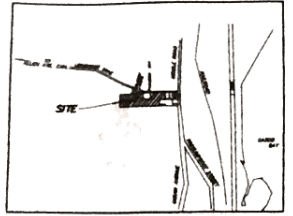


NO.	DETAILED	AREA	PERCENT	BEARING	DISTANCE
1	100.00'	14.81	50.00%	E17°33'30\"	47.37'
2	100.00'	42.80'	100.00%	N27°00'00\"	48.50'
3	100.00'	41.11'	100.00%	N27°00'00\"	48.50'
4	210.00'	56.37'	100.00%	N27°00'00\"	58.00'
5	100.00'	41.31'	100.00%	N27°00'00\"	47.71'
6	83.00'	148.00'	100.00%	N89°53'30\"	130.83'
7	79.4254'	39.84'	50.00%	N18°22'30\"	38.83'



SITE LOCATION PLAN

PORTLAND PLANNING BOARD CONDITIONS OF APPROVAL:

1. THE APPLICANT SHALL CONVEY THE EASE INTEREST FOR THE NEW STREET TO THE CITY OF PORTLAND, INCLUDING THE SECTION WITHIN THE TOWN OF FALMOUTH AS PART OF THE PROCESS FOR CITY ACCEPTANCE OF THE STREET; AND
2. THE DEVELOPER SHALL PROVIDE AN INTERIM 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 OCCUPANCY FOR A SINGLE FAMILY HOME ON ICE POND DRIVE STREET CONSTRUCTION LAND.
4. THE DEVELOPER / CONTRACTOR / SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SECONDARY AND EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE REGULATIONS.

THE OWNER / OPERATOR OF THE APPROVED STORMWATER MANAGEMENT SYSTEM AND MAINTENANCE EASEMENT GRANTED WITH RIGHTS AND NOT OBLIGATIONS TO THE CITY OF PORTLAND AND THE TOWN OF FALMOUTH. BOOK 3462 PAGE 116.

A MAINTENANCE AGREEMENT FOR THE STORMWATER DRAINAGE SYSTEM, AS INCLUDED IN ATTACHMENT 3 OF THE APPROVAL LETTER, OR IN SUBSTANTIALLY THE SAME FORM WITH ANY CHANGES TO BE APPROVED BY CORPORATION COUNSEL, SHALL BE SUBMITTED AND SIGNED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY WITH A COPY TO THE DEPARTMENT OF PUBLIC SERVICES.

FALMOUTH PLANNING BOARD CONDITIONS OF APPROVAL:

1. THE SUBDIVISION IS SUBJECT TO CONDITIONS OF APPROVAL DATED APRIL 2, 2013, AS APPROVED BY THE FALMOUTH PLANNING BOARD. SAID CONDITIONS OF APPROVAL ARE ON FILE AT THE FALMOUTH PLANNING OFFICE.

WARRANTS 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 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 "HEAD END" OF THE STREET AND ONE NEW POLE AND FIXTURE IN THE VICINITY OF THE FIRE HYDRANT WALK WAY ALONG ON ICE POND DRIVE.

EASEMENTS:

- EASEMENT #1 0.07 15 OPEN SPACE UNDERDRAIN SOIL FILTER, GRADING, DRAINAGE AND MAINTENANCE EASEMENT GRANTED WITH RIGHTS AND NOT OBLIGATIONS TO THE CITY OF PORTLAND AND THE TOWN OF FALMOUTH. BOOK 3462 PAGE 116.
- EASEMENT #2 0.07 10 UNDERDRAIN SOIL FILTER, GRADING, DRAINAGE AND MAINTENANCE EASEMENT GRANTED TO THE HOPEGAMERS ASSOCIATION WITH RIGHTS AND NOT OBLIGATIONS GRANTED TO THE CITY OF PORTLAND AND THE TOWN OF FALMOUTH. BOOK 3462 PAGE 116.
- EASEMENT #3 0.07 10 DIVERSION DITCH GRADING, DRAINAGE AND MAINTENANCE EASEMENT GRANTED TO THE HOPEGAMERS ASSOCIATION WITH RIGHTS AND NOT OBLIGATIONS GRANTED TO THE CITY OF PORTLAND. BOOK 3462 PAGE 116.
- EASEMENT #4 0.07 30 20 FOOT WIDE BICYCLE / PEDESTRIAN WALKWAY PUBLIC ACCESS AND MAINTENANCE EASEMENT GRANTED TO THE FALMOUTH LAND TRUST, WITH RIGHTS AND NOT OBLIGATIONS GRANTED TO THE CITY OF PORTLAND. BOOK 3462 PAGE 116.
- EASEMENT #5 0.07 16 OPEN SPACE / 10 20 LEVEL SPREADER, GRADING, DRAINAGE AND MAINTENANCE EASEMENT GRANTED TO THE HOPEGAMERS ASSOCIATION WITH RIGHTS AND NOT OBLIGATIONS GRANTED TO THE CITY OF PORTLAND. BOOK 3462 PAGE 116.
- EASEMENT #6 0.07 OPEN SPACE DRAINAGE MAINTENANCE EASEMENT GRANTED TO THE TOWN OF FALMOUTH. BOOK 3462 PAGE 116.
- EASEMENT #7 ICE POND DRIVE SIDEWALK INTERIM PUBLIC ACCESS EASEMENT TO THE CITY OF PORTLAND FOR ACCESS ONLY, AND TO THE HOPEGAMERS ASSOCIATION FOR ITS MAINTENANCE AS STATED IN THE HOPEGAMERS ASSOCIATION BYLAWS. BOOK 3462 PAGE 116.

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- MONUMENT FOUND
- MONUMENT SET AT 3' OFFSET
- UTILITY POLE
- EDGE OF PAVEMENT
- EXISTING BUILDING
- FENCE LINE
- STONE WALL
- WATER VALVE
- CATCHBASIN
- HYDRANT
- N/A NOW OR FORMERLY
- TEST BORING
- RED TOP MARKER (WOOD POST WITH SMALL SIGN PANEL) STORMWATER BUFFER
- MARKER PIN (FENO MARKER OR APPROVED EQUIVALENT) STORMWATER BUFFER

OWNER OF RECORD

TPO PROPERTIES, LLC
28797/219
29002/153

CUMBERLAND DE. REGISTRY OF DEEDS
RECEIVED 03 23 2013
of 11 43 P.M.
PLAN BOOK 313 FALMOUTH
ATTEST: *[Signature]* REGISTER

1 INCH = 60 FEET

60 0 60 120 180

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

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE AS ADOPTED APRIL 1, 2001

NOTES

- 1.) BEARINGS ARE REFERENCED TO GRID NORTH MAINE STATE PLAN, WEST ZONE 1802 AND 83.
- 2.) ELEVATIONS ARE INDICATED AND WILL BE ADJUSTED TO A KNOWN CITY OF PORTLAND BENCH MARK ON THE AS-BUILT PLAN.
- 3.) LOCATION OF ALL BUILDINGS OFF OF TPO PROPERTIES, RICHMOND PROPERTIES AND ICEHOUSE PROPERTIES ARE APPROXIMATE.
- 4.) LOTS 15 & 18 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 5-101 SUBDIVISION PLAN RECORDING PLAN 2 OF 2 FOR ADDITIONAL DETAILS AND INFORMATION.

REFERENCES

- 1.) PLAN OF THE REDEFINITION OF LEDGEWOOD DRIVE (CORR ROAD) DATED SEP 21, 1988 MADE BY H. & 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, 1998 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 301, PAGE 349.

APPROVED BY THE CITY OF PORTLAND, MAINE
PLANNING BOARD dated February 26, 2013
[Signatures]

APPROVED BY THE TOWN OF FALMOUTH, MAINE
PLANNING BOARD dated April 2, 2013
[Signatures]

KEYVN W. CULLENBERG PLS 1278



PLAN 1 OF 2