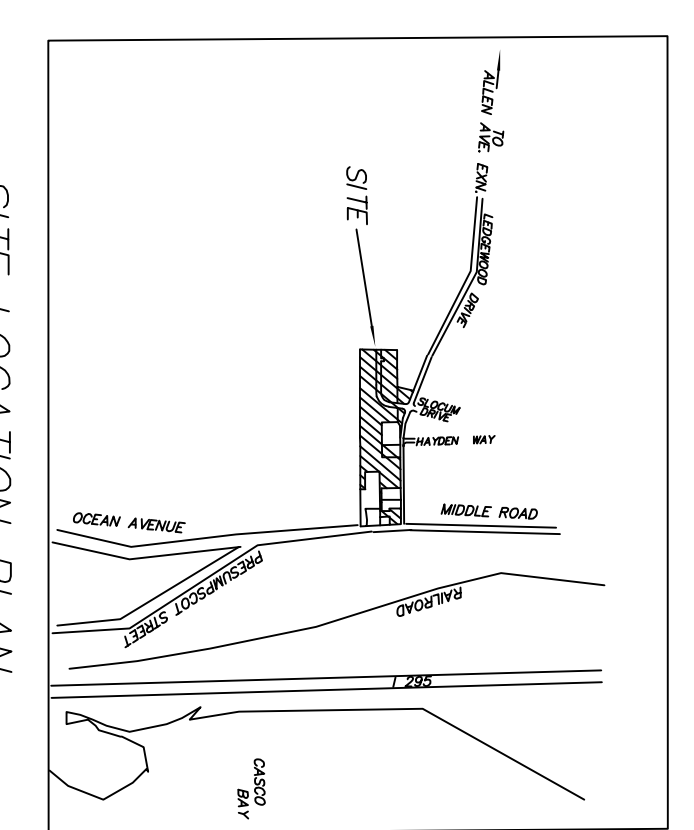


NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	174°17'25"	4.61'	150.00'	S170°07'40"E	4.048'
C2	302°21'41"	79.46'	150.00'	N45°07'05"E	78.95'
C3	219°27'40"	55.31'	150.00'	N78°51'47"E	55.00'
C4	180°02'27"	41.91'	150.00'	S88°53'51"E	132.63'
C5	55°24'34"	39.64'	30.00'	N18°26'30"W	36.82'

CONDITIONS OF APPROVAL:

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



SITE LOCATION PLAN

NOTES

- 1) BEARINGS ARE REFERENCED TO GRID NORTH MAINE STATE PLAN, WEST ZONE 1802 NAD 83.
- 2) ELEVATIONS ARE NGVD99 AND WILL BE ADJUSTED TO A KNOWN CITY OF PORTLAND BENCH MARK ON THE AS-BUILT PLAN.
- 3) LOCATION OF ALL BUILDINGS OFF OF TWO 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 ACCEPTANCE OF THE STREET BY THE CITY OF PORTLAND UPON COMPLETION, SUBJECT TO THE REQUIREMENTS 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.
- 8) SEE S-101 SUBDIVISION PLAN RECORDING PLAN 2 OF 2 FOR ADDITIONAL DETAILS AND INFORMATION.

REFERENCES

- 1) PLAN OF THE REDEFINITION OF LEDGEWOOD DRIVE (COBB ROAD) DATED SEPT. 21, 1955 MADE BY H.L. & E.C. JORDAN AS RECORDED IN THE CUMBERLAND COUNTY COMMISSIONERS OFFICE IN PLAN BOOK 1, 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 FOR LEDGEWOOD DRIVE CONVEYANCE AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 201, PAGE 349.

WALKERS GRANTED:

1. SIDEWALK WATER GRANTED FOR A SIDEWALK ALONG THE SOUTH SIDE OF ICE POND DRIVE WITHIN THE 12 LOT SUBDIVISION.
2. SIDEWALK WATER GRANTED FOR FOR A SIDEWALK ALONG THE SOUTH SIDE OF LEDGEWOOD DRIVE ON LOTS 13 AND 15.
3. CURBING WATER GRANTED FOR CURBING ALONG THE SOUTH SIDE OF ICE POND DRIVE WITHIN THE 12 LOT SUBDIVISION.
4. STREET LIGHTING WATER GRANTED TO ALLOW A REDUCTION IN THE NUMBER OF STREET LIGHTS ALONG ICE POND DRIVE TO ONE NEW POLE AND FIXTURE AT THE INTERSECTION OF ICE POND DRIVE AND HAYDEN WAY IN THE VICINITY OF THE FIRE HYDRANT AND WY ALONG ON ICE POND DRIVE.

EASEMENTS:

- EASEMENT #1 (LOT 15 OPEN SPACE) UNDERGRAN SOIL FILTER, GRADING, GRASSING AND MAINTENANCE EASEMENT GRANTED WITH RIGHTS AND NOT OBLIGATIONS TO THE CITY OF PORTLAND AND THE TOWN OF FALMOUTH. BOOK _____ PAGE _____
- EASEMENT #2 (LOT 9) UNDERGRAN SOIL FILTER, GRADING, GRASSING AND NOT OBLIGATIONS GRANTED TO THE CITY OF PORTLAND AND THE TOWN OF FALMOUTH. BOOK _____ PAGE _____
- EASEMENT #3 (LOT 8) DIVERSION DITCH, GRADING, GRASSING AND MAINTENANCE EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION; WITH RIGHTS AND NOT OBLIGATIONS GRANTED TO THE CITY OF PORTLAND AND THE TOWN OF FALMOUTH. BOOK _____ PAGE _____
- EASEMENT #4 (LOT 9) 20 FOOT WIDE BRIDGE / RESTRICTION WALKWAY PUBLIC ACCESS GRANTED TO THE CITY OF PORTLAND AND THE TOWN OF FALMOUTH. BOOK _____ PAGE _____
- EASEMENT #5 (LOT 16 OPEN SPACE & LOT 2) LEVEL SPREADER, GRADING, GRASSING AND MAINTENANCE EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION; WITH RIGHTS AND NOT OBLIGATIONS GRANTED TO THE CITY OF PORTLAND AND THE TOWN OF FALMOUTH. BOOK _____ PAGE _____
- EASEMENT #6 (LOT OPEN SPACE) DRAINAGE MAINTENANCE EASEMENT GRANTED TO THE TOWN OF FALMOUTH. BOOK _____ PAGE _____
- EASEMENT #7 (ICE POND DRIVE SIDEWALK) INTERNAL PUBLIC ACCESS EASEMENT GRANTED TO THE CITY OF PORTLAND AND THE TOWN OF FALMOUTH. BOOK _____ PAGE _____
- EASEMENT #8 (ICE POND DRIVE SIDEWALK) INTERNAL PUBLIC ACCESS EASEMENT GRANTED TO THE CITY OF PORTLAND AND THE TOWN OF FALMOUTH. BOOK _____ PAGE _____

LEGEND

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

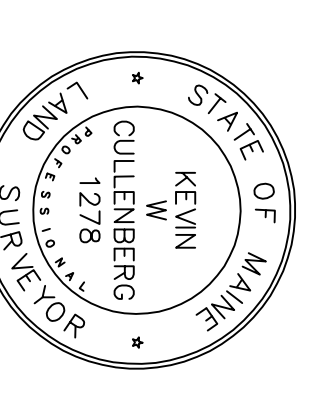
OWNER OF RECORD

TPO PROPERTIES, LLC
28797/218
29002/153

CUMBERLAND ss. REGISTRY OF DEEDS
of _____ M. _____ 20
PLAN BOOK _____ PAGE _____
ATTEST: _____ REGISTER



KEVIN W. CULLENBERG PLS 1278



PLAN 1 OF 2

REV 4. CHANGED NOTE 2 3/19/13 KWC
REV 3. ADDED CONDITIONS OF APPROVAL 3/15/13 KWC
REV 2. ADDED CONDITIONS OF APPROVAL 3/7/13 KWC
REV 1. ADDED CONDITIONS OF APPROVAL 3/1/13 KWC

SUBDIVISION RECORDING PLAN 1
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
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AUBURN, MAINE 04210
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