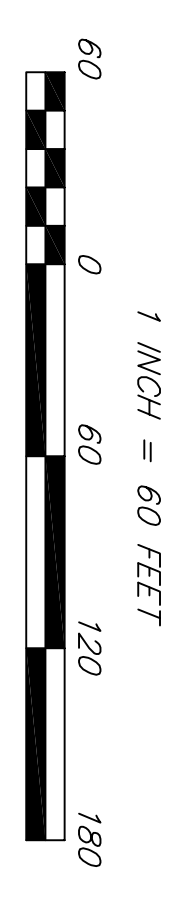


- NOTES**
- 1.) BEARINGS ARE REFERENCED TO GRID NORTH.
  - 2.) ELEVATIONS ARE NGVD29.
  - 3.) LOCATION OF ALL BUILDINGS OFF OF TPO PROPERTIES, RICHMOND PROPERTIES AND ICEHOUSE PROPERTIES ARE APPROXIMATE.
  - 4.) LOTS 15 & 16 ARE NOT BUILDABLE LOTS.

- REFERENCES**
- 1.) PLAN OF THE REDEFINITION OF LEDGEWOOD DRIVE (COBB ROAD) DATED SEPT. 21, 1955 MADE BY H.H. & 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.

NO.	BEARING	DISTANCE	BEARING	DISTANCE
N1M	081.31°	185.00'	S71.53°30'W	47.37'
C1	104.71°32'	54.60'	S71.53°30'W	47.37'
C2	153.50°08'	40.80'	N50.00°	N27.08°40'E
C3	307.14°47'	79.48'	N50.00°	N50.00°
C4	307.14°47'	45.31'	N50.00°	S85.34°09'E
C5	330.49°58'	145.00'	N50.00°	N60.53°35'E
C6	330.49°58'	145.00'	N50.00°	N60.53°35'E
C7	352.62°34'	39.94'	S01.00°	N18.28°50'W

- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - MONUMENT FOUND
  - MONUMENT SET
  - ◇ UTILITY POLE
  - EDGE OF PAVEMENT
  - EXISTING BUILDING
  - \*\*\* FENCE LINE
  - STONE WALL
  - WATER VALVE
  - CATOBASIN
  - HYDRANT
  - NOW OR FORMERLY
  - TEST BORING



PLAN 1 OF 2

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

MADE FOR  
**TIM O'DONOVAN**

30 LEDGEWOOD DRIVE FALMOUTH, MAINE  
DECEMBER 27, 2012  
BY

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

KEVIN W. CULLENBERG PLS 12778



APPROVED BY THE TOWN OF FALMOUTH, MAINE  
Planning Board dated \_\_\_\_\_

APPROVED BY THE CITY OF PORTLAND, MAINE  
Planning Board dated \_\_\_\_\_

OWNER OF RECORD  
TPO PROPERTIES, LLC  
28791/218  
29002/153

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