REGISTRY OF DEEDS  
RECEIVED \_\_\_\_\_, 20\_\_\_\_  
at \_\_\_\_\_ M. M. \_\_\_\_\_  
PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
ATTEST \_\_\_\_\_ REGISTER

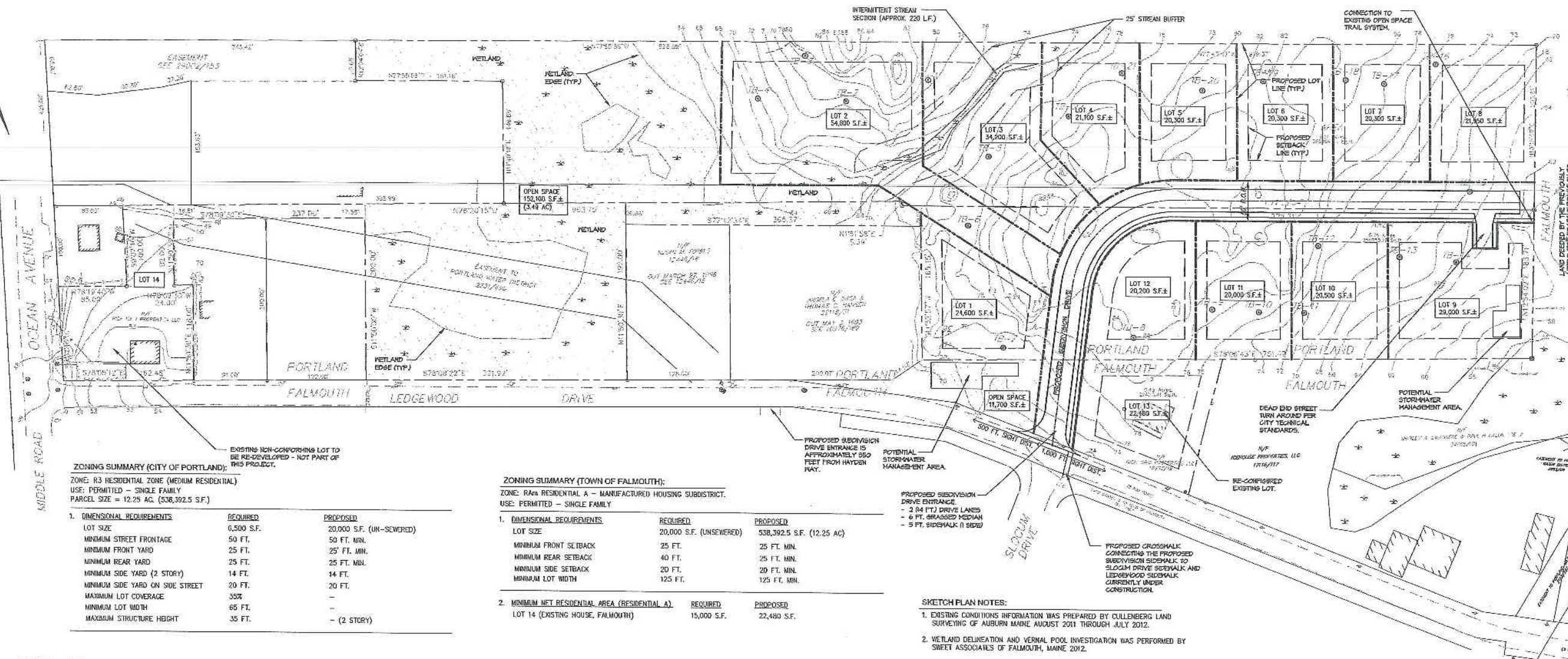
**OWNER OF RECORD**  
TPO PROPERTIES, LLC  
28797/218  
29002/153

KEVIN W. CULLENBERG PLS 1278



**PLAN OF PROPERTY**  
OCEAN AVE. & LEDGEWOOD DRIVE  
PORTLAND, MAINE  
MADE FOR  
**TIM O'DONOVAN**  
AUGUST 27, 2011  
BY  
CULLENBERG LAND SURVEYING  
892 OLD DANVILLE ROAD  
AUBURN, MAINE 04210  
(207) 777-1150

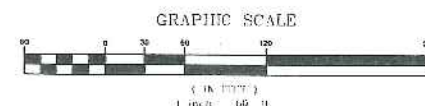
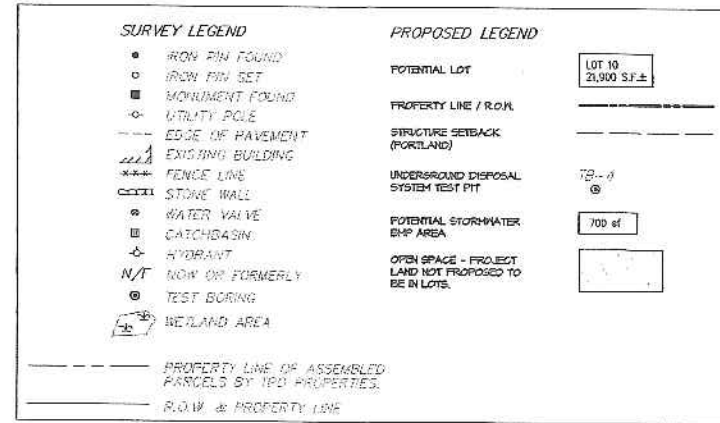




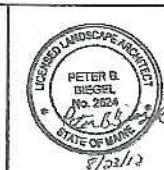
**SURVEY NOTES**  
 1.) BEARINGS ARE REFERENCED TO GRID NORTH.  
 2.) ELEVATIONS ARE NAVD83 COMPUTED USING GEOID03.

**SURVEY REFERENCES**  
 1.) PLAN OF THE REDEFINITION OF LEDGEWOOD DRIVE (ROBB ROAD) DATED SEP. 21, 1885 MADE BY W. J. & E. C. JORDAN AS RECORDED IN THE CUMBERLAND COUNTY COMMISSIONERS OFFICE IN PLAN BOOK 7, PAGE 12.  
 2.) PLAN ENTITLED "PLAN OF PROPERTY" MADE FOR TM O'DONOVAN DATED JUNE 8, 1992 BY CULLENBERG LAND SURVEYING.  
 3.) PLAN ENTITLED "PLAN OF PROPERTY" MADE FOR KEVIN O'DONOVAN DATED OCTOBER 28, 1999 BY CULLENBERG LAND SURVEYING.  
 4.) SKETCH PLAN MADE FOR SUSAN FORBES DATED AUGUST 28, 2001 BY NORTHEAST CIVIL SOLUTIONS AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 208, PAGE 348.

**OWNER OF RECORD**  
 TPO PROPERTIES, LLC  
 2872/218  
 89602/153



B	8/23/12	REVISED AND ISSUED TO THE CITY OF PORTLAND FOR SKETCH PLAN REVIEW	DEPT.	PBB	PBB										
A	7/5/12	ISSUED TO TOWN OF FALMOUTH FOR SKETCH PLAN REVIEW	DEPT.	PBB	PBB										
REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.				



**LAND DESIGN SOLUTIONS**  
 LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE  
 P.O. Box 916, 160 Longwoods Road, Cumberland, ME 04201 (404) 201-434-RTT  
**TPO PROPERTIES, LLC**  
 30 LEDGEWOOD DRIVE, FALMOUTH, MAINE 04104

DESIGN: PBB  
 DRAWN: DEPT.  
 CHKD: PBB  
 DATE: MAY 2012  
 SCALE: 1"=60'

**PROPOSED RESIDENTIAL SUBDIVISION**  
 1052 OCEAN AVENUE, PORTLAND, MAINE

**SKETCH PLAN**

PROJ. NO. \_\_\_\_\_ REV. \_\_\_\_\_  
 DWG. NO. \_\_\_\_\_

S-101 B