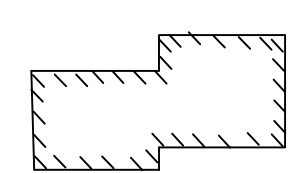


SITE LOCATION PLAN

- NOTES**
- 1) BEARINGS ARE REFERENCED TO GRID NORTH MAINE STATE PLAN, WEST ZONE 1802 MAD 83.
 - 2) ELEVATIONS ARE UNOD9 CITY BENCHMARK USED, HIGH POINT OF GRANITE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF DANFORTH AND PARK STREET ELEVATION 75.84. SITE ISM AS SHOWN ON LOT 12.
 - 3) LOCATION OF ALL BUILDINGS OFF OF TPO PROPERTIES, RICHMOND PROPERTIES AND ICEHOUSE PROPERTIES ARE APPROXIMATE.
 - 4) LOTS 15 & 16 ARE NOT BUILDABLE LOTS.
 - 5) IT IS THE INTENTION OF THE DEVELOPER TO APPLY FOR PUBLIC UTILITIES AND WATER SERVICE TO THE PROPERTY. THE DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF THE TECHNICAL GUIDELINE OF THE CITY OF PORTLAND.
 - 6) THE TOWN OF FALMOUTH IS NOT ACCEPTING ICE POND DRIVE AS A PUBLIC STREET.
 - 7) THE TOWN OF FALMOUTH SHALL HAVE NO OBLIGATION TO REPAIR, MAINTAIN, OR PLow ICE POND DRIVE.

CONDITIONS OF APPROVAL:

1. THE APPLICANT SHALL COMEY THE EEE INTEREST FOR THE NEW STREET TO THE CITY OF PORTLAND, INCLUDING THE SECTION OF THE TOWN OF FALMOUTH, AS PART OF THE PROCESS FOR CITY ACCEPTANCE OF THE STREET, AND
2. THE DEVELOPER SHALL PROVIDE AN INTERM PUBLIC ACCESS EASEMENT EASEMENT ALONG ICE POND DRIVE AS SOON AS PRACTICAL, IT IS COMPLETED.
3. THAT THE APPLICANT SHALL CONSTRUCT A GROSSWALK ACROSS LEDGEWOOD DRIVE AS SHOWN IN THE APPROVED PLANS PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY FOR A SINGLE FAMILY HOME ON ICE POND DRIVE STREET CONSTRUCTION, AND
4. THE DEVELOPER / CONTRACTOR / SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND EROSION AND EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES.



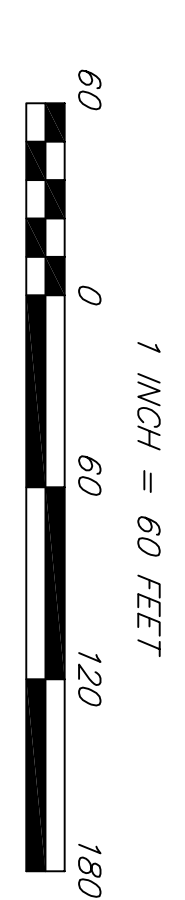
WAVERS GRANTED:

1. SIDEWALK WALKER GRANTED FOR A SIDEWALK ALONG THE SOUTH SIDE OF ICE POND DRIVE WITHIN THE 12 LOT SUBDIVISION.
2. SIDEWALK WALKER GRANTED FOR FOR A SIDEWALK ALONG THE SOUTH SIDE OF LEDGEWOOD DRIVE ON LOTS 13 AND 15.
3. CURBING WALKER GRANTED FOR CURBING ALONG THE SOUTH SIDE OF ICE POND DRIVE WITHIN THE 12 LOT SUBDIVISION.
4. STREET LIGHTING WALKER GRANTED TO ALLOW A REDUCTION IN THE NUMBER OF STREET LIGHTS ALONG ICE POND DRIVE TO ONE NEW POLE AND FIXTURE AT THE "DEAD END" OF THE STREET AND ONE NEW POLE AND FIXTURE IN THE VICINITY OF THE TREE HYDRANT AND WALK ALONG ON ICE POND DRIVE.

NUM	DEPTH	AREA	RADIUS	BEARING	DISTANCE
C1	14.00	14.00	150.00	S71°33'00"W	47.37
C2	15.25	15.25	150.00	N27°08'40"E	40.68
C3	30.71	47.41	150.00	N50°07'05"E	78.56
C4	21.07	40.51	150.00	N75°51'40"E	51.77
C5	18.00	36.00	150.00	N60°53'58"E	43.63
C6	14.50	29.00	150.00	N60°53'58"E	33.63
C7	75.42	38.64	30.00	N18°28'30"W	36.82

LEGEND

- IRON PIN FOUND
- MONUMENT FOUND
- MONUMENT SET AT 3' OFFSET
- EDGE OF PAVEMENT
- EXISTING BUILDING
- FENCE LINE
- WATER WALL
- WATER VALVE
- CATCHBASIN
- HYDRANT
- NOW OR FORMERLY
- TEST BORING



OWNER OF RECORD

TPO PROPERTIES, LLC
28787/218
290022/153

CUMBERLAND ss. REGISTRY OF DEEDS	RECEIVED	DATE	PAGE	REGISTER

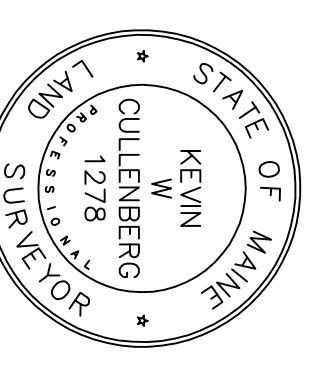
REFERENCES

- 1) PLAN OF THE RESURVEYING OF LEDGEWOOD DRIVE (C089 ROAD) DATED SEPT. 21, 1985 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 CULLENBERG LAND SURVEYING.
- 3) PLAN ENTITLED "PLAN OF PROPERTY" MADE FOR KEVIN ODONOVAN 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.

APPROVED BY THE TOWN OF FALMOUTH, MAINE
PLANNING BOARD

APPROVED BY THE CITY OF PORTLAND, MAINE
PLANNING BOARD

KEVIN W. CULLENBERG PLS 1278



PLAN 1 OF 2

OLD BARN ESTATES
OCEAN AVE. & LEDGEWOOD DRIVE
PORTLAND & FALMOUTH, MAINE

MADE FOR
TPO PROPERTIES, LLC
30 LEDGEWOOD DRIVE FALMOUTH, MAINE
FEBRUARY 8, 2013

CULLENBERG LAND SURVEYING
892 OLD DANVILLE ROAD
ALBURN, MAINE 04210
(207) 777-1150

REV 1. ADDED CONDITIONS OF APPROVAL 3/7/13 KWC
REV 2. ADDED CONDITIONS OF APPROVAL 3/1/13 KWC

CITY OF PORTLAND

NO DISTURB STORMWATER BUFFER

FALMOUTH
N/F FALMOUTH CONSERVATION TRUST
26108/122
SEE DEED BOOK 26108, PAGE 106