N

GRID

PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	64.81'	190.00'	S 42°59'50" W	64.49'
C2	33.28'	150.00'	S 46°24'44" W	33.22'
C3	42.04'	22.02'	N 88°04'08" E	35.94'

N/F
DAVID D. SMITH
13561/53
MAP U14, LOT 26

N/F
MITCHELL H. & ROXANA M. LENCH
30881/31
MAP U14, LOT 28 & 27

6"X6" GRANITE MONUMENT FOUND 12" ABOVE GRADE, MARKED "US LHE"

PLATFORM

6"X6" GRANITE MONUMENT FOUND 5" ABOVE GRADE, DISC NOT FOUND HELD

GARDEN

S 42°06'40" E 10.04'

S 42°06'40" E 40.15'

N/F
UNITED STATES OF AMERICA
132/222 & 113/443
MAP U15, LOT 19

N/F
JENS ELDRUP JORGENSEN
18773/120
MAP U14, LOT 29

1" IRON PIPE FOUND, 2" BELOW GRADE

5/8" REBAR FOUND, FLUSH

USCG BUILDING

N/F
WILLIAM KOURAKOS LIVING TRUST
25547/109
MAP U15, LOT 49

6"X6" GRANITE MONUMENT FOUND 10" ABOVE GRADE, WITH 1/2" DRILL HOLE

1" IRON PIPE FOUND, PRONE

S 42°06'40" E 274.49'

419.02'
S 52°46'09" W
327.66'

330.97'
S 52°46'09" W

BUILDING NOW REMOVED

EAST LIGHTHOUSE

APPROXIMATE LIMIT OF PUBLIC ACCEPTANCE SEE NOTE 13

LIGHTHOUSE POINT ROAD

5/8" REBAR FOUND 2" BELOW GRADE

N/F
JACK W. & BOBBI L. LUCAS
31920/123
MAP U14, LOT 36-G

N/F
PAIGE CARTER
29457/200
MAP U15, LOT 48

N/F
WILLIAM KOURAKOS
11823/46
MAP U15, LOT 54

CONCRETE PATH

GRAVEL DRIVEWAY

5/8" REBAR FOUND 6" ABOVE GRADE PLS 2124, HELD

C1

C2

C3

N/F
GAIL V. & EDWARD R. KRUSEC
28785/14
MAP U15, LOT 47

6"X6" GRANITE MONUMENT FOUND 4" ABOVE GRADE, MARKED "US LHE" HELD FOR LINE

6"X6" GRANITE MONUMENT FOUND FLUSH, WITH 1/2" DRILL HOLE, HELD

ATLANTIC OCEAN

DYER COVE

N/F
ELLEN C. & PETER R. MCCARTHY
31920/123
MAP U15, LOT 42

N/F
PAUL & KELLY MCDONALD
20854/123
MAP U15, LOT 46

N/F
JAMES H. & SUSAN L. JOHNSTON
29086/348
MAP U15, LOT 52

TWO LIGHTS TERRACE

LEGEND

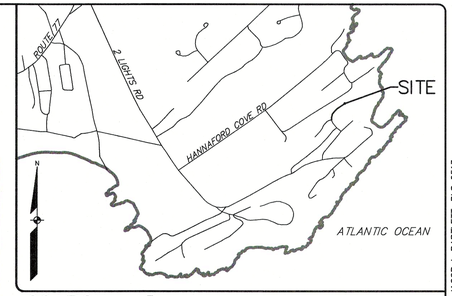
EXISTING

- PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- DEED LINE/R.O.W.
- MONUMENT
- IRON PIPE/ROD
- BUILDING
- EDGE PAVEMENT
- EDGE GRAVEL
- TRAIL-TRACED FROM AERIAL
- TREELINE
- CHAIN LINK FENCE
- POST AND RAIL FENCE
- STONE WALL
- RETAINING WALL
- WATER
- WATER GATE VALVE
- WATER SHUT OFF
- CATCH BASIN
- TRANSFORMER PAD
- ELECTRIC HAND HOLD

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 INCH = 50 FT.



LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD EXTENDING THE TOWN OF CAPE ELIZABETH'S RIGHTS IN PROPOSED, UNACCEPTED WAYS (PAPER STREETS) IS BY DEED DATED SEPTEMBER 8, 1997 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 13317, PAGE 151, IN CONJUNCTION WITH A SECOND RECORDING EXTENDING THE TOWN'S RIGHTS IN A DEED DATED NOVEMBER 22, 2016 IN BOOK 33646, PAGE 304.
2. THE RIGHT OF WAY HEREON IS SHOWN ON THE TOWN OF CAPE ELIZABETH TAX MAP U15.
3. THE WIDTH OF LIGHTHOUSE POINT ROAD IS 40' WIDE PER PLAN REFERENCE 5A.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHNICS INC. IN FEBRUARY 2012 AND JANUARY 2017.
5. PLAN REFERENCES:
   A. "PLAN OF PROPERTY IN CAPE ELIZABETH, MAINE MADE FOR R.L. HENDERSON & C.C. WRIGHT TWO LIGHTS TERRACES" DATED JANUARY 8, 1968, BY CHARLES C. WRIGHT, AND RECORDED AT CCRD IN PLAN BOOK 76, PAGE 8.
   B. "COMPOSITE PLAN IN CAPE ELIZABETH MAINE MADE FOR DONALD V. HALE JR." DATED MARCH 16, 1987, BY H.I. & E.C. JORDAN, AND RECORDED AT CCRD IN PLAN BOOK 161, PAGE 31.
   C. "PLAN OF LAND, LIGHTHOUSE POINT, CAPE ELIZABETH ME. FOR DAVID AND AVIS LIVERETT" DATED OCTOBER 15, 1987 BY DELTA ENGINEERING, INC. AND RECORDED AT CCRD IN PLAN BOOK 168, PAGE 46.
   D. "REVISION OF A PORTION OF TWO LIGHTS TERRACES" DATED MAY 12, 1972, BY CHARLES C. WRIGHT, AND RECORDED AT CCRD IN PLAN BOOK 96, PAGE 32.
   E. "PLAN DEPICTING THE RESULTS OF A BOUNDARY SURVEY MADE FOR JACK & BOBBI LUCAS" DATED JULY 5, 2013, BY NADEAU LAND SURVEYS, AND ON FILE AT THE TOWN OF CAPE ELIZABETH.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR CAPE ELIZABETH, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230043-0011-D, HAVING AN EFFECTIVE DATE OF JULY 15, 1992. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
10. THIS SURVEY WAS PERFORMED WITH CARLSON BRX5 BASE/ROVER GPS UNITS SET TO A HORIZONTAL POSITIONAL TOLERANCE OF 0.10 FEET.
11. THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE LIMITS OF A RIGHT OF WAY ENTITLED "LIGHTHOUSE POINT ROAD" AS SHOWN ON PLAN REFERENCE 5A. IN DOING SO, AVAILABLE SURVEY PLANS WERE REVIEWED ALONG WITH COVER DEEDS OF THE ADJOINING PROPERTY OWNERS. RIGHTS HELD BY THE TOWN OF CAPE ELIZABETH WERE NOT DETERMINED IN THE PROCESS OF PERFORMING THIS SURVEY. IT IS ADVISED TO CONSULT AN ATTORNEY CONCERNING THESE RIGHTS.
12. BACKGROUND IMAGERY IS FROM MAINE OFFICE OF GIS AND IS DATED 2012.
13. TOWN RECORDS INDICATE THAT IN OCTOBER 1968, 570'± OF LIGHTHOUSE ROAD WAS ACCEPTED. THIS TERMINUS WAS DETERMINED UTILIZING THE BASELINES AND STATIONING SHOWN ON PLAN REFERENCE 5A.

SURVEYOR'S STATEMENT

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

JACOB L. BARTLETT, PLS 2513 *FEBRUARY 6, 2017*

JACOB L. BARTLETT, PLS 2513

STATE OF MAINE · JACOB L. BARTLETT · 2513 · PROFESSIONAL LAND SURVEYOR

DESIGNED	CHECKED
JIB	CDM

REV.	BY:	DATE:	STATUS:
A	JIB	2-06-17	COPY ISSUED TO CLIENT

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250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-755-2636

RIGHT OF WAY SURVEY
OF:
LIGHTHOUSE POINT ROAD
PER PLAN BOOK 76, PAGE 8
CAPE ELIZABETH, MAINE
FOR:
THE TOWN OF CAPE ELIZABETH
P.O. BOX 6260
CAPE ELIZABETH, MAINE 04107

PROJECT NO.	SCALE
16493	1" = 50'

SHEET 1 OF 1

16493BD.dwg, TAB:16493LPR