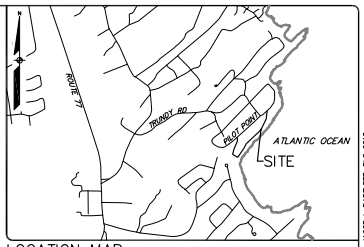
GENERAL NOTES:

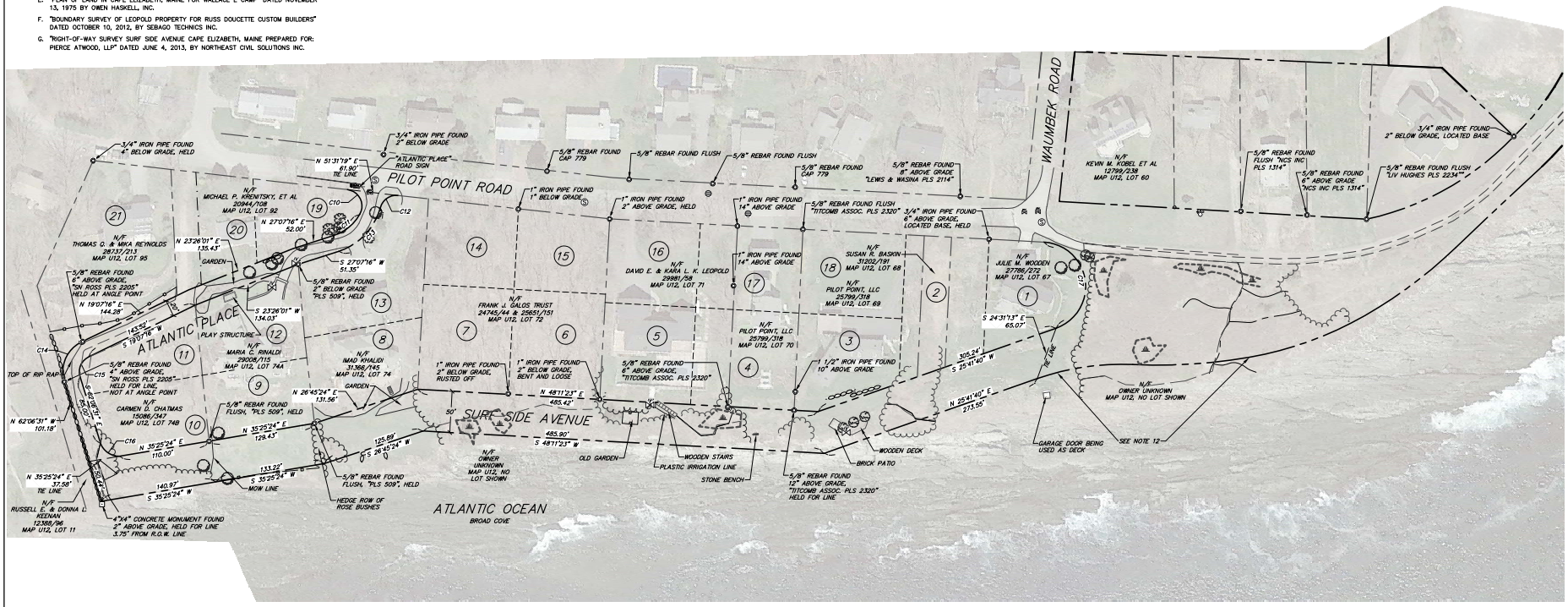
1. THE RECORD EXTENDING THE TOWN OF CAPE ELIZABETH'S RIGHTS IN PROPOSED, UNACCEPTED WAYS (PAPER STREETS) IS BY DEED DATED SEPTEMBER 8, 1997 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 13317, PAGE 151, IN CONJUNCTION WITH A SECOND RECORDING EXTENDING THE TOWN'S RIGHTS IN A DEED DATED NOVEMBER 22, 2016 IN BOOK 33646, PAGE 304.
2. THE RIGHT OF WAY IS SHOWN AS ATLANTIC PLACE AND SURF SIDE AVENUE ON THE TOWN OF CAPE ELIZABETH TAX MAP U12.
3. THE WIDTH OF ATLANTIC PLACE IS 20' WIDE PER PLAN REFERENCE 5C AND 5G. THE WIDTH OF SURF SIDE AVENUE IS ASSUMED TO BE 50' WIDE (PER PLAN REFERENCE 5G) WITH SECTIONS OF VARYING WIDTHS.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHNICS INC. IN DECEMBER 2012, AND JANUARY 2017.
5. PLAN REFERENCES:
   - A. "SHORE ACRES PROPERTY OF THE SHORE ACRES LAND COMPANY" UNDATED, BY W. RICHARDSON, C.E., AND RECORDED AT CCRD IN PLAN BOOK 12, PAGE 45.
   - B. "PART OF SHORE ACRES THE SHORE ACRES LAND CO. AS RESTAKED BY NISBET & GRIFFIN INC." DATED JUNE 1930, AND RECORDED AT CCRD IN PLAN BOOK 137, PAGE 21.
   - C. "PLAN OF A PRIVATE ACCESSWAY ON PILOT POINT ROAD, CAPE ELIZABETH, MAINE MADE FOR CARMEN T. CHATMAS" DATED DECEMBER 3, 1999, BY OWEN HASKELL, INC. AND RECORDED AT CCRD IN PLAN BOOK 200, PAGE 209.
   - D. "PLAN OF PROPERTY & EXISTING CONDITIONS SURVEY MADE FOR COMMERCIAL STREET PROPERTIES" DATED DECEMBER 15, 2004 BY TITCOMB ASSOCIATES.
   - E. "PLAN OF LAND IN CAPE ELIZABETH, MAINE FOR WALLACE E CAMP" DATED NOVEMBER 13, 1975 BY OWEN HASKELL, INC.
   - F. "BOUNDARY SURVEY OF LEOPOLD PROPERTY FOR RUSS DOUCETTE CUSTOM BUILDERS" DATED OCTOBER 10, 2012, BY SEBAGO TECHNICS INC.
   - G. "RIGHT-OF-WAY SURVEY SURF SIDE AVENUE CAPE ELIZABETH, MAINE PREPARED FOR: PIERCE ATWOOD, LLP" DATED JUNE 4, 2013, BY NORTHEAST CIVIL SOLUTIONS INC.

GENERAL NOTES CONTINUED:

6. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
7. 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.
8. THE PURPOSE OF THIS SURVEY WAS TO RETRACE A PORTION OF THE RIGHT OF WAY ENTITLED SURF SIDE AVENUE AS WELL AS AN UNNAMED RIGHT OF WAY RUNNING BETWEEN LOTS 11, 12, & 13, AND 19, 20, & 21,(NOW CALLED ATLANTIC PLACE) 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.
9. THE RIGHT OF WAY AS DEPICTED HEREON DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR CAPE ELIZABETH, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230043-0012-C, HAVING AN EFFECTIVE DATE OF JUNE 19, 1985. THE RIGHT OF WAY FALLS WITHIN AN AREA IDENTIFIED AS ZONE V2, AREAS OF 100 YEAR COASTAL FLOOD WITH VELOCITY (WAVE ACTION).
10. THIS SURVEY WAS PERFORMED WITH CARLSON BRX5 BASE/ROVER GPS UNITS SET TO A HORIZONTAL POSITIONAL TOLERANCE OF 0.10 FEET.
11. BACKGROUND IMAGERY IS FROM GOOGLE EARTH, AND IS DATED 5-9-2016.
12. IN THE SECTION THAT SURF SIDE AVENUE STRAYS FROM BEING A CONSISTENT WIDTH, PLAN REFERENCE 5A WAS DIGITIZED. THIS AREA OF THE RIGHT OF WAY IS ONLY APPROXIMATE AND SHOULD BE USED FOR REFERENCE PURPOSES ONLY.



LOCATION MAP N.T.S.



LEGEND

EXISTING	DESCRIPTION
	PROPERTY LINE/R.O.W.
	ABUTTER LINE/R.O.W.
	TIE LINE
	EASEMENT
	LOT LINE PER PLAN REF 5A
□	MONUMENT
⊙	IRON PIPE/ROD
C1/L1	CURVE/LINE NO.
	DECK/STEPS/ OVERHANG
	EDGE PAVEMENT
	EDGE CONCRETE
	TRAIL-TRACED FROM AERIAL
	EDGE GRAVEL
	BRICK SKIRT
	TREELINE
	POST AND RAIL FENCE

EXISTING	DESCRIPTION
	DECORATIVE METAL FENCE
	STONE WALL
	EDGE WETLAND
	WETLANDS
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB
W	WATER
	IRRIGATION VALVE
	WATER SHUT OFF
	SANITARY MANHOLE
	CATCH BASIN
8	LOT NUMBER PER PLAN REF 5A

GRAPHIC SCALE
0 50 100
(IN FEET)
1 INCH = 50 FT.

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C10	39.53'	20.00'	N 71°51'57" W	33.40'
C11	41.89'	56.66'	N 5°57'27" E	40.94'
C12	28.41'	20.00'	S 10°50'05" W	26.08'
C13	76.27'	76.67'	S 1°21'37" E	73.16'
C14	56.71'	40.00'	N 21°29'37" W	52.08'
C15	28.35'	20.00'	S 21°29'37" E	26.04'
C16	28.99'	24.06'	N 78°37'23" E	27.27'
C17	147.55'	53.63'	N 53°07'26" W	105.22'

WETLAND NOTE

THE WETLANDS ON THE SITE WERE DELINEATED BY GARY M. FULLERTON OF SEBAGO TECHNICS ON APRIL 11, 2017. THIS DELINEATION WAS COMPLETED IN GENERAL ACCORDANCE WITH THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. THE WETLANDS WERE MARKED IN THE FIELD WITH FLAGGING. THE FLAGS "WETLAND BOUNDARY" ALPHA NUMERIC PINK WERE LOCATED USING A TRIMBLE PRO6H BACKPACK GPS UNIT CAPABLE OF DECIMETER ACCURACY.

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 I. BARTLETT, PLS 2513 *FEBRUARY 6, 2017*

PRELIMINARY COPY

JACOB I. BARTLETT, PLS 2513

DESIGNED	CHECKED
JIB	CDM

REV	BY	DATE	DESCRIPTION
B	SSH	05-03-17	ADDED WETLANDS/FOR CLIENT REVIEW
A	JIB	02-06-17	COPY ISSUED TO CLIENT

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-783-3656

RIGHT OF WAY SURVEY
OF:
ATLANTIC PLACE & SURF SIDE AVENUE
PER PLAN BOOK 12, PAGE 45
CAPE ELIZABETH, MAINE
FOR:
THE TOWN OF CAPE ELIZABETH
P.O. BOX 6250
CAPE ELIZABETH, MAINE 04107

PROJECT NO.	SCALE
16493	1" = 60'

SHEET 1 OF 1

16493BD.dwg, 1:1, 16493AP-SA