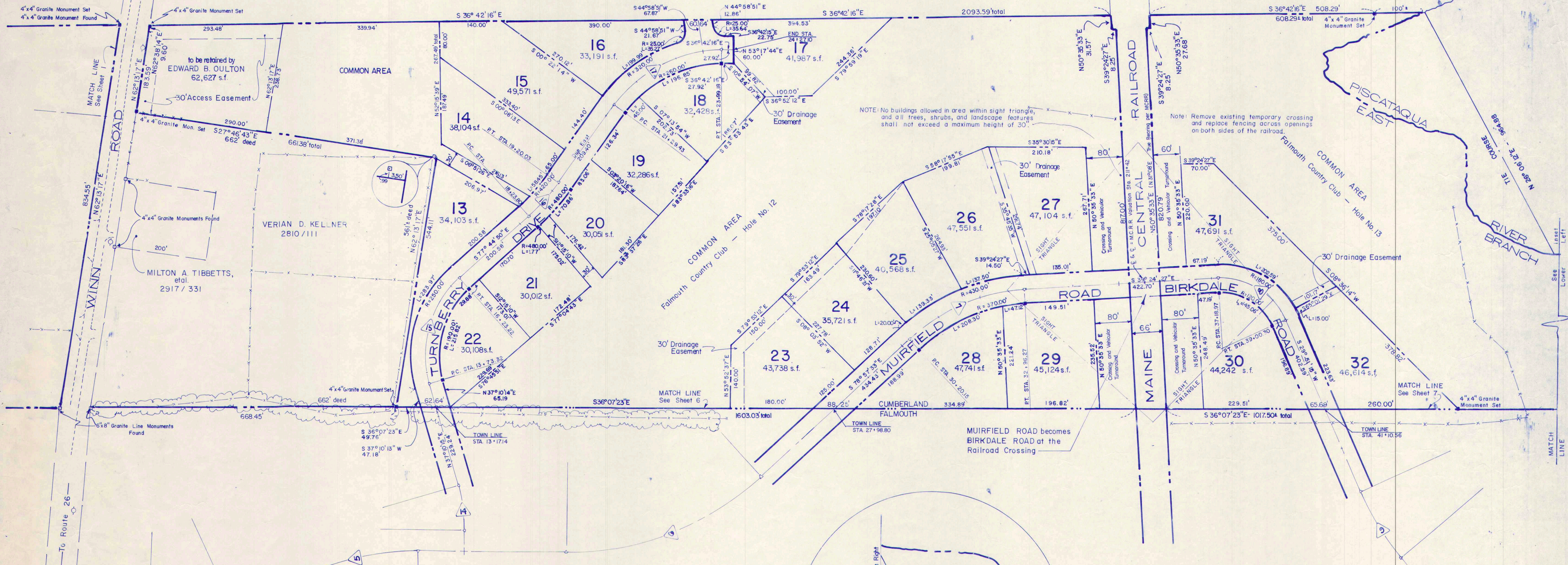


CONDITION OF FINAL APPROVAL:
THE CROSSING RIGHTS FOR VEHICLES, PEDESTRIANS, GOLF CARTS, AND UTILITIES OVER AND UNDER THE MAINE CENTRAL RAILROAD LOCATION ARE SET FORTH IN TWO MEMORANDA AND TWO INDENTURES DATED AUGUST 14, 1987 CONTAINING CERTAIN CONTINUING OBLIGATIONS AND CONDITIONS SUBSEQUENT. THE INDENTURES SHALL BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS. THE MEMORANDUM OF AGREEMENT FOR UTILITY CROSSING PROVIDES THE RIGHTS GRANTED THEREUNDER SHALL NOT BE CONVEYED WITHOUT THE CONSENT OF THE RAILROAD. LOT OWNERS SHALL HAVE STIPULATIONS IN THEIR DEEDS REQUIRING THEM TO SHARE THE RIGHTS AND OBLIGATIONS OF THE HOMEOWNERS ASSOCIATION TO WHOM DICTAR ASSOCIATES II MAY ASSIGN ITS RIGHTS.

CENTRAL MAINE POWER
COMPANY
2281 / 494



NOTE: No buildings allowed in area within sight triangle, and all trees, shrubs, and landscape features shall not exceed a maximum height of 30'.

Note: Remove existing temporary crossing and replace fencing across openings on both sides of the railroad.

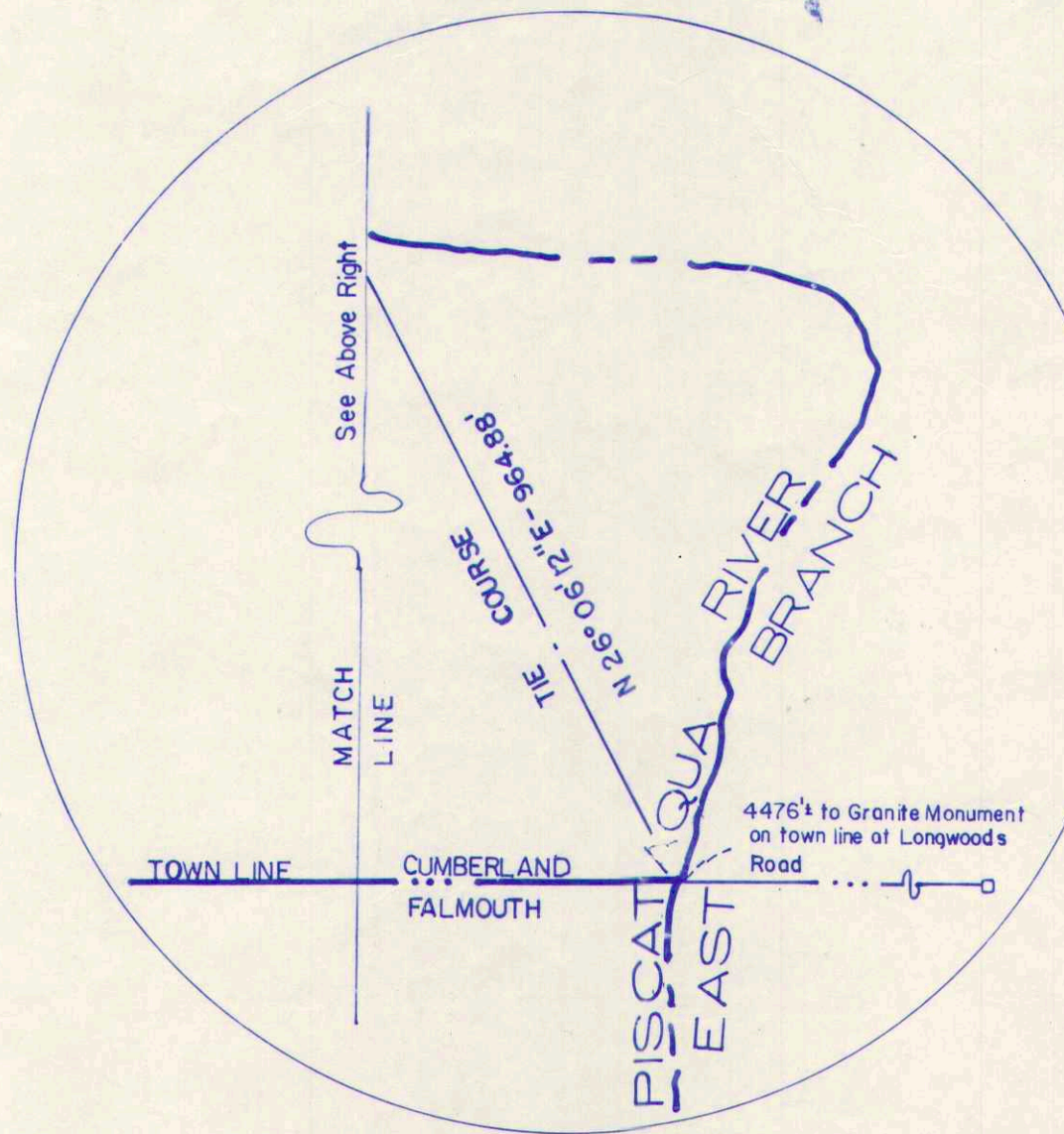
PLANNING BOARD
TOWN OF CUMBERLAND
PHASE II

APPROVED DATE Aug. 18, 1987

Mark G. Quinn
Douglas J. Quinn
Robert J. Quinn
Nancy K. Quinn
Nancy M. Quinn

CURVE DATA

	Δ	R	T	L	CH
7	39° 33' 06"	400.00'	143.82'	276.12'	270.67'
8	69° 15' 42"	150.00'	103.60'	181.33'	170.49'
15	65° 04' 55"	220.00'	140.38'	243.90'	236.68'
16	12° 15' 10"	450.00'	48.30'	96.23'	96.05'
17	53° 17' 44"	290.00'	145.52'	269.75'	260.13'

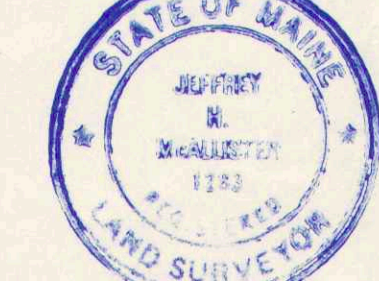


INSET

SURVEYORS CERTIFICATION

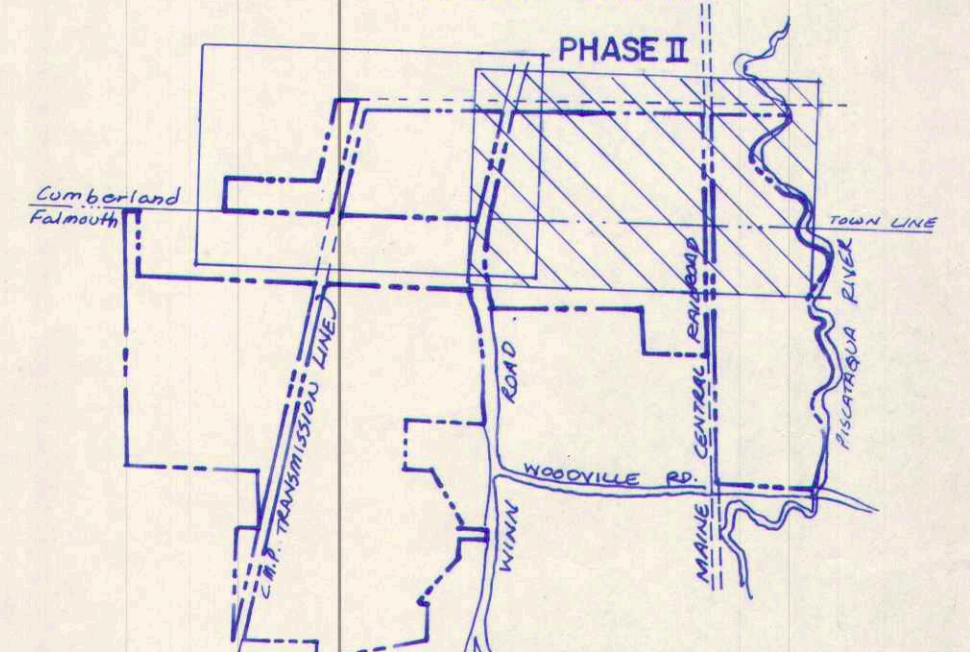
I hereby certify to DICTAR ASSOCIATES, exclusively, that this plan depicts the results of a field survey made Nov. 1985-April 1986 and is correct according to the best of my knowledge, information, and belief; and that this survey and plan conforms to a Category I, Condition III survey according to the Standards of the Maine Board of Registration for Land Surveyors.

9-2-86
Date
John H. MacLellan
Maine Registered Land Surveyor #1263
Land Use Consultants
Portland, Maine



NOTE: Reference is made to Phase I Plan approved by Cumberland Planning Board on Nov. 18, 1986 and recorded in Cumberland County Registry of Deeds in Plan Book 159, Page 53.

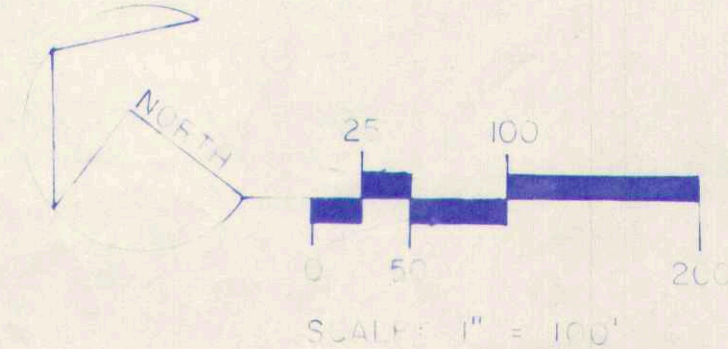
KEY MAP



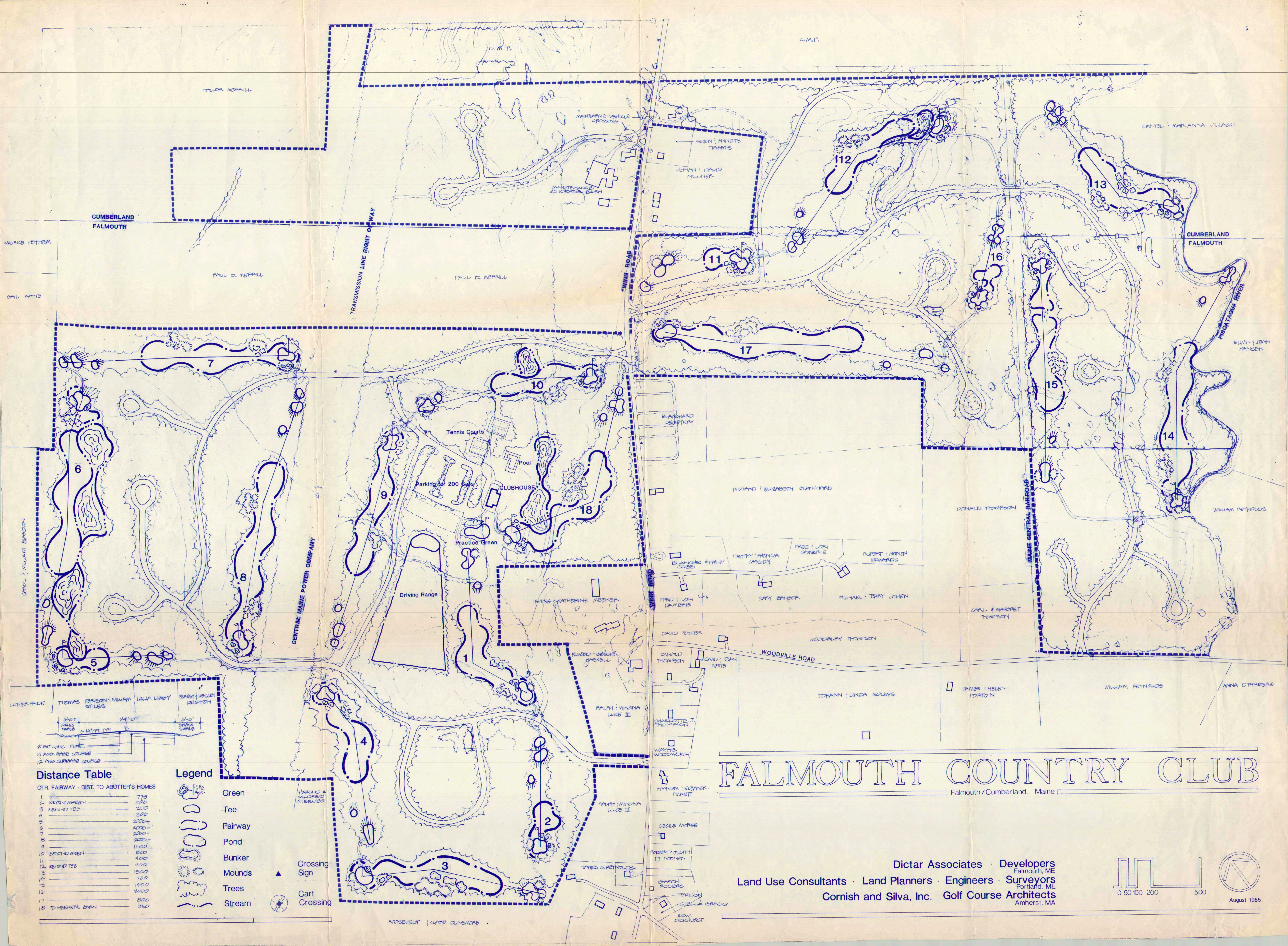
FALMOUTH COUNTRY CLUB

Winn Road Falmouth / Cumberland, Maine

Date 11/16/87
BK. 167 Pg. 1



8-14-87 7-10-87 REVISED JUNE 25, 1987	ADDITIONAL VALUATION STATION CROSSING NOTE REVISED DRAINAGE EMISSION LOT 23 CHANGED EMISSIONS TO "DRAINAGE" BETWEEN LOTS 17/18 AND 26/27
Lot No. 1527 Date: Aug. 29, 1986 Drawn by: CWF/100 Checked by: JTW/100 Sheet 2 of 7	<p>Dictar Associates DEVELOPERS P.O. Box 3672 Portland, Maine 04104</p> <p>LLC LAND USE CONSULTANTS Land Planners • Engineers • Surveyors 173 Commercial Street, Portland, Maine 04101 (207) 782-5000</p>



Distance Table

CTR. FAIRWAY - DIST. TO BUTTER'S HOMES

1	BEHIND GREEN	775
2	BEHIND TEE	1200
3	BEHIND TEE	1300
4		2000+
5		2000+
6		2000+
7		2000+
8		1500
9		800
10	BEHIND GREEN	400
11	BEHIND TEE	900
12	BEHIND TEE	1500
13		700
14		400
15		2000
16		800
17		350
18	TO MEERKE'S BARN	

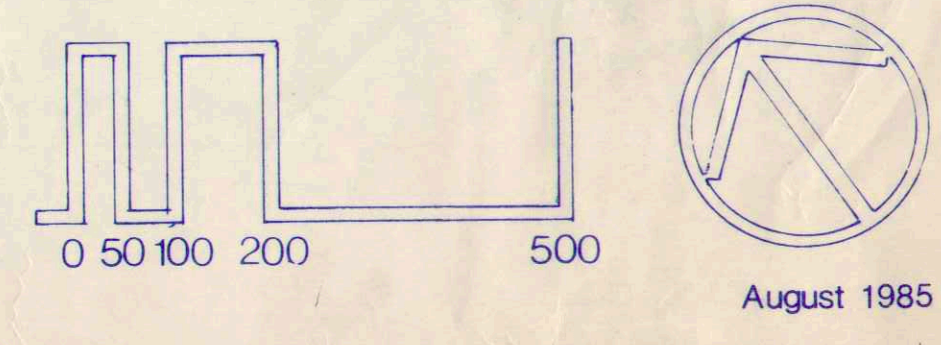
Legend

- Green
- Tee
- Fairway
- Pond
- Bunker
- Mounds
- Trees
- Stream
- Crossing Sign
- Cart Crossing

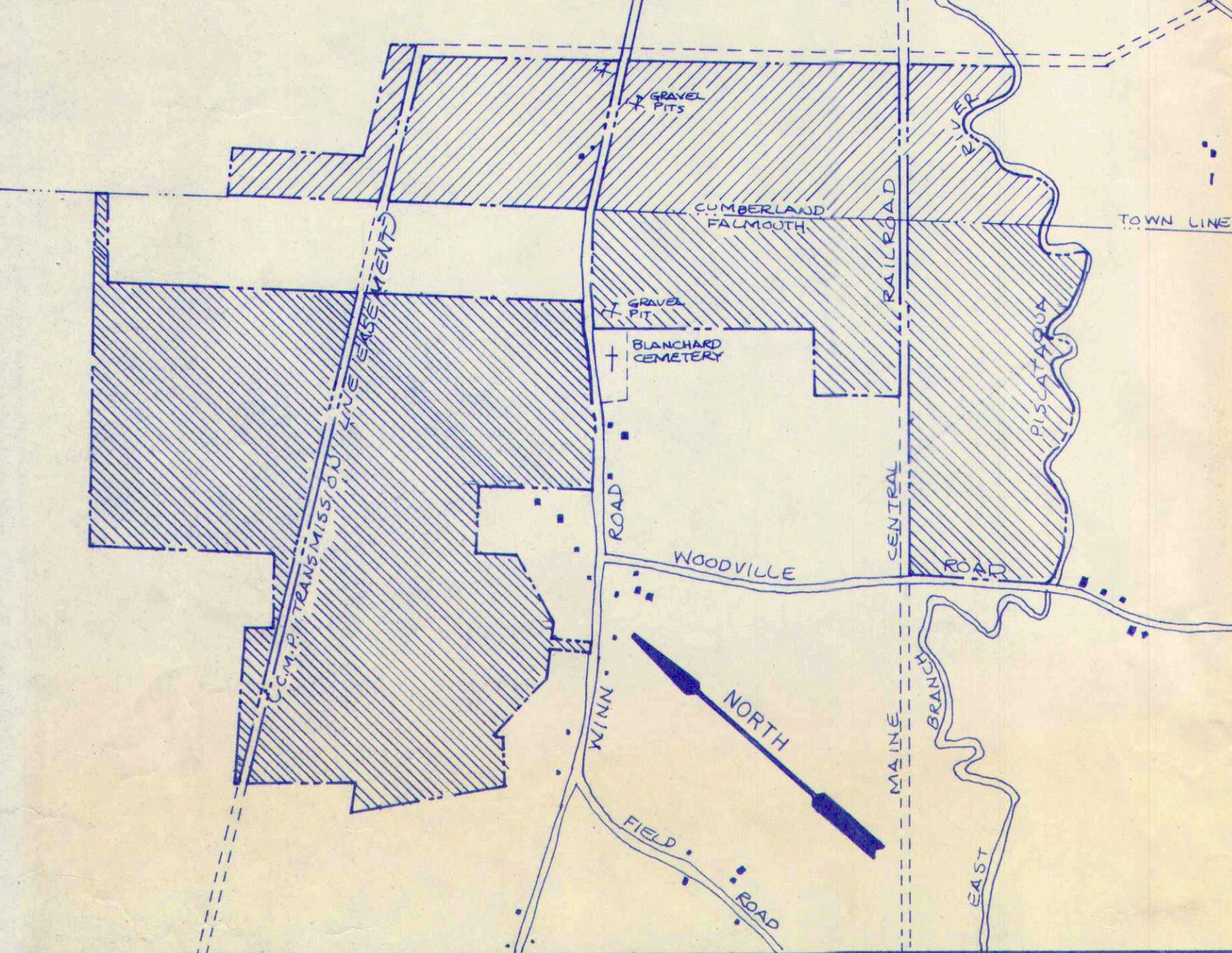
FALMOUTH COUNTRY CLUB

Falmouth / Cumberland, Maine

Dictar Associates · Developers
Land Use Consultants · Land Planners · Engineers · Surveyors
Cornish and Silva, Inc. · Golf Course Architects



Location Map
SCALE: 1" = 1000'

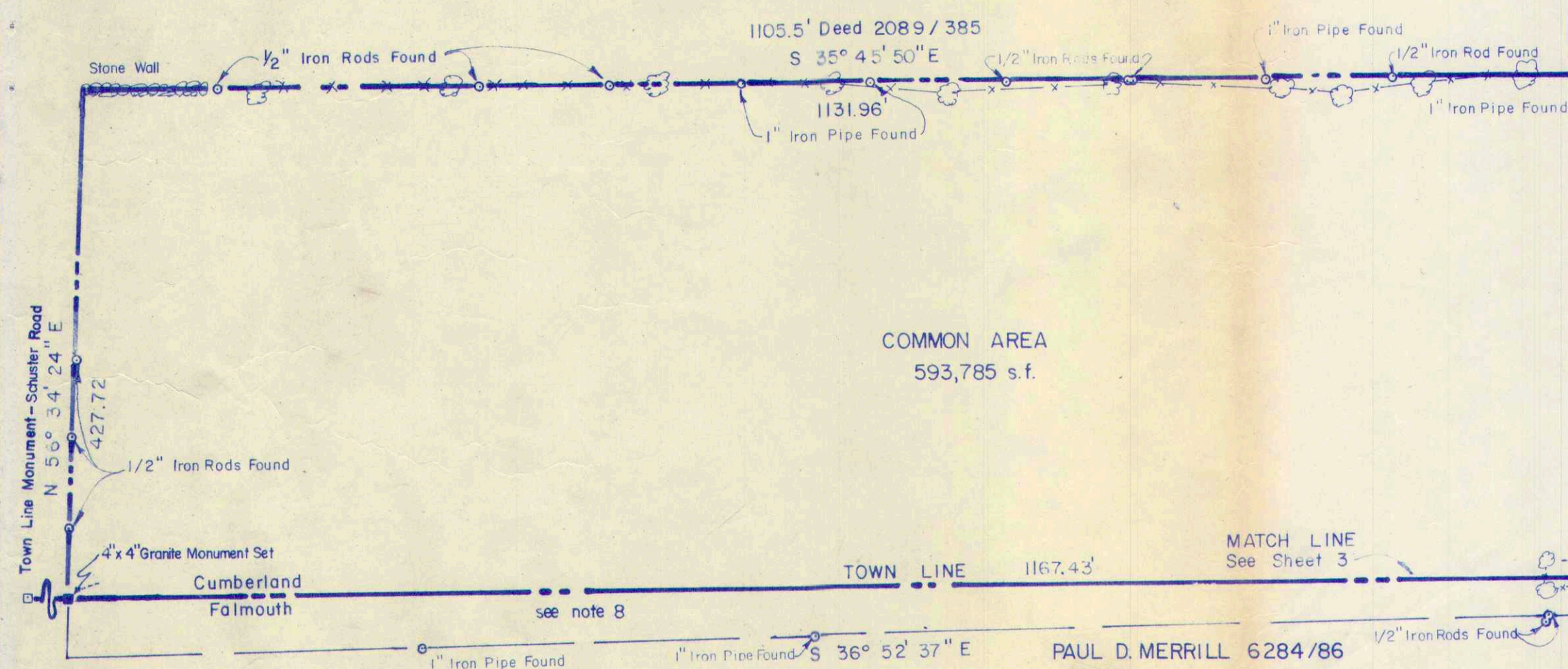


CURVE DATA

	△	R	T	L	CH
1	46° 13' 44"	485.00'	207.02'	391.32'	380.79'
2	41° 06' 25"	300.00'	112.49'	215.24'	210.65'
3	21° 22' 57"	150.00'	28.32'	55.98'	55.66'

Formerly
CHARLES E. MERRILL
2089/385

PAUL D. MERRILL
6284/86



GENERAL NOTES — CUMBERLAND

- Record owner of property is Edward B. Oulton & Frank E. Oulton, Jr. Recorded Cumberland County Registry of Deeds in book 3173 page 50.
- Project area is located in the Rural Residential (R.R.) Zoning District.
- Area Summaries:

Lot Area	32.58 AC.
Road R.O.W.	5.97 AC.
Maintenance Area	4.22 AC.
Retained by Oulton	3.51 AC.
Common Area	40.47 AC.
Total Area	86.75 AC.
- Road PC's and PT's shall be monumented with 4"x4" Granite Monuments w/aluminum disk as shown. All other road Right of Way points shall be monumented with 5/8" Iron Rebars w/cap.

- All lot corners shall be monumented with 5/8" Iron Rebars, except as shown.
- Bearings are based on observed magnetic bearing from the perimeter traverse, November 1985.
- Survey was conducted with a Lietz Electronic Tachymeter.
- Oulton & Merrill deeds as adjoining call for town line as common boundary. Dashed line indicates historic line of occupation.
- Lots 30, 31 and 32 shall have 4" perforated foundation drains w/check valves connected to storm drain from Muirfield Road.
- See Sheet 3 of 7 for General Notes — Falmouth.

PLANNING BOARD
TOWN OF CUMBERLAND

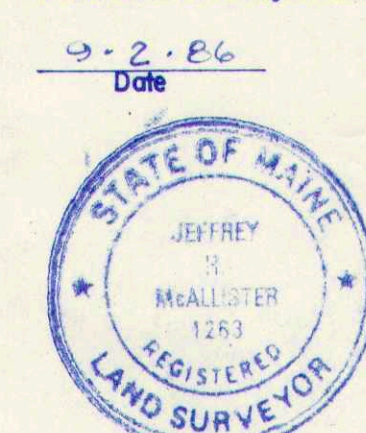
APPROVED _____ DATE _____

LEGEND

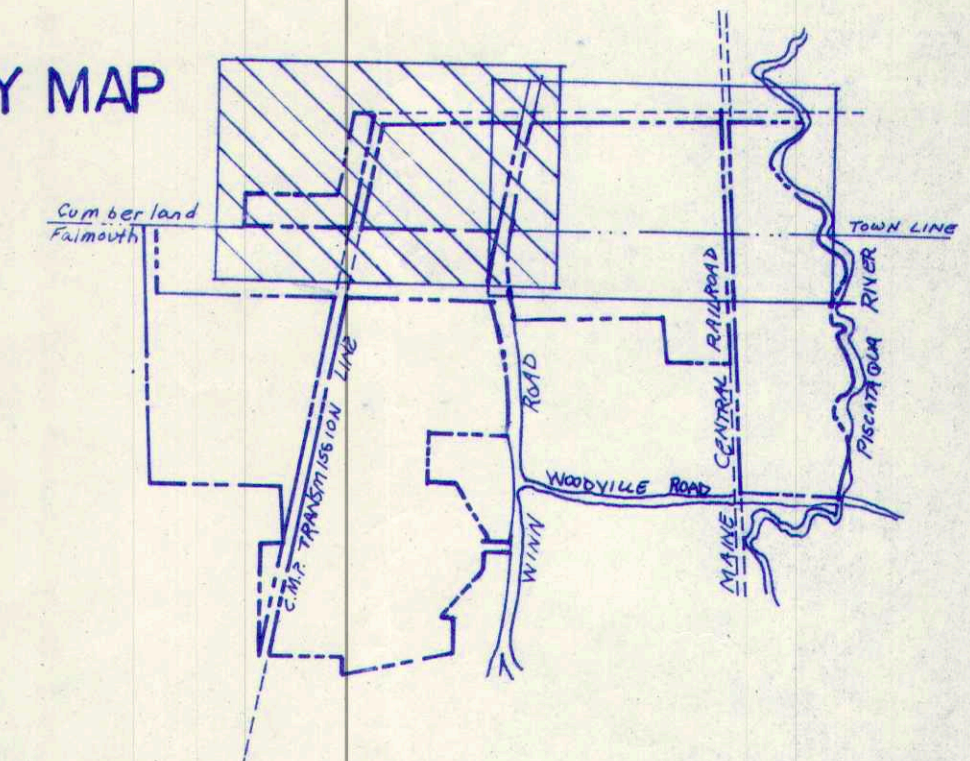
- Granite Monument Found (as noted)
- 4"x4" Granite Monument w/aluminum Disk Set
- Iron Pipe Found (as noted)
- Boundary Line
- Easement or Adjoining Boundary

SURVEYORS CERTIFICATION

I hereby certify to DICTAR ASSOCIATES, INC., that this plan depicts the results of a survey made November, 1985 thru April, 1986 and is correct according to the best of my knowledge, information and belief and that this survey and plan conforms to a category I condition III survey according to the Standards of the Maine Board of Registration for Land Surveyors.



KEY MAP

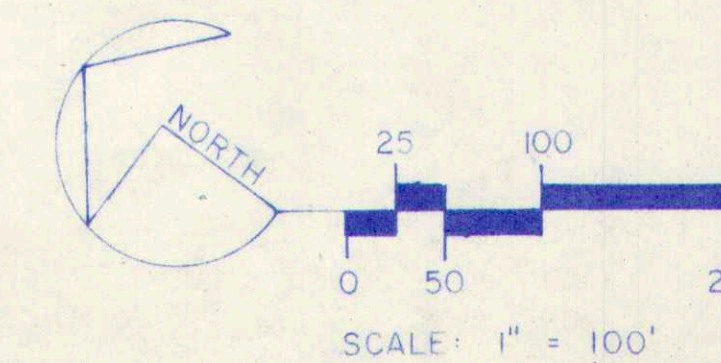


FALMOUTH

Winn Road

COUNTRY CLUB

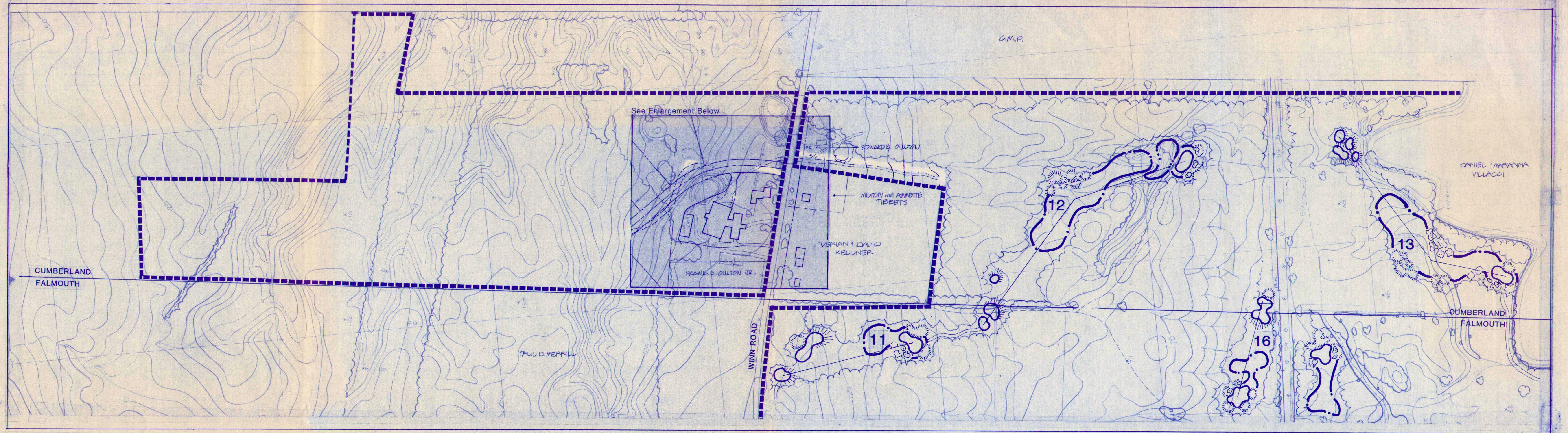
Falmouth / Cumberland, Maine



Job No. 1527
Date: Aug. 29, 1986
Drawn by: C.W. J. [Signature]
Checked by: [Signature]
Sheet 1 of 7

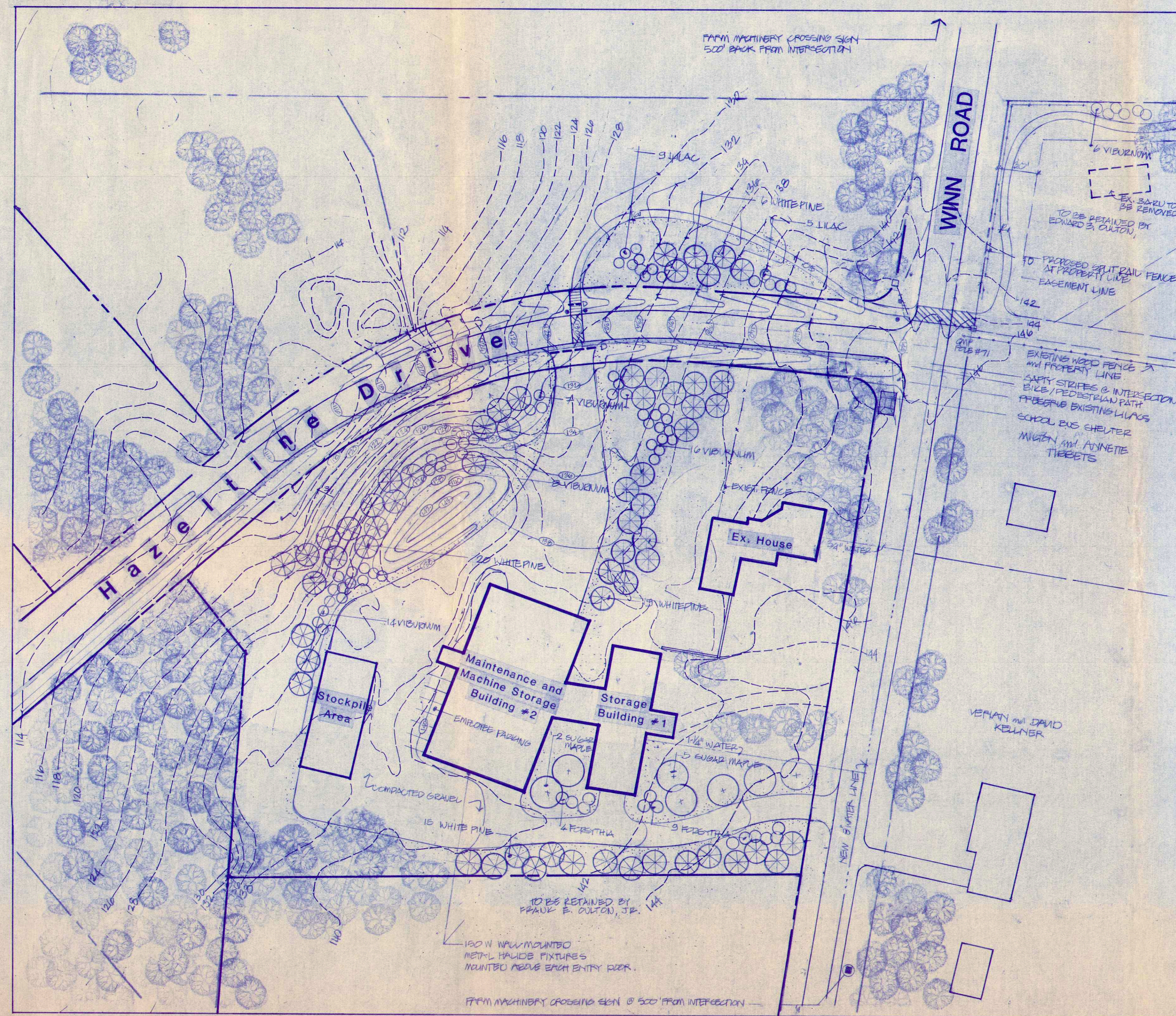
Dictar Associates
DEVELOPERS
P.O. Box 3572
Portland, Maine 04104

LAND USE CONSULTANTS
Land Planners - Engineers - Surveyors
17 Commercial Street, Portland, Maine 04101
207-772-6342



Location and Area Map 1" : 200'

Site Plan 1" : 50'

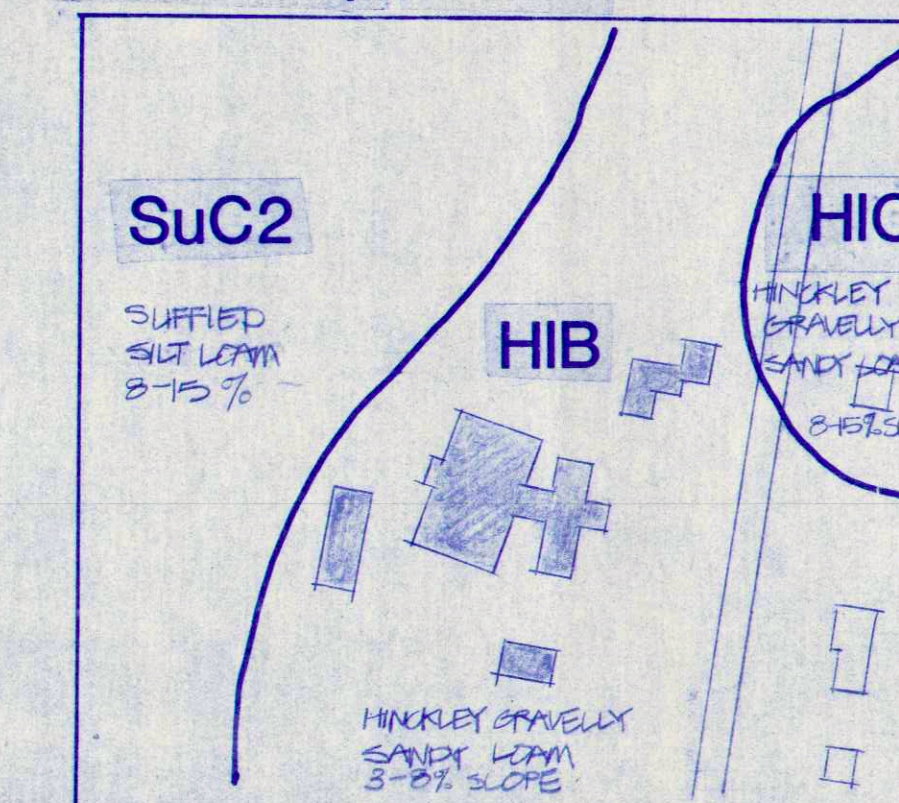


Site Data and General Notes

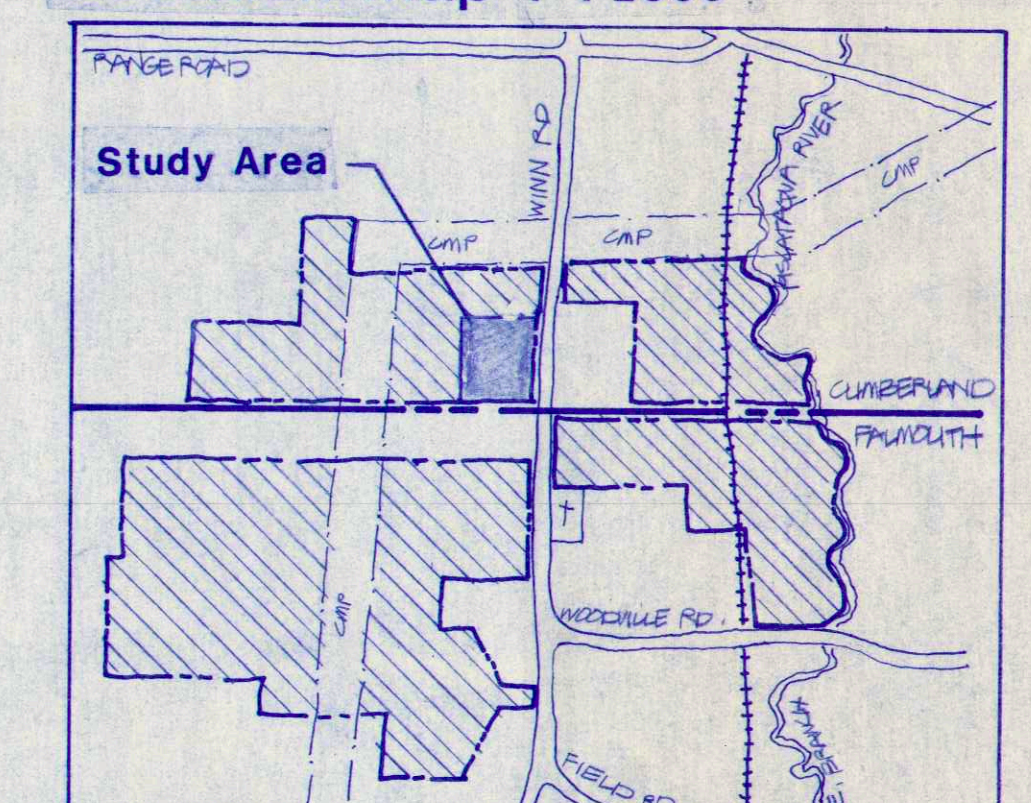
ZONE : RURAL RESIDENTIAL
PROJECT AREA : 22 ACRES ±
EXISTING USE : DAIRY FARM
PROPOSED USE : GOLF COURSE MAINTENANCE FACILITY

1. RECORD OWNERS : FRANK W. EDWARD OULTON
2. ALL PROPOSED USES ARE TO BE LOCATED IN EXISTING BUILDINGS ONLY. THE MATERIALS AND DIMENSIONS OF THE BUILDINGS WILL NOT BE ALTERED FROM WHAT IS EXISTING.

Soils Map 1" : 200'



Location Map 1" : 2500'



Scientific/Common Name	Quantity	Size	Remarks
ACER SPICATUM / SUGAR MAPLE	7	22-30' AL	BB
STYRACIS VULGARIS / COMMON LILAC	14	2-3' HT.	
ROSETHIA SPINOSA / SPINOSA	10	2-3' HT.	
PINUS STROBUS / WHITE PINE	40	8-10' HT.	BB
VIBURNUM CARLESI / WINTERBERRY	27	3-4' HT.	

SEED MIXTURES TO CONFORM TO STATE OF MAINE D.O.T. SPECIFICATIONS PER 'PARK MIXTURE' IN THE FOLLOWING PROPORTIONED PERCENT :
CREEPING PEO PESCUE 50%, KENTUCKY BLUEGRASS 30%, ANNUAL RYE 20%
ALL TREES WILL STAY PLANTING BEDS TO RECEIVE 3" SHREDDED FINE BARK MULCH.

EXISTING TREE
 PROPOSED SHADE TREE
 PROPOSED EVERGREEN
 ORNAMENTAL SHRUBS

Plant List

Town of Cumberland Planning Board

Approved _____ Date _____

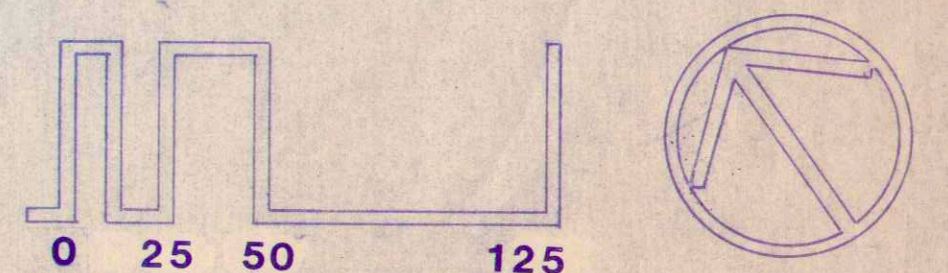
DATE : SEPT. 30, 1980

REVISIONS : SURVEYOR ROAD LOTS EXISTING GRAVELLY UTILITY AREA PLANTING

FALMOUTH COUNTRY CLUB

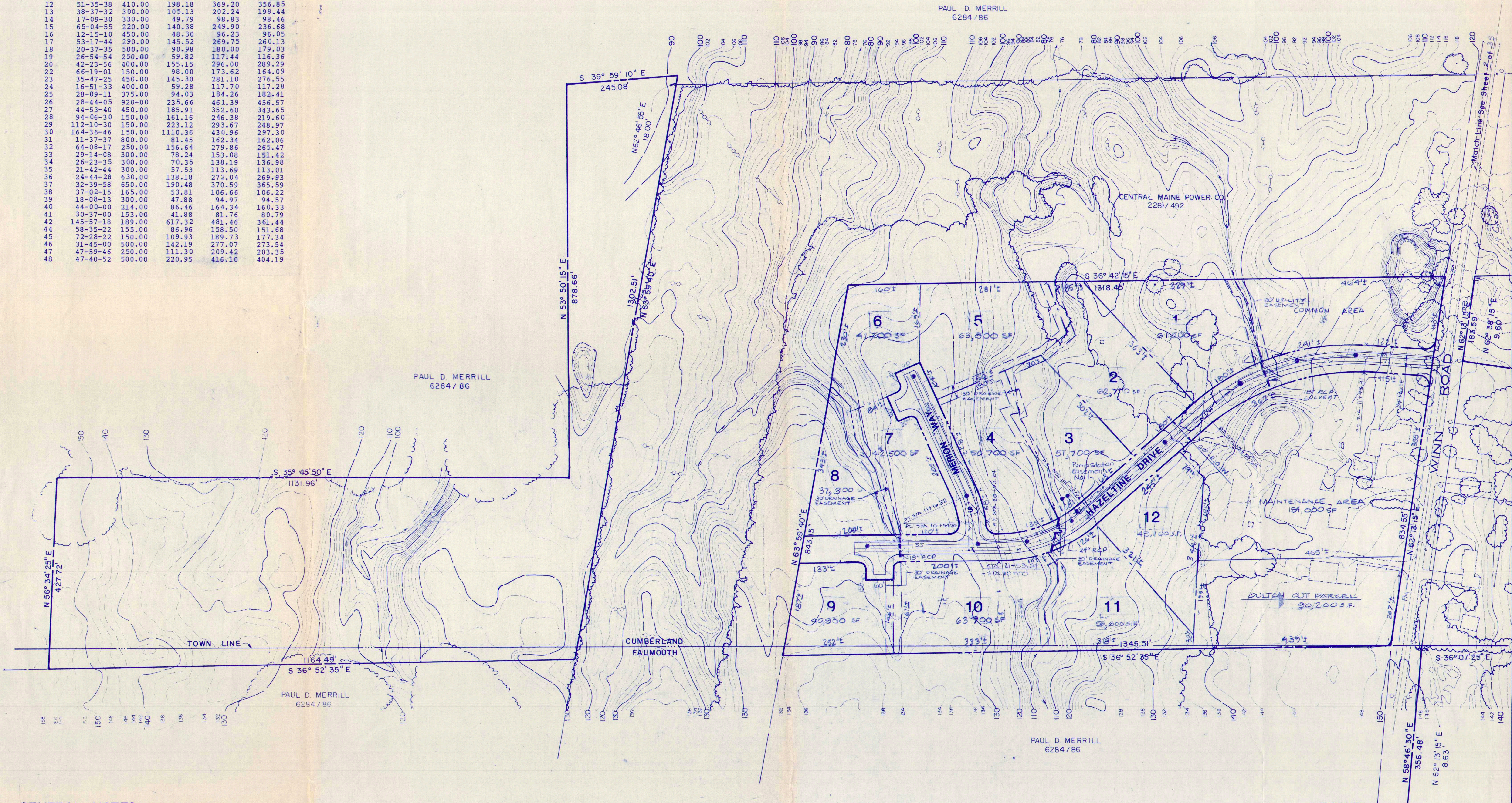
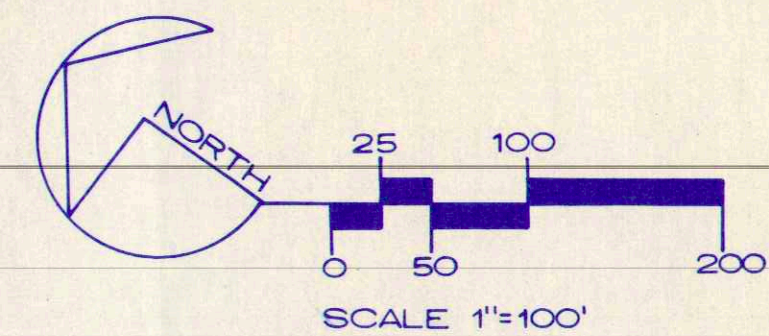
Falmouth / Cumberland, Maine

Dictar Associates · Developers
Falmouth, ME
Land Use Consultants · Land Planners · Engineers · Surveyors
Portland, ME
Cornish and Silva, Inc. · Golf Course Architects
Amherst, MA



Curve Data

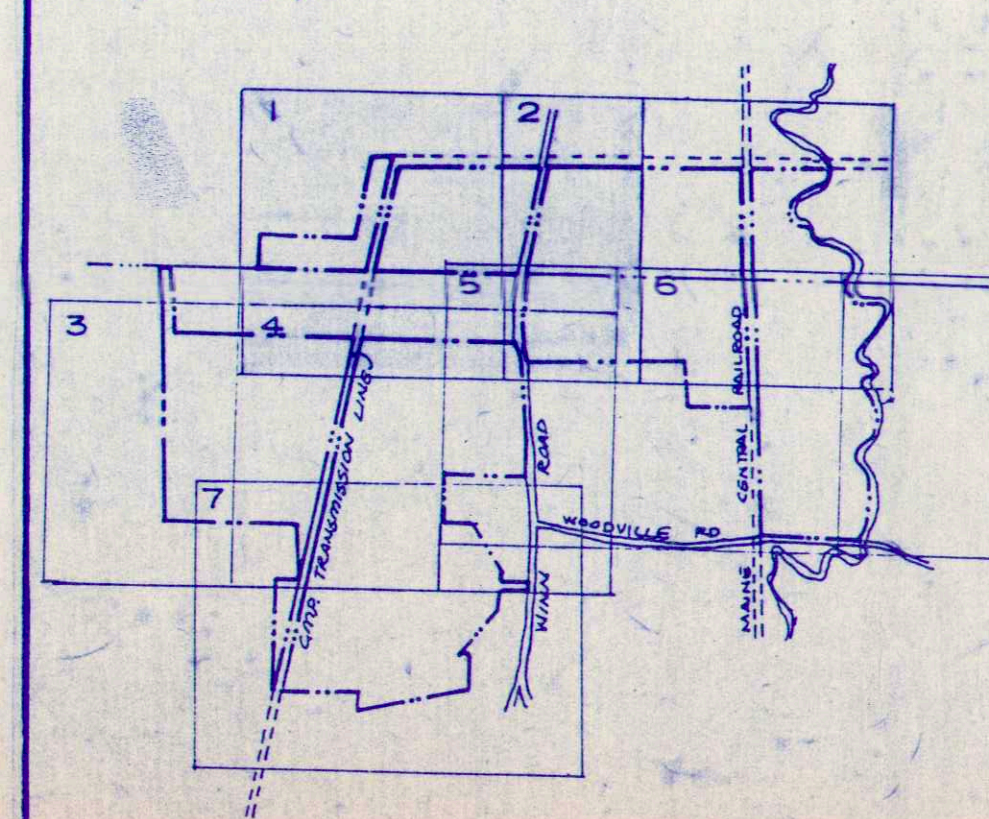
Curve No.	Δ	R	T	L	CH
1	46-13-44	485.00	207.02	391.32	380.79
2	41-06-25	300.00	112.49	215.24	210.65
3	21-22-57	150.00	28.32	55.98	55.66
4	26-17-48	400.00	93.44	183.59	181.98
5	25-17-09	600.00	134.59	264.79	262.65
6	43-17-18	600.00	246.03	468.43	457.36
7	39-33-06	400.00	143.82	276.12	270.67
8	69-15-42	150.00	103.60	181.33	170.49
9	15-53-01	610.00	85.10	169.11	168.56
10	51-08-12	235.00	112.43	209.74	202.85
11	23-51-27	875.00	184.85	364.34	361.72
12	51-35-38	410.00	198.18	369.20	356.85
13	38-37-32	300.00	105.13	202.24	198.44
14	17-09-30	330.00	49.79	98.83	98.46
15	65-04-55	220.00	140.38	249.90	236.68
16	12-15-10	450.00	48.30	96.23	96.05
17	53-17-44	290.00	145.52	269.75	260.13
18	20-37-35	500.00	90.98	180.00	179.03
19	26-54-54	250.00	59.82	117.44	116.36
20	42-23-56	400.00	155.15	296.00	289.29
21	66-19-01	150.00	98.00	173.62	164.09
22	35-47-25	450.00	145.30	281.10	276.55
23	16-51-33	400.00	59.28	117.70	117.28
24	28-09-11	375.00	94.03	184.26	182.41
25	28-44-05	920.00	235.66	461.39	456.57
26	44-53-40	450.00	185.91	352.60	343.65
27	94-06-30	150.00	161.16	246.38	219.60
28	112-10-30	150.00	223.12	293.67	248.97
29	164-36-46	150.00	1110.36	430.96	297.30
30	11-37-37	800.00	81.45	162.34	162.06
31	64-08-17	250.00	156.64	279.86	265.47
32	29-14-08	300.00	78.24	153.08	151.42
33	26-23-35	300.00	70.35	138.19	136.98
34	21-42-44	300.00	57.53	113.69	113.01
35	24-44-28	630.00	138.18	272.04	269.93
36	32-39-58	650.00	190.48	370.59	365.59
37	37-02-15	165.00	53.81	106.66	106.22
38	18-08-13	300.00	47.88	94.97	94.57
39	44-00-00	214.00	86.46	164.34	160.33
40	30-37-00	153.00	41.88	81.76	80.79
41	145-57-18	189.00	617.32	481.46	361.44
42	58-35-22	155.00	86.96	158.50	151.68
43	72-28-22	150.00	109.93	189.73	177.34
44	31-45-00	500.00	142.19	277.07	273.54
45	47-59-46	250.00	111.30	209.42	203.35
46	47-40-52	500.00	220.95	416.10	404.19



GENERAL NOTES:

1. ROADS AND LOT LAYOUT ON "FINAL GOLF COURSE PLANS" FOR ILLUSTRATIVE/INFORMATIONAL PURPOSES ONLY.
2. ALL LAND AREAS NOT DESIGNATED FOR LOTS, ROAD RIGHT-OF-WAY AND CLUBHOUSE ARE TO BE OWNED BY FALMOUTH ON-THE-GREEN HOME-OWNERS ASSOCIATION FOR GOLF COURSE AND/OR OPEN SPACE USE.

Key Map



LEGEND

	EXISTING VEGETATION
	PROPERTY LINE
	EASEMENT LINE
	STREAM
	SANITARY SEWER
	FORCE MAIN
	WATER LINE
	ELECTRIC TELEPHONE & T.V.
	POWER POLE
	EXISTING STRUCTURE
	CART PATH
	GOLF COURSE TEES
	GOLF COURSE GREENS
	CURVE NUMBER
	EXISTING CONTOUR
	PROPOSED CONTOURS
	SPOT GRADE
	100 YR. FLOOD LIMIT

LAND USE
CONSULTANTS
ENGINEERS LAND PLANNERS,
SURVEYORS
Portland, Maine

CORNISH and SILVA Inc.
GOLF COURSE ARCHITECTS
Amherst, Massachusetts

STEPHEN BLATT
ARCHITECTS
ARCHITECT
Portland, Maine

SEVEE and MAHER
ENGINEERS
GEOHYDROLOGICAL CONSULTANTS
Cumberland, Maine

E.C. JORDAN
ENVIRONMENTAL ENGINEERS
Portland, Maine

FALMOUTH COUNTRY CLUB

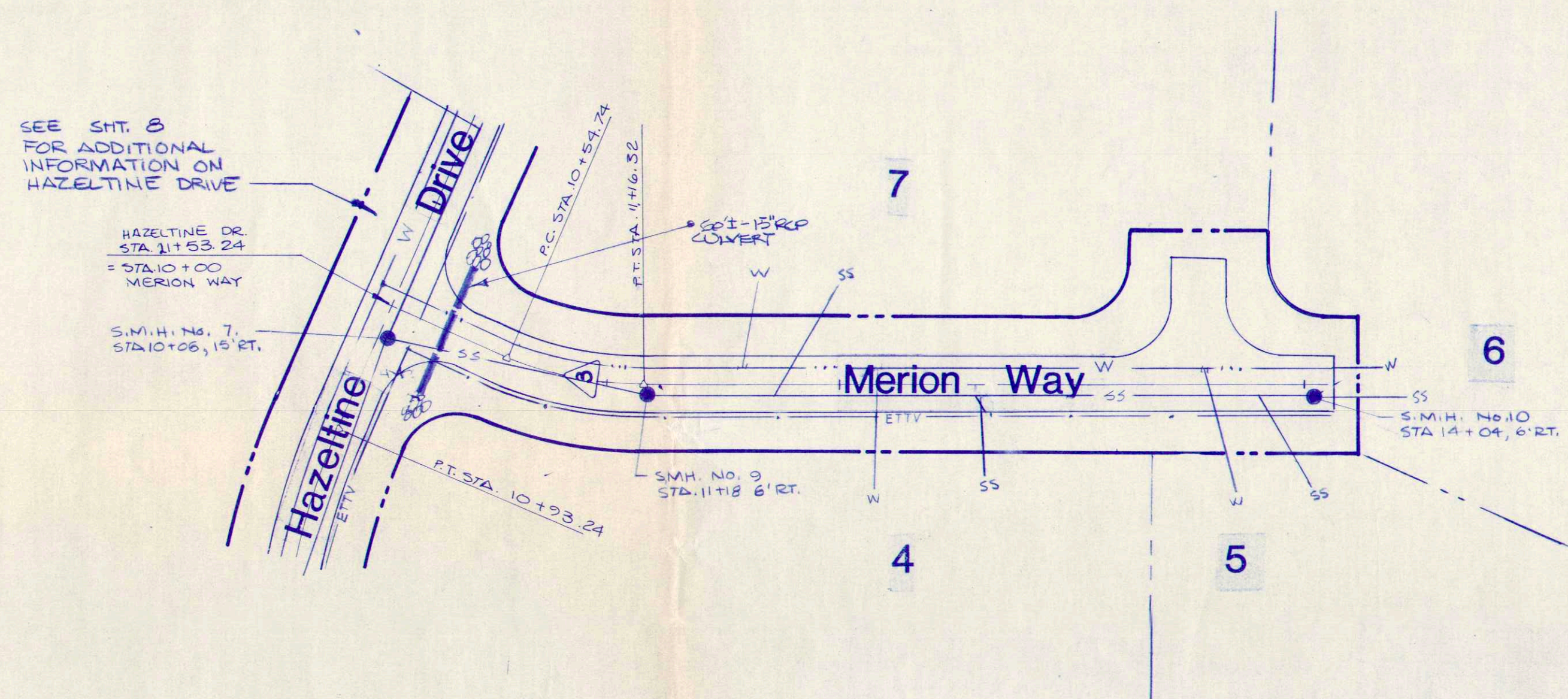
Winn Road Falmouth / Cumberland, Maine
DEVELOPERS
Falmouth, Maine

OCT 2, 1986	REVISE DRAINAGE EASEMENTS ADD PUMP STA. ELEM. IT.
JULY 31, 1986	ADD GENERAL NOTES.
MAY 8, 1986	REV. DULTON CUT PARCEL AND ADJ. OF LOTS 11 AND 12.
DATE	REVISIONS
DATE JULY 22, 1986	JOB NO: 1527
DRN/CAF	CHKD
SCALE: 1" = 100'	SHEET 1

Final Golf Course Plan

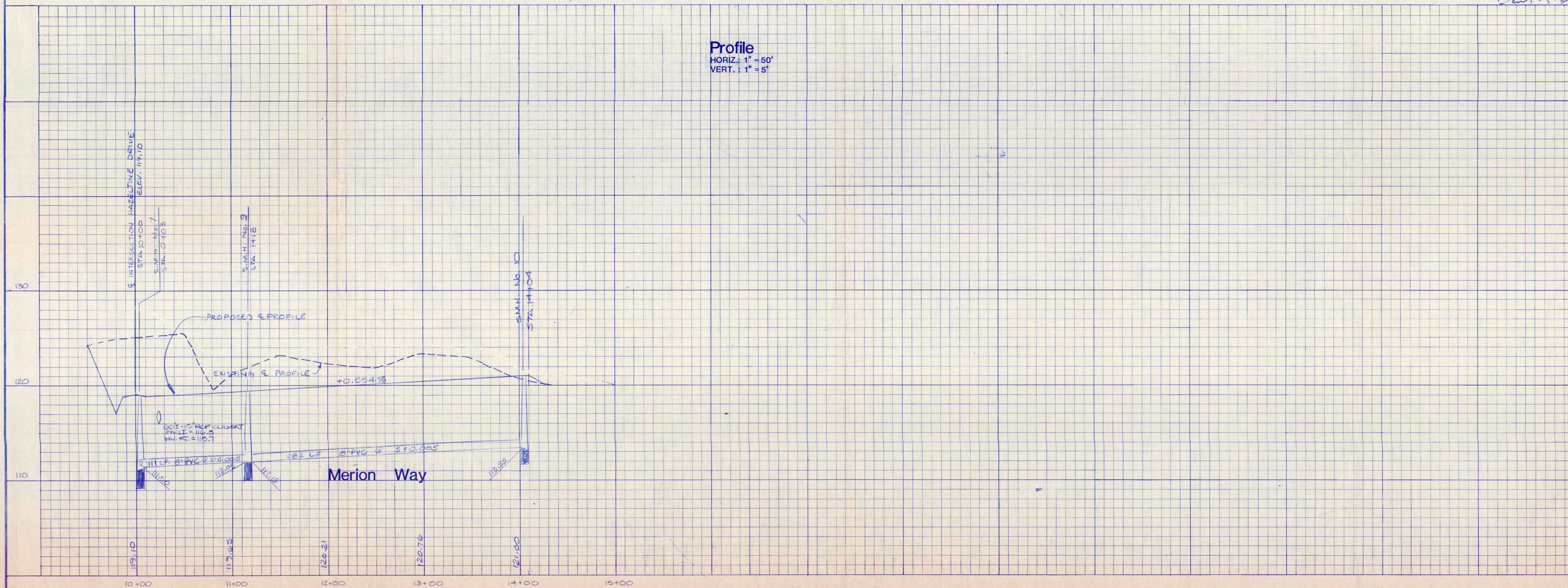
Hazeltine Drive
&
Merion Way

CURVE DATA						
CURVE No.	Δ	R	T	L	CH	
3	23° 31' 19"	150.00'	31.23'	61.58'	61.15'	



Plan
1" = 50'

Profile
HORIZ. 1" = 50'
VERT. 1" = 5'



- GENERAL NOTES:
1. All work shall be in conformance with Town of Cumberland and other utility companies standards.
 2. Contractor shall verify locations of existing utilities with appropriate utility companies prior to start of construction.
 3. Contractor shall secure all necessary permits for work shown on these plans.
 4. All work shall comply with all local, State and Federal safety regulations.
 5. Contractor shall coordinate work with respective utility companies in a timely fashion.
 6. Service leads shall be installed for each lot as shown on plan or directed by owner in the field. Locations shall be well marked for future reference.
 7. The contractor shall be solely responsible for all means, methods and techniques employed to perform the work shown on these plans.

LAND USE
CONSULTANTS
ENGINEERS LAND PLANNERS
SURVEYORS
Portland, Maine

CORNISH and SILVA Inc.
GOLF COURSE ARCHITECTS
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Cumberland, Maine

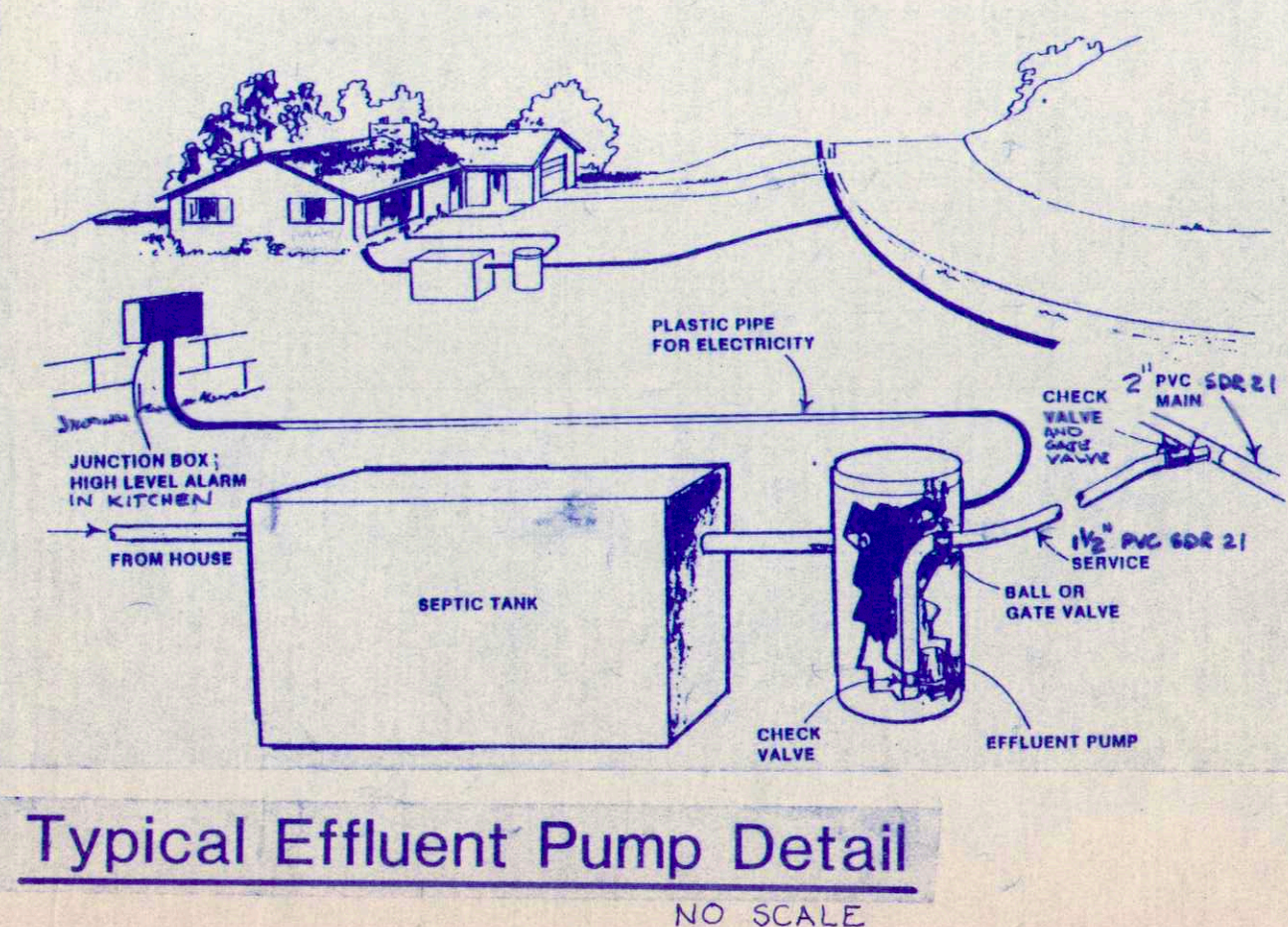
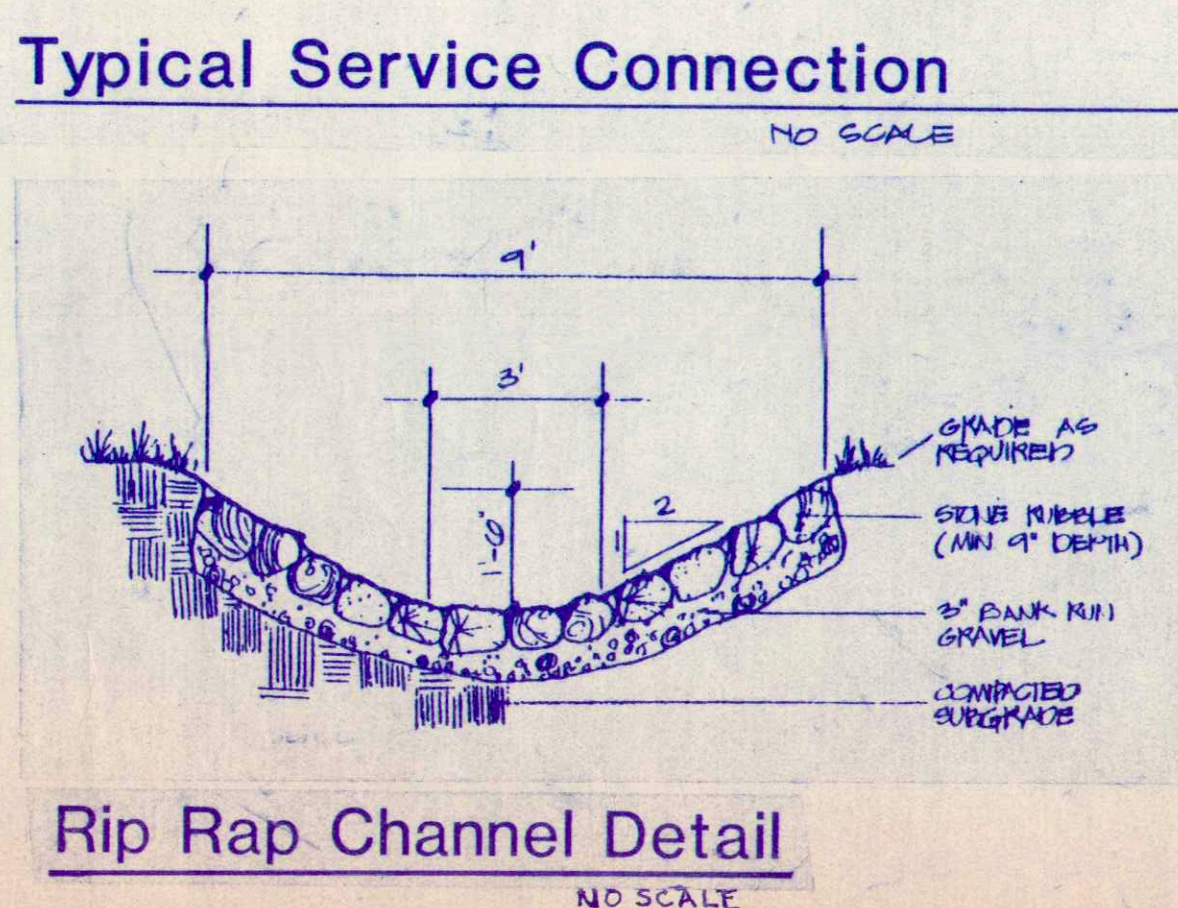
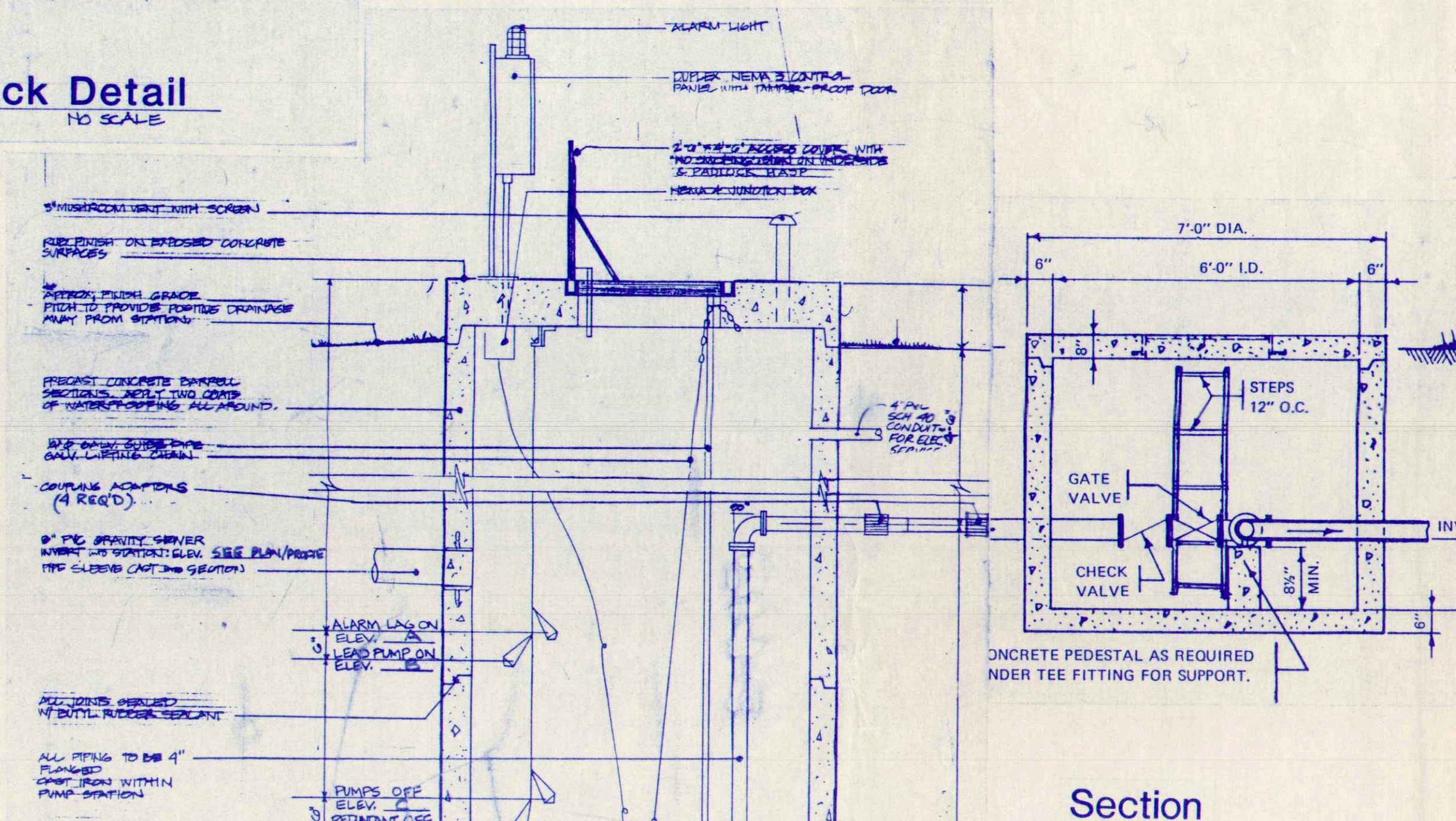
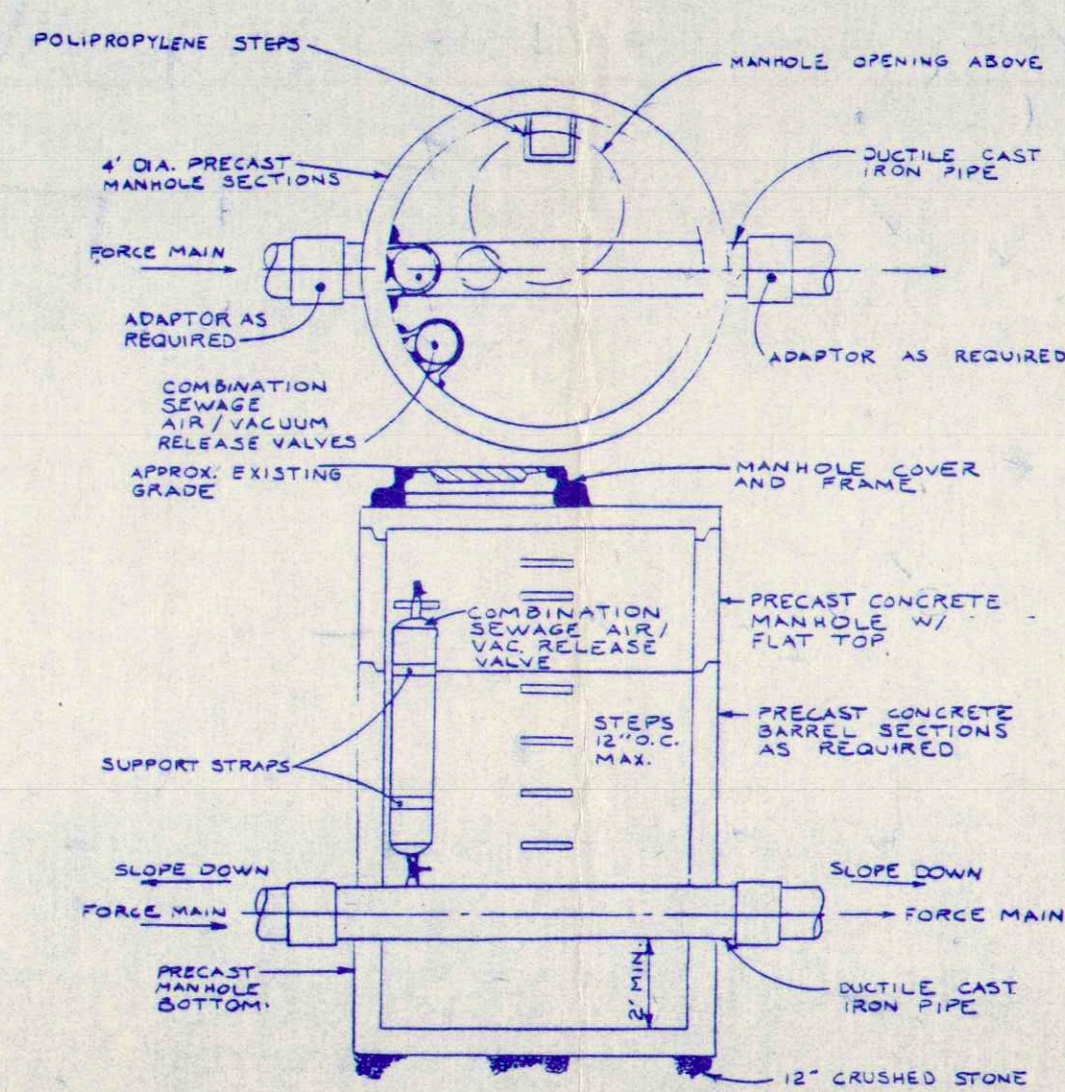
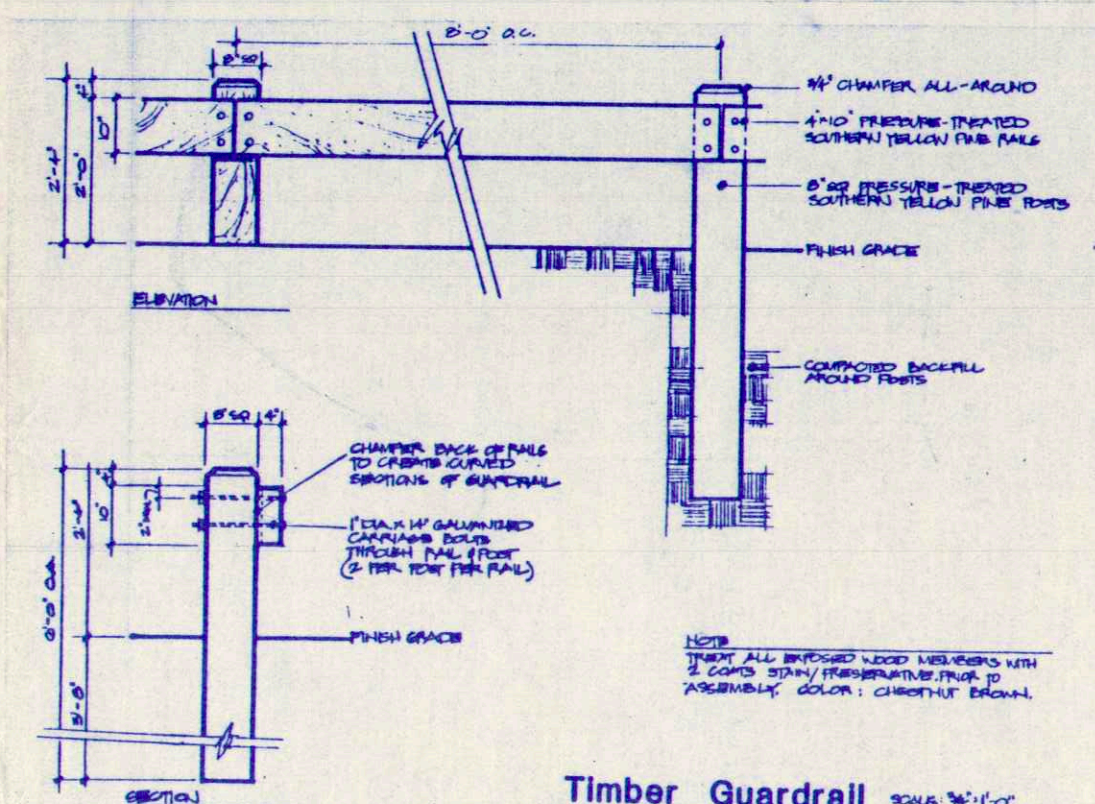
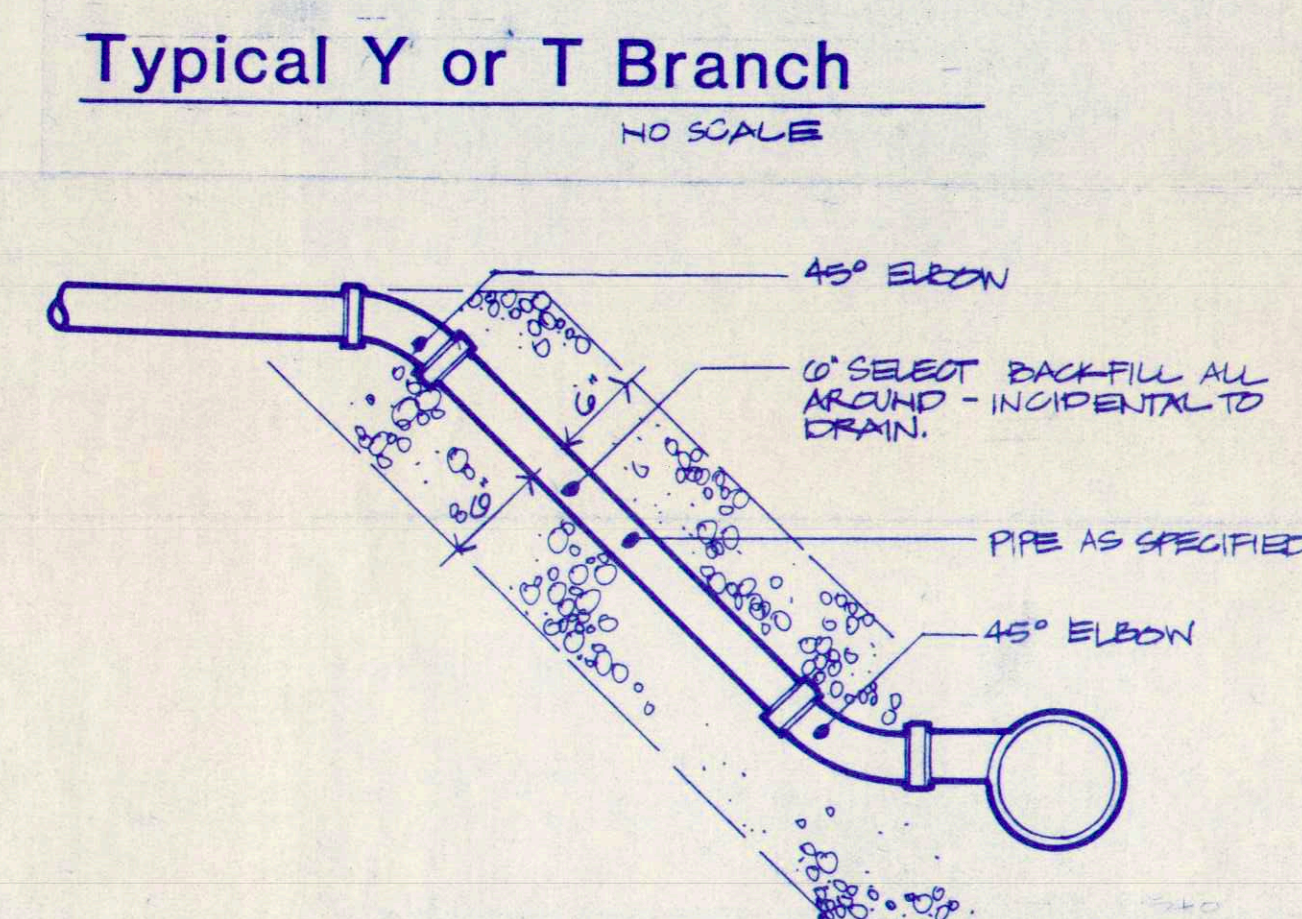
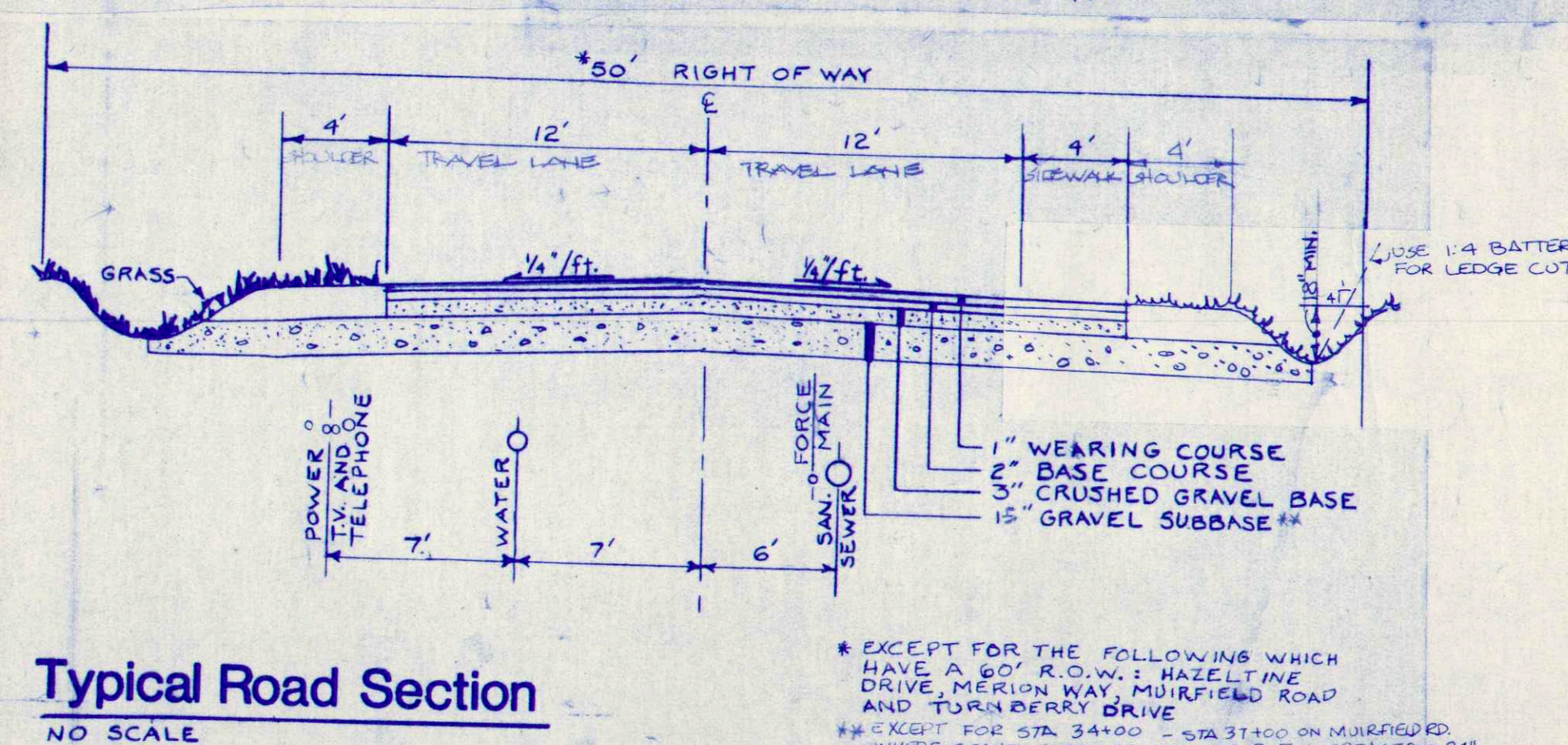
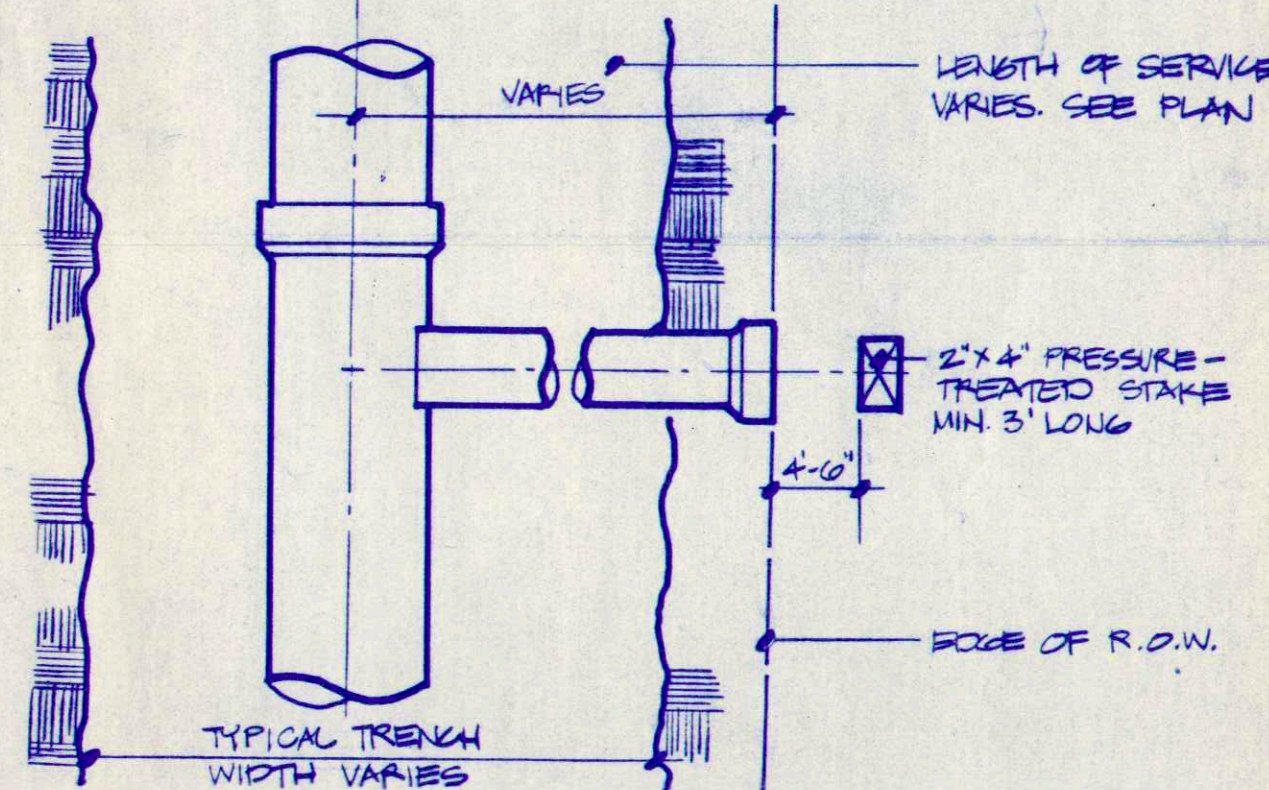
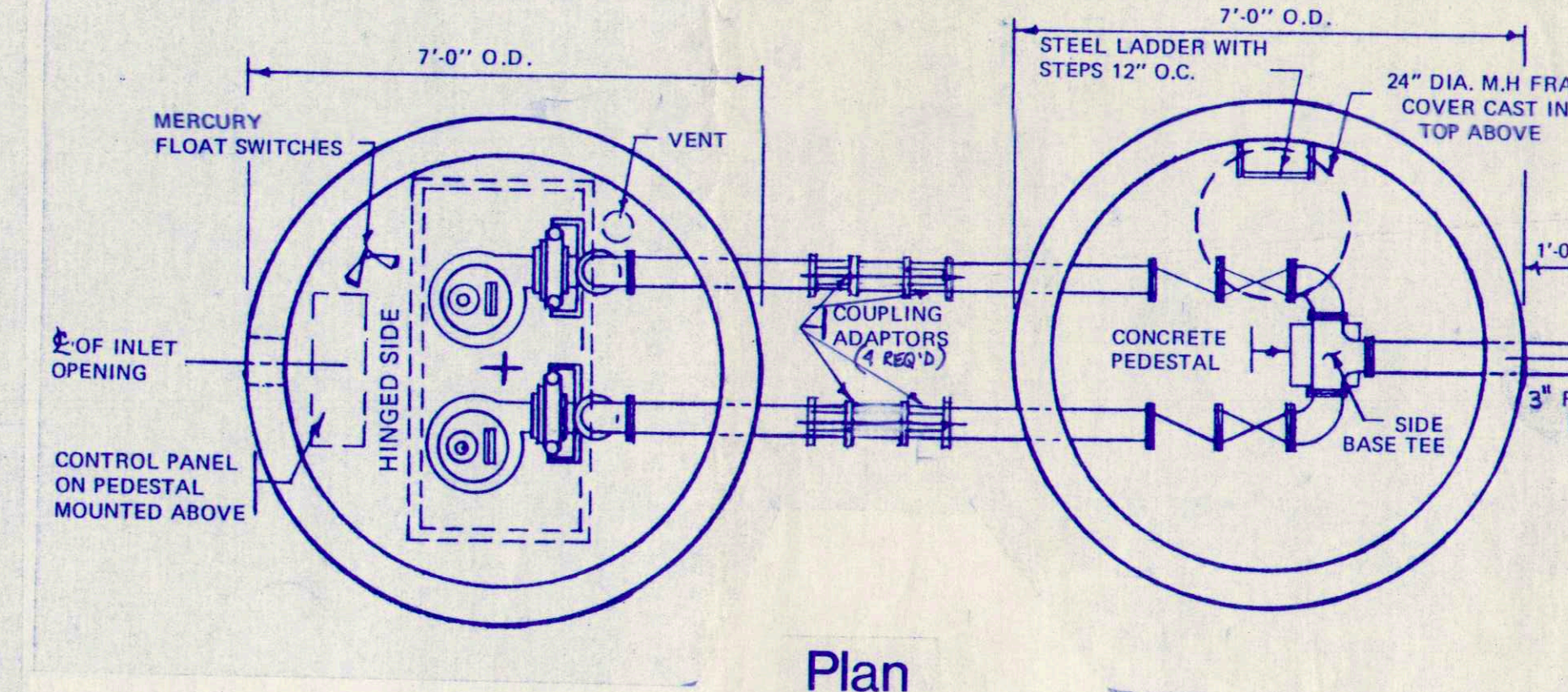
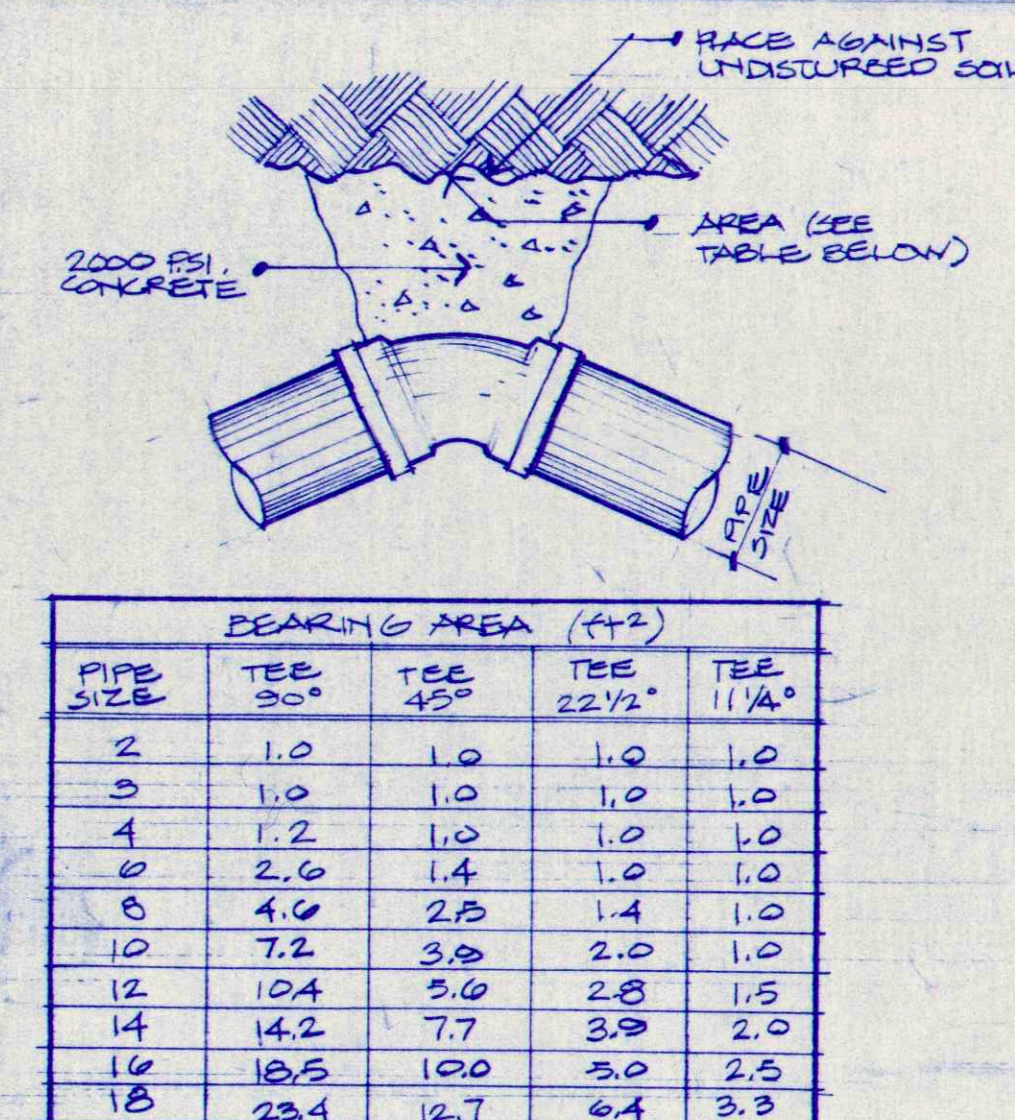
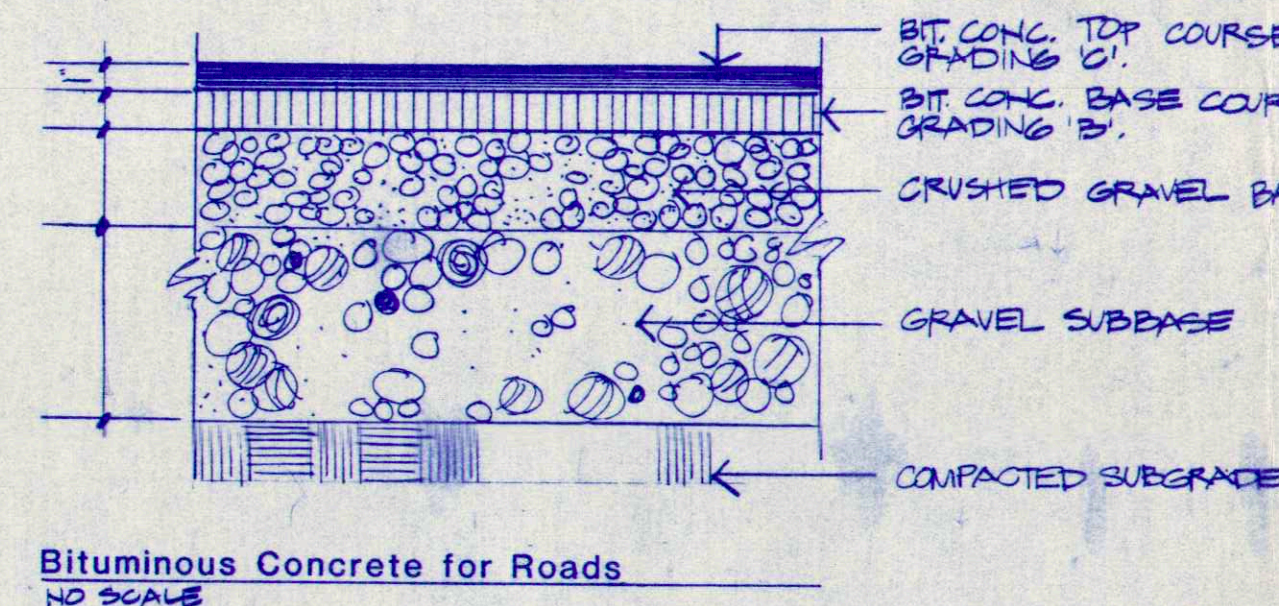
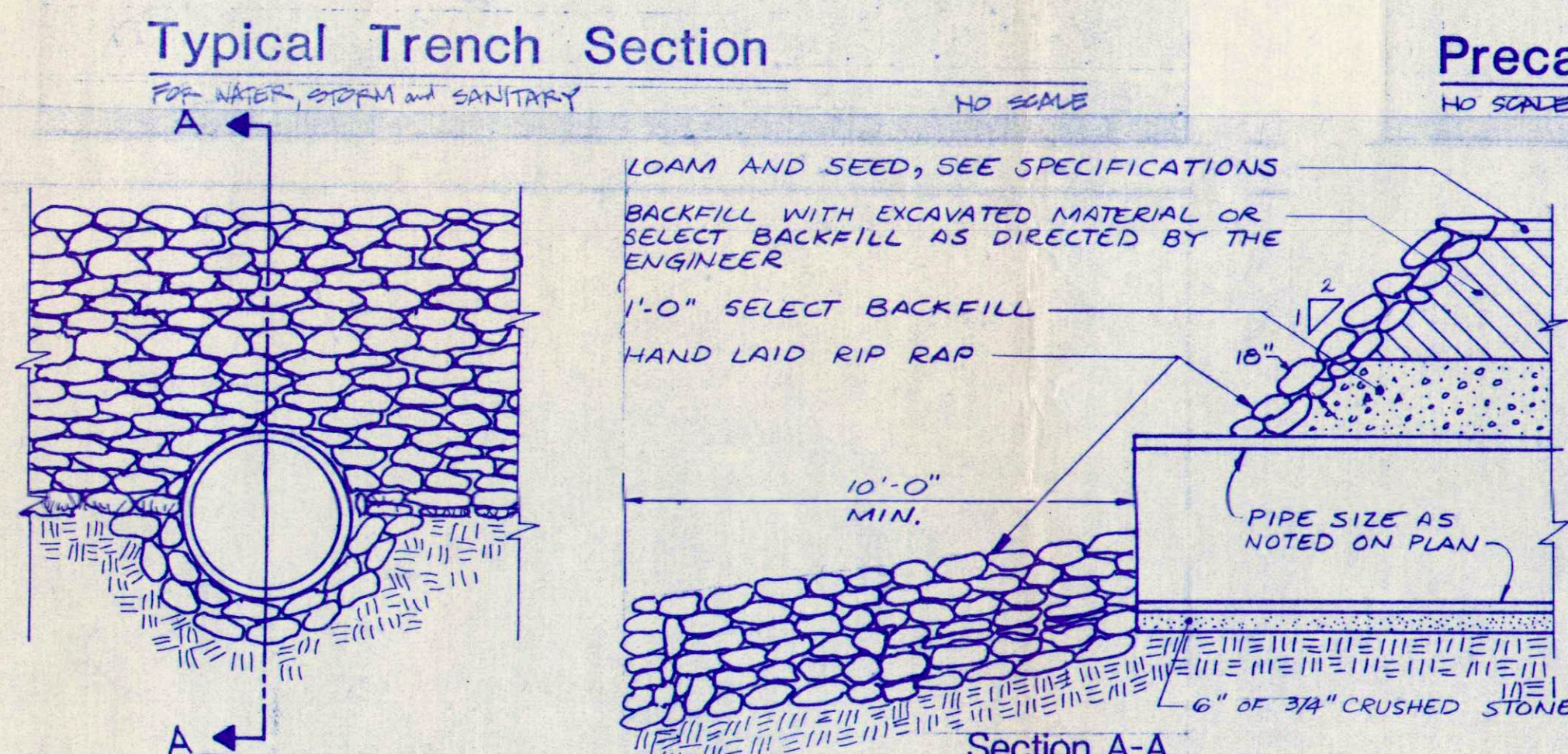
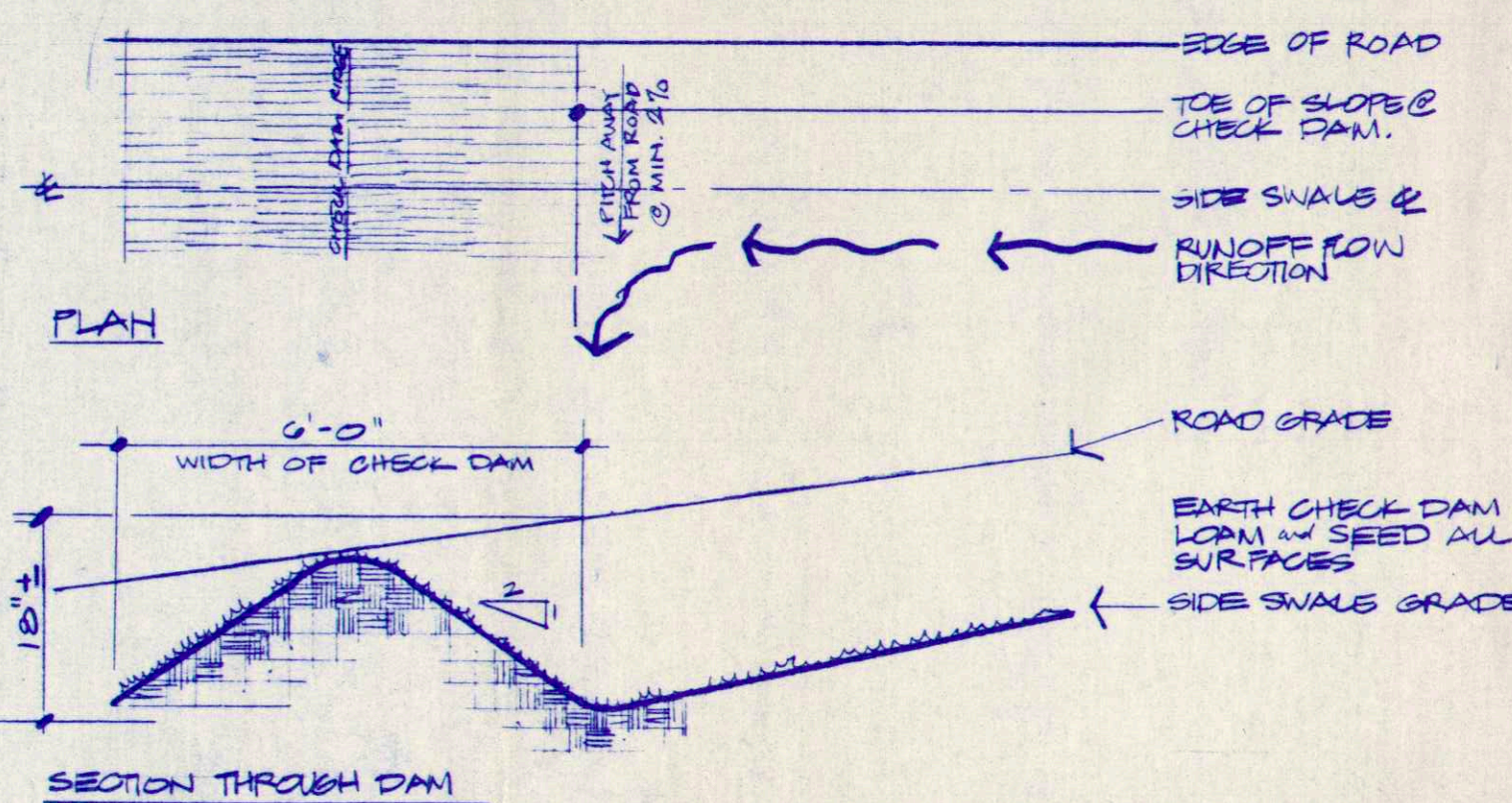
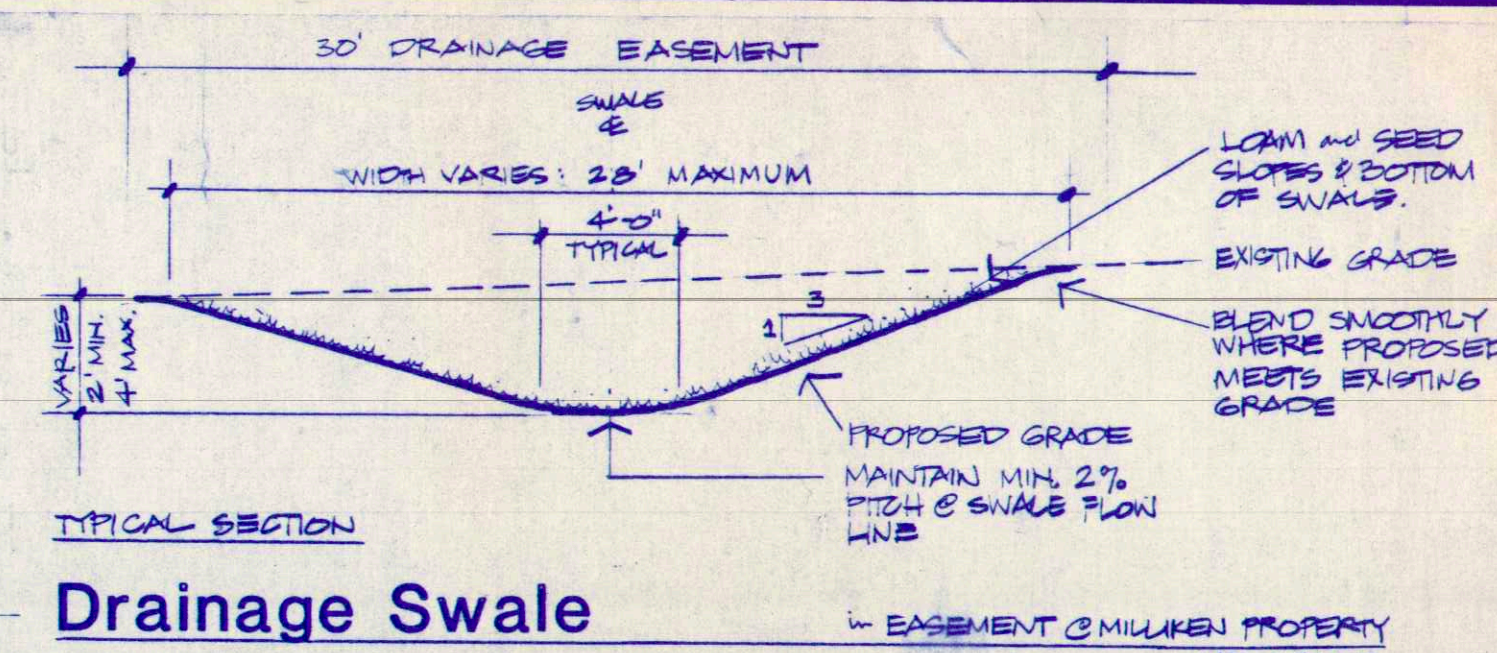
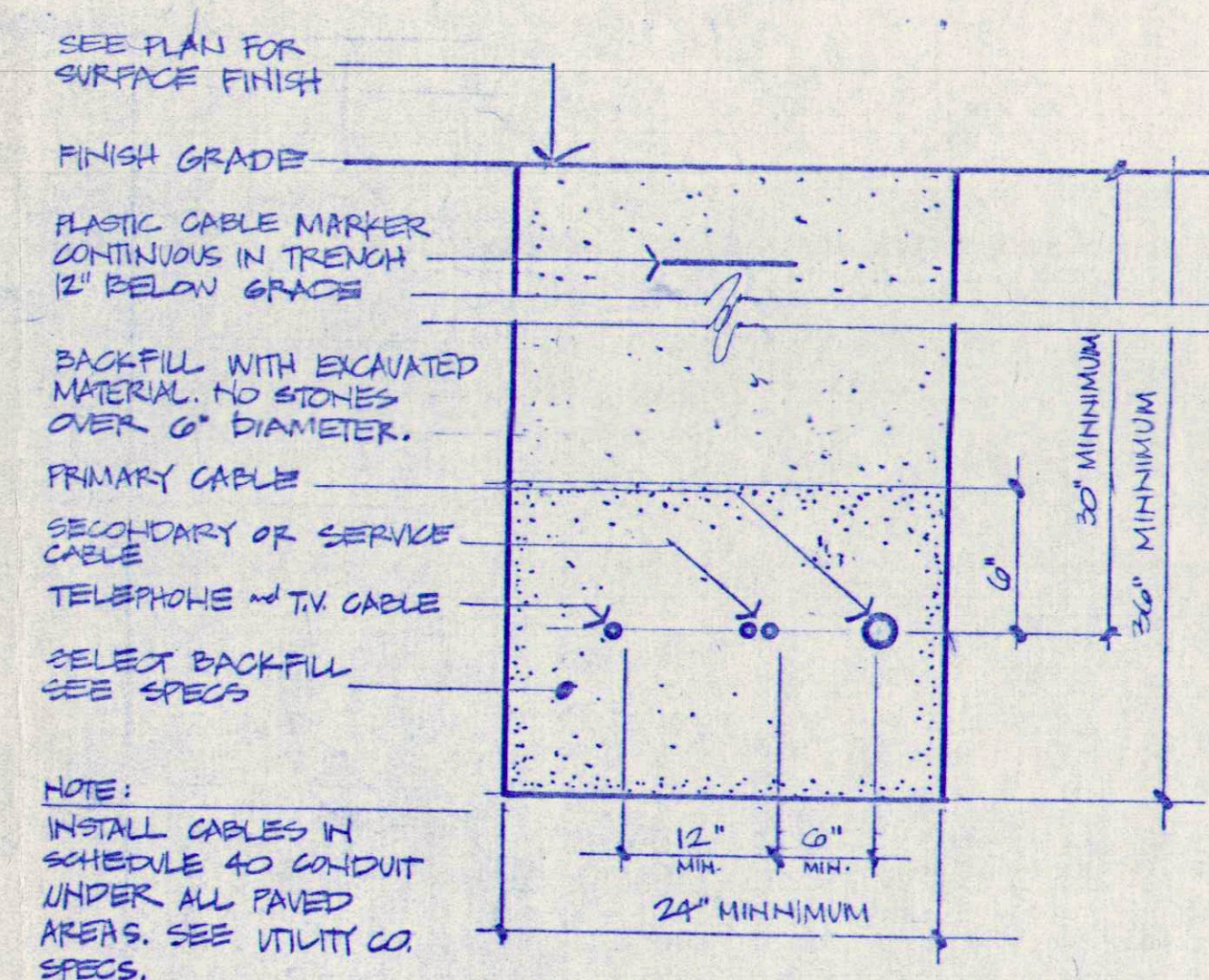
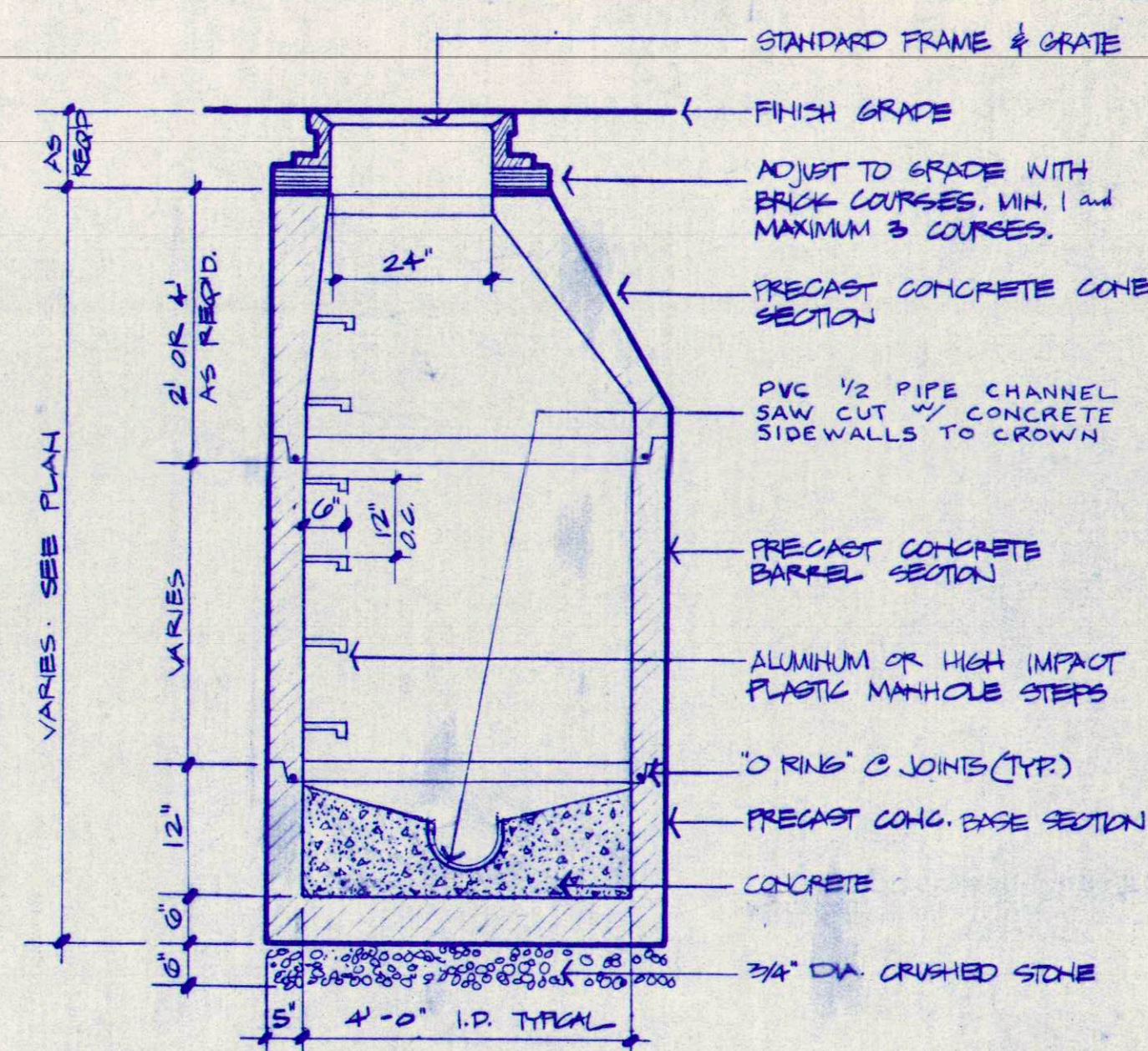
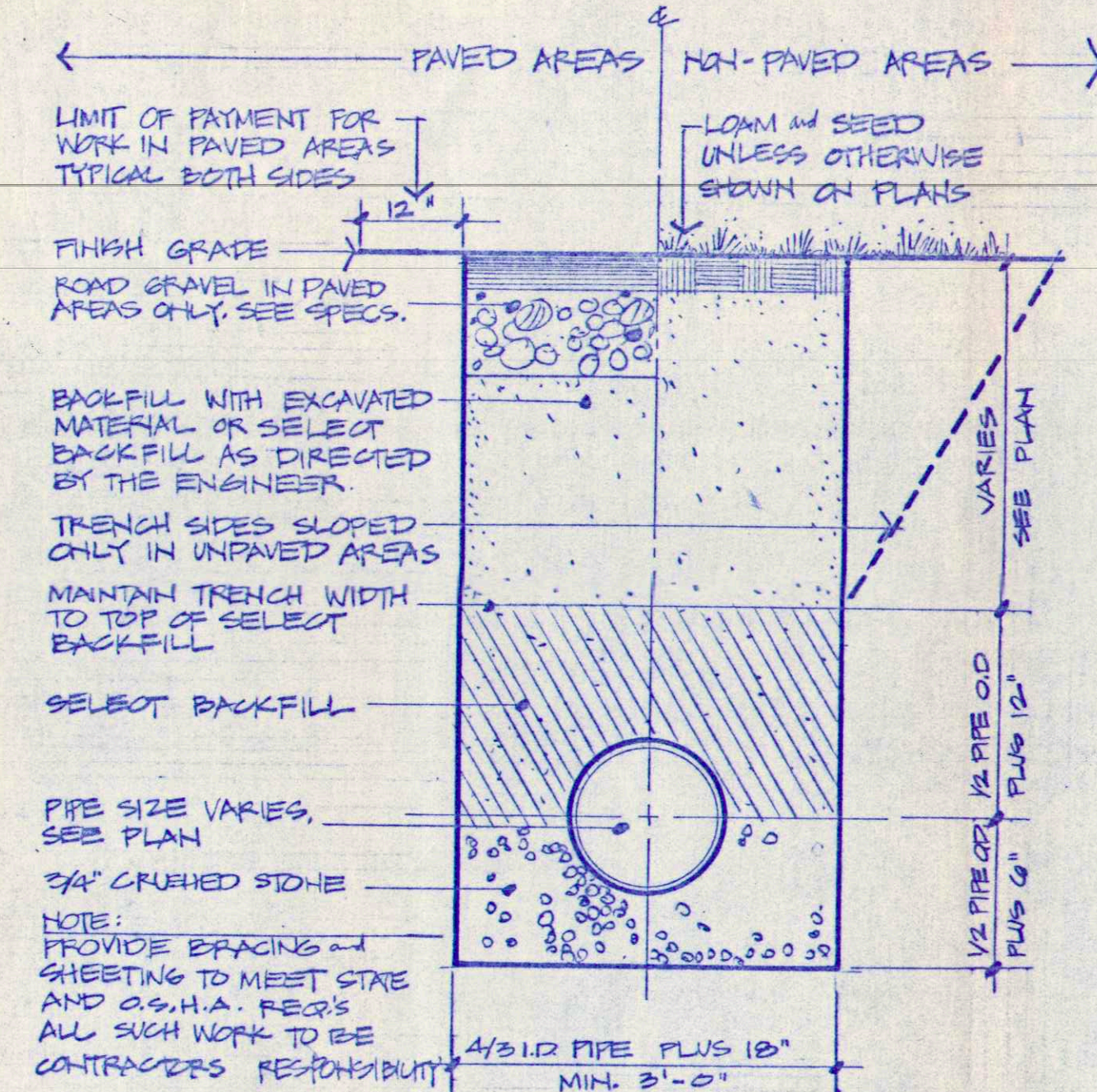
E.C. JORDAN
ENVIRONMENTAL ENGINEERS
Portland, Maine

FALMOUTH
COUNTRY CLUB
Winn Road Falmouth / Cumberland, Maine
DEVELOPERS
DICTAR ASSOCIATES
Falmouth, Maine

SEPT. 19, 1986	ADDED WATER LEAD TO LOTS AND LARGED SANITARY SEWAGE CONVEYANCE
SEPT. 15, 1986	ADD HYDRANT AND CONVEYER @ INTERSECTION
DATE:	REVISIONS:
DATE: 3/2/86	JOB NO: 1527
DRN: CWF	CHK: DK
SCALE: As Shown	FIELD BK: 171
	SHEET 9

Final
Road Plan / Profile

Merion Way
STA. 10+00 - STA. 15+00



PUMP STATION SCHEDULE												
Peabody Barnes		Force Main	Elevations					HP	Phase	Volts	Notes	
Pump	Sta. No.		A	B	C	D	E					
1.	Step 102	25"	93.40	92.90	90.90	90.40	88.90	1.0	1	230	---	
2.	SGV 753	4"	29.50	29.00	27.00	26.50	25.00	7.5	3	230	Provide Phase Converter	
3.	Step 52	25"	29.44	28.94	26.94	26.44	24.94	0.5	1	230	---	
4.	Step 52	25"	115.98	126.48	134.48	141.98	142.48	0.5	1	230	---	
5.	Step 52	25"	150.30	149.80	147.80	147.30	145.80	0.5	1	230	---	

General Note: All pump stations shall have dual alternating pumps, pedestal mounted control panels, alarm lights, telemetered alarm to maintenance building, manual transformer switch, elapsed time meters, battery powered remote reading level indicator, emergency generator connection compatible with Town of Falmouth Standards, aluminum access cover with stainless steel hardware.

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DICTAR ASSOCIATES

DEVELOPERS
Falmouth, Maine

DEVELOPERS
Falmouth, Maine

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Final Construction Details