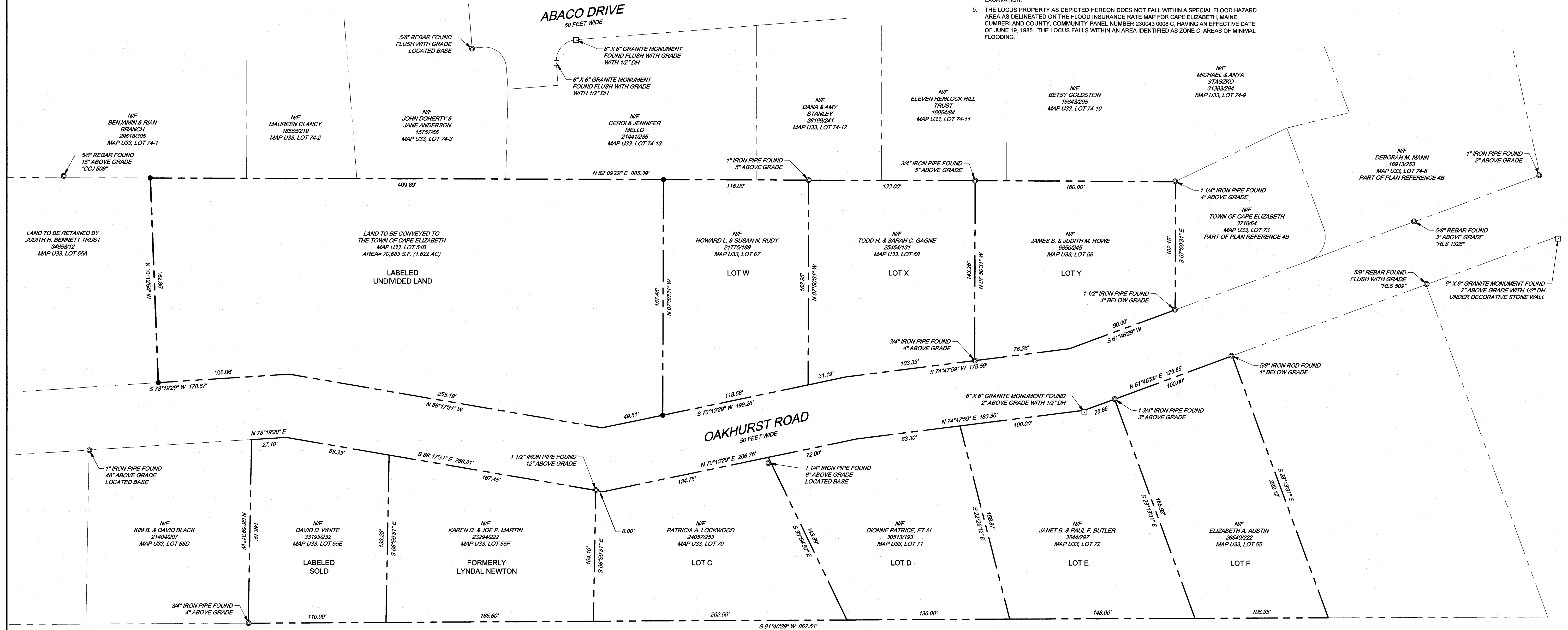
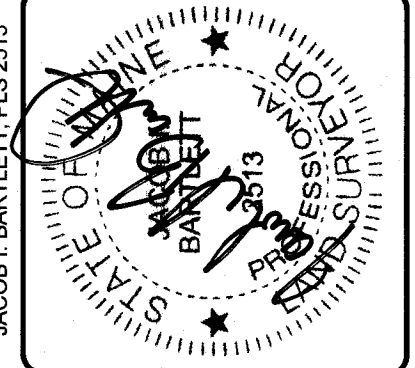
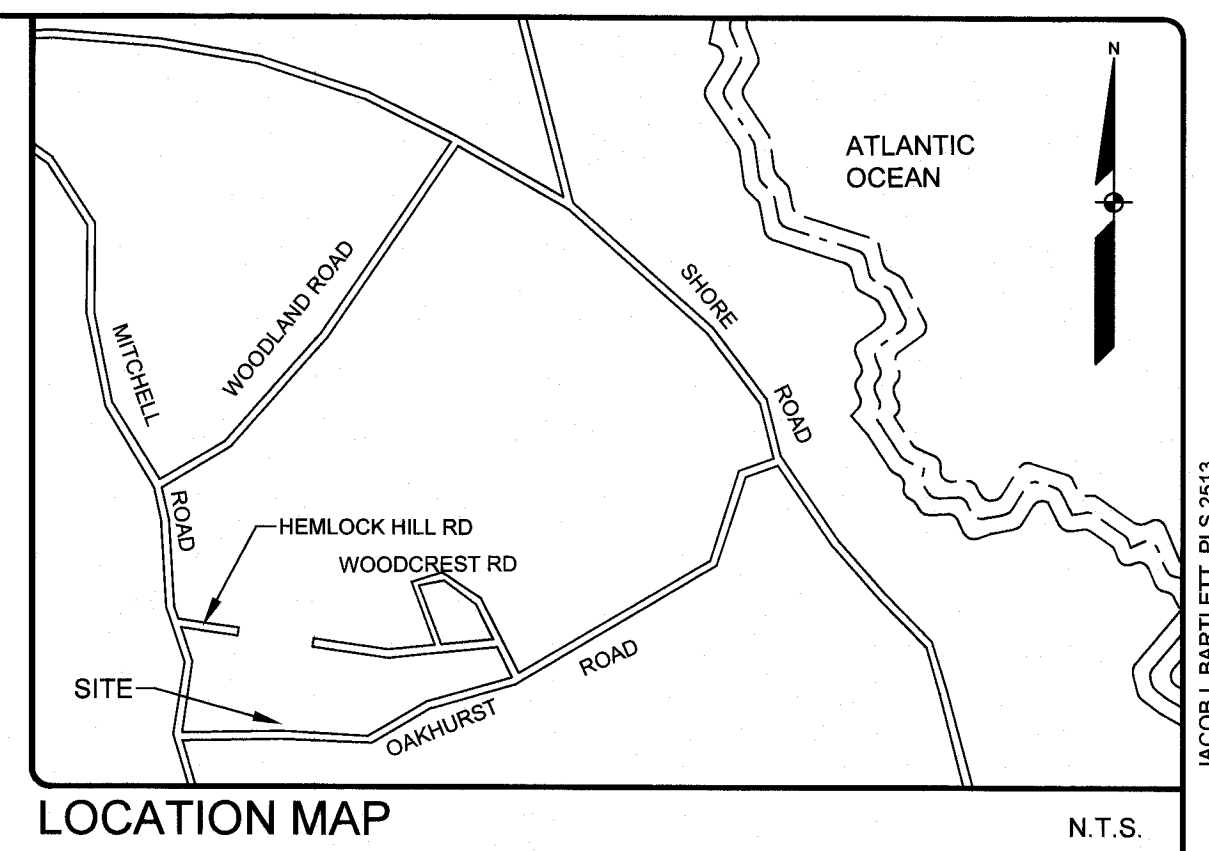


GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS THE JUDITH H. BENNETT TRUST BY DEED DATED FEBRUARY 15, 2018 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 34658, PAGE 12.
- THE PROPERTY IS SHOWN AS LOT 54B ON THE TOWN OF CAPE ELIZABETH TAX MAP U33 AND IS LOCATED IN THE RC DISTRICT AND RESOURCE PROTECTION.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. ON AUGUST 8, 2019.
- PLAN REFERENCES:
 - "PLAN OF PROPERTY IN CAPE ELIZABETH, MAINE, MADE FOR D. KILTON ANDREW 'OAKHURST GLEN' BY H.I. & E.C. JORDAN-SURVEYORS, DATED JULY 18, 1969, AND RECORDED AT THE CCRD IN PLAN BOOK 80, PAGE 30.
 - "2ND AMENDED SUBDIVISION PLAN OF HEMLOCK HILL SUBDIVISION, FOR FITZPATRICK ASSOCIATES, INC." BY SEBAGO TECHNICS, INC. DATED JANUARY 3, 1998, REVISED THROUGH JANUARY 3, 2000, AND RECORDED AT THE CCRD IN PLAN BOOK 200, PAGE 146.
 - "STANDARD BOUNDARY SURVEY OF HEMLOCK HILL SUBDIVISION," BY SEBAGO TECHNICS, INC. DATED JANUARY 3, 1998, REVISED THROUGH MAY 18, 1999, AND RECORDED AT THE CCRD IN PLAN BOOK 199, PAGE 288.
 - "PLAN OF PROPERTY IN CAPE ELIZABETH, MAINE, MADE FOR ROBERT BELL 'HEMLOCK HILL', BY H.I. & E.C. JORDAN-SURVEYORS, DATED SEPTEMBER 15, 1964, AND RECORDED AT THE CCRD IN PLAN BOOK 85, PAGE 13.
 - "PLAN OF OAKHURST ROAD CAPE ELIZABETH MAINE, FROM GLENDEN ROAD TO MITCHELL ROAD" BY O.E. STEPHENSON ENGINEER, RECORDED IN THE CCRD IN PLAN BOOK 24, PAGE 21.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C145CE-38-02. 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 WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- 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 0008 C, HAVING AN EFFECTIVE DATE OF JUNE 19, 1985. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.



REV. NO.	DATE	STATUS	REVISIONS PER COMMENTS
C	09-12-19	MINOR REVISIONS	
B	08-22-19	ISSUED TO CLIENT FOR REVIEW	
A	08-14-19		

SEBAGO TECHNICS
 WWW.SEBAGOTECHNICS.COM
 75 John Roberts Rd.
 Suite 4A
 South Paris, ME 04106
 Tel. 207-208-2100

RECORD OWNER:
 JUDITH H. BENNETT TRUST
 143 OAKHURST ROAD
 CAPE ELIZABETH, ME 04107

APPROVAL -
 TOWN OF CAPE ELIZABETH
 PLANNING BOARD

9/17/2019
 DATE

CHAIRPERSON
Carol Ann Jordan
 REGISTRAR
Theresa M. ...

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
 SEPTEMBER 12, 2019

STATE OF MAINE

CUMBERLAND COUNTY SS REGISTRY OF DEEDS
 RECEIVED Sept 20 2019
 AT 10:58 AM AND RECORDED IN
 PLAN BOOK 399 PAGE 399

ATTEST *Theresa M. ...* REGISTRAR

LEGEND

- PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- MONUMENT
- IRON PIPE/ROD
- N/F NOW OR FORMERLY
- CAPPED IRON ROD TO BE SET PLS 2513

