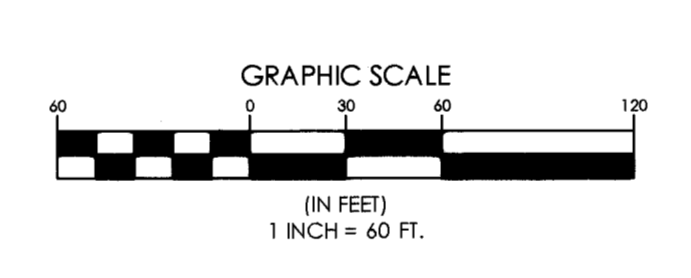
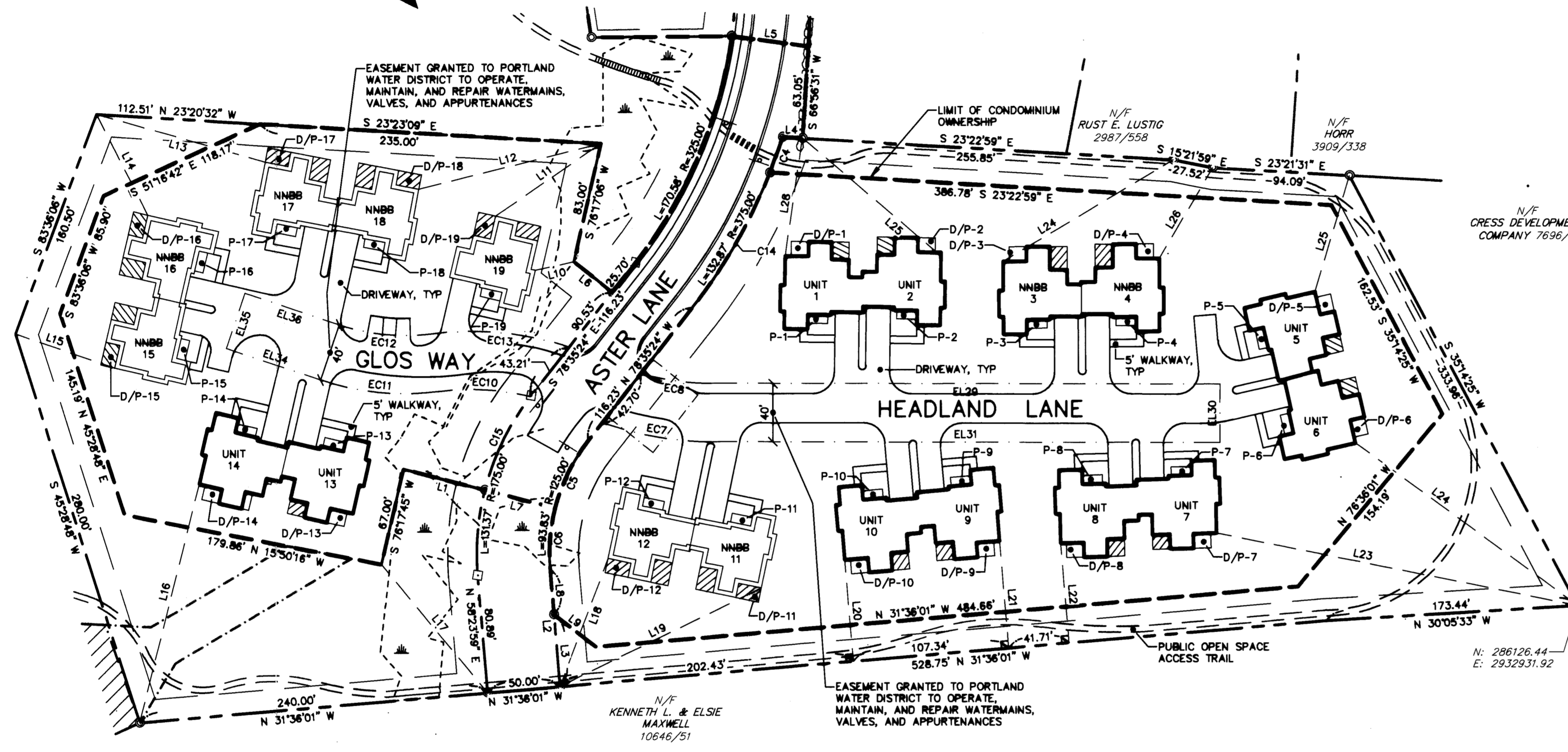


**GENERAL NOTES:**

- SUBDIVISION PLAT PLAN, DATED JUNE 2, 2006, WAS RECORDED AT THE CLERK OF DEEDS (C.C.R.D.) ON AUGUST 31, 2006 IN BOOK 206, PAGE 557; AMENDED SUBDIVISION PLAT PLAN, DATED JULY 18, 2008, RECORDED AT THE C.C.R.D. AUGUST 7, 2008 IN BOOK 208, PAGE 138; AND SUBDIVISION PLAT PLAN, DATED JANUARY 19, 2009, RECORDED AT THE C.C.R.D. JANUARY 28, 2009 IN BOOK 209, PAGE 35; 2ND AMENDED SUBDIVISION PLAN APPROVED BY THE TOWN OF CAPE ELIZABETH IN JUNE 16, 2015 AND RECORDED IN THE CCRD PLAN BOOK 215, PAGE 325.
- UNTIL SUCH TIME THAT ASTER LANE IS ACCEPTED AS A PUBLIC WAY, THE COTTAGE BROOK CONDOMINIUM SHALL BE GRANTED A RIGHT OF WAY/EASEMENT OVER ASTER LANE FOR INGRESS, EGRESS AND UTILITIES.
- CONDOMINIUM UNITS SHOWN INCLUDE OPTIONAL DEN, SUNROOM & DECK/PATIO/SCREENED PORCH. THESE FEATURES MAY OR MAY NOT BE BUILT DEPENDING ON OWNERS' PREFERENCE OR MAY BE INTERCHANGEABLE. LOCATION OF FEATURES MAY CHANGE DEPENDING ON WHICH OPTIONS ARE SELECTED.

**CONDOMINIUM PLAT NOTES:**

- REFER TO SHEET 2 OF 3 AND 3 OF 3 FOR PLAT DIMENSIONS.
- PHASES LABELED AS "FUTURE" NEED NOT BE BUILT.
- UNITS 1-19 NEED NOT BE BUILT. FUTURE DUPLEX UNITS MAY CONSIST OF ANY CONFIGURATION OF PROTOTYPICAL UNITS DEPICTED ON THIS SHEET. DECLARANT MAY ALTER LOCATION, DESIGN, AND SIZE OF UNITS IN ACCORDANCE WITH APPLICABLE EXISTING OR FUTURE ZONING AND LAND USE APPROVALS.
- ALL DRIVEWAYS FROM GARAGE TO STREET SHALL BE CONSIDERED LIMITED COMMON ELEMENTS (LCE) FOR BENEFIT OF THE UNIT THE INDIVIDUAL DRIVEWAYS SERVES.
- PORCHES, PATIOS AND DECKS SHALL BE CONSIDERED LCE'S FOR THE BENEFIT OF THE INDIVIDUAL UNITS EACH PORCH, PATIO OR DECK SERVES.
- GLOS WAY AND HEADLAND LANE ARE SUBJECT TO RIGHTS AND EASEMENTS SET FORTH IN EASEMENT DEED FROM COTTAGE BROOK, LLC. TO PORTLAND WATER DISTRICT DATED SEPTEMBER 28, 2016, RECORDED AT THE C.C.R.D. IN BOOK 33498, PAGES 177-178.
- PROPERTY IS SUBJECT TO MOEP TRANSFER ORDER ISSUED TO COTTAGE BROOK, LLC. DATED AUGUST 28, 2015, RECORDED AT THE C.C.R.D. IN BOOK 32604, PAGES 247-251.
- THE PROJECT IS SUBJECT TO THE FOLLOWING RIGHTS AND EASEMENTS CONVEYED BY COTTAGE BROOK, LLC. TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY BY DEED RECORDED AT THE C.C.R.D. IN BOOK 33302, PAGE 73.
- TERMS AND CONDITIONS AS SET FORTH IN A DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDER DATED AUGUST 2, 2006 AND RECORDED IN PLAN BOOK 24310, PAGE 45 AND IN BOOK 24351, PAGE 82 AND CORRECTED ORDER DATED AUGUST 10, 2006 RECORDED IN BOOK 24351, PAGE 75; ORDER DATED AUGUST 2, 2006.
- TERMS, CONDITIONS, RIGHTS AND EASEMENTS AS SET FORTH IN A DECLARATION OF RESTRICTIONS DATED SEPTEMBER 18, 2006, AND RECORDED IN BOOK 24377, PAGE 326, AND BY AMENDED AND RESTATED DECLARATION OF RESTRICTIONS DATED JULY 29, 2008 AND RECORDED IN BOOK 28262, PAGE 222; TO THE EXTENT SUCH DECLARATION MAY HAVE ANY FORCE OR EFFECT WITH RESPECT TO ANY PORTIONS OF THE CONDOMINIUM PROPERTY.
- RIGHTS AND EASEMENTS GRANTED TO PORTLAND WATER DISTRICT BY INSTRUMENT DATED JULY 12, 2010 AND RECORDED IN BOOK 27915, PAGE 162.
- RIGHTS AND EASEMENTS GRANTED TO CENTRAL MAINE POWER COMPANY BY INSTRUMENT RECORDED SEPTEMBER 21, 2010 IN BOOK 28094, PAGE 301.
- SUCH STATE OF FACTS, INCLUDING, BUT NOT LIMITED TO THE CONDOMINIUM JURISDICTION LINES, STORMWATER SYSTEM AREAS, WETLAND IMPACT AREAS, WOODED BUFFERS, AND PROPOSED TRAILS AS SHOWN AND DEPICTED ON SUBDIVISION PLAN OF COTTAGE BROOK, PREPARED BY MITCHELL & ASSOCIATES DATED JUNE 2, 2006 AND RECORDED IN PLAN BOOK 206, PAGE 557; AS AMENDED BY PLAN DATED NOVEMBER 16, 2010, RECORDED IN PLAN BOOK 210, PAGE 414, AND AS FURTHER AMENDED BY THE SECOND AMENDED SUBDIVISION PLAN OF COTTAGE BROOK RECORDED IN PLAN BOOK 215, PAGE 325.
- THE RESERVED RIGHTS SET FORTH IN THE RESERVATION OF RIGHTS IN FAVOR OF SPURWINK WOODS LLC, AS ESTABLISHED BY THE CORRECTIVE QUITCLAIM DEED BY AND BETWEEN SPURWINK WOODS LLC AND THE TOWN OF CAPE ELIZABETH DATED AND RECORDED IN SAID REGISTRY IN BOOK 32216, PAGE 308, WITH RESPECT TO THE 9.9 ACRES OF "OPEN SPACE" AS SHOWN ON PLAN 210-144, IS SUBJECT TO A DEED OF CONSERVATION EASEMENT MADE BY SPURWINK WOODS, LLC IN FAVOR OF THE TOWN OF CAPE ELIZABETH DATED OCTOBER 6, 2014 AND RECORDED IN BOOK 31840, PAGE 297.
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**PROPERTY LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	S 12°17'28" E	57.71'
L2	S 58°23'59" W	80.89'
L3	S 58°23'59" W	49.63'
L4	N 23°22'59" W	13.57'

**TIE LINE TABLE**

LINE	DIRECTION	DISTANCE
L10	S 39°06'02" E	27.04'
L11	S 61°05'59" E	87.77'
L12	S 40°42'11" E	129.00'
L13	N 10°55'56" W	120.57'
L14	N 36°11'57" E	77.55'
L15	N 7°46'37" W	72.27'
L16	S 77°21'24" W	171.31'
L17	S 23°40'27" W	114.47'
L18	S 83°53'30" W	93.87'
L19	S 52°44'17" E	154.07'
L20	S 58°24'10" W	69.85'
L21	S 58°23'59" W	73.85'
L22	S 58°23'59" W	68.66'
L23	S 15°21'30" E	253.38'
L24	S 9°22'08" W	180.20'
L24	S 57°20'57" E	136.25'
L25	N 79°52'07" E	83.03'
L25	N 13°29'18" E	124.97'
L26	S 85°08'04" E	72.15'
L28	N 71°40'49" E	81.51'

**EASEMENT LINE TABLE**

LINE	DIRECTION	DISTANCE
EL29	N 26°37'02" W	350.30'
EL30	N 63°22'58" E	40.00'
EL31	N 26°37'02" W	350.30'
EL34	S 81°03'1" E	68.25'
EL35	N 81°49'29" E	40.00'
EL36	S 81°03'1" E	68.25'

**EASEMENT CURVE TABLE**

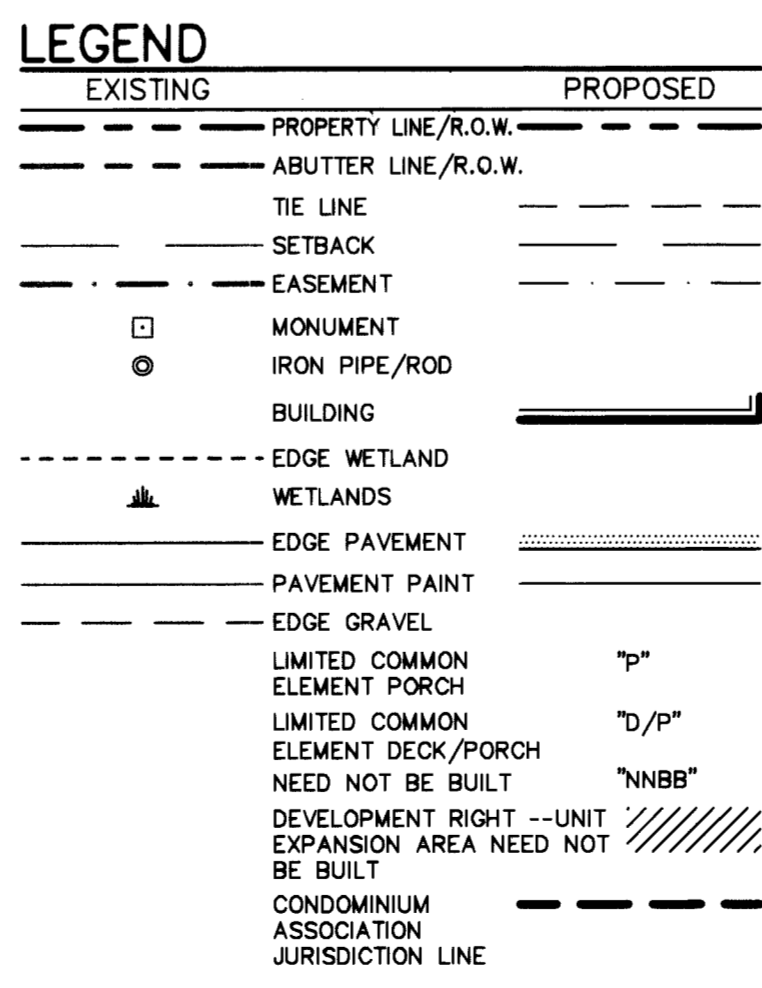
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
EC7	78.09'	223.00'	N 16°50'32" W	75.72'
EC8	48.90'	183.00'	N 18°57'46" W	48.75'
EC10	63.80'	177.00'	S 23°36'53" E	63.26'
EC11	82.19'	183.00'	S 21°02'31" E	81.50'
EC12	64.23'	143.00'	S 21°02'31" E	63.69'
EC13	96.07'	217.00'	S 21°13'32" E	95.29'

**CONDOMINIUM ASSOCIATION JURISDICTION LINE TABLE**

LINE	DIRECTION	DISTANCE
L5	S 19°01'56" E	53.25'
L6	S 11°25'50" W	33.85'
L7	N 12°17'28" W	50.00'
L8	N 58°23'59" E	31.26'
L9	N 10°54'11" E	36.45'

**CONDOMINIUM ASSOCIATION JURISDICTION CURVE TABLE**

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C4	25.79'	375.00'	S 83°04'40" W	25.78'
C5	51.70'	125.04'	S 89°33'37" W	51.34'
C6	42.13'	125.06'	S 68°03'07" W	41.93'
C14	107.09'	375.00'	S 86°46'17" E	106.72'
C15	72.39'	175.00'	S 89°33'35" W	71.87'



**PLAN REFERENCES**

- EXISTING CONDITIONS PLAN BY LAND USE CONSULTANTS "SPURWINK WOODS" FOR EDWARD V. DRINAN, DATED JAN 29, 1990
- STANDARD BOUNDARY SURVEY FOR EDWARD V. DRINAN ON SPURWINK AVE. CAPE ELIZABETH BY LAND USE CONSULTANTS DATED JAN 25, 1990.
- PLAT OF MITCHELL HIGHLAND EXTENSION 2 CAPE ELIZABETH FOR DRIGO BUILDERS BY OWEN HASKELL, INC. DATED MAY 1966 RECORDED IN CCRD BOOK 71 PAGE 37.
- PLAN OF SOUTH PORTLAND ESTATES SOUTH PORTLAND, ME OWNED BY EDGAR C. LINN BY R.F. SMITH DATED SEPT 1925 RECORDED IN CCRD BOOK 16 PAGE 52.
- AMENDED SUBDIVISION PLAN HAMLIN ST. SUBDIVISION CAPE ELIZABETH, MAINE FOR CLOUTIER CONSTRUCTION BY PINKHAM & GREER DATED 4-30-04 REVISED 8-24-04 RECORDED CCRD BOOK 204 PAGE 691.
- PROPOSED RIGHT OF WAY PLAN 26 KILDEER RD, CAPE ELIZABETH, MAINE FOR RAINBOW CONSTRUCTION BY BACK BAY BOUNDARY, INC. DATED 9-29-04.
- PLAN SHOWING LAND SURVEYED FOR JOHN W. AND PATRICIA A. REED ON SPURWINK AVENUE IN CAPE ELIZABETH, MAINE BY LAND USE CONSULTANTS DATED AUGUST 02, 1989. RECORDED IN CCRD PLAN BOOK 187 PAGE 1.

**STATE OF MAINE**  
 CLERK OF DEEDS  
 RECEIVED Oct 29 2018  
 AT 11 15 A.M. AND RECORDED IN  
 PLAN BOOK 215 PAGE 471  
 ATTEST Ray A. ... REGISTRAR

**SEBAGO TECHNICALS**  
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CONDOMINIUM PLAT - UNITS 13 & 14  
 OF  
 COTTAGE BROOK CONDOMINIUM  
 CAPE ELIZABETH  
 ASTER LANE  
 COTTAGE BROOK, LLC (RECORD OWNER)

PROJECT NO. 1507 SCALE 1" = 80'  
 SHEET 1 OF 3