

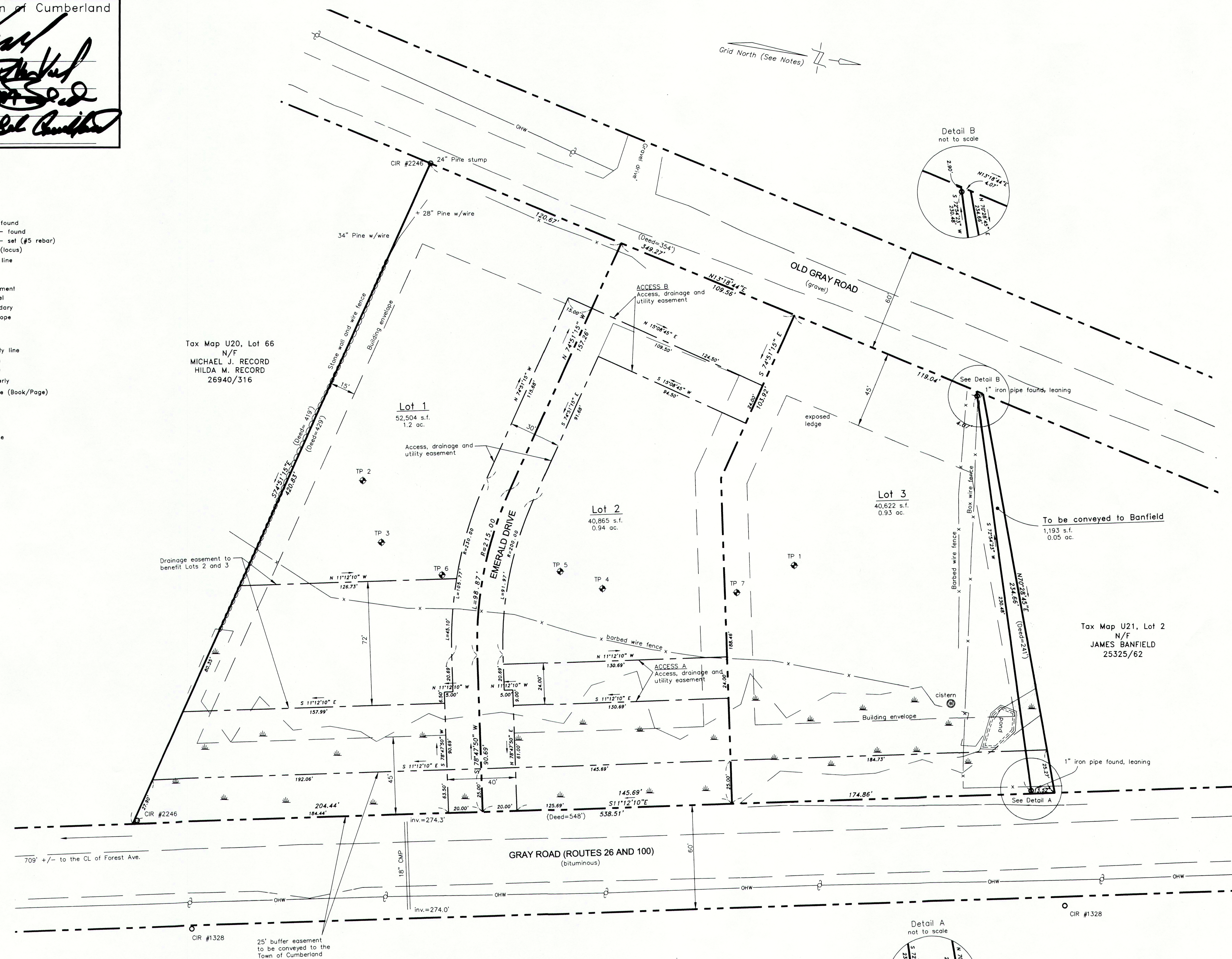
Approved by the Town of Cumberland
Planning Board

dated 5/13/10

*W.A. P...
A. P...
B. C...*

LEGEND

- Monument - found
- Iron marker - found
- Iron marker - set (#5 rebar)
- Property line (locus)
- Right of way line
- Wire fence
- Stone wall
- Edge of pavement
- Edge of gravel
- Wetland boundary
- Building envelope
- Utility pole
- Well
- Overhead utility line
- Contours (1ft)
- Contours (5ft)
- N/F
- Now of Formerly
- Deed reference (Book/Page)
- Tree line
- Wellands
- Coniferous tree

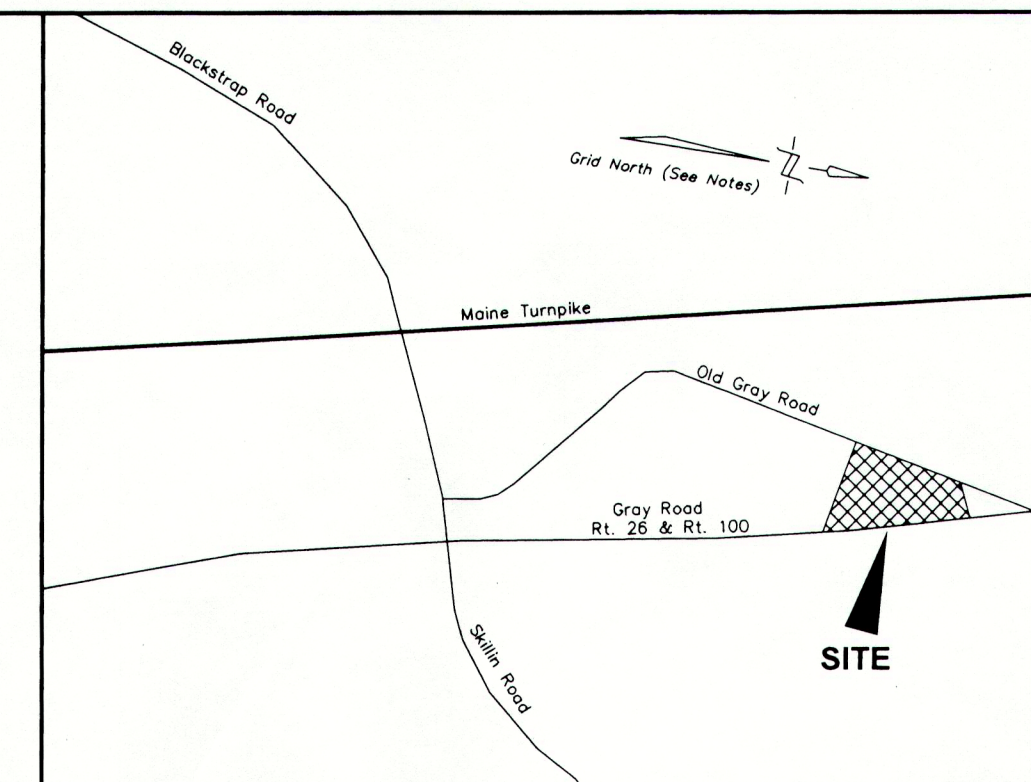


State of Maine, Cumberland ss
Registry of Deeds
Received May 19, 2010
at 11:52 AM and recorded in
Plan Book 210 Page 178
Attest: _____
Register

CERTIFICATION

This survey conforms to the current standards of
practice set forth by the Maine State Board of
Licensure for Land Surveyors.

David E. Titcomb, P.L.S. #1273



VICINITY MAP

No Scale

NOTES

- 1) Book and Page references are to the Cumberland County Registry of Deeds.
- 2) Bearings are referenced to Grid North, Maine State Plane Coordinate System, NAD83, West Zone based on RTK GPS observations. Observations were adjusted using the OPUS Internet Solution provided by the National Geodetic Survey (NGS).
- 3) Elevations are referenced to NAVD83 based on RTK GPS observations. Observations were adjusted using the OPUS Internet Solution provided by NGS.
- 4) Parcel is subject to a drainage easement benefiting land now or formerly of Philip Hall as described in Book 24294, Page 323.
- 5) Parcel was snow covered during the course of this survey, all visible features were located.
- 6) Wetland flags were located by traditional surveying methods. The location of the wetland boundary is based on wetland flags found and supplemented by low precision GPS locations supplied by Sweet Associates.
- 7) Appropriate cross-easements maintenance agreements shall be recorded at the time of the conveyance of the first lot.

PLAN REFERENCES

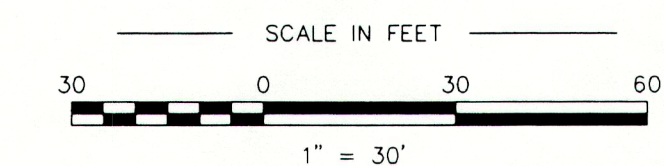
- 1) Boundary Survey of Property of Phil Hall Cumberland, Maine by TKM Land Surveyors, Inc. dated October 2006.
- 2) Gray Road, so called, Town of Cumberland, Maine as relocated by James H. McDonald, Richard Cook, Edward N. Snickey Commissioners of the County of Cumberland by H.W. Foster dated August 1906 and recorded in the Cumberland County Commissioner's Office in Volume 17, Page 507.
- 3) Old Gray Road in Cumberland by Wm. E. Winslow dated September 22, 1922 and recorded in the Cumberland County Commissioner's Office in Volume 19, Page 203.
- 4) Plan of Cumberland Highlands made for George T. Edwards by William Winslow dated April 1924 and recorded in Plan Book 16, Page 8.
- 5) Wetland sketch supplied by Sweet Associates.

AREA

Lot 1	52,504 s.f./1.2 ac.
Lot 2	40,865 s.f./0.94 ac.
Lot 3	40,622 s.f./0.93 ac.
Area to Banfield	1,193 s.f./0.05 ac.
Total	135,974 s.f./3.12 ac.

OWNERS OF RECORD

Tax Map U21, Lot 1
Andrew P. Hagerty
Book 24754, Page 26



Rev.2	5/03/10	Add details, parcel to be conveyed	JNS
Rev.1	4/12/10	Revise name, add lot areas	JNS

PLAN OF Emerald Commons

Gray Road (Route 100 and 26) and Old Gray Road Cumberland, Maine

MADE FOR

ANDREW HAGERTY

4 Fox Hall Road Falmouth, Maine

JOB #209055	DATE: March 25, 2010	SCALE: 1" = 30'
BOOK #745		
DWG: #209055-R2		
FILE #9388		

Titcomb Associates
133 Gray Road
Falmouth, Maine 04105 (207)797-9199