



LOCATION MAP

N.T.S

GENERAL NOTES:

1. THE RECORD EXTENDING THE TOWN OF CAPE ELIZABETH'S RIGHTS IN PROPOSED, UNACCEPTED VAYS (PAPER STREETS) IS BY DEED DATED SEPTEMBER 8, 1997 AND RECORDED AT THE CUMBERLAND COUNTY REGISTER 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 33648, PAGE 304.
2. THE RIGHT OF WAY HERON 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 HERON 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 DORCAS V. HALE JR." DATED MARCH 16, 1987, BY H.L. & 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 TOWN OF CAPE ELIZABETH. UTILITY INFORMATION DOES 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 AND RECORDS, INCLUDING 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 ACQUIRED. THIS TERMINUS WAS DETERMINED UTILIZING THE BASELINES AND STATIONING SHOWN ON PLAN REFERENCE 5A.

DESIGNED					CHECKED				
JIB					CDM				

75 John Roberts Rd.
Suite 1A
South Portland, ME 04106

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'

6493B SHEET 1 OF 1

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