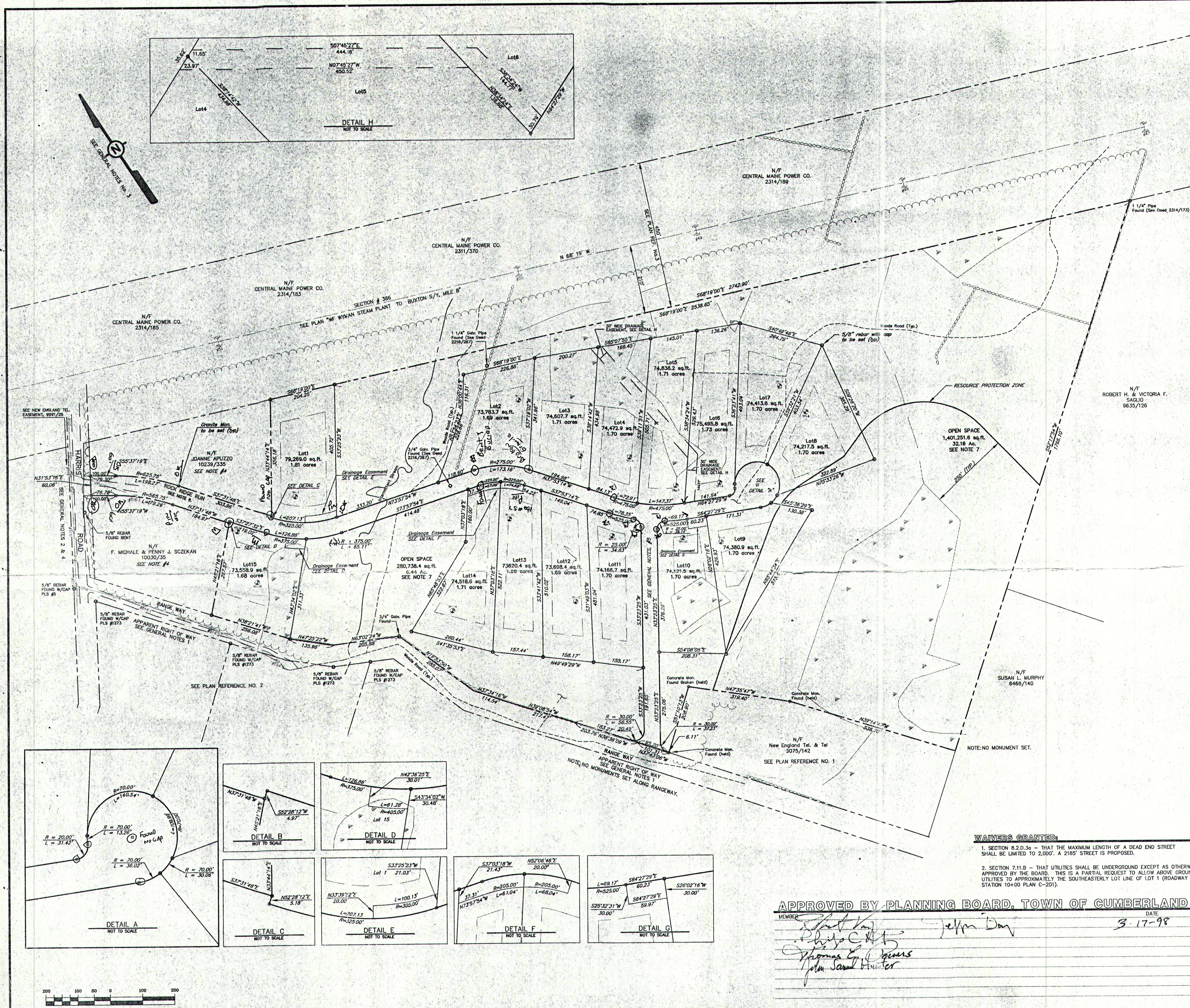


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LOCUS

Town of Cumberland
Town of Falmouth
PROJECT AREA

GENERAL NOTES:

- THE FOLLOWING NOTE APPEARS ON A PLAN BY COFFIN ENGINEERING, SEE PLAN REF. NO.1 BELOW, "RANGE ROAD (IN THIS AREA) WAS LAID OUT WITHIN A RANGE WAY BETWEEN LOTS WHICH WAS RETAINED BY THE PROPRIETORS OF NORTH YARMOUTH AND WHICH ABUTS THE PARCEL SURVEYED. FEE IN SUCH RANGE WAY REMAINS IN THE PROPRIETORS OR THEIR HEIRS & ASSIGNS". ALSO SEE A LETTER FROM THE COUNTY COMMISSIONERS, JOHN CYR, COUNTY ENGINEER, DATED APRIL 6, 1976 REGARDING THE STATUS OF THE RANGE ROAD. THE LETTER INDICATES THE ROAD WAS DISCONTINUED BUT THAT A RIGHT OF WAY FOR LAND OWNERS STILL REMAINS.
- LAYOUT OF HARRIS ROAD AS DATED MAY 10, 1830. TOWN OF CUMBERLAND RECORDS.
- BEARINGS AND NORTH ORIENTATION BASED ON PLAN REF. NO. 3 BELOW.
- THE LOCATION OF THE APUZZO LOT, AND SCZEKAN LOT, IS BASED ON A PRIOR SURVEY. THE PRIOR SURVEY LOCATED HARRIS ROAD INCORRECTLY, WHICH RESULTED IN THE OVERLAP AS SHOWN. THE 5/8" REBAR LOCATED ON HARRIS ROAD, AS WELL AS WOODEN STAKES LOCATED AT THE LOT CORNERS ON BUCKINGHAM PLACE, CONFIRMED THE ORIGINAL LOCATION OF SAID LOTS.
- THE DESCRIPTIONS OF SAID LOTS ALSO CONTAINED INSUFFICIENT CURVE DATA TO DETERMINE LOT CLOSURE. THE LOTS SHOWN REPRESENT A "BEST FIT" WHILE MAINTAINING A 60 FOOT WIDE RIGHT OF WAY AS CALLED FOR IN THE DEEDS.
- RIGHT OF WAY (AREA = 3.68 ACRES) TO BE DEEDED (IN FEE) TO THE TOWN OF CUMBERLAND.
- ROCK RIDGE RUN WAS FORMERLY KNOWN AS BUCKINGHAM PLACE.
- OPEN SPACE (TOTAL AREA = 38.60 ACRES) TO BE DEEDED (IN FEE) TO THE CUMBERLAND MAINLAND & ISLANDS TRUST.
- ON THAT ANY SUBSTANTIAL CHANGE TO THE LOCATION OF THE SEPTIC SYSTEM (AS SHOWN ON PLAN REF. NO. 5 BELOW) MUST BE REVIEWED AND APPROVED BY A QUALIFIED HYDROGEOLOGIST APPROVED BY THE TOWN.

EXCEPTIONS & CONTRACT AGREEMENTS

CHAPTER 6, SEC. 4 - RECORD SEARCH:
Item F: An examination of maps and field notes of land surveys adjoining the land being surveyed, which may be filed for record with the local county surveyor, municipal engineer or other governmental agency records. EXCEPTED

CHAPTER 6, SEC. 5 - DESCRIPTIONS: EXCEPTED

CHAPTER 6, SEC. 6 - MAPS:
Item I: Tie into Maine State Coordinate System. EXCEPTED

Item J: All relevant terrain features, streets, watercourses, utilities, improvements, and other similar data should be labeled, dimensioned or referenced to the nearest boundary line or represented by symbol on the map in its proper location. EXCEPTED

Item P: When applicable, properties, water courses, rights-of-way, and easements surrounding, adjoining, penetrating or severing the surveyed site shall be identified and labeled with the owner and record reference. EXCEPTED

Item Q: If appropriate, original subdivision survey or land grant lines should be shown in proper location. EXCEPTED

Item T: Elevations shown on the map must be referenced to a datum and a specific bench mark. A statement should be made on the map similar to one of the following examples. EXCEPTED

CHAPTER 6, SEC. 8 - MONUMENTS:
Item A: The boundaries of the parcel of land surveyed and any new parcels created, should be monumented. EXCEPTED, NOT ALL PERIMETER MONUMENTS SET.

CHAPTER 6, SEC. 10:
Item 3D: Written surveyor's report of findings and opinions. EXCEPTED

PLAN REFERENCE:

- SURVEY OF PROPOSED PURCHASE FOR NEW ENGLAND TELEPHONE CO., IN THE TOWN OF CUMBERLAND, CUMBERLAND COUNTY, MAINE BY COFFIN ENGINEERING, DATED SEPT. 3, 1981. UNRECORDED
- STANDARD BOUNDARY SURVEY MADE FOR JAMES PRICE, BY TITCOMB ASSOCIATES DATED JAN. 11, 1993 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 193, PAGE 8.
- CENTRAL MAINE POWER COMPANY TRANSMISSION LINE PLAN, MILE 8, SECTION 386, DATED MAR. 23, 1979 UNRECORDED
- HARRIS ROAD SUBDIVISION, HARRIS ROAD, CUMBERLAND MAINE, STANDARD BOUNDARY SURVEY WITH EXCEPTIONS, S-100, DATED JULY 1997, BY SQUAW BAY CORP. ON FILE AT THE OFFICE OF SQUAW BAY CORP.
- ROCK RIDGE ESTATES, HARRIS ROAD, CUMBERLAND MAINE, NITRATE STUDY DRAWING C-102, REV. B, ON FILE AT THE TOWN OFFICE.

PURPOSE OF SURVEY:

TO ESTABLISH BOUNDARY OF LAND NOW OR FORMERLY OF PETER E. HOGLUND JR., FOR THE PURPOSE OF SUBDIVIDING BY ROYAL RIVER DEVELOPMENT.

CERTIFICATION:

THE PREPARER HEREBY CERTIFIES TO ROYAL RIVER DEVELOPMENT THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THIS SURVEY CONFORMS, WITH EXCEPTIONS, TO THE STANDARDS OF PRACTICE ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS FOR A CATEGORY I CONDITION II STANDARD BOUNDARY SURVEY. (EXCEPTIONS: SEE EXCEPTION & AGREEMENTS ABOVE)

Ronald M. Carpentier
RONALD M. CARPENTIER
DATE 3/17/98

STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS

RECEIVED	3-20-98
AT	HOUR MIN. M.
AND RECORDED IN BOOK	198 PAGE 80
ATTTEST	REGISTER

NO. REFERENCE DRAWINGS

NO.	REFERENCE DRAWINGS	REV.	DATE	STATUS	BY	CHKD	APPD
		F	3/6/98	ADD GENERAL NOTE NUMBER 8	RMC	JRK	JRK
		E	2/03/98	ADD NOTES SHOWING WAIVERS GRANTED	JRK	DWY	JRK
		D	1/26/98	ADDITION OF NOTE 7	RMC	RMC	JRK
		C	11/4/97	REVISED LOT CONFIGURATION AND SUBDIVISION NAME	RMC	RMC	JRK
		B	10/7/97	REVISED PER TOWN REVIEW COMMENTS	RMC	RMC	JRK
		A	3/05/97	SUBMITTED TO THE TOWN OF CUMBERLAND PLANNING BOARD - PRELIMINARY REVIEW	RMC	RMC	JRK

APPROVED BY PLANNING BOARD, TOWN OF CUMBERLAND

MEMBER *Shirley C. H.* DATE *3-17-98*
Thomas E. Jones
John Samuel H. H.

WAIVERS GRANTED:

- SECTION 8.2.D.3a - THAT THE MAXIMUM LENGTH OF A DEAD END STREET SHALL BE LIMITED TO 2,000'. A 2185' STREET IS PROPOSED.
- SECTION 7.11.B - THAT UTILITIES SHALL BE UNDERGROUND EXCEPT AS OTHERWISE APPROVED BY THE BOARD. THIS IS A PARTIAL REQUEST TO ALLOW ABOVE GROUND UTILITIES TO APPROXIMATELY THE SOUTHEASTERLY LOT LINE OF LOT 1 (ROADWAY STATION 10+00 PLAN C-201).

SQUAW BAY CORP.
Consulting Engineers
P.O. BOX 86A, CUMBERLAND CENTER, ME. 04021

CLIENT: **ROYAL RIVER DEVELOPMENT**
27 MAIN STREET, SOUTH WINDHAM, ME

FIELD BOOK # 972
FIELD BOOK PAGE 5,11,14,27,8,30
FILE INDEX NUMBER 97
PROJECT NO. 97-212
DRAWING NAME S-100

DESIGN: FMC
DRAWN: DEPT
CHKD: RMC

DATE: JULY 1997
SCALE: 1" = 150'

PROJECT: ROCK RIDGE ESTATES
HARRIS ROAD, CUMBERLAND, MAINE

SUBDIVISION PLAN

PROJ. NO. 97-212-00
DWG. NO. S-101

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