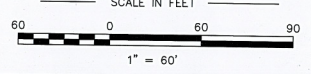
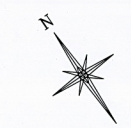


OV = LUNT

TOWNE = VILLAGE GREEN

OV = PLUMMER

- LEGEND**
- Iron marker to be set
 - Iron marker - found
 - Property line (locus)
 - - - Property line (abutter)
 - - - Proposed property line
 - - - Proposed easement line
 - Stone wall
 - - - Existing edge of pavement
 - Curb
 - - - Proposed building setback line
 - - - Zoning district line
 - - - Sewer manhole
 - - - Catch basin
 - - - Manhole
 - - - Water valve
 - - - Now of Formerly
 - - - Deed reference (Book/Page)
 - - - Deciduous tree
 - ▭ Proposed building
 - ▭ Existing building

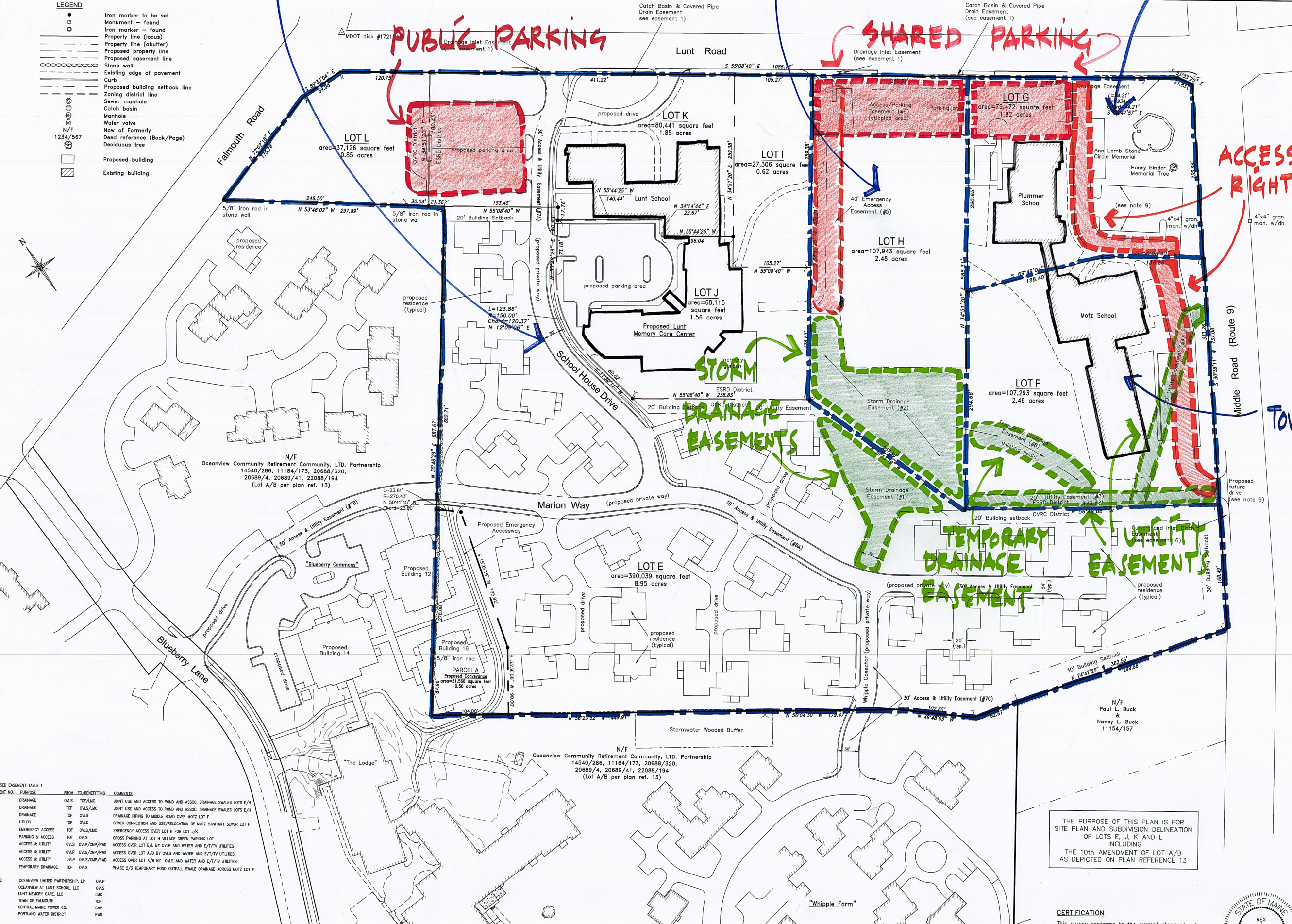


PROPOSED EASEMENT TABLE 1

EASEMENT NO.	PURPOSE	FROM	TO/BENEFITING	COMMENTS
1	DRAINAGE	O/LS	TOP/LMC	JOINT USE AND ACCESS TO POND AND ASSOC. DRAINAGE SWALES LOTS E/H
2	DRAINAGE	TOP	O/LS/LMC	JOINT USE AND ACCESS TO POND AND ASSOC. DRAINAGE SWALES LOTS E/H
3	DRAINAGE	TOP	O/LS	DRAINAGE PIPING TO MIDDLE ROAD OVER MOTZ LOT F
4	UTILITY	TOP	O/LS	SEWER CONNECTION AND USE/RELOCATION OF MOTZ SANITARY SEWER LOT F
5	EMERGENCY ACCESS	TOP	O/LS/LMC	EMERGENCY ACCESS OVER LOT H FOR LOT J/K
6	PARKING & ACCESS	TOP	O/LS	CROSS PARKING AT LOT H VILLAGE GREEN PARKING LOT
7A	ACCESS & UTILITY	O/LP	O/LS/OMP/PMD	ACCESS OVER LOT C/A BY OWP AND WATER AND E/T/TV UTILITIES
7B	ACCESS & UTILITY	O/LP	O/LS/OMP/PMD	ACCESS OVER LOT A/B BY O/LS AND WATER AND E/T/TV UTILITIES
7C	ACCESS & UTILITY	O/LP	O/LS/OMP/PMD	ACCESS OVER LOT A/B BY O/LS AND WATER AND E/T/TV UTILITIES
8	TEMPORARY DRAINAGE	TOP	O/LS	PHASE 2/3 TEMPORARY POND OUTFALL SWALE DRAINAGE ACROSS MOTZ LOT F

ENTITIES:

OCEANVIEW LIMITED PARTNERSHIP, LP	O/LP
OCEANVIEW AT LUNT SCHOOL, LLC	O/LS
LUNT MEMORY CARE, LLC	LMC
TOWN OF FALMOUTH	TOP
CENTRAL MAINE POWER CO.	CMP
PORTLAND WATER DISTRICT	PWD



- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds.
 - 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
 - 3) Elevations are based on information shown on plan reference 8.
 - 4) Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. Digups and/or the appropriate utilities should be contacted prior to any construction.
 - 5) Property lies within Zone C based on FIRM Community #20045 Panel #0008 B, dated October 16, 1984. It does not lie within a special flood hazard area.
 - 6) Parcel A to be conveyed by Ocean View at Lunt School, LLC to Ocean View Retirement Community Retirement Community Limited Partnership (Lot A/B).
 - 7) Property Zoning: Elementary School Redevelopment District (ESRD)-Lots F, G, H, J, and L. Ocean View Retirement Community (OVR) District with RA as underlying District (OVR)-Lots E, L and A/B.
 - 8) Building Setbacks to ESRD District Boundary are 20 feet per Falmouth Zoning Ordinance S.3.16.9.a. Building setbacks to external boundaries for building not more than 2 stories in height are 30 feet per Falmouth Zoning Ordinance S.3.16.9.a.
 - 9) Plummer Lot 'G' and Motz Lot 'F' proposed parking, access, building and site improvements as shown are conceptual only for consistency with the approved masterplan and are subject to change with final individual lot design and site plan permitting in the future.
 - 10) Village Green Lot 'H' final design elements are to be proposed by the Town of Falmouth and incorporated into the overall Oceanview School Redevelopment Project phasing in partnership with the Town of Falmouth with the exception of the following improvements:
 - (A) The expansion, closure and relocation of access drives, and landscaping improvements on the Lunt parking lot located on Lots 'I' and 'H' are proposed to be constructed as part of the Plummer-Motz Public-Private Partnership phase (see overall project phasing schedule).
 - (B) Fire access lanes on Lot 'H' to be constructed as part of the Lunt Memory Care phase unless otherwise approved by the Falmouth Fire Department. Initial location to be across Lot 'I' following existing and improved paved pathway. Alternate location should Lot 'I' be developed to follow existing paved pathway across Lot 'J' to rear of Lunt Memory Care Building.
 - (C) Stormwater pond to be constructed as part of the Cottage Phase 4 or as otherwise approved by the Department of Environmental Protection with the project Site Location of Development amendment permit.
 - 11) Planning Board approval is required for any further division of any lots approved on this plan.
 - 12) The Oceanview Redevelopment Project shall be subject to a conditional agreement in lieu of a performance guarantee as provided for in the Town of Falmouth Subdivision Ordinance Section 11 - Performance Guarantees. The conditional agreement shall apply to each phase of the project as identified on this 10th Amended Subdivision Plot and as shown on the approved subdivision/site plans. As a condition of this agreement, endorsed by the Town of Falmouth Planning Board by signature completion of site improvements including street and site grading, storm drainage, utilities and other improvements for public benefit or use as specified on the approved site plans for the respective phases, within a period not to exceed two (2) years from the date of this amended subdivision approval.
 - 13) The term "Oceanview" as used throughout this project application and plans shall mean and be intended to represent the applicant - Oceanview Retirement Community, LP and Oceanview at Lunt School, LLC, jointly or their assigns.
 - 14) Snow plowing and maintenance: Oceanview shall be responsible for winter and summer maintenance of all internal roadways and parking areas for Lots A/B, E, G, H, J, K and L. The Town of Falmouth shall be responsible for maintenance of Lot F - Motz School Site unless acquired under the terms of the purchase option by Oceanview who shall then be responsible for maintenance. Lot 1 (future senior housing) shall be maintained by the future owner of that lot. Snow shall be removed from the project properties for proper disposal if it cannot be plowed to suitable snow storage areas onsite.
 - 15) All internal ways and driveways within the approved project area to be private with the exception of Blueberry Lane which is an accepted Town way.
 - 16) Building footprints and locations: The location and final grading of individual cottages are shown conceptually only and may vary during construction with respect to finish floor elevations, footprints, driveway locations, utility services, grading and unit orientations or locations. The applicant may provide differing building footprints and slight variations in unit locations in the field to avoid ledge outcrops and blend with the existing terrain and vegetation provided that the building sites substantially conform to the approved site, utility and landscape plans. No changes in internal ways or are permitted without planning staff prior approval.

- PLAN REFERENCES**
- 1) Plan Showing a Portion of Middle Road as Redefined by the Commissioners of Cumberland County by H.I. & E.C. Jordan Civil Engineers dated December 15, 1953. Recorded in Plan Book 6, Page 56.
 - 2) Plan Falmouth Road as Redefined by the Commissioners of Cumberland County by H.I. & E.C. Jordan Civil Engineers dated February, 1955 (sheet 3 & 4 of 9). Recorded in the Cumberland County Commissioners records in Plan Book 7, Page 2.
 - 3) State of Maine Department of Transportation Right of Way Map State Aid Highway "1" (Middle Road) dated January 1973. D.O.T. File No. S-3-342 (sheet 1 & 2 of 5). Recorded in Plan Book 101, Page 9.
 - 4) State of Maine Department of Transportation Right of Way Map Lunt Road dated September 1984. D.O.T. File No. 3-327 (sheets 1-3 of 3). Recorded in Plan Book 162, Page 68.
 - 5) Standard Boundary Survey-Division of Milliken Property-First Amended Recording Plat made for Brian H. & Patricia A. Milliken by Land Use Consultants dated April 7, 1995. Recorded in Plan Book 195, Page 286.
 - 6) Ocean View Retirement Complex-Recording Plat made for Dictor Associates, Inc. by Land Use Consultants dated November, 1984. Recorded in Plan Book 153, Page 64.
 - 7) Oceanview-Third Amended Subdivision Plat made by Land Use Consultants dated August 20, 1996. Recorded in Plan Book 195, Page 315.
 - 8) Boundary and Topographic Survey made for Oceanview Retirement Community, LLC by Survey & Geodetic Consultants, Inc. dated February 2, 2003.
 - 9) State of Maine Department of Transportation Right of Way Map State Aid Highway No. 8 (Lunt Road) dated April 2004. D.O.T. File No. 3-504 (sheets 1 & 2 of 6).
 - 10) Sixth Amended Subdivision Plan, Oceanview-Whipple Farm Cottages dated March 18, 2004 and revised through July 13, 2004. Recorded in Plan Book 204, Page 879.
 - 11) Sixth Amended Subdivision Plan, Oceanview, Whipple Farm Cottages, 20 Blueberry Lane, Town of Falmouth, Cumberland County, State of Maine, prepared by SOC Engineering, LLC, dated March 15, 2004, as revised through July 13, 2004 and recorded in the Cumberland County Registry of Deeds, Plan Book 204, Page 879.
 - 12) Seventh Amended Subdivision Plan, Oceanview Retirement Community, 20 Blueberry Lane, Falmouth Maine, prepared by Tricomb Associates, dated October 30, 2010, as revised on December 20, 2010 and January 17, 2011 and recorded in the Cumberland County Registry of Deeds, Plan Book 211, Page 20.
 - 13) Eighth Amended Subdivision Plan, Oceanview Retirement Community, 20 Blueberry Lane, Falmouth Maine, prepared by Tricomb Associates, dated September 20, 2011 and recorded in the Cumberland County Registry of Deeds, Plan Book 211, Page 295.
 - 14) Ninth Amended Subdivision Plan, Oceanview Retirement Community, 20 Blueberry Lane, Falmouth Maine, prepared by Tricomb Associates, dated September 29, 2011 and recorded in the Cumberland County Registry of Deeds, Plan Book 212, Page 63.

- EASEMENTS OF RECORD**
- 1) Notice of Layout and Taking by the State of Maine recorded in Book 664, Page 337.
 - 2) Utility line easement conveyed by the inhabitants of the Town of Falmouth to Central Maine Power Company recorded in Book 9466, Page 154 (pole #25 to pole #251).
 - 3) Multiple Service Agreement between the Falmouth School Department and Portland Water District recorded in Book 9463, Page 53.
 - 4) Poliphase Contract between the Falmouth School District and Central Maine Power Company recorded in Book 9841, Page 280.
 - 5) Notice of Layout and Taking by the Department of Transportation recorded in Book 2225, Page 180.
 - 6) Culvert and Inlet Ditch conveyed by the inhabitants of the Town of Falmouth recorded in Book 3388, Page 02.

- OWNERS OF RECORD**
- Parcel A and Lots E through L
Inhabitants of the Town of Falmouth
Book 1342, Page 367
Book 1342, Page 437 (corrective deed)

Total area=919,303 square feet / 21.10 acres

Rev.	Date	Per Town comments	R/C
Rev. 3	11/13/12	Per Town comments	R/C
Rev. 2	11/02/12	Utility & Access Easements	R/C
Rev. 1	10/16/12	notes 10-17, parking easement, road names	R/C

10th AMENDED SUBDIVISION PLAT
Plummer, Motz & Lunt School Properties
 Lunt, Middle & Falmouth Roads Falmouth, Maine

MADE FOR
Ocean View Retirement Community Limited Partnership
 Ocean View at Lunt School, LLC
 30 Governors Way Topsham, Maine

Job #212006 DATE: September 4, 2012 SCALE: 1" = 60'
 BOOK #867
 212006.dwg
 FILE #9446
 133 Gray Road
 Falmouth, Maine 04105 (603) 782-0800

THE PURPOSE OF THIS PLAN IS FOR
 SITE PLAN AND SUBDIVISION DELINEATION
 OF LOTS E, J, K AND L
 INCLUDING
 THE 10th AMENDMENT OF LOT A/B
 AS DEPICTED ON PLAN REFERENCE 13

CERTIFICATION
 This survey conforms to the current standards of
 practice set forth by the Maine State Board of
 Licensure for Land Surveyors.

