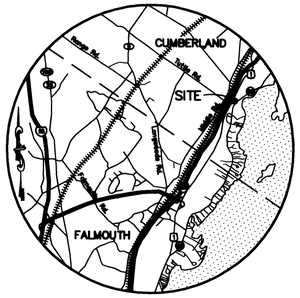
Plan References:

1. Plan of Land on Foreside Road & Powell Road in Cumberland, Maine, for Thompson Family Limited Partnership, Dated Jan. 1998, by Daniel Lapoint, and Recorded in the Cumberland County Registry of Deeds in Plan Book 198, Page 147.
2. Final Subdivision Plan "Schooner Ridge", on Route 88, Cumberland, Maine, Dated August 9, 1984, by Owen Haskell, Inc. and Recorded in the Cumberland County Registry of Deeds in Plan Book 150, Page 58.
3. Geometrics Plan & Profile, Route 88 & Tuttle Road, Cumberland, Maine, Dated Sept. 2009, by Gorrill-Palmer Consulting Engineers, Inc..
4. State of Maine Department of Transportation, Right of Way Map, Route 88/Foreside Road, Cumberland, Maine, Dated 3/15/2010, By Gorrill-Palmer Consulting Engineers, Inc..
5. Maine State Highway Commission, Relocation of Highway "C", Town of Cumberland, County of Cumberland, Land of Herbert J. Brown, Dated October 1930, File No. 3-4.
6. State of Maine, Department of Transportation, Right of Way Map, Cumberland, Cumberland County, Maine, Dated February 1988, D.O.T. File No. 3-363 & 3-124.



LOCATION MAP
SCALE: 1" = 2 MILES

N/F
Town of Cumberland
Book 14302
Page 57

N/F
Dale & Patricia Bouton
Book 13559
Page 348

N/F
Harvey & Roxanne Wheeler
Book 13967, Page 253
See Plan Ref. #1

N/F
Jeffrey Daigle
Book 24221
Page 229
Area

Remaining Land of
Betty J. Long
Book 3090, Page 346
Book 3615, Page 320
Area = 88,561 s.f.
(2.03 Acres)

Lot 1
Area 65,493 s.f.
(1.503 Acres)
Land Phase 2
Subject to Development Rights
Need Not Be Built

Lot 2
Land Phase 1
Area 65,355 s.f.
(1.50 Acres)

Parcel to be Conveyed to Abutter Daigle
Area 40,356 s.f.

Unit 1
Unit 2

Gravel Entrance

Basement Entrance (LCE)

Unit 1 Parking (Second) (LCE)

Unit 1 Parking (First) (LCE)

Unit 2 Parking (LCE)

Proposed 20' Wide Utility Easement Across Remaining Land of Betty J. Long, Lot 1 and Lot 2.

Existing Barn/ Garage

Deck

Existing House

Existing Paved Driveway

15" PE Culvert

Kings Highway

Kings Highway Right of Way is Based Upon Plan References #3 & #4. Held Scan Of Plan Ref. #3 with Assumed Width of 49.5'.

Tuttle Road

Entrance to Interstate #95

Powell Road

Route #88/Foreside Road

Route #88/Foreside Road Right of Way Width is 60' Wide Per Plan References #3, 4 & 5.

Town Landing Rd.

Scale: 1" = 50'

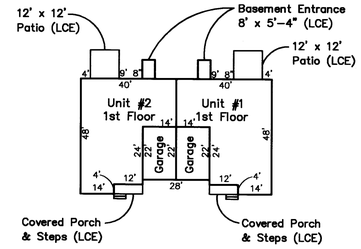
LINE	BEARING	DISTANCE
L1	S61°26'24"E	54.96'
L2	S14°13'09"E	25.25'
L3	N07°11'55"E	35.47'
L4	N27°52'09"E	18.11'

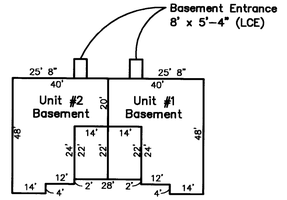
LEGEND

SYMBOL	DESCRIPTION
⊡ GMF	GRANITE MONUMENT FOUND
○ IPF/IRF	IRON PIPE/IRON ROD FOUND
○ CIRF-1	CAPPED IRON ROD FOUND (PLS#1183)
○ CIRF-2	CAPPED IRON ROD FOUND (PLS#2117)
◉ IRS	5/8" IRON ROD W/ CAP TO BE SET
	UTILITY POLE
	HYDRANT
WV	WATER SHUTOFF
Ⓢ	SEWER MANHOLE
	PROPERTY LINE
	EDGE OF PAVEMENT
A.G.	ABOVE GROUND
N/F	NOW OR FORMERLY

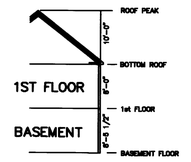
CONDOMINIUM LEGEND

1. LCE - LIMITED COMMON ELEMENT
2. CE - COMMON ELEMENT

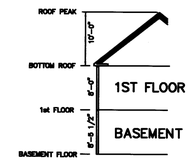




VERTICAL BOUNDARIES
SCALE: 1" = 30'



HORIZONTAL BOUNDARIES UNIT #1
NOT TO SCALE



HORIZONTAL BOUNDARIES UNIT #2
NOT TO SCALE

UNIT SQUARE FOOTAGE

UNIT #	BASEMENT	1ST FLOOR	GARAGE	TOTAL
UNIT #1	1523 s.f.	1480 s.f.	308 s.f.	3311 s.f.
UNIT #2	1523 s.f.	1480 s.f.	308 s.f.	3311 s.f.

State of Maine, Cumberland SS.
Registry of Deeds
Received January 30, 2019
at 2 h 54 m P M and recorded in
Plan Book 219 Page 65
Attest: Register

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT

STATE OF MAINE
ROBERT C. LIBBY JR.
2190
REGISTERED LAND SURVEYOR

ROBERT C. LIBBY JR. PLS #2190

REVISION NO.	DATE	DESCRIPTION
*	1/23/19	Revised Building Location

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 Spiers Street
Gorham, Maine 04038
Tel. (207) 839-2771
Fax (207) 839-8250

Record Owner:
Graiver Homes Condos LLC
40 Farm Gates Road
Falmouth, Maine 04105

CONDOMINIUM PLAT
CUMBERLAND FORESIDE CONDOMINIUM
KINGS HIGHWAY
CUMBERLAND, MAINE

DESIGNED	DATE
R. Libby, Jr.	July 2018
DRAWN	SCALE
R. Libby, Jr.	As Noted
CHECKED	JOB. NO.
W. Thompson	18101

SHEET 1

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