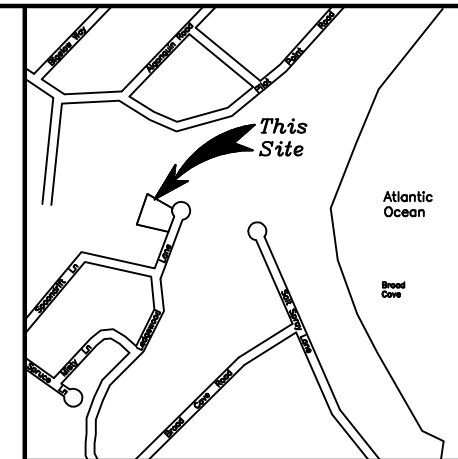
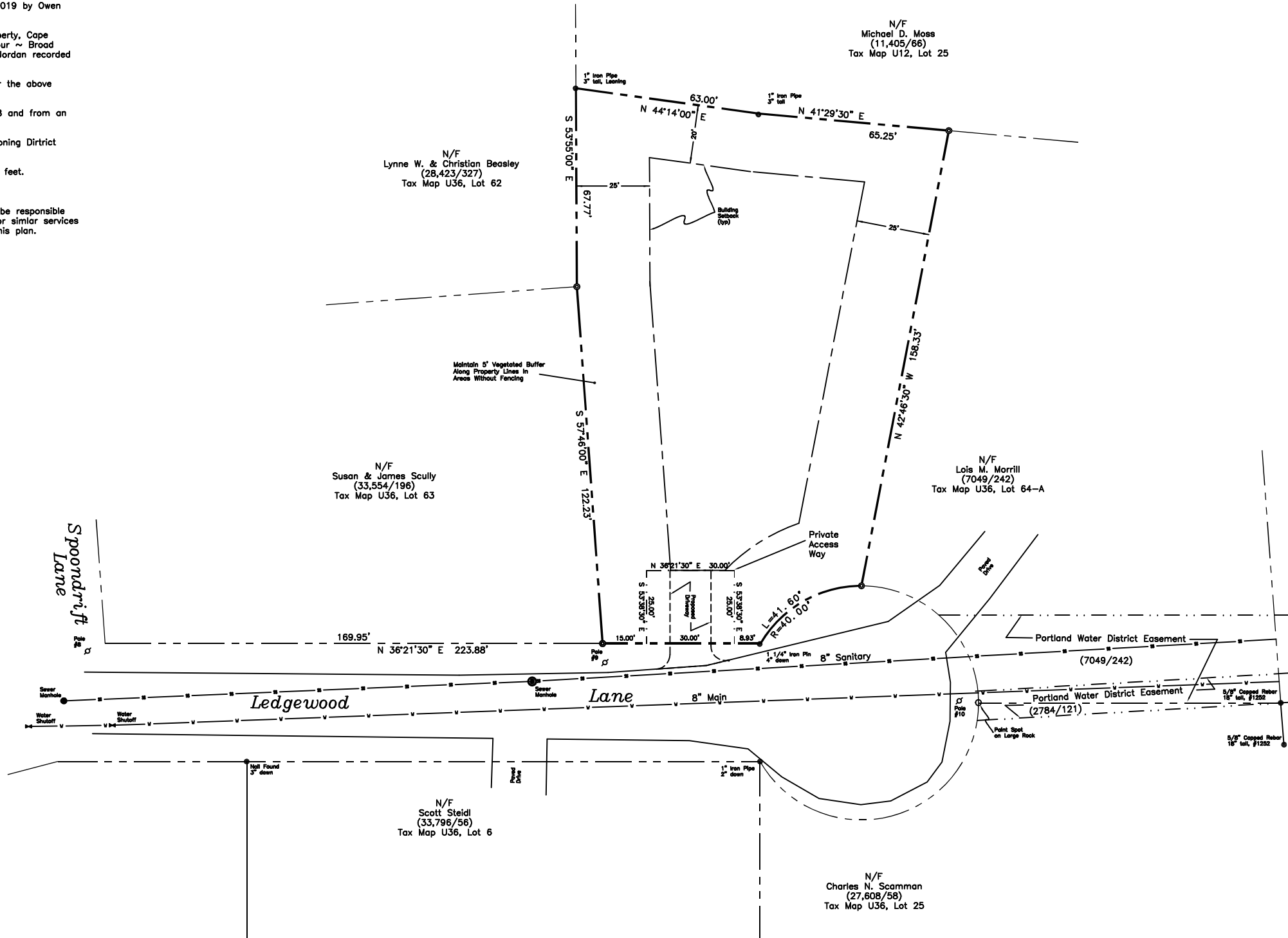
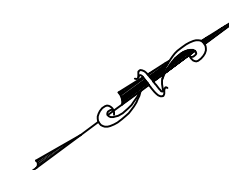


**NOTES**

1. Owners of record are James R. & Carolyn K. Gray by deed recorded in the Cumberland County Registry of Deeds in book 36,444 page 319.
2. This property is shown as Lot 64 on Tax Map U36.
3. Reference is made to a "Boundary Survey At 2 Scammon Circle, Cape Elizabeth, Maine made for Mitchell & Associates" dated Oct. 21, 2019 by Owen Haskell, Inc.
4. Reference is made to a "Plan of Property, Cape Elizabeth, Maine made for Alan Balfour ~ Broad Cove" dated May 1964 by H.I. & E.C. Jordan recorded in plan book 77 page 39.
5. All bearings are Magnetic 1954 as per the above referenced plans.
6. Elevations are based on the NAVD1988 and from an on the ground survey.
7. This property is in the Residence A Zoning District and is a nonconforming lot of record.
8. The area of this lot is 19,600 square feet.
9. This lot is entirely wooded.
10. The Town of Cape Elizabeth shall not be responsible for the maintenance, repair, plowing, or similar services for the private accessway shown on this plan.



**LOCATION MAP**  
N.T.S.



**LEGEND**

- Iron Pipe or Pin Found
- 5/8" capped Rebar Set (#1328)
- σ Utility Pole
- Sewer Manhole
- ⊥ Water Shutoff
- N/F Now or Formerly of (7049/242) CCRD Deed Reference
- Sewer Main
- Water Main
- Property Line
- Easement Line
- Building Setback Line



Private Accessway, Approved  
By The Town of Cape Elizabeth

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date:



**Bulk & Space Requirements**  
**Residence A Zoning District**

|                           |               |
|---------------------------|---------------|
| Minimum Lot Area          | 10,000 sq.ft. |
| Minimum Front Setback     | 25'           |
| Minimum Side Setback      | 25'           |
| Minimum Rear Setback      | 20'           |
| Maximum Building Coverage | 25%           |

Plan of a Private Accessway  
At  
18 Ledgewood Lane  
Cape Elizabeth, Maine  
For Owner of Record  
James Gray  
143 Craigie Street ~ Portland, ME 04102

**WAYNE T. WOOD & CO.**

Gray, Maine 04039 (207)657-3330

Drwn. By: WRW/KIW Date: April 2020

Scale: 1" = 20'

Drwg. No. 1 of 1 Job No. 22017A

Bk.No.