

APPROVED BY THE CAPE ELIZABETH PLANNING BOARD

■ IRON PIPE OR ROD FOUND

W UTILITY POLE

O MANHOLE

MEM ELECTRIC METER

HYDRANT WATER VALVE OR SHUTOFF LIGHT POLE

DECIDUOUS TREE CONIFEROUS TREE

PLAN REFERENCES

1. MSHC RIGHT OF WAY MAP STATE AID HIGHWAY 1 & 2 CAPE ELIZABETH CUMBERLAND COUNTY FAP NO. 5—0120(1) RECORDED CCRD PLAN BOOK 68, PAGE 38.

— OHW — 100 — 100 — 100 / 100

- FENCE
- CURB
- OVERHEAD WIRES
- UNDERGROUND POWER
- 1' CONTOUR
IRON PIPE OR ROD FOUND
NOW OR FORMERLY
DEED BOOK / PAGE
CONCRETE

LOCATION MAP

OCEAN ST

Ton I

AMENDED SITE PLAN & SUBDIVISION PLAN

"THIS PLAN AMENDS LOT 1 SHOWN ON PREVIOUSLY RECORDED PLAN OF "POND COVE SUBDIVISION" RECORDED IN CCRD PLAN BOOK 171, PAGE 2, BY HEREBY REMOVING THE REQUIREMENT OF NOTE 7 THEREIN, THAT REQUIRES ANY CHANGE OF USE TO REQUIRE SITE PLAN APPROVAL BY THE PLANNING BOARD. THE PURPOSE OF THE AMENDMENT IS TO RMOVE SUCH REQUIREMENT THEREBY ALLOWING LOT 1 TO BE SUBJECT TO THE PROVISIONS OF THE TOWN'S ZONING ORDINANCE"

6. THE EASTERLY STREET LINE OF OCEAN HOUSE ROAD, ALONG LOTS 1, 2, AND 3 IS SHOWN AS ASSUMED BECAUSE THE REDEFINITION PLANS (REF. 2&3) DO NOT AGREE IN THE AREA.

5. PROPERTY IS LOCATED IN THE TOWN OF CAPE ELIZABETH TOWN CENTER DISTRICT.

4. ELEVATIONS ARE BASED ON NAVD88 OBTAINED BY POST PROCESS GPS OBSERVATION.

3. ALL BEARINGS ARE REFERENCED TO MAGNETIC NORTH AS PER PLAN REFERENCE NO. 1

PROPERTY IS SHOWN AS LOT 1 ON PLAN REFERENCE 5.

1. OWNER OF RECORD:

WACUBU CAPE LLC TAX MAP U11 LOT 16B C.C.R.D. BOOK 36198 PAGE 315

GENERAL NOTES

6. "BOUNDARY AND TOPOGRAPHIC SURVEY AT 326 OCEAN HOUSE ROAD, CAPE ELIZABETH, MAINE MADE FOR MITCHELL AND ASSOCIATES" DATED DECEMBER 20, 2018 BY OWEN HASKELL, INC.

5. "POND COVE SUBDIVISION ON SHORE ROAD & OCEAN HOUSE ROAD, CAPE ELIZABETH, MAINE MADE FOR POND COVE ASSOCIATES" JAN. 19, 1998 REV. 2 2/10/88 RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 171 PAGE 2

4. "PLAN OF THE DIVISION OF THE ESTATE OF ELIZABETH DYER RECORDED IN CCRD PLAN BOOK 8 PAGE 19".

3. "PLAN OF A PORTION OF STATE ROUTES NO. 1 & 2 IN CAPE ELIZABETH AS REDEFINED BY THE CUMBERLAND COUNTY COMMISSIONERS ON MAY 18, 1955 ON FILE AT CCH"

2. "PLAN OF A PORTION OF SHORE ROAD IN CAPE ELIZABETH AS REDEFINED BY THE CUMBERLAND COUNTY COMMISSIONERS ON MAY 21, 1969 FILED IN CCH PLAN BOOK 8 PAGE 33"

AND RECORDED

OF
Lot 1 "POND COVE SUBDIVISION"
1234 Shore Road, Cape Elizabeth, Maine
Made for Owner of Record
Wacubu Cape LLC
C/O Seacoast Properties LLC
6 Phillip Road, Falmouth, Maine 04105

OWEN HASKELL, INC.

PROFESSIONAL LAND SURVEYORS

ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

3Y: RS/JLW DATE: NOV. 27, 2019 JOB NO. 2019-336 CE