

For
Building Inspection



We certify that we are owners of this property:

Russell N. Luehling

I certify that all bearings and distances shown on this plat are correct to the best of my knowledge:

Carlton R. Storer

We the Planning Board of the Town of Cumberland hereby certify our approval of this plat as required according to Chapter 90A, Section 61 of the Revised Statutes of the State of Maine 1954:

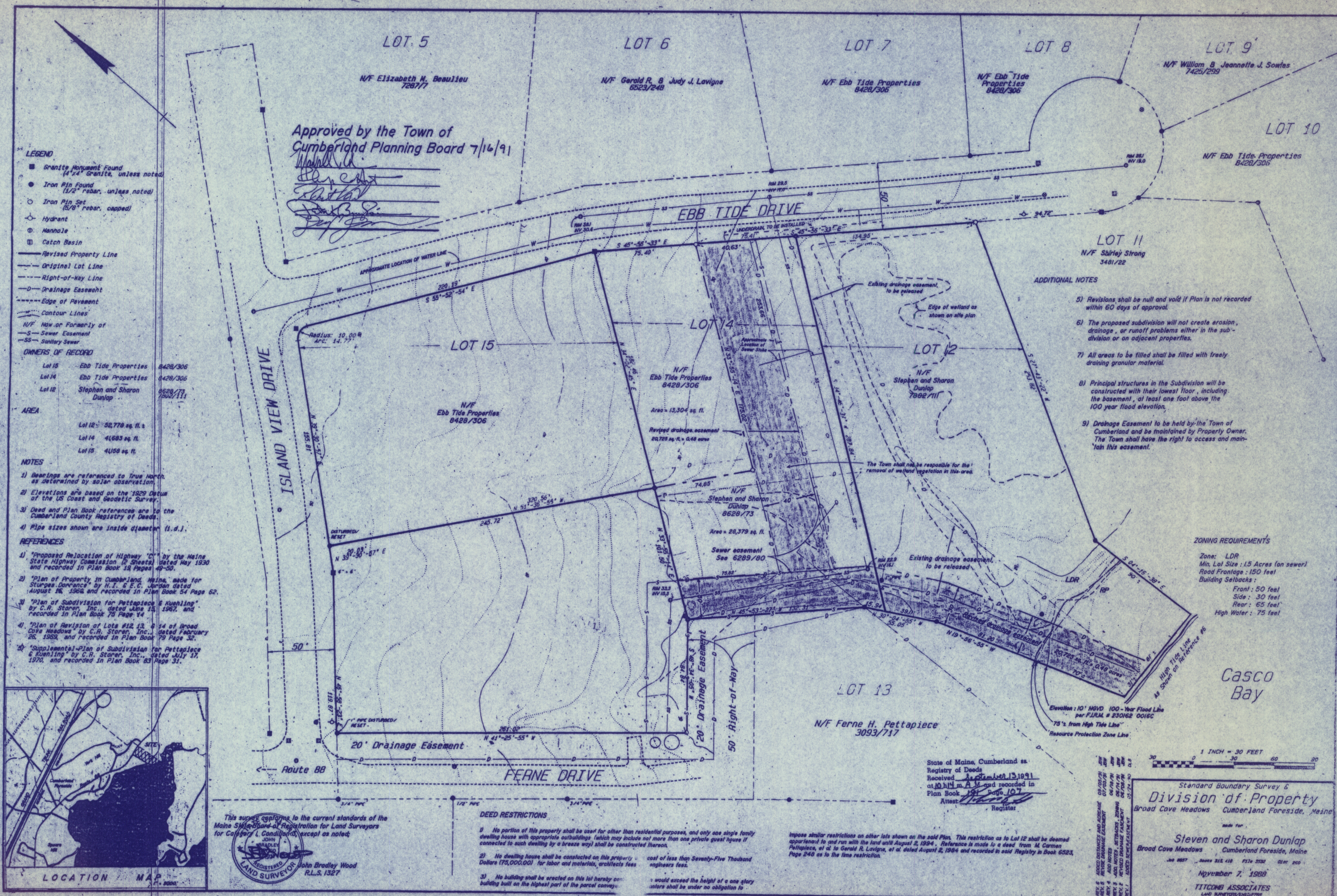
Date July 20, 1967

James H. Hahn Chairman
Don J. Edwards
Benedict M. Stockholm

Island View Drive & Ebb Tide Drive are dedicated as Public Streets.

C.R. STORER, INC. ENGINEERING - CONTRACTING Yarmouth, Maine	
PLAN OF SUBDIVISION FOR PETTAPIECE & KUEHLING BROAD COVE MEADOWS Cumberland Foreside, Maine	
Scale: 1" = 50'	Date: 07/20/67

Went 3 Septas
2 Prints



LEGEND

- Granite Monument Found (4"x4" Granite, unless noted)
- Iron Pin Found (1/2" rebar, unless noted)
- Iron Pin Set (5/8" rebar, capped)
- Hydrant
- Manhole
- Catch Basin
- Revised Property Line
- Original Lot Line
- Right-of-Way Line
- Drainage Easement
- Edge of Pavement
- Contour Lines
- N/F Now or Formerly of
- S Sewer Easement
- SS Sanitary Sewer

OWNERS OF RECORD

- Parcel 1: Ebb Tide Properties 8428/306
 Parcel 2: Ebb Tide Properties 8428/306
 Parcel 3: Stephen and Sharon Dunlap 7802/111
 8628/73

AREA

- Parcel 1: 54,463 SQ FT = 1.25 Acres
 Parcel 2: 41,845 SQ FT = 0.97 Acres
 Parcel 3: 81,157 SQ FT = 1.86 Acres

NOTES

- Bearings are referenced to True North, as determined by solar observation.
- Elevations are based on the 1929 Datum of the US Coast and Geodetic Survey.
- Deed and Plan Book references are to the Cumberland County Registry of Deeds.
- Pipe sizes shown are inside diameter (i.d.).

REFERENCES

- "Proposed Relocation of Highway 'C' by the Maine State Highway Commission (2 Sheets) dated May 1930 and recorded in Plan Book 19 Pages 49-50.
- "Plan of Property in Cumberland, Maine, made for Sturges, Donrance" by H.I. & E.C. Jordan dated August 16, 1964 and recorded in Plan Book 54 Page 62.
- "Plan of Subdivision for Pettapiece & Kuehling" by C.R. Storer, Inc., dated June 15, 1967, and recorded in Plan Book 75 Page 14.
- "Plan of Revision of Lots #12, 13, & 14 of Broad Cove Meadows" by C.R. Storer, Inc., dated February 26, 1969, and recorded in Plan Book 79 Page 32.
- "Supplemental Plan of Subdivision for Pettapiece & Kuehling" by C.R. Storer, Inc., dated July 17, 1970, and recorded in Plan Book 83 Page 31.



LOCATION MAP
1" = 2000'

Approved by the Town of
Cumberland Planning Board

ISLAND VIEW DRIVE

Route 88

FERNE DRIVE

EBB TIDE DRIVE

LOT 11
N/F Shirley Strong
3481/22

ADDITIONAL NOTES

- Revisions shall be null and void if Plan is not recorded within 60 days of approval.
- The proposed subdivision will not create erosion, drainage, or runoff problems either in the subdivision or on adjacent properties.
- The current deed to Parcel One contains no deed restrictions.
- Principle structure on Parcel 1 shall be constructed with its lowest floor, including basement, at least one foot above the 100 year flood elevation.

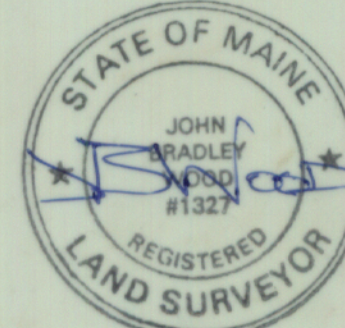
ZONING REQUIREMENTS (As of 1969; current requirements may differ.)

- Min. Lot Size: 20,000 sq. ft.
 Min. Lot Frontage: 125'
 Building Setbacks:
 Front: 25'
 Side: 20' / 15'
 Rear: 20' / 15'

Casco Bay

N/F Ferne H. Pettapiece
3093/717

This survey conforms to the current standards of the Maine State Board of Registration for Land Surveyors for Category I Condition III, except as noted:



John Bradley Wood RLS 1327

REV. 1: ADDED SEWER, WATER
 REV. 2: ADDED DRAINAGE EASEMENT
 REV. 3: ADDED SEWER EASEMENT
 REV. 4: ADDED SEWER EASEMENT
 REV. 5: ADDED SEWER EASEMENT
 REV. 6: ADDED SEWER EASEMENT
 REV. 7: ADDED SEWER EASEMENT
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 REV. 91: ADDED SEWER EASEMENT
 REV. 92: ADDED SEWER EASEMENT
 REV. 93: ADDED SEWER EASEMENT
 REV. 94: ADDED SEWER EASEMENT
 REV. 95: ADDED SEWER EASEMENT
 REV. 96: ADDED SEWER EASEMENT
 REV. 97: ADDED SEWER EASEMENT
 REV. 98: ADDED SEWER EASEMENT
 REV. 99: ADDED SEWER EASEMENT
 REV. 100: ADDED SEWER EASEMENT

Standard Boundary Survey &
Division of Property
 Broad Cove Meadows Cumberland Foreside, Maine
 made for
Ival Cianchette
 2 Ebb Tide Drive Cumberland Foreside, Maine
 Job 8657 Books 315, 410 File 3532 Disc 260
 November 7, 1988
TITCOMB ASSOCIATES
 LAND SURVEYORS/ENGINEERS

10' Planting Screen Easement in accordance with Town of Cumberland Subdivision Ordinance as Amended March 2, 1963 Section III - E-3



- LEGEND:
- Phantom Line
 - ± More or Less
 - PT Point of Tangency
 - 1" Galvanized Iron Pipe
 - 4" x 4" Granite Monument
 - R Radius
 - [3] Lot number Three
 - SMF Stone Monument Found
 - sq Square Feet
 - MM Marker to Marker
 - 10000 One hundred and zero hundredths feet
 - 90-0 Ninety degrees and zero minutes
 - IMF Iron Marker Found

We certify that we are owners of this property:

Russell N. Kuehling

I certify that all bearings and distances shown on this plat are correct to the best of my knowledge:

Carlton R. Storer

We the Planning Board of the Town of Cumberland hereby certify our approval of this plat as required according to Chapter 90A-Section 61 of the Revised Statutes of the State of Maine 1954:

James H. Edwards Chairman
Barclay M. Stockholm

Date
July 20, 1967

Island View Drive & Ebb Tide Drive are dedicated as Public Streets.

C.R. STORER, INC.
ENGINEERING - CONTRACTING
Yarmouth, Maine
PLAN OF SUBDIVISION
FOR
PETTAPIECE & KUEHLING
BROAD COVE MEADOWS
Cumberland Foreside, Maine

Scale: 1" = 50' Date: 7/20/67

(4)



Sewer Easements for the benefit of the Lots indicated as follows and for such other lots as may be granted rights therein:

Easement A for Lots 1 & 2
Easement B for Lots 3 & 4
Easement C for Lots 7, 8, 10 and 11
Easement D for Lots 6, 12, 13, 14, 15 and 16

- LEGEND
- Phantom Line
 - ± More or Less
 - PT Point of Tangency
 - 1" Galvanized Iron Pipe
 - 4" x 4" Granite Monument
 - R Radius
 - 3 Lot number Three
 - SMF Stone Monument Found
 - sq Square Feet
 - MM Marker to Marker
 - 100.00 One hundred and zero hundredths feet
 - 90-0 Ninety degrees and zero minutes
 - IMF Iron Marker Found

We certify that we are owners of this property:

M. B. Pettapiece D.O.
Russell H. Kuehling

I certify that all bearings and distances shown on this plat are correct to the best of my knowledge:

C. R. Store

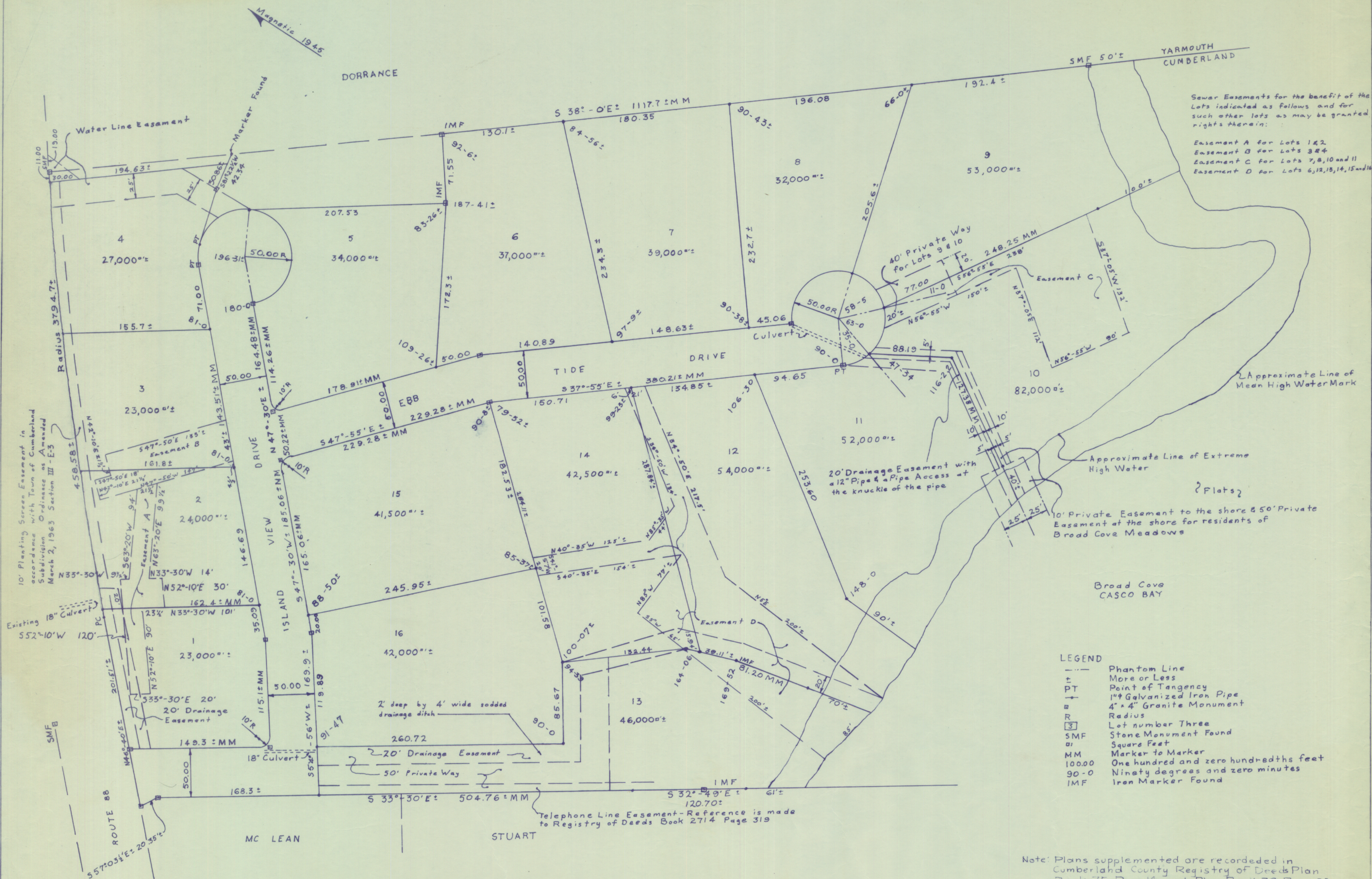
We the Planning Board of the Town of Cumberland hereby certify our approval of this plat as required according to Section 4956 of Title 30 of the Revised Statutes of Maine of 1964, as amended:

D. J. Starn
Byron S. Paik
Gene Stratton
Date *8/5/70*

Note: Plans supplemented are recorded in Cumberland County Registry of Deeds Plan Book 75, Page 14 and Plan Book 79, Page 32.

Island View Drive & Ebb Tide Drive are dedicated as Public Streets.

C. R. STORE, INC.
ENGINEERING - CONTRACTING
Yarmouth, Maine
SUPPLEMENTAL PLAN OF SUBDIVISION
FOR
PETTAPIECE & KUEHLING
BROAD COVE MEADOWS
Cumberland Foreside, Maine
Scale: 1" = 50' Date: 07/17/1970



We certify that we are owners of this property:

I certify that all bearings and distances shown on this plat are correct to the best of my knowledge:

We the Planning Board of the Town of Cumberland hereby
certify our approval of this plat as required according to Section 4956 of
Title 30 of the Revised Statutes of Maine of 1964, as amended:

Date

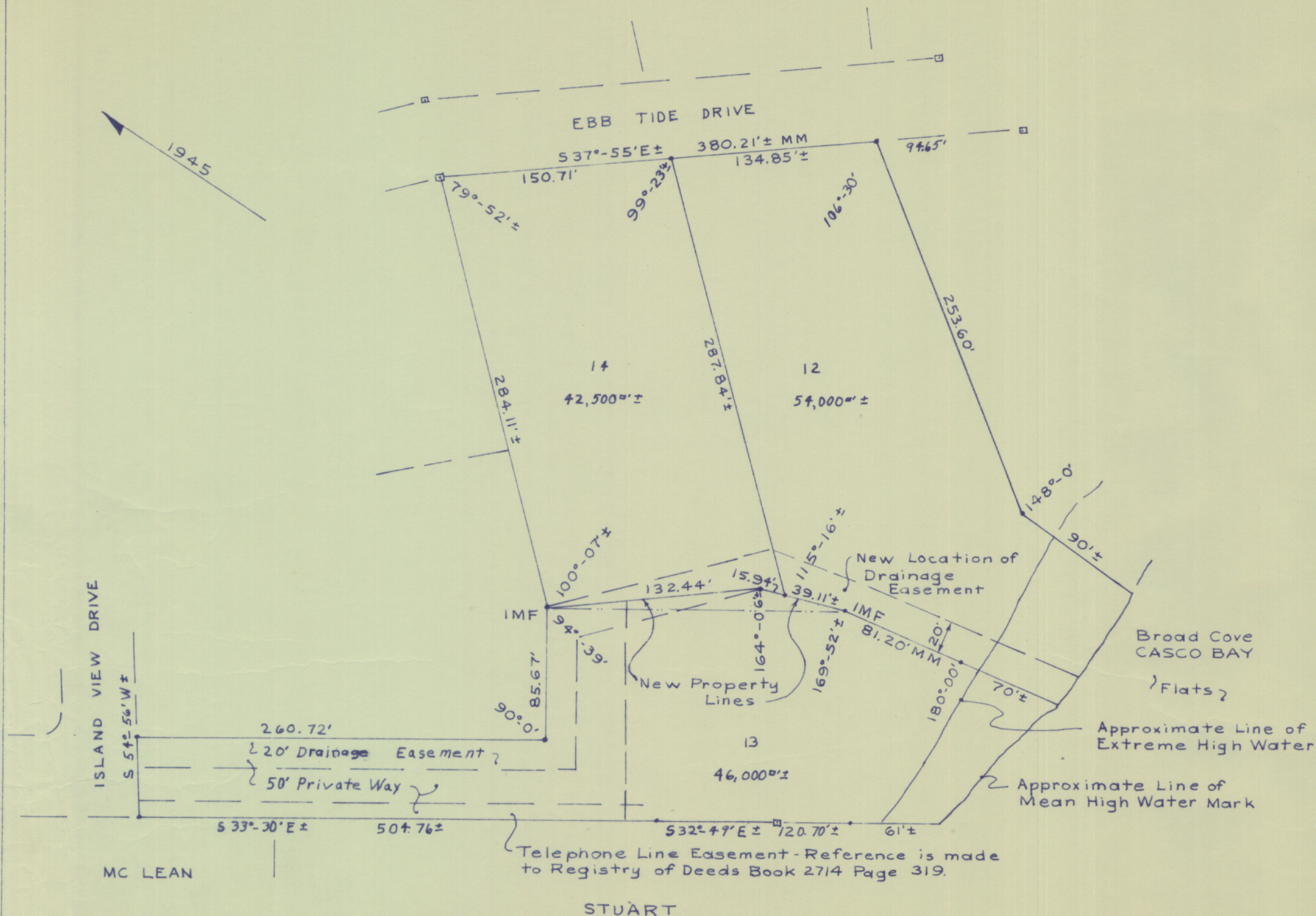
Note: Plans supplemented are recorded in
Cumberland County Registry of Deeds Plan
Book 75, Page 14, and Plan Book 79, Page 32.

Island View Drive & Ebb Tide Drive are dedicated as Public Streets.

C.R. STORER, INC.
ENGINEERING - CONTRACTING
Yarmouth, Maine

SUPPLEMENTAL PLAN OF SUBDIVISION
FOR
PETTAPIECE & KUEHLING
BROAD COVE MEADOWS
Cumberland Foreside, Maine

Scale: 1" = 50'	Date: 07/7/97
-----------------	---------------



I certify that I am Owner of this property:

M. C. Pettapiece

I certify that all bearings and distances shown on this plat are correct to the best of my knowledge:

C. R. Storer

We, the Planning Board of the Town of Cumberland, hereby certify our approval of this plan as required according to Chapter 90A - Section 61 of the Revised Statutes of the State of Maine 1954:

Byron D. Pule

Date

2/27/69

[Signature]

2/27/69

B. M. Stockholm

[Signature]

Reference is made to the plan recorded in Plan Book 75, Page 14.

LEGEND

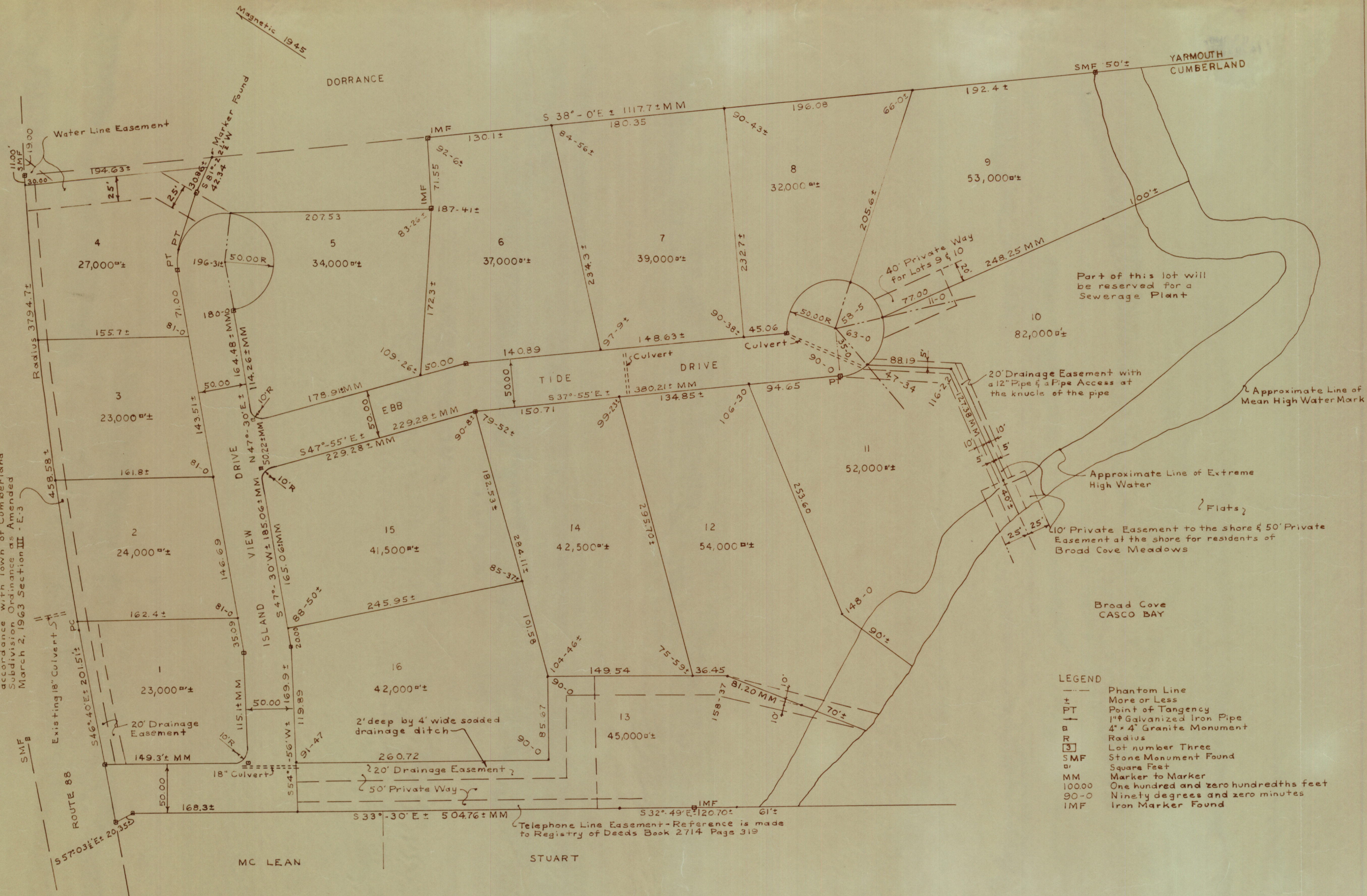
IMF Iron Marker Found
 a' Square feet
 ± More or Less
 12 Lot number twelve
 --- Phantom Line
 MM Marker to Marker

C. R. STORER, INC.
 ENGINEERING-CONTRACTING
 Yarmouth, Maine

PLAN OF REVISION TO
 LOTS #12, 13, & 14 OF
 BROAD COVE MEADOWS
 FOR PETTAPIECE & KUEHLING
 Route #88, Cumberland, Maine

Scale: 1" = 50' Date: 02261969

10' Planting Screen Easement in accordance with Town of Cumberland Subdivision Ordinance as Amended March 2, 1963 Section III - E.3



We certify that we are owners of this property:

McGowan & Pellegrino
Russell P. Lucchese

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Carleton R. Storer

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James H. Hahn Chairman
Don E. Edward
Ed Shaw
Benedict M. Stockholm

Date
July 20, 1967

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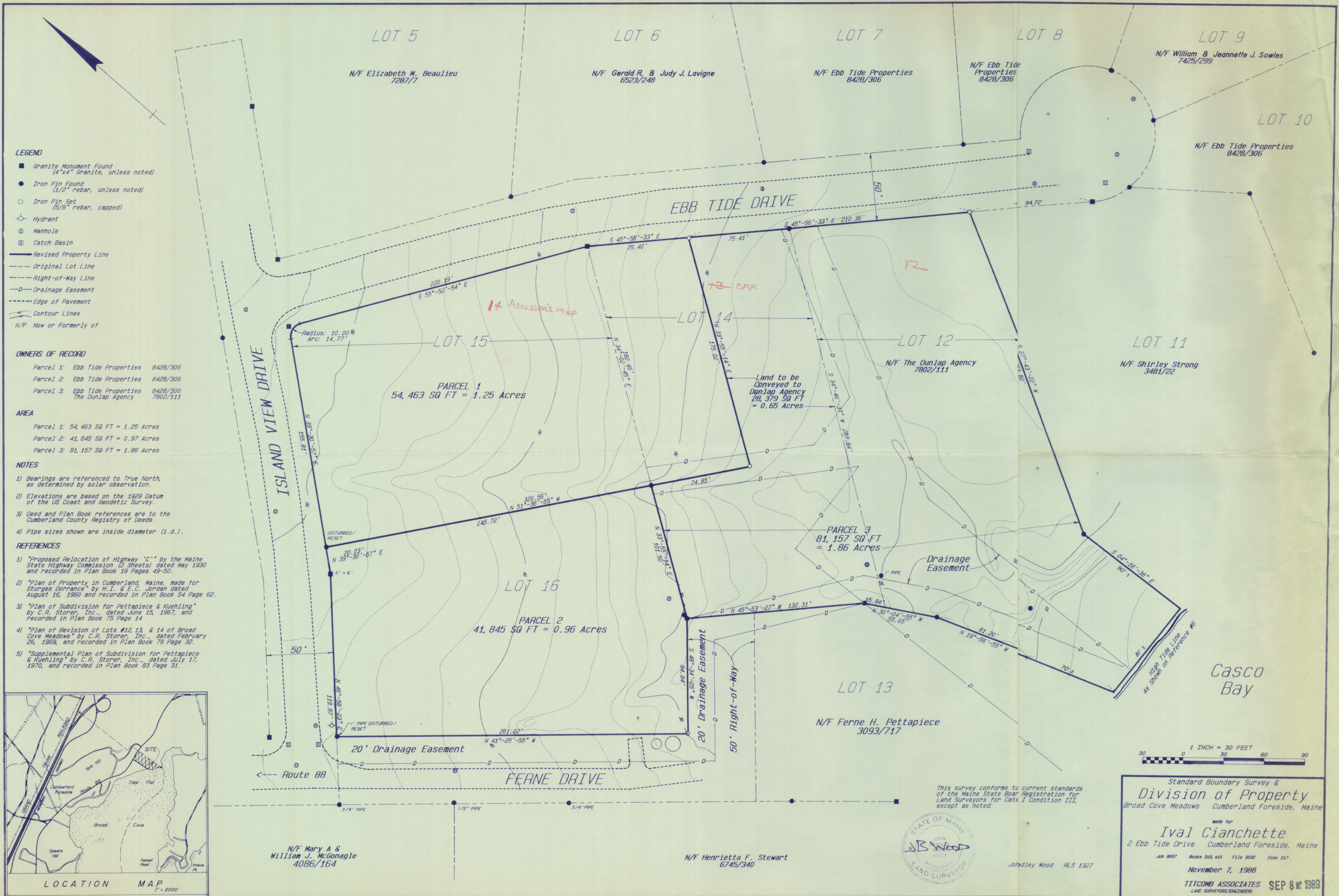
C.B. STORER, INC. ENGINEERING - CONTRACTING Yarmouth, Maine	
PLAN OF SUBDIVISION FOR PETTAPIECE & KUEHLING BROAD COVE MEADOWS Cumberland Foreside, Maine	
Scale: 1" = 50'	Date: 061567

Want 3 Copies
2 Prints

FOR CHANGES IN LOTS 12, 13 & 14

PLEASE RE-TOOL

2) DFC
1) DISTANCE
EASEMENTS
+ D -
4. SHOW OLD
ASSESSOR'S MAP

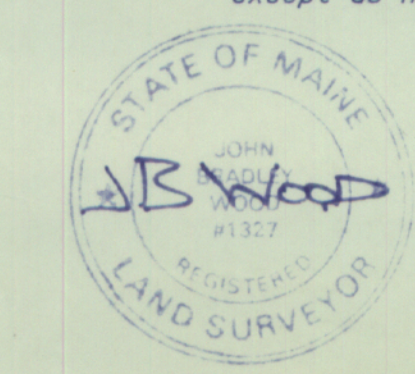
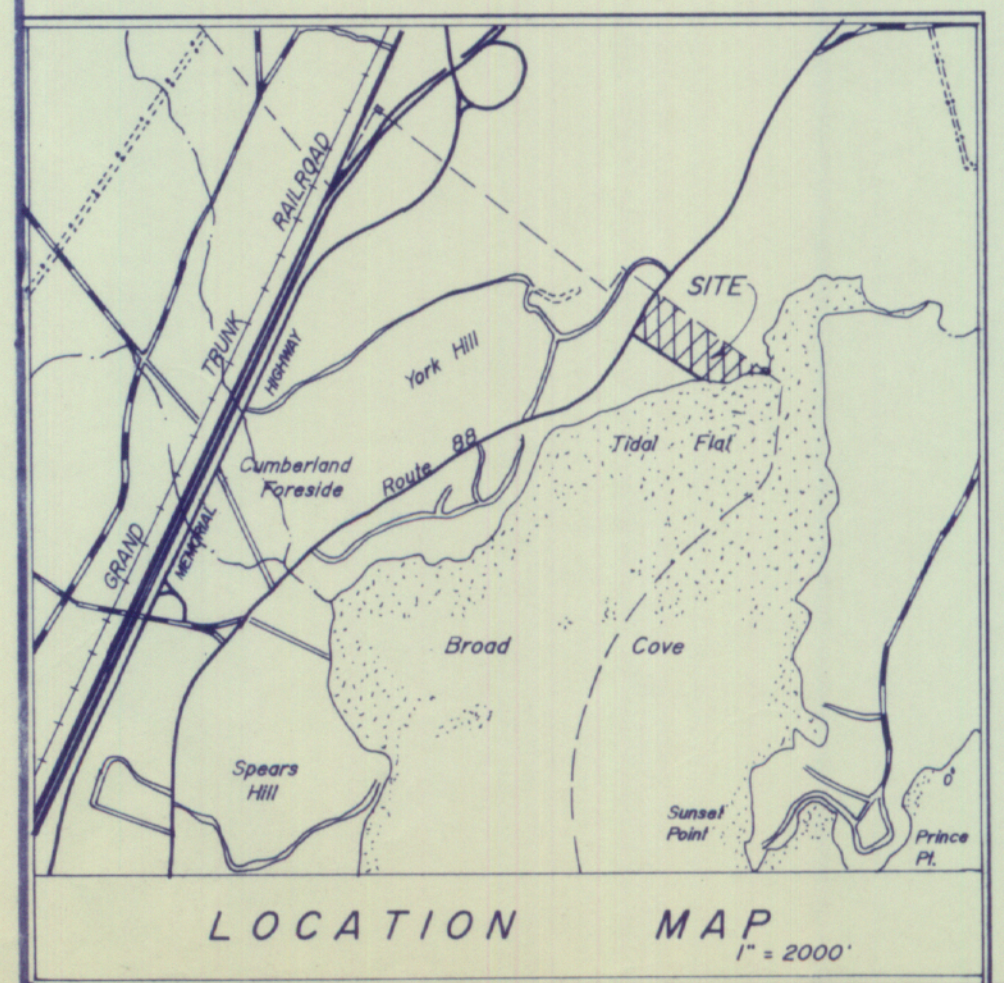


- LEGEND**
- Granite Monument Found (4"x4" Granite, unless noted)
 - Iron Pin Found (1/2" rebar, unless noted)
 - Iron Pin Set (5/8" rebar, capped)
 - ⊕ Hydrant
 - ⊙ Manhole
 - ⊞ Catch Basin
 - Revised Property Line
 - - - Original Lot Line
 - - - Right-of-Way Line
 - - - Drainage Easement
 - - - Edge of Pavement
 - - - Contour Lines
 - N/F Now or Formerly of

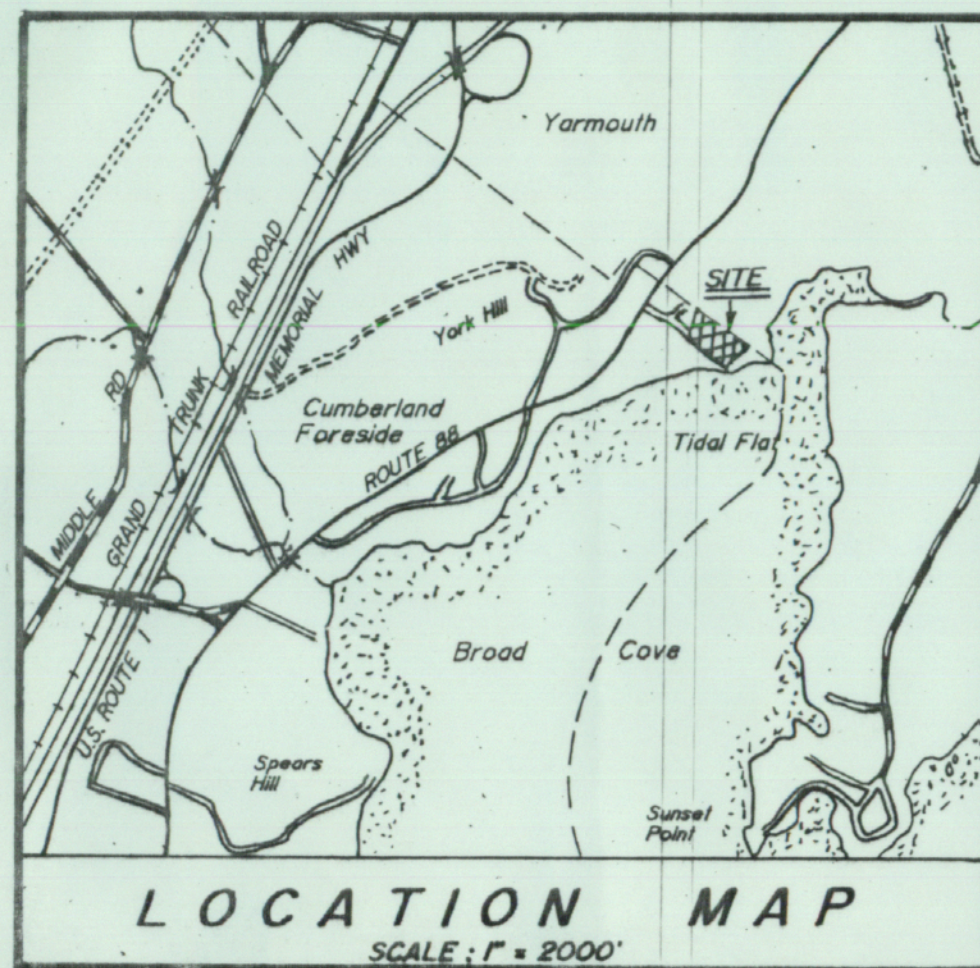
- OWNERS OF RECORD**
- Parcel 1: Ebb Tide Properties 8428/306
 - Parcel 2: Ebb Tide Properties 8428/306
 - Parcel 3: Ebb Tide Properties 8428/306
 - The Dunlap Agency 7802/111

- AREA**
- Parcel 1: 54,463 SQ FT = 1.25 Acres
 - Parcel 2: 41,845 SQ FT = 0.96 Acres
 - Parcel 3: 81,157 SQ FT = 1.86 Acres

- NOTES**
- Bearings are referenced to True North, as determined by solar observation.
 - Elevations are based on the 1929 Datum of the US Coast and Geodetic Survey.
 - Deed and Plan Book references are to the Cumberland County Registry of Deeds.
 - Pipe sizes shown are inside diameter (I.D.).
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Standard Boundary Survey &
Division of Property
Broad Cove Meadows Cumberland Foreside, Maine
made for
Ival Cianchette
2 Ebb Tide Drive Cumberland Foreside, Maine
Job 8857 Books 315, 410 File 3532 Disc 217
November 7, 1988
IITCOMB ASSOCIATES SEP 8 1989
LAND SURVEYORS/ENGINEERS



ADDITIONAL NOTES

- Revisions shall be null and void if plan is not recorded within 60 days of approval.
- The proposed subdivision will not create erosion, drainage, or runoff problems either in the subdivision or on adjacent properties.
- All areas to be filled shall be filled with freely draining granular materials.
- Principal structures in the subdivision shall be constructed with their lowest floor, including the basement, at least one foot above the 100-year flood elevation.
- Parcel B as shown and located within the Town of Cumberland is less than 40,000 square feet in area and is not a buildable lot. Parcel B may be built upon, if at all, only if joined with the 1.91-acre lot contiguous to it and located in Yarmouth, and then only in compliance with the applicable zoning and land use ordinances of the Towns of Yarmouth and Cumberland, including dimensional requirements such as, but not limited to, lot area, road frontage, lot width, and setbacks, which requirements may vary depending upon the municipality in which a structure is proposed.

N/F Betty B. Look
6163 / 239

1.91 Acre +/- Lot
As Shown on
Reference #6

N/F Ebb Tide Properties
8521 / 182

YARMOUTH
CUMBERLAND

Casco Bay

129.8' (Plan 130.1')

246.10'

S 45°-55'-31" E
131.66'

LOT 7

N/F Ebb Tide Properties
8428/306

LOT 8

N/F Ebb Tide Properties
8428/306

Parcel 'A'
53,247 SQ FT

Parcel 'B'
16,694 SQ FT
(Not a Buildable Lot)

LOT 9

N/F William Sowles
7425/299

LOT 6

N/F Gerald R. Lavigne
6523/248

N 36°-57'-04" E
234.12'

R=50.00'
L=50.00'

R=50.00'
L=49.83'

194.17'

N 45°-56'-33" W

EBB TIDE DRIVE

50'

LOT 10

N/F Ebb Tide Properties
8428/306

LOT 15

LOT 14

LOT 12

LOT 11

LEGEND

- Granite Monument Found (4"x4" Granite, unless noted)
- Iron Pin Found (1/2" rebar, unless noted)
- Iron Pin Set (5/8" rebar, capped)
- Hydrant
- Nanhole
- Catch Basin
- Revised Property Line
- Original Lot Line
- Abuttor's Property Line (Approximate)
- Right-of-Way Line
- Drainage Easement
- Edge of Pavement
- N/F Now or Formerly of

NOTES

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- "Supplemental Plan of Subdivision for Pettapiece & Kuehling" by C.R. Storer, Inc., dated July 17, 1970, and recorded in Plan Book 83 Page 31.
- "Plan Showing Land of Betty B. Look in Yarmouth and Cumberland, Maine" by John L. Cothorn, Surveyor, dated June 1988.
- "Standard Boundary Survey & Division of Property ... made for Ival Cianchette" by Titcomb Associates Inc., dated November 7, 1988.

ZONING

Low Density Residential (LDR) Zone:
Minimum Lot Size: 40,000 SQ FT
Minimum Road Frontage: 150 FT
Minimum Building Setbacks:
Front: 50 FT
Side: 30/15 FT (Total: 65 FT)
Rear: 65/15 FT

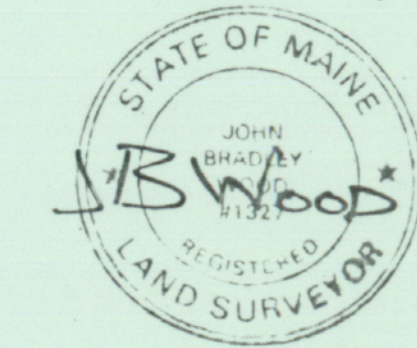
AREA

Parcel A: 53,247 SQ FT = 1.22 Acres
Parcel B: 16,694 SQ FT = 0.38 Acres
TOTAL: 69,941 SQ FT = 1.61 Acres

OWNERS OF RECORD

Parcel A: Ebb Tide Properties 8428/306
Parcel B: Ebb Tide Properties 8428/306

This survey conforms to the current standards of the Maine State Board of Registration for Land Surveyors for Category I Condition III, except as noted:



John Bradley Wood RLS 1327

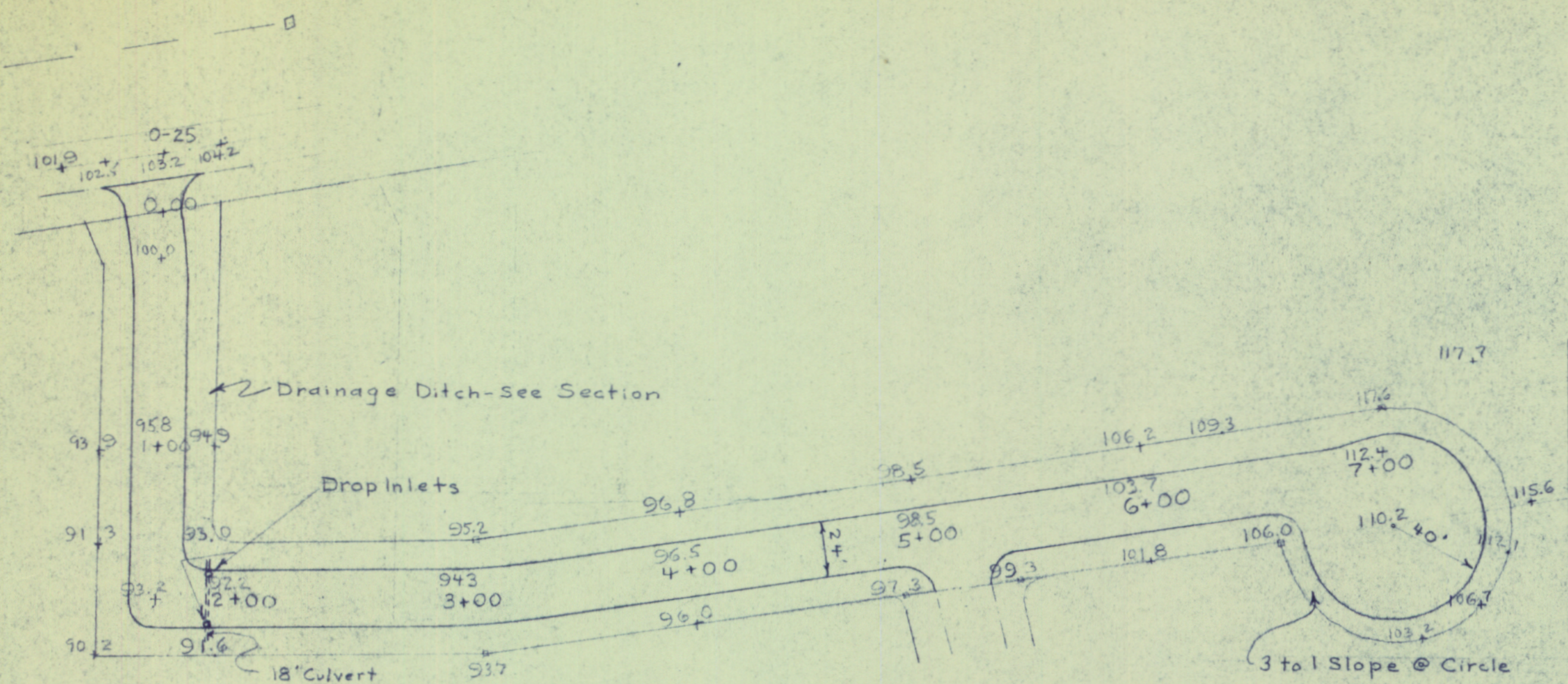
Approved by the Town of Cumberland
Planning Board

Wahl, P. 9/17/91

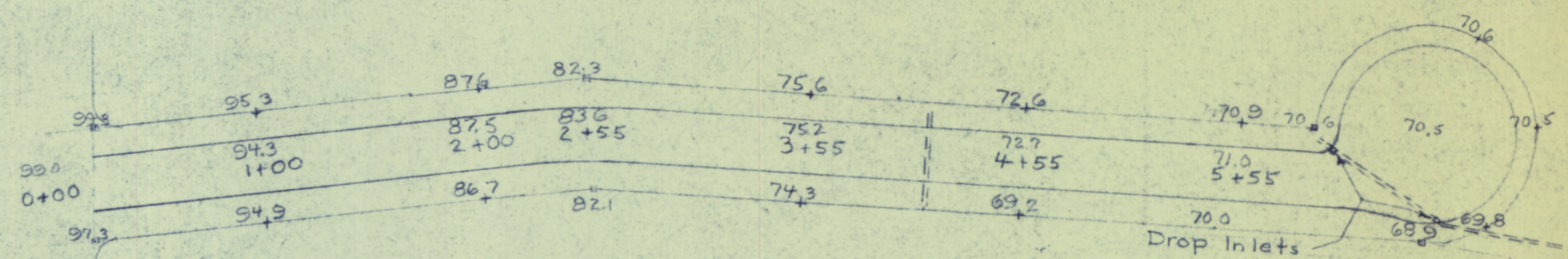
State of Maine, Cumberland ss
Registry of Deeds
Received September 19, 1991
Attest: [Signature] Register

1 INCH = 30 FEET
7/8/91 Added note to Parcel B JBW
9/2/89-- Abutting lot revised

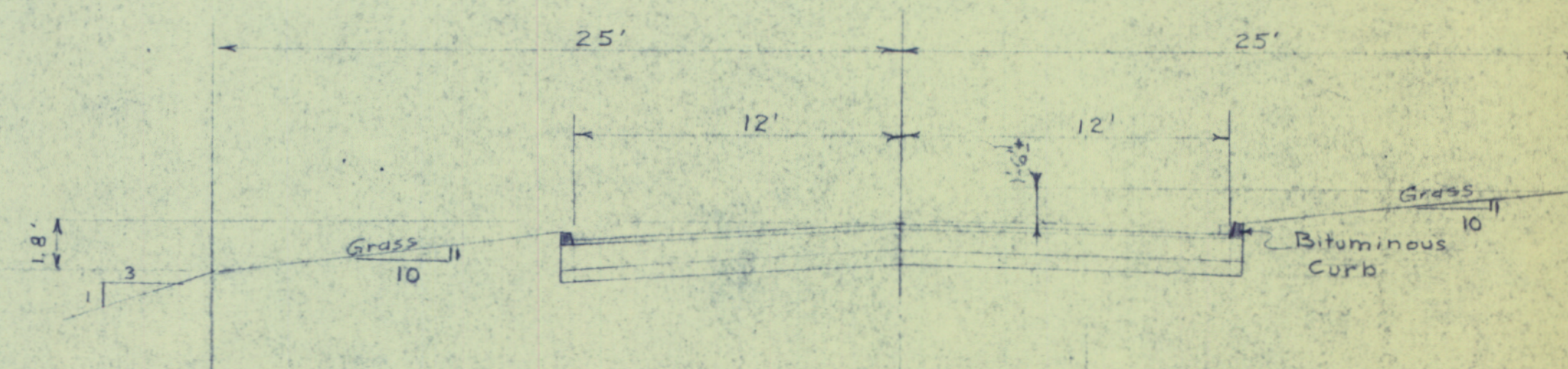
Standard Boundary Survey &
Division of Property
Cumberland Foreside, Maine
made for
Ival Cianchette
2 Ebb Tide Drive
Cumberland Foreside, Maine
Job 8657 Books 315, 410 File 3532 Disc 260
August 30, 1989
TITCOMB ASSOCIATES, INC. SEP 23 1991
LAND SURVEYORS / ENGINEERS / PLANNERS
50 Gray Road, Falmouth, Maine



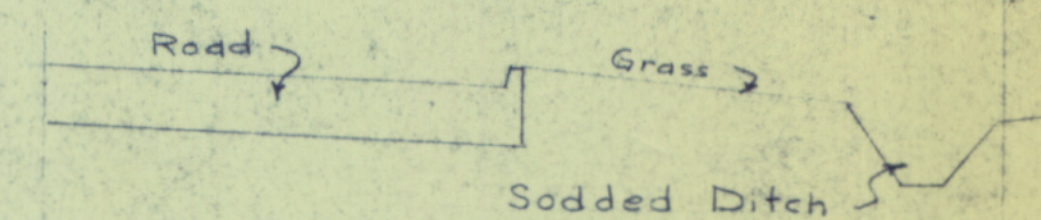
PLAN OF ISLAND VIEW DRIVE
Scale: 1"=50'



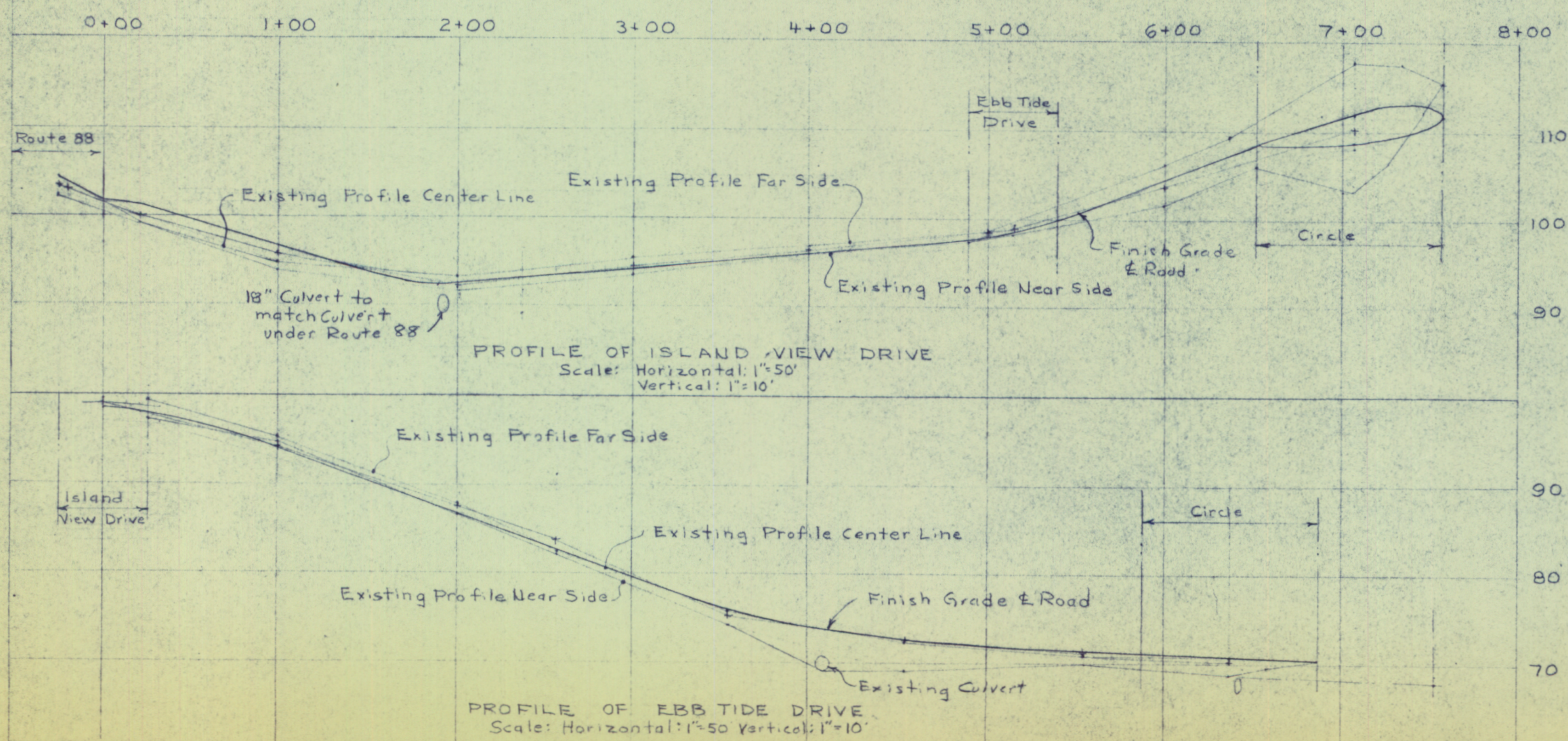
PLAN OF EBB TIDE DRIVE
Scale: 1"=50'



TYPICAL SECTION 0% to 8% SLOPE



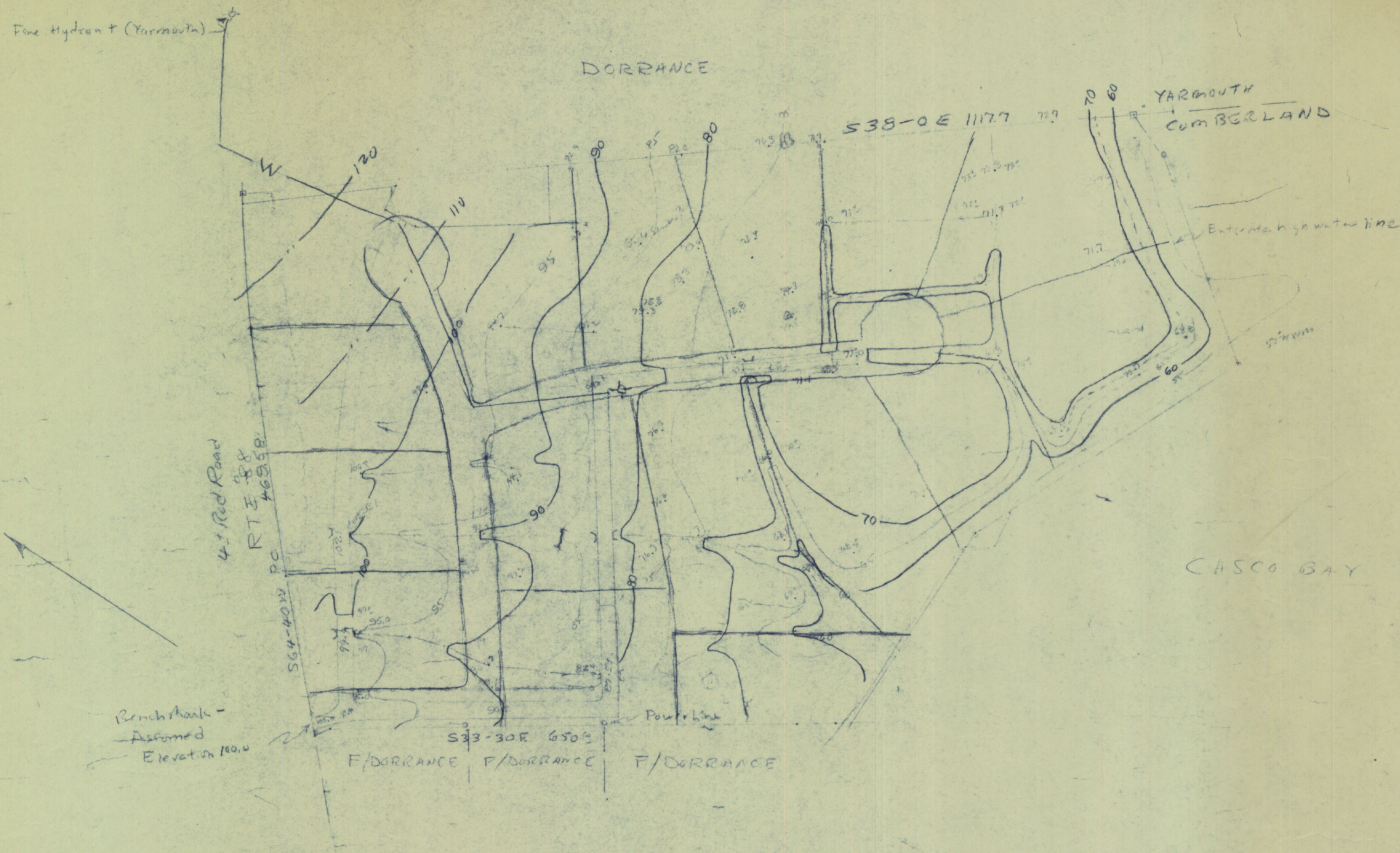
SECTION THRU DRAINAGE DITCH



C.R. STORER, INC.
ENGINEERING-CONTRACTING
Yarmouth, Maine

PLANS & PROFILES
OF
ISLAND VIEW DRIVE
AND
EBB TIDE DRIVE

Scale: As noted Date: 060167



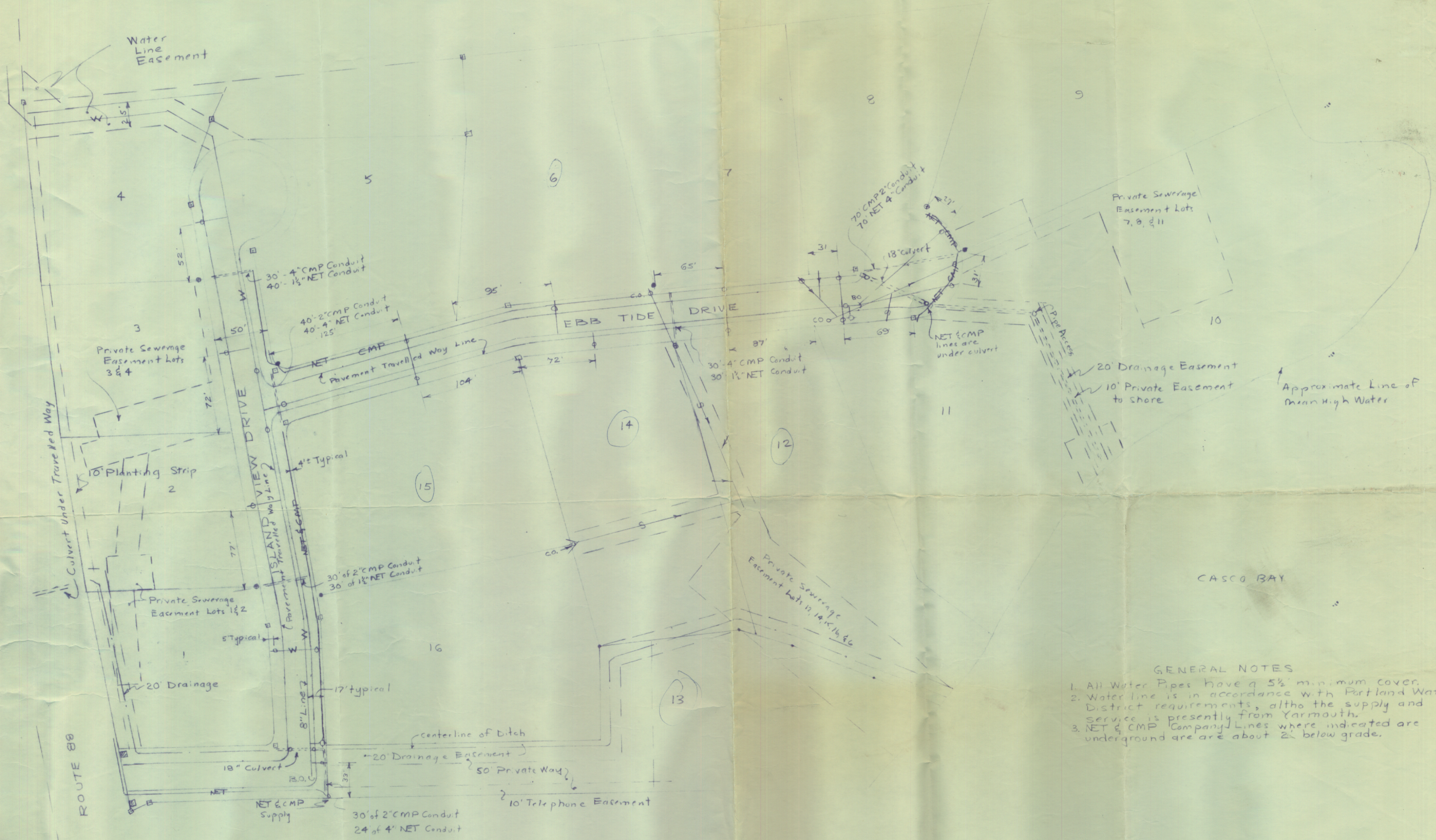
LEGEND

- W- Water Line
- 100.0 Grade taken
- 100- Existing Contour
-) (Existing Culverts
- Existing Roads
- DI Square Feet

- Notes: 1) Area Zoned: lb Residential (Foreside)
 2) Lot Size: 25,000[±]
 3) A street line intersections to have R=10'

PRELIMINARY SKETCH
OF LAND FOR

Scale: 1"=100' Date: 10/4/2007



- GENERAL NOTES**
1. All Water Pipes have a 5' minimum cover.
 2. Water line is in accordance with Portland Water District requirements, altho the supply and service is presently from Yarmouth.
 3. NET & CMP Company Lines where indicated are underground are about 2' below grade.

- LEGEND**
- Valve
 - ⊕ Hydrant
 - BO Blow Off
 - Stone Monuments
 - NET New England Telephone
 - CMP Central Maine Power
 - CO Clean Out
 - W Water Line
 - S Sewer Line
 - NET Line
 - CMP Line
 - CB Catch Basin
 - HH Hand Hole
 - TV Transformer Vault
 - HD Hydrant

APPROVED BY THE PLANNING BOARD
Date _____

C.R. STORER, INC. ENGINEERING - CONTRACTING Yarmouth, Maine	
PLAN OF CONSTRUCTION AT BROAD COVE MEADOWS for Pettapiece & Kuehling Cumberland Foreside, Maine	
Scale: 1" = 50'	Date: 05/13/1970