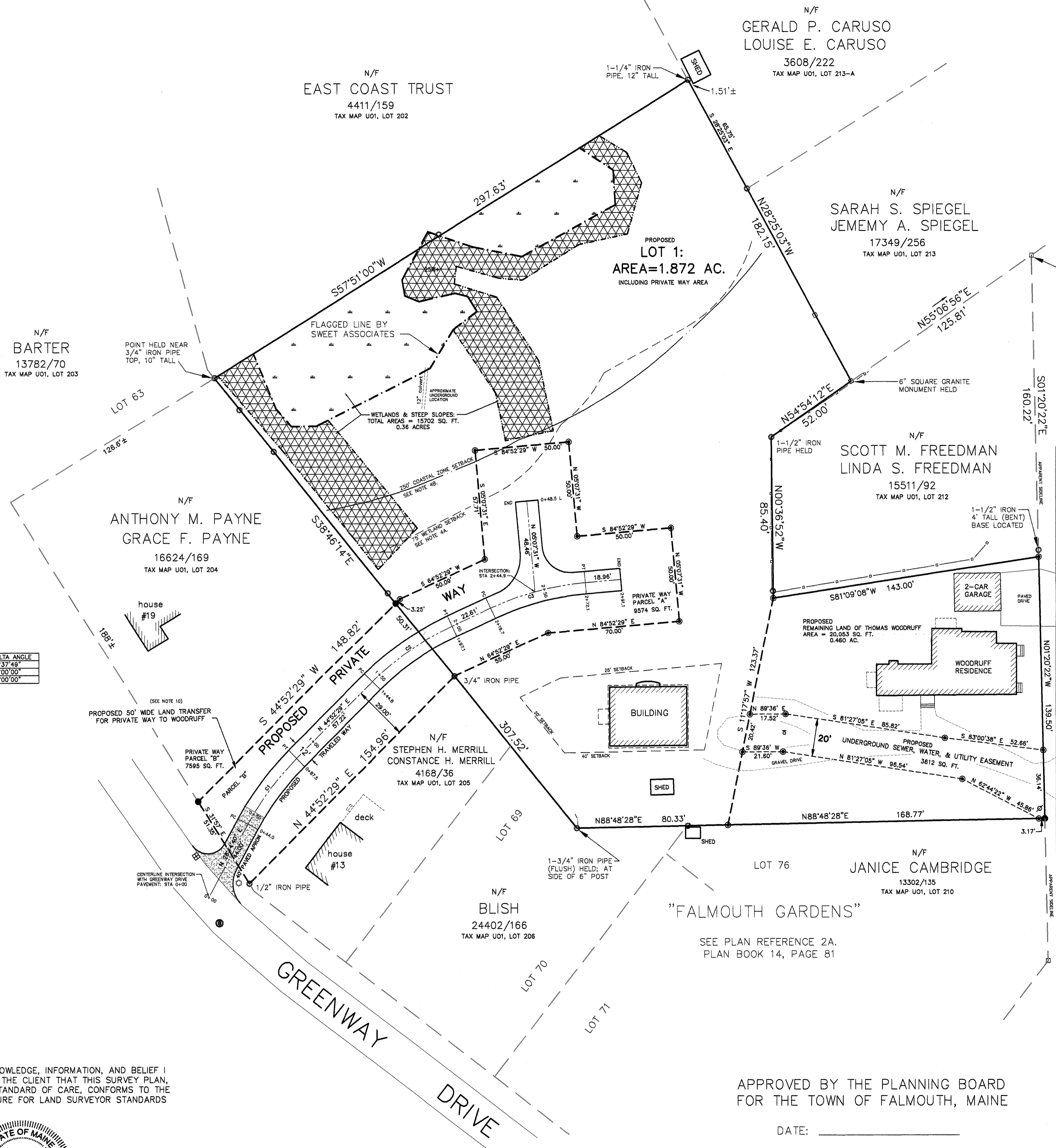


GENERAL NOTES

- DEED REFERENCE: ESTATE OF MARGERY W. PETERSON TO THOMAS A. WOODRUFF BY RECORDED DEED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS: BOOK 11284, PAGE 162.
- PLAN REFERENCES: A. "FALMOUTH GARDENS, FALMOUTH FORESIDE, MAINE" BY WESTON M. HICKS, C.E. OWNED BY LESLIE A. LIBBY DATED OCTOBER 8, 1921 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 14, PAGE 81.
B. "BOUNDARY RETRACEMENT SURVEY FOR LAND OF: THOMAS A. WOODRUFF, KELLEY ROAD, FALMOUTH, MAINE" DATED 07/18/2004 BY LEGASSIE & SON AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 204, PAGE 814.
- EASEMENTS:
A. SUBJECT TO: SEWER EASEMENT GRANTED TO THE KENNEDY HEIRS AND THE SEWER EASEMENT AND RIGHT OF WAY GRANTED TO HELEN E. NAYLOR AND EVA BERRY SOUTHWICK, SAID EASEMENT LOCATIONS WERE NOT DETERMINED ON THIS SURVEY (UNDERGROUND LINES NOT FOUND).
B. TOGETHER WITH: EXISTING SEWER LINE EASEMENT ORIGINALLY FOR LESLIE A. LIBBY, HIS HEIRS AND ASSIGNS, (NOW THOMAS WOODRUFF PROPERTY) AS IT CROSSES THE PROPERTIES OF CAMBRIDGE et. als. TO THE SOUTH TO U.S. ROUTE 1. SAID EASEMENT LOCATION WAS NOT DETERMINED.
- ON SITE WETLAND DELINEATION SHOWN HEREON PER LAYOUT/SITE EVALUATION OF: SWEET ASSOCIATES, 155 GRAY ROAD, FALMOUTH, MAINE. LOCATED BY LEGASSIE & SON ON 02/09/2008.
- THE COASTAL UPLAND EDGE DELINEATION (250' SETBACK SHOWN) PER LAYOUT/SITE EVALUATION OF: STOCKWELL ENVIRONMENTAL CONSULTING, 58 HENDRICKS HILL ROAD, SOUTHPORT, ME. LOCATED BY LEGASSIE & SON ON 06/30/2008.
- BASIS OF BEARING: BEARINGS SHOWN ARE BASED UPON THE MAGNETIC MERIDIAN AS OBSERVED ON SITE BY A FIELD STUDY IN JULY 2004.
- THE TOWN OF FALMOUTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, OR PLOWING OF THE PROPOSED PRIVATE WAY.
- FURTHER DIVISIONS OF THE LOTS SHOWN ON THIS PLAN ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THE FALMOUTH PLANNING BOARD.
- THERE ARE NO EXISTING OR PROPOSED WELLS ON THE LOTS SHOWN ON THIS PLAN.
- NO SEPTIC TANK EFFLUENT DISPOSAL AREAS ARE PROPOSED ON THE LOTS SHOWN ON THIS PLAN.
- THE PRIVATE WAY SHOWN HEREON IS COMPRISED OF TWO PARCELS CURRENTLY UNDER SEPARATE OWNERSHIP. PRIVATE WAY PARCEL "A" IS OWNED IN FEE BY THOMAS A. WOODRUFF. PRIVATE WAY PARCEL "B" IS OWNED IN FEE BY ANTHONY M. PAYNE AND GRACE F. PAYNE. PARCEL "B" IS TO BE CONVEYED IN FEE TO THOMAS A. WOODRUFF UPON FINAL REVIEW AND/OR TOWN APPROVAL.
- ZONE CRITERIA: ZONE = RESIDENTIAL A
MIN. LOT AREA = 20,000 S.F.
MIN. LOT WIDTH = 125 FEET
SETBACKS: FRONT = 25 FEET
SIDE = 20 FEET
REAR = 40 FEET
- TOTAL PROJECT AREA = 2.332 ACRES.



PROPOSED ROAD CENTERLINE HORIZONTAL CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	150.00'	43.54'	43.39'	16°37'49"
C2	150.00'	52.38'	52.09'	20°00'00"
C3	150.00'	52.38'	52.09'	20°00'00"

PLAN OF PRIVATE WAY AND DIVISION OF LAND

RECORD OWNER: THOMAS A. WOODRUFF
TAX MAP/ LOT NO.: MAP U01, LOT 211
p/o MAP U01, LOT 204

MAILING ADDRESS: 8 KELLEY ROAD
FALMOUTH, MAINE 04105

LOCATION: 8 KELLEY ROAD, FALMOUTH, MAINE

SURVEY PERFORMED BY:
LEGASSIE & SON

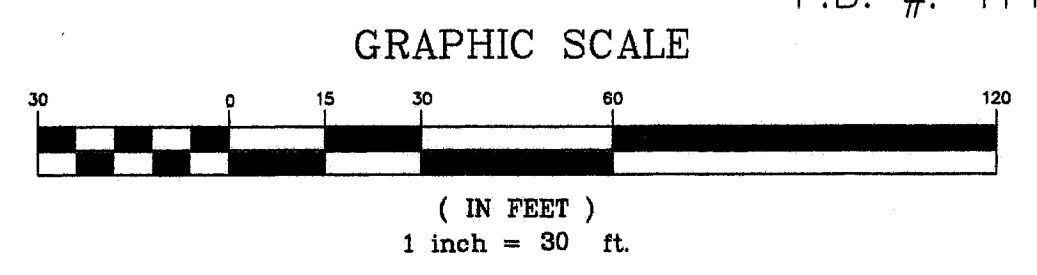
PROFESSIONAL LAND SURVEYING
18 MESERVE CIRCLE
SACO, MAINE 04072
TELE: (207) 284-0541

SCALE: 1"=30'
DATE: 03/06/2008
REV'D: 06/30/2008
REV'D: 07/10/2008
L.I.N.: FALM001(T)
F.B. #: 114, 115

ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF I CERTIFY EXCLUSIVELY TO THE CLIENT THAT THIS SURVEY PLAN, MADE TO THE NORMAL STANDARD OF CARE, CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYOR STANDARDS OF PRACTICE.



Kenneth T. Legassie REV'D 7/10/2008
KENNETH T. LEGASSIE, P.L.S. #2341



APPROVED BY THE PLANNING BOARD FOR THE TOWN OF FALMOUTH, MAINE

DATE: _____
CHAIRMAN _____

LEGEND OF SYMBOLS

- FOUND GRANITE OR CONCRETE MONUMENT
- SET 5/8" IRON REBAR w/ CAP PLS #2341
- FOUND IRON PIPE OR ROD
- PROPOSED 5/8" REBAR w/ CAP TO BE SET
- ⊕ WATER SHUTOFF VALVE
- ⊕ UTILITY POLE
- ⊕ CATCH BASIN
- ⊕ TREE
- EXISTING PROPERTY BOUNDARY
- - - PROPOSED EASEMENT LINE
- - - PROPOSED BOUNDARY LINE
- - - WETLAND BOUNDARY
- - - BUILDING SETBACK LINE
- - - EXISTING FENCE LINE
- ▲ STEEP SLOPE > 25%
- ▲ WETLANDS