



SEE GENERAL NOTE 5

- LEGEND**
- AC ACRE
 - CB CHORD BEARING
 - CH CHORD LENGTH
 - D.B. DEED BOOK
 - L LENGTH
 - N/F NOW OR FORMALLY
 - N.T.S. NOT TO SCALE
 - PG. PAGE
 - R RADIUS
 - R.O.W. RIGHT OF WAY
 - SF SQUARE FEET
 - T.S. TAX SHEET
 - C.C.R.D. CUMBERLAND COUNTY REGISTRY OF DEEDS
 - ± PLUS OR MINUS

- GENERAL NOTES:**
- 1) THE PURPOSE OF THIS SIXTH AMENDED SUBDIVISION PLAN IS TO SHOW BUILDINGS AND UNITS AS WELL AS PAVED IMPROVEMENTS TO LOTS A, B, C, AND D, AND PROPOSED BUILDING ADDITIONS TO LOT B. PLEASE BE ADVISED THAT THE BUILDINGS AND IMPROVEMENTS AS SHOWN ON LOTS A AND C WERE COMPILED FROM DESIGN PLANS AND SURVEY FIELD LAYOUT RECORDS. BUILDINGS AND IMPROVEMENTS AS SHOWN ON LOTS B AND D WERE COMPILED FROM MAP REFERENCES 7 AND 10.
 - 2) OWNER AND ABUTTER INFORMATION IS AS OBTAINED FROM THE TOWN OF FALMOUTH TAX ASSESSORS OFFICE.
 - 3) BLUEBERRY LANE AND FALMOUTH ROAD ARE ACCEPTED TOWN WAYS PER THE TOWN OF FALMOUTH PLANNING DEPARTMENT.
 - 4) NORTH AS SHOWN HEREON IS BASED ON MAP REFERENCE #4.
 - 5) FOR PROPERTY MONUMENTATION SEE MAP REFERENCE 5 & 11.
 - 6) THIS PLAN WAS PREPARED BY SGC ENGINEERING, LLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN OCEANVIEW RETIREMENT COMMUNITY, LLC AND SGC ENGINEERING, LLC, DATED MARCH, 2004.
 - 7) INFORMATION SHOWN HEREON IS A COMPILATION OF PLAN REFERENCES 1-8, AND 10-12, AS SUCH REFERENCE IS HEREBY MADE TO THE SURVEYORS STATEMENT(S) DEPICTED THEREON. THE UNDERSIGNED DID NOT SUPERVISE ANY WORK PERFORMED FOR THE CREATION OF PLAN REFERENCES 1-4, 9 AND 12.
 - 8) IN THE COMPILATION OF MAP REFERENCES 1-12 NON-SUBSTANTIVE ERRORS IN THE COURSES AND DISTANCES WERE ENCOUNTERED AND CORRECTED AS SHOWN HEREON.

OceanView Development Present and Future

- December 1982: Initiation of planning, design and permitting in association with Portland Area Lutheran Services
- 1986: Main Lodge (46 congregate living units)
20 Cottages (independent living units)
- 1996-2000 47 Cottages (independent living units - singles, duplexes and triplex)
- 1998 Falmouth House (39 assisted living units)
- November 1998 Adoption of Retirement Community Overlay District
- October 2003 Retirement Community Overlay District Extension
- 2004 Hilltop Lodge (20 congregate living units)
Main Lodge Renovation (3 new congregate living units)
- 2005-2009 Whipple Farm Cottages (42 independent living units)

Vision for the Next 10 Years

- A:** Main Lodge Additions (12 congregate living units)
- B:** Falmouth House Addition
Phase 1 - 10 units
Phase 2 - 10 units
- C:** Hilltop Lodge Addition (10 +/- congregate living units)
- D:** Memory Loss Facility (24 +/- assisted care living units)
- E:** Replace 1986 Cottages (20 independent living units)

TITLE:
SIXTH AMENDED SUBDIVISION PLAN
OCEANVIEW
WHIPPLE FARM COTTAGES
20 BLUEBERRY LANE
TOWN OF FALMOUTH CUMBERLAND COUNTY
STATE OF MAINE

RECORD OWNERS:

LOT A
OCEANVIEW RETIREMENT COMMUNITY, LTD. PARTNERSHIP
D.B. 14540 PG. 286

LOT B
OCEANVIEW RETIREMENT COMMUNITY, LTD. PARTNERSHIP
D.B. 11184 PG. 173
D.B. 20688 PG. 320
D.B. 20689 PG. 4

LOT C
OCEANVIEW RETIREMENT COMMUNITY, LTD. PARTNERSHIP
D.B. 11184 PG. 173

LOT D
OCEANVIEW RETIREMENT COMMUNITY, LLC
D.B. 13181 PG. 104

PREPARED FOR:
OCEANVIEW RETIREMENT COMMUNITY, LLC.
20 BLUEBERRY LANE
FALMOUTH, MAINE

SGC ENGINEERING, LLC
• Civil Design & Survey Engineering
• Environmental & Regulatory Permitting
• Electrical Power Systems Engineering

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DATE: 03/15/04	DRAWN: RRC	JOB NO.: 1960201	SHEET 1 OF 1
COMPI/DESIGN: RRC	CHECK: JJC	DWG NO.: SUBDIV_19001	

OceanView Development - Present and Future