

GENERAL NOTES:

- THIS PLAN REPRESENTS THE RESULTS OF A STANDARD BOUNDARY SURVEY OF THE PARCEL SHOWN. IT IS THE PARCEL DESCRIBED IN CUMBERLAND COUNTY DEEDS BOOK 1504, PAGE 333 AND SHOWN AS CAPE ELIZABETH ASSESSED MAP W-14 PARCEL 33 EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS DOCUMENT. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY AFFECT TITLE TO THE PREMISES:
 - EASEMENTS OTHER THAN THOSE THAT ARE VISIBLE OR SPECIFICALLY STATED IN THE DEED OF RECORD AT THE TIME OF THE SURVEY
 - BUILDING SETBACK LINES
 - RESTRICTIVE COVENANTS
 - ZONING OR OTHER LAND USE REGULATIONS
 - ANY OTHER FACT THAT AN ACCURATE AND CURRENT TITLE SEARCH SHOULD DISCLOSE
 - DOCUMENTS NOT PART OF THE PUBLIC RECORD

- ALL DOCUMENTS OF RECORD REVEALED AND CONSIDERED AS A PART OF THIS SURVEY ARE NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT COULD AFFECT THE RESULTS OF THIS SURVEY.
- ALL DECLARATIONS ARE MADE TO THE ORIGINAL PURCHASER OF THE SURVEY SERVICES. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES, RECORD DRAWINGS, AND MARKS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM THE LOCATIONS DEPICTED HEREON, UNLESS SPECIFICALLY NOTED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THE SURVEY. UNDER MAINE LAW, "DIG SAFE" MUST BE NOTIFIED PRIOR TO ANY EXCAVATION.
- SEE RIGHTS GUARANTEED TO CUNNER LANE AND ELECTRIC RIGHTS ON HANNAFORD LANE IN CORD 8104-333.
- TOPOGRAPHIC INFORMATION, BOUNDARY, AND UTILITY INFORMATION ARE THE RESULT OF A FIELD SURVEY OF THE PREMISES BY LAND USE CONSULTANTS, INC. ON DECEMBER 1996. DATA IS BEAN SEA LEVEL (MVD) BOUNDARY USED IS A WADSWORTH SPIRE IN LOWEY MEAN IN INTERSECTION OF CUNNER LANE AND HANNAFORD COVE ROAD 11.144' (SEE REF #2)

- PROPERTY IS LOCATED WITHIN THE RESERVE # (R) ZONING DISTRICT AND THE SURVEYOR HAS REVIEWED THE ZONING REGULATIONS.
- CONVENTIONAL REQUIREMENTS ARE:
 - MIN LOT SIZE = 8000 SQ FT
 - MIN STREET FRONTAGE = 30 FT (PRIVATE RD)
 - SEWER FROM YARD = 30 FT
 - SIDE YARD = 10 FT
 - REAR YARD = 10 FT
 - MINIMAL WOODPILE LINE = 25 FT
 - MIN SHORE FRONTAGE = 150 FT
 - MIN LOT WIDTH @ REAR = 100 FT
- PROPERTY IS SUBJECT TO FEDERAL INSURANCE ADMINISTRATION 100 YEAR COASTAL FLOOD WITH WADSWORTH (1) ZONING DISTRICT.
- THIS PLAN IS SUBJECT TO REVIEW BY THE CAPE ELIZABETH PLANNING BOARD FOR APPROVAL OF PUBLIC ACCESS HEREIN.
- LOCATION OF ADJACENT CHALLENGES AND NEARBY COAST (ON PARCEL #11/33) FROM AERIAL PHOTOGRAPHY AND SURVEY TOWNS RECORDS AND SHOULD BE CONSIDERED APPROXIMATE DATE.

TO BE VERIFIED WITH FIRE CHIEF

SURVEYOR'S STATEMENT

LAND USE CONSULTANTS, INC. HEREBY STATES TO THE ROBERT A. G. MOHRS TRUST, EXCLUSIVELY, THAT:

- LAND USE CONSULTANTS, INC. HAS CONDUCTED A FIELD SURVEY IN THE U.S. STANDARD OF MEASUREMENT UNDER MY SUPERVISION BY THE TECHNICIANS DESCRIBED IN A DEED TO THE APPARENT RECORD OWNER, THE ROBERT A. G. MOHRS TRUST, RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS BY BOOK 1504, PAGE 333.
- THIS WORK MEETS OR EXCEEDS THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CATEGORY 1, CONDITION IN STANDARD BOUNDARY SURVEYS.
- THIS WORK, IN MY PROFESSIONAL OPINION, IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

JOHN L. ROBERTS
MAINE PROFESSIONAL LAND SURVEYOR # 1155 DATE: DECEMBER 30, 1996
LAND USE CONSULTANTS, INC.
PORTLAND, MAINE

EXCEPTIONS AT THE TIME OF ISSUE: REPORTS, DESCRIPTIONS, OR MORTGAGEMENTS HAVE NOT BEEN FURNISHED.

PLAN REFERENCES:

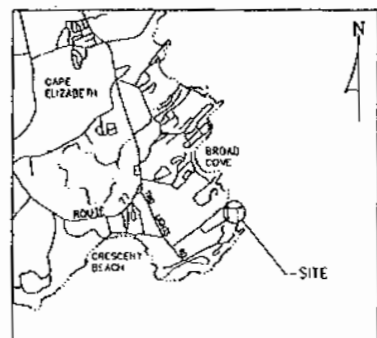
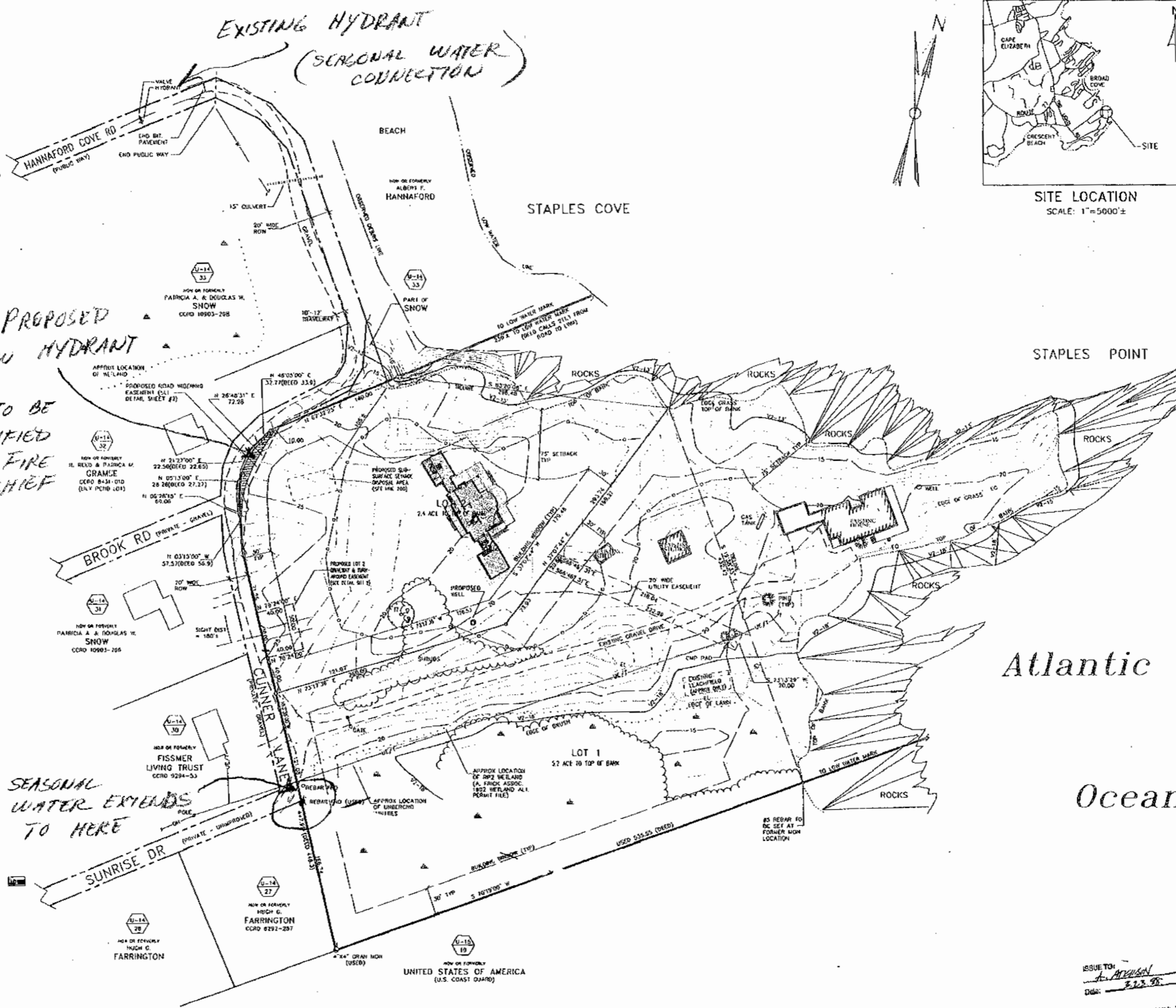
- PLAN OF LAND IN CAPE ELIZABETH, MAINE MADE FOR HENRY C. BAKER AND CO. DATED JULY 1899 BY E. C. JOHNSON AND CO., RECORDED BY THE CUMBERLAND CO. REGISTER OF DEEDS IN PLAN BOOK 19, PAGE 21.
- COMPOSITE PLAN MADE FOR RONALD V. HALE, JR., DATED 3/16/87 BY H. L. AND E. C. JOHNSON CO. RECORDED IN THE CUMBERLAND CO. REGISTER OF DEEDS IN PLAN BOOK 104, PAGE 31.

DEED REFERENCES:

- MELINDA C. MOHRS TO THE ROBERT A. G. MOHRS TRUST - CORD 614/333 DATED 1/20/1995
- ALBERT F. HANNAFORD TO THE VENERABLE CUNNER ASSOCIATION AND PROPELLER CLUB - CORD 1064/393 DATED 11/10/1920

LEGEND

- CONTOUR
- ROW
- PROPERTY LINE
- BUILDING SETBACK
- EDGE OF GRAVEL ROAD
- BUILDING
- WIRE PIPE FIND (WPF)
- GRANITE FOUNDATION
- REBAR TO BE SET
- PROPOSED WELL
- FENCE
- WATER LINE (SEASONAL)
- OBSERVED LOW WATER LINE
- OBSERVED HIGH WATER LINE
- TOP OF BANK
- EDGE OF LAND/GRASS



SITE LOCATION
SCALE: 1"=5000'±

LUC
LAND USE CONSULTANTS, INC.
1000 Main Street, Portland, ME 04101
Tel: 603-876-3333

DIVISION OF LAND
21 CUNNER LANE
CAPE ELIZABETH, MAINE

RECORD OWNER:
Austin & Ellen M. Higgins, Trustees
R.A.G. Mohrs Trust
Sun Island Farm
Cape Elizabeth, ME 04107

Revision	I.S. Date

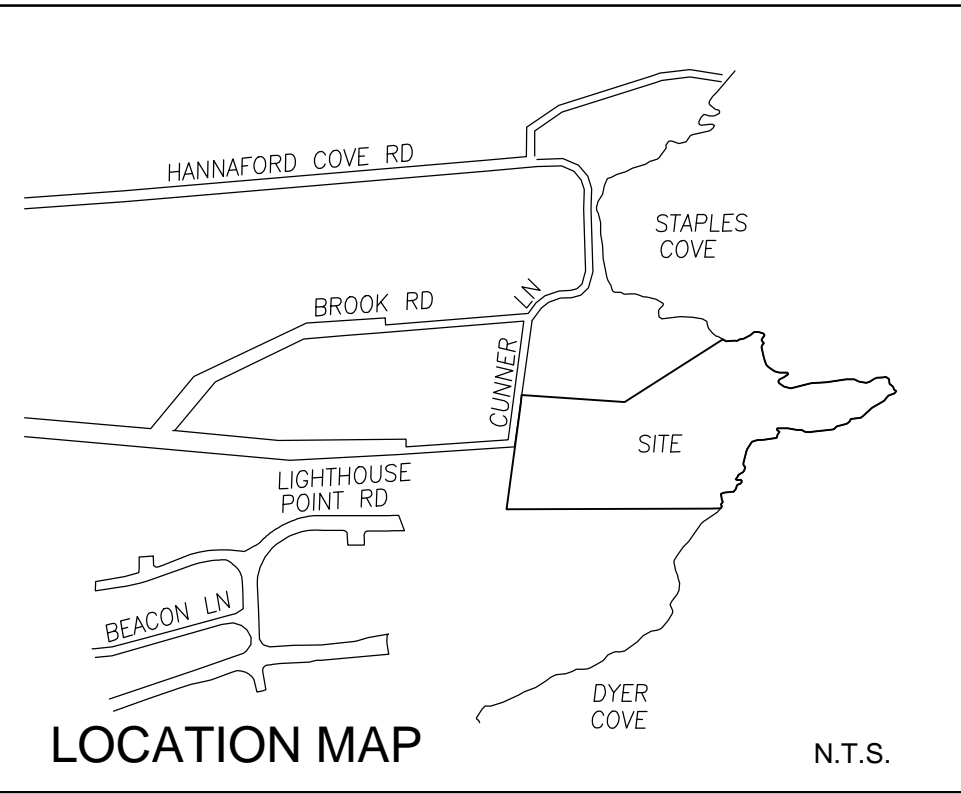
Designed: CAT
Drawn: CAT
Checked: F.L.J. J.S.
Scale: 1" = 50'
Date: 12-30-96

STANDARD BOUNDARY SURVEY

Job No. 2843
Sheet

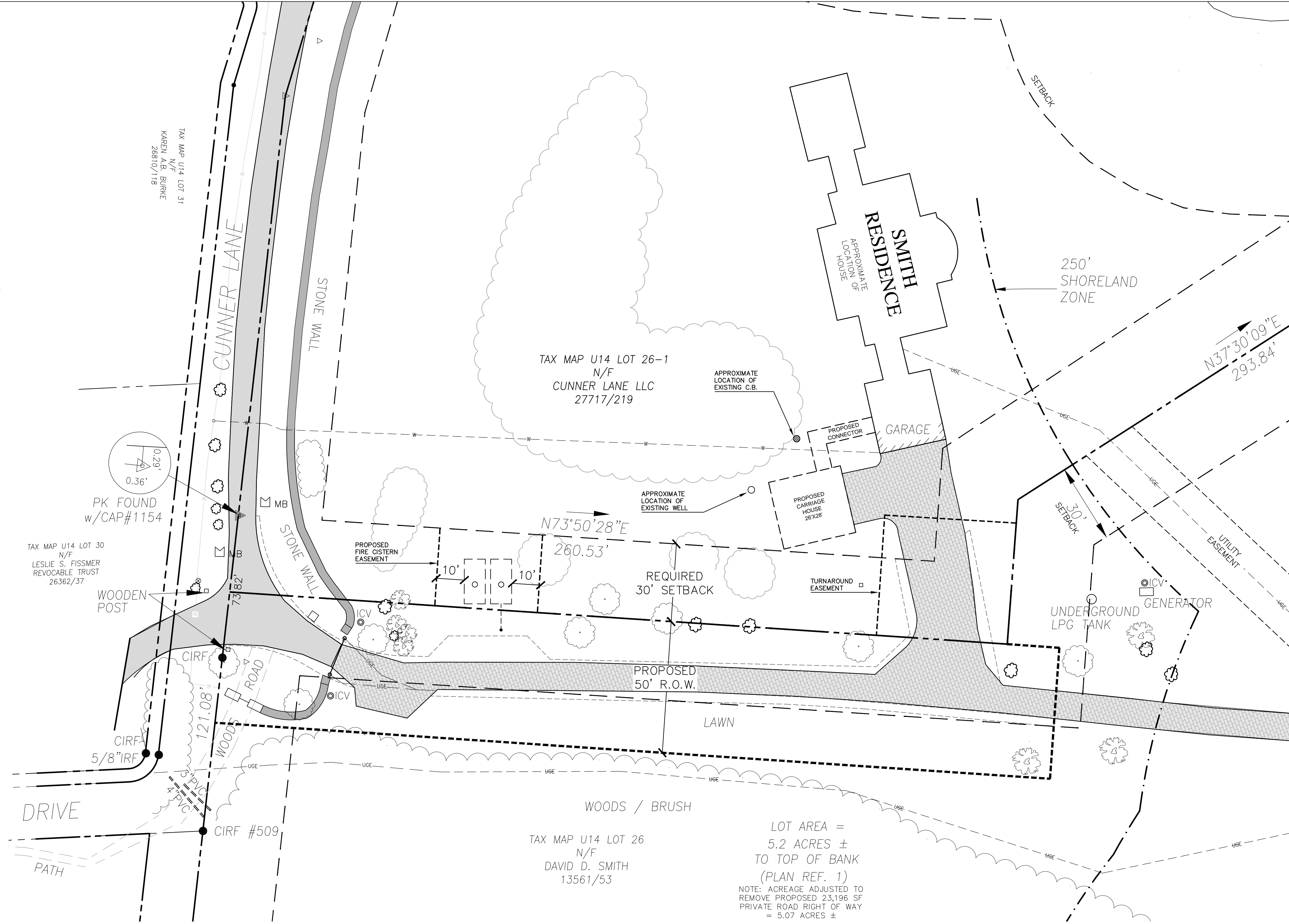
1 of 2

ISSUE TO: A. ARVANIS
DATE: 3.23.98



GENERAL NOTES

- OWNER OF RECORD: DAVID D. SMITH
TAX MAP U14 LOT 26
C.C.R.D. BOOK 13561 PAGE 53
- BEARINGS ARE MAGNETIC 1928 PER PLAN REFERENCE 5.
- ELEVATIONS ARE BASED ON NAVD 88.
- BOUNDARY INFORMATION TAKEN FROM PLAN REFERENCE 1 AND MARKERS FOUND.
- THE PROPERTY IS LOCATED IN THE TOWN OF CAPE ELIZABETH RA ZONE AND SHORELAND ZONE AND RP3 FLOOD PLAIN.
- THE TOWN HAS GRANTED THE FOLLOWING WAIVERS:
- THERE SHALL BE NO ALTERATION OF THE SITE UNTIL A PERFORMANCE GUARANTEE HAS BEEN PROVIDED TO THE TOWN IN ACCORDANCE WITH SEC. 16-2-6 OF THE SUBDIVISION ORDINANCE.



PLAN REFERENCES

- "STANDARD BOUNDARY SURVEY, DIVISION OF LAND, 21 CUNNER LANE, CAPE ELIZABETH, MAINE, RECORD OWNER: AUSTIN & ELLEN M. HIGGINS, TRUSTEES" DEC. 30, 1996 BY LAND USE CONSULTANTS
- "PLAN OF PROPERTY IN CAPE ELIZABETH, MAINE MADE FOR R.L. HENDERSON & C.C. WRIGHT, TWO LIGHTS TERRACES" JAN. 6, 1966 BY H.I. & E.C. JORDAN SURVEYORS RECORDED IN C.C.R.D. PLAN BOOK 76, PAGE 8.
- "COMPOSITE PLAN IN CAPE ELIZABETH, MAINE, MADE FOR DONALD V. HALE, JR." MARCH 16, 1987 REVISED JUNE 12, 1987 BY H.I. & E.C. JORDAN SURVEYORS.
- "EXISTING CONDITIONS SURVEY, CUNNER LANE, CAPE ELIZABETH, MAINE MADE FOR DAVID SMITH" AUGUST 22, 2016 BY OWEN HASKELL, INC.
- "RIGHT OF WAY SURVEY OF: LIGHTHOUSE POINT ROAD PER PLAN BOOK 76, PAGE 8, CAPE ELIZABETH, MAINE FOR: THE TOWN OF CAPE ELIZABETH" FEB. 6, 2017 BY SEBAGO TECHNICS.
- "PLAN OF LAND IN CAPE ELIZABETH, MAINE MADE FOR HARRY E. BAKER CO. 1928-1929" BY E.C. JORDAN & CO. REVISED THROUGH NOV. 1961.
- "BOUNDARY & TOPOGRAPHIC SURVEY AT 15 LIGHTHOUSE POINT ROAD, CAPE ELIZABETH, MAINE MADE FOR DAVID MAYNES LANDSCAPE ARCHITECT" NOV. 21, 2017 BY OWEN HASKELL, INC.

	EXISTING	PROPOSED
PROPERTY LINE	---	---
IRON PIPE	○ I.R.F./I.P.F.	---
GRANITE MONUMENT	■	■
UTILITY POLE	⊗	⊗
TREE LINE	~	~
EDGE OF PAVEMENT	---	---
EASEMENT LINE	---	---
CONTOUR	---50---	---50---
GRANITE CURB	---	---
CHECK DAM	---	---
STOP SIGN	---	---
FENCE	---	---

Applicant:
David Smith
1511 Ivy Hill Road
Cockeysville, MD 21030

Prepared By:
Mitchell & Associates
LANDSCAPE ARCHITECTS
The Staples School
70 Center Street
Portland, Maine 04101 207.774.4427

**CUNNER LANE
AMENDED SUBDIVISION PLAN
CUNNER LANE Cape Elizabeth, Maine**

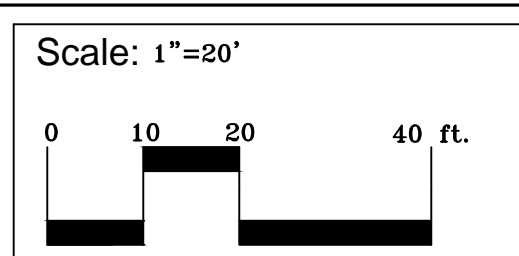
Date:
AUGUST 25, 2020

Issued For:
REVIEW

Revisions:

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Title:
SKETCH PLAN



North:

Sheet No.: **2**

LOT AREA =
5.2 ACRES ±
TO TOP OF BANK
(PLAN REF. 1)
NOTE: ACREAGE ADJUSTED TO REMOVE PROPOSED 23,196 SF PRIVATE ROAD RIGHT OF WAY = 5.07 ACRES ±