

- General Notes:
- Record Owner: The Sprague Corporation, 1 Ram Island Farm, Cape Elizabeth, Maine 04107
 - Landscape Architect: Terrence J. DeWan & Associates, Amy Bell Segal, RLR #2265, 121 West Main Street, Yarmouth, Maine 04096
 - Engineers: BH2M Engineers, Lester S. Berry, P.E. #3341, 28 State Street, Gorham, Maine 04036
 - Surveyor: Feltmeter, H.I. & E.C. Jordan, James M. Robbins, PLS #772
Interior: BH2M Engineers, Robert C. Libby Jr., PLS #2190, 28 State Street, Gorham, Maine 04036
Topographic: James W. Sewall Company, P.O. Box 433, 147 Center Street, Old Town, Maine 04468
 - Wetland Delineation: Woodlot Alternatives, Steve Walker, 122 Main Street, Topsham, Maine 04086
 - Soils Mapping & Delineation: Albert Frick Associates, Albert Frick, CSS #66, 95A County Road, Gorham, Maine 04038
 - Geotechnical Evaluation: Seves & Mohr, John Seves, P.E., C.E., P.O. Box 85A, Cumberland Center, Maine 04021
 - Zoning: RA = Residential, RP = Resource Protection, Shoreland Performance Overlay District, Great Pond Watershed Performance Overlay District
 - Deed Reference: See Town File
 - Plan Book Reference: Plan Book 138
 - Tax Map Reference: Tax Map R6, Lot 45, 46 & 46B
 - Proposed Use: Private single family lots.
 - Total Area Lot 1 = 464.0± Acres, Total Area R.O.W. = 6.33± Acres
 - Vegetation: Scattered development, woods & fields.

- General Notes (cont'd):
- Minimum Standards: Single Family Dwelling Units: Minimum lot size = 80,000 sq. ft. Setbacks = 30' front, side & rear. Minimum road frontage = 125 ft.
 - Boat Repair Facilities for Commercial Purposes: Minimum lot size = 120,000 sq. ft. Setbacks = 150' front, side & rear. Minimum road frontage = 125 ft.
 - All new construction within the Shoreland Overlay District shall conform to the current Cape Elizabeth Zoning Ordinance.
 - All new construction within the Shoreland Overlay District shall be set back a minimum of 75' from the top of bank.
 - A Department of Environmental Protection and Army Corps of Engineers Freshwater Wetland Alteration Permit will be required for freshwater wetland alteration totaling more than 4,300 sq. ft. Road and drainage engineering, as shown on the Plan and Profiles has been permitted by the Town of Cape Elizabeth. Any additional impact would necessitate Planning Board review.
 - Except as noted, all proposed and existing roads are private roads to be maintained by The Sprague Corporation.
 - Individual lot grading and construction shall be in accordance with the Erosion and Sedimentation Control Plan.
 - Final plan is subject to Stormwater Management Plan to be issued by Maine Department of Environmental Protection.
 - See protective covenants as recorded in the Cumberland County Registry of Deeds, Book 6205, page 308.
 - There shall be no sale of lots, nor issuance of building permits, nor site work commenced until the required performance guarantee has been approved in accordance with Sec. 16-2-4 (c)(7)(A).

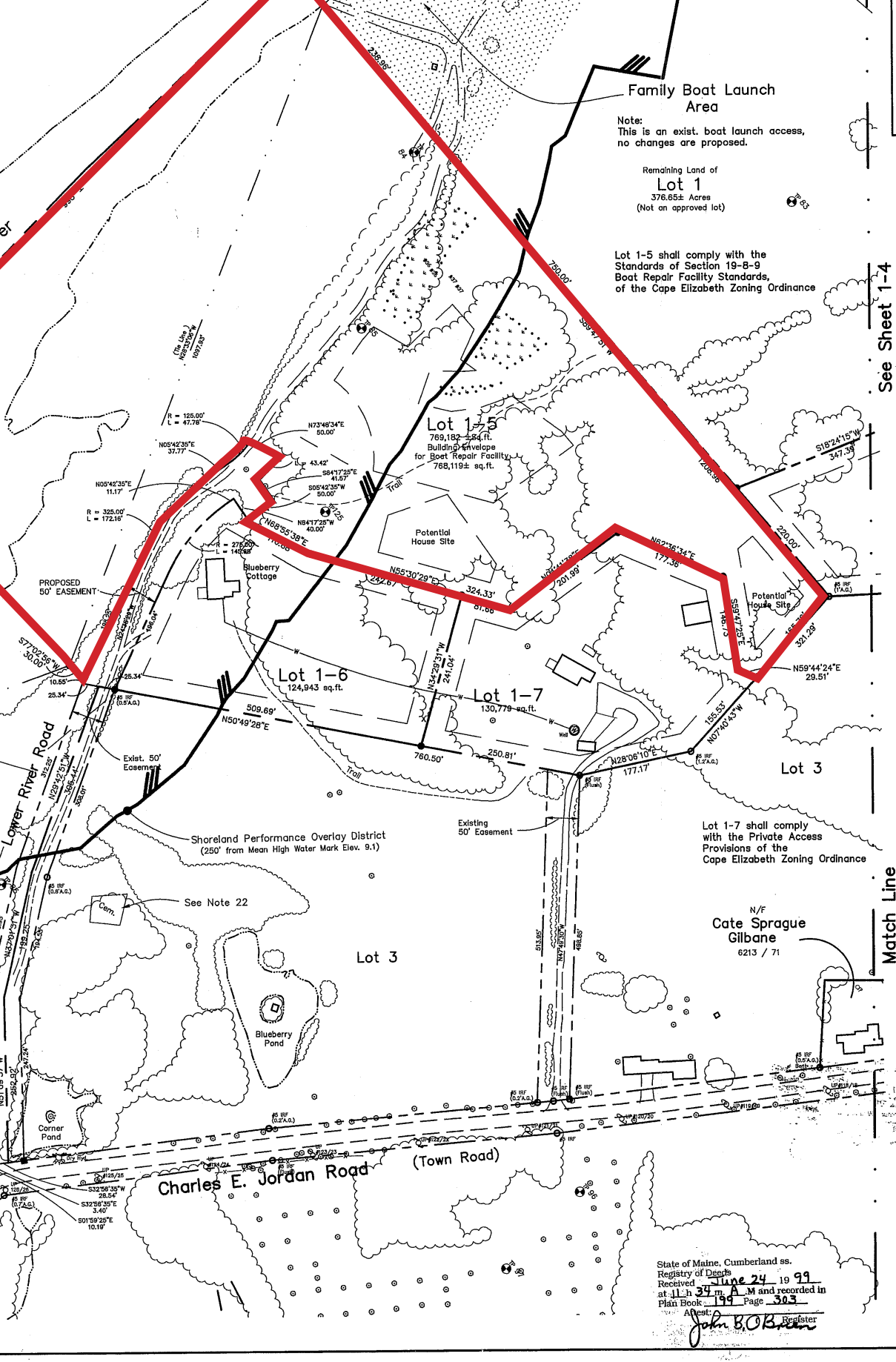
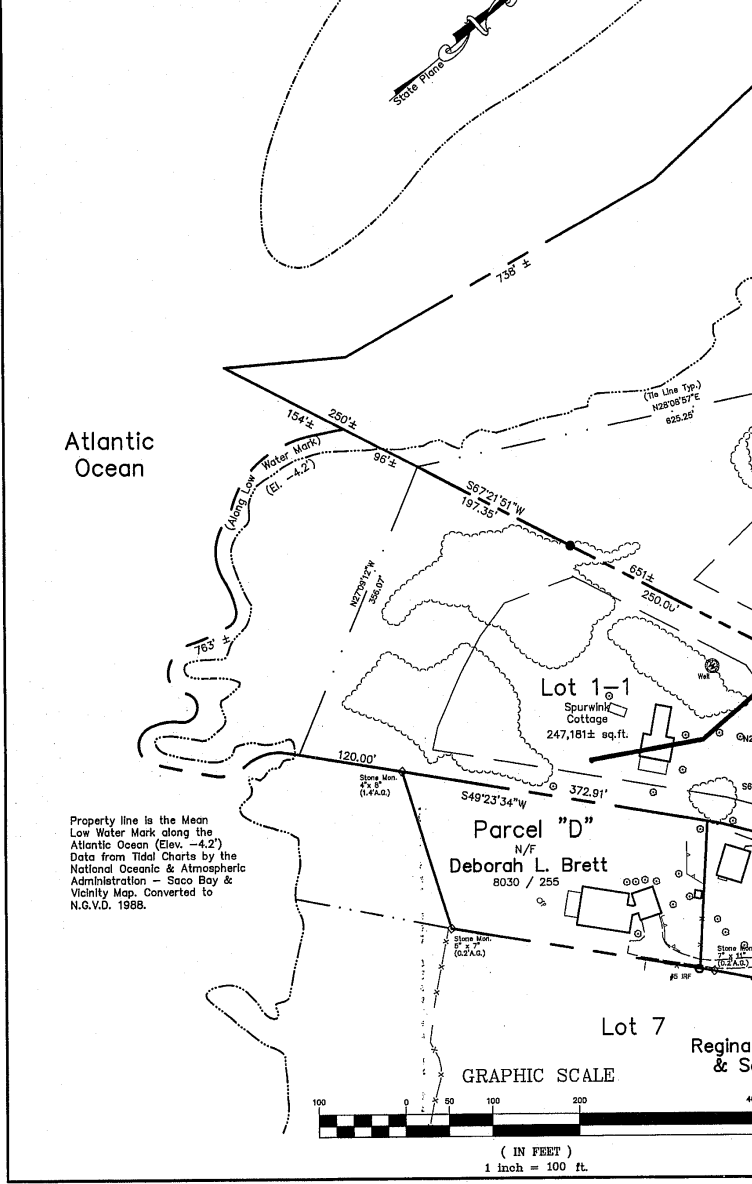
Conditions of Approval
The Sprague Family Land Use Plan, Dated March 16, 1999 (Amended Plan) is an amendment to the approved Sprague Corporation Division of Land dated Dec. 29, 1982, and Recorded at the Cumberland County Registry of Deeds on July 25, 1983 in Plan Book 138, Pages 84-87. The Amended Plan is subject to the following conditions:

(Conditions of Approval continued) and review all subdivision standards which may be impacted by the changes in ownership.

c) Any application to the Town of Cape Elizabeth by the Sprague Corporation, its successors or assigns, concerning the use of its remaining land which is not the subject of the Amended Plan, will not cause a review of the Amended Plan.

a) In the event The Sprague Corporation is liquidated, the Property described in the Amended Plan (the Property) will be distributed to stockholders of its parent corporation, Black Point Corporation. Black Point Corporation's stockholders are either issue of P. Shaw Sprague. These two stockholder groups are referred to here as Family Members. Before liquidation, The Sprague Corporation shall complete the improvements to Little Pond Lane, Breakwater Farm Road, Ram Island Farm Road, Japanese Pond Road, and Monastery Road, all as shown on the various plan and profile sheets for these roads on the Amended Plan and complete all the fire protection improvements described on Sheet 4, Fire Protection Plan of the Amended plan.

b) The Planning Board of the Town of Cape Elizabeth has voted, among other things, certain road standards, open space standards and affordable housing standards in consideration of the applicant's representation that the Property will be held by Family Members. Therefore if any of the Property, including land and buildings, on the Amended Plan are sold, otherwise conveyed, (excluding any mortgage) or leased for a term of greater than five (5) years to anyone other than Family Members, then the Planning Board shall review the entire subdivision.



Key Map

Legend

- Granite Monument Found
- Iron Rod / Pipe Found
- Granite Monument to be Set
- Iron Rod to be Set
- Utility Pole
- Property Line
- Setback / Building Envelope
- Stone Wall
- Right of Way
- Wetland (RP2)
- Wetland (RP2)
- Individual Trees

NOTE: EXISTING CONDITIONS DEVELOPED FROM AERIAL PHOTOGRAMMETRIC METHODS FLOWN APRIL 23, 1997 BY THE JAMES W. SEWALL COMPANY BASED ON NGVD DATUM (1988).

PLAN REFERENCE:

- PLAN OF PROPERTY IN CAPE ELIZABETH, MAINE FOR SPRAGUE CORPORATION DATED DEC. 29, 1982 BY H.I. & E.C. JORDAN - SHEETS 1 THROUGH 4.
- MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE AID HIGHWAY NO. 2 CAPE ELIZABETH, MAINE DATED FEB. 1971 - SHEETS 1 THROUGH 4. S.H.C. FILE NO. 3-213.
- AMENDED SUBDIVISION PLAN RAMS HEAD CHARLES E. JORDAN ROAD, CAPE ELIZABETH, MAINE FOR RAMS HEAD PARTNERS LIMITED LIABILITY CO., DATED JUNE 21, 1996 BY LAND USE CONSULTANTS.
- STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE AID HIGHWAY NO. 2 CAPE ELIZABETH, CUMBERLAND COUNTY DATED 1985 D.O.T. FILE NO. 3-333 SHEETS 1 THROUGH 3.

3/14/99
DATE

Robert C. Libby Jr. P.L.S. #2190

I certify that this survey conforms to the Maine Board of Registration for Land Surveyors Standard Boundary Survey category I, condition II, with the following exceptions:

- No written report.
- No Dead Descriptions.
- Monumentation not set at all corners.

State of Maine, Cumberland ss.
Registry of Deeds
Received June 24 1999
at 11:34 A.M. and recorded in
Plan Book 139 Page 303

Robert C. Libby Jr. P.L.S. #2190

NO.	DATE	REVISION DESCRIPTION
1	2/27/98	For Preliminary Approval
2	10/25/98	For Final Plan Approval
3	2/19/99	Revised for Final Plan Approval
4	3/12/99	Revised for Final Plan Approval
5	6/1/99	Revised for Final Plan Approval

Robert C. Libby Jr.
P.L.S. #2190

BH2M
ENGINEERS * SURVEYORS * PLANNERS
Berry * Huff * McDonald * Milligan Inc.
28 State Street, Gorham, Maine 04036 (207) 859-2771

The Sprague Corporation
1 Ram Island Farm,
Cape Elizabeth, Maine 04107

Subdivision Plat
Lot 1 (Lot 1-1 thru Lot 1-7)
Land of the
The Sprague Corporation
Charles E. Jordan Road / Fowler Road
Cape Elizabeth, Maine 04107

DESIGNED	DATE
W. Whitten	Feb. 1998
DRAWN	SCALE
W. Whitten	1" = 100'
CHECKED	JOB. NO.
L. Berry	97-115

1-3

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CCRD 199/303