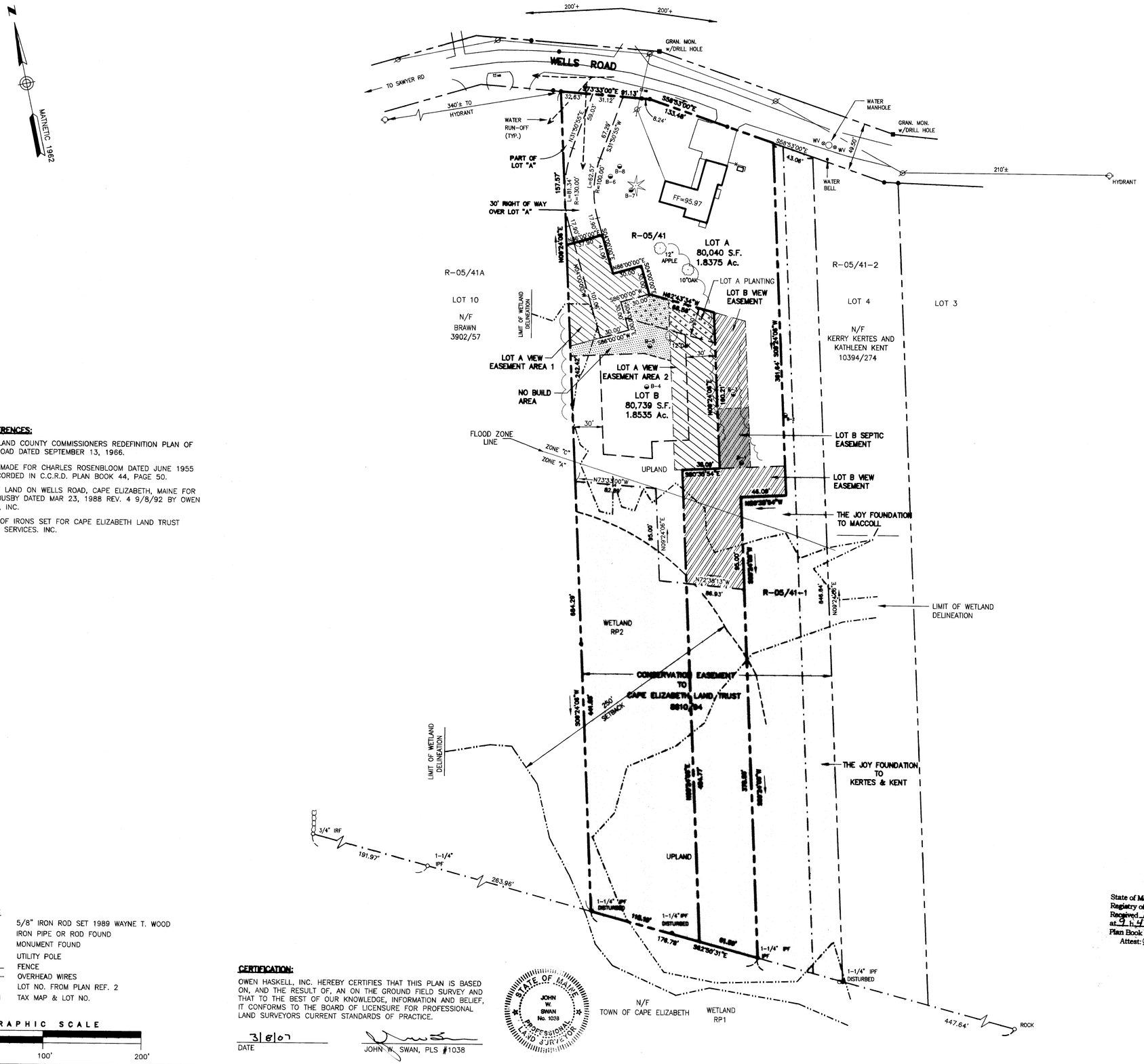
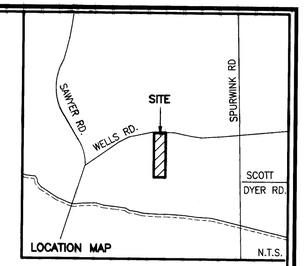
SIGHT DISTANCE DETAIL
AS APPROVED BY PUBLIC WORKS DIRECTOR





PLAN REFERENCES:

1. CUMBERLAND COUNTY COMMISSIONERS REDEFINITION PLAN OF WELLS ROAD DATED SEPTEMBER 13, 1966.
2. SURVEY MADE FOR CHARLES ROSENBLOOM DATED JUNE 1955 AND RECORDED IN C.C.R.D. PLAN BOOK 44, PAGE 50.
3. PLAN OF LAND ON WELLS ROAD, CAPE ELIZABETH, MAINE FOR SUSAN BUSBY DATED MAR 23, 1988 REV. 4 9/8/92 BY OWEN HASKELL, INC.
4. SKETCH OF IRONS SET FOR CAPE ELIZABETH LAND TRUST BY LAND SERVICES, INC.

NOTES:

1. OWNER OF RECORD: SUNRISE ISLAND, LLC C.C.R.D. BOOK 22982 PAGE 17
2. ALL BEARINGS REFERENCED TO MAGNETIC NORTH AS OBSERVED IN 1962 AS PER PLAN REFERENCE 1 AND CALCULATED FROM ANGLES OF AN ACTUAL ON THE GROUND SURVEY.
3. THIS PLAN IS COMPILED FROM PLAN REFERENCE 3 AND DEEDS OF RECORD AND NOT A NEW FIELD SURVEY OF THIS PROPERTY.
4. WETLANDS DELINEATED AND MAPPED BY DALE BREWER, CSS, STATEWIDE SURVEYS, INC.
5. TEST PITS EXAMINED AND MAPPED BY BONNIE STEWART, SEBAGO TECHNICS, INC.
6. TOWN OF CAPE ELIZABETH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, PLOWING, OR SIMILAR SERVICES FOR THE PRIVATE ACCESS WAY SHOWN ON THIS PLAN.
7. LOTS WILL BE SERVED BY PUBLIC WATER, PRIVATE SEPTIC OTHER UTILITIES WILL BE UNDERGROUND.
8. FLOOD ZONE LINE SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 2300430005 C EFFECTIVE DATE JUNE 06, 1985.

LEGEND:

- ○ 5/8" IRON ROD SET 1989 WAYNE T. WOOD
- ● IRON PIPE OR ROD FOUND
- ■ MONUMENT FOUND
- ⌀ UTILITY POLE
- —x—x— FENCE
- — — — OVERHEAD WIRES
- LOT 8 LOT NO. FROM PLAN REF. 2
- R-05/41 TAX MAP & LOT NO.

GRAPHIC SCALE
0 25' 50' 100' 200'

CERTIFICATION:

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

3/8/07
DATE

JOHN W. SWAN, PLS #1038

STATE OF MAINE JOHN W. SWAN No. 1038 PROFESSIONAL LAND SURVEYOR

THIS PLAN IS AN AMENDMENT OF "PLAN OF PRIVATE ACCESS WAY 78 WELLS ROAD, CAPE ELIZABETH, MAINE MADE FOR LEN GULINO REV. 2 12-15-05 " BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 206 PAGE 3

State of Maine, Cumberland SS.
Registry of Deeds
Received March 16, 2007
at 2:47 p.m. A.M. and recorded in
Plan Book 207 Page 46
Attest: Pamela E. Lovejoy (Register)

REV. 8	12-13-06	REVISE LOT A VIEW EASEMENT AREA 1
REV. 7	11-03-06	MISC. CHANGES PER CLIENT
REV. 6	08-23-06	MISC. CHANGES
REV. 5	08-01-06	LAND SWAP, NEW BUILDING ENVELOPE
REV. 4	07-31-06	VIEW EASEMENTS, NO BUILD AREA ON LOT B
REV. 3		RECORDED
REV. 2	12-15-05	MISC. CHANGES
REV. 1	11-14-05	ADD FLOOD ZONE LINE

PLAN OF PRIVATE ACCESSWAY

78 WELLS ROAD, CAPE ELIZABETH, MAINE

MADE FOR

SUNRISE ISLAND, LLC & EDWARD MACCOLL
5 PARK CIRCLE, CAPE ELIZABETH, MAINE 04107
RECORD OWNER: SUNRISE ISLAND, LLC, c/o GULINO BOOK 22982, PAGE 17

OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207)774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	JCS	Date	Job No.
Trace By	JLW/RWC	OCTOBER 26, 2005	2005-127CE
Check By	JCS	Scale	Drwg. No.
Book No.	418	1" = 50'	1c

C:\Dwg\5-127c.dwg, 3/9/2007 7:46:21 AM