

N/F  
Dolley Farm Estates  
Association  
5094/160

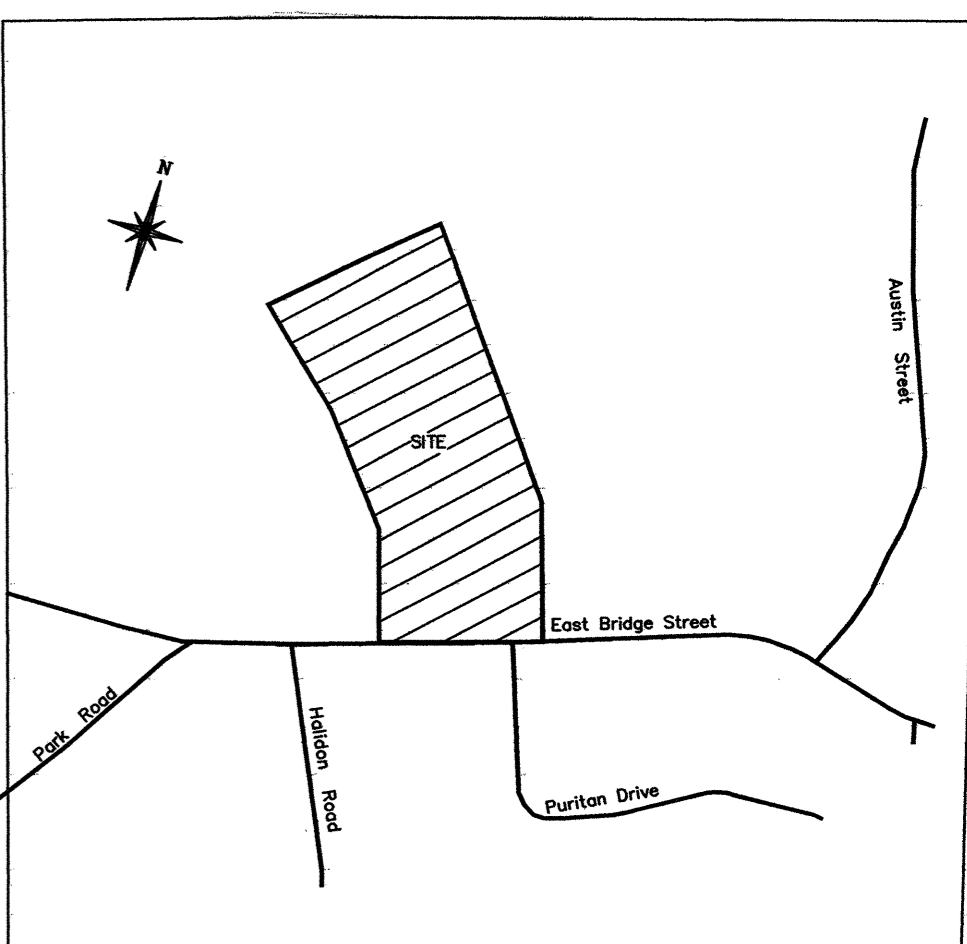
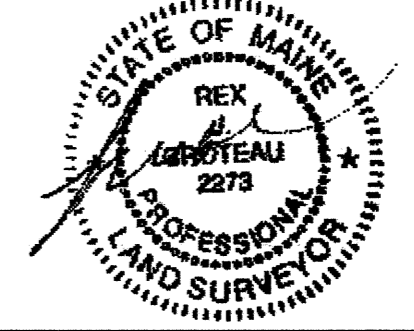
N/F  
Jeffrey S. Crawford  
&  
Mary E. Crawford  
22614/59

- LEGEND**
- Iron marker - found
  - Iron marker - set (#5 rebar)
  - Property line (locus)
  - - - Property line (abutter)
  - Edge of pavement
  - Edge of gravel
  - Curb
  - ☆ Lamp or light pole
  - ⊕ Utility pole
  - Guy wire
  - Sign
  - Gas valve
  - Water valve
  - Fire hydrant
  - Sewer manhole
  - Water valve
  - Catch basin
  - Sewer line
  - Storm drain
  - Underdrain water line
  - UC Undergr. cable line
  - UE Undergr. telephone line
  - UE Undergr. gas line
  - UE Undergr. electric line
  - N/F Now or formerly of
  - Deed reference (Book/Page)
  - Contours (1ft)
  - Contours (5ft)
  - Tree line
  - Deciduous tree
  - Coniferous tree
  - Existing building

N/F  
William H. Childs  
&  
Betsy W. Childs  
17399/344

**CERTIFICATION**  
This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.  
All utilities serving the subject property, including electric, gas, water, sanitary sewer and storm sewer, connect to lines located in public roadways, without crossing the property of others, as shown on the survey.  
There are no (i) encroachments upon the subject property by improvements on adjacent property, (ii) encroachments or easements on or adjacent property, streets, or alleys by any improvements on the subject property, (iii) party walls, (iv) conflicts or protrusions, (v) encroachments onto setback or building restriction lines.

Rex J. Croteau, P.L.S. #2273



**VICINITY MAP**  
No Scale

- NOTES**
- Book and Page references are to the Cumberland County Registry of Deeds.
  - Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
  - Elevations are based on NAVD88 derived from GPS observations.
  - Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
  - That portion of the Property adjacent to Dolley Brook lies within Zone A (Dolley Brook and Zone A lie northwesterly of, and outside the area of topography shown) based on FIRM Community #230054 Panel #0004 B, dated January 02, 1981. Zone A is designated as "Areas of 100 year flood"; base flood elevations and flood hazard factors not determined.
  - There are 116 standard parking spaces and 16 handicap accessible parking spaces on premises.

**PLAN REFERENCES**

- Millbrook Estates on East Bridge Street Westbrook, Maine made for Housing Authority of Westbrook by Daniel T.C. Lapoint dated 6/22/1989 and revised 10/1991.
- Dolley Farm Estates made for Page Construction Co. by Robert P. Titcomb, Inc. dated 1/31/1979 and recorded in Plan Book 126, Page 65.
- Dolley Farm Estates made for Page Construction Co. by Robert P. Titcomb, Inc. dated 1/18/1979 and recorded in Plan Book 123, Page 13.
- Plan of East Bridge Street as redefined by the Commissioners of Cumberland County made by H.I. & E.C. Jordan Surveyors dated December 20, 1975.

**EASEMENTS OF RECORD**

- Utility line easement conveyed by East Bridge Street Associates to Central Maine Power Company and New England Telephone and Telegraph Company as described in Book 9464, Page 298.
- Underground utility line easement conveyed by East Bridge Street Associates to Central Maine Power Company and New England Telephone and Telegraph Company as described in Book 9420, Page 114.
- Drainage easement conveyed by Alexander Juniewicz and Thelma A. Juniewicz to Dolley Farm Estates Trust as described in Book 6643, Page 347.
- Utility line easement conveyed by Orrin E. Dolley to Cumberland County Power and Light Company and New England Telephone and Telegraph Company as described in Book 1640, Page 233.

**OWNERS OF RECORD**

East Bridge Street Associates; Book 9391, Page 335  
30 Liza Harmon Drive Westbrook, Maine  
Parcel Area = 1,071,339 square feet / 24.59 acres  
SCALE IN FEET  
1" = 30'

Rev. 1	5/8/14	Add parking & culvert	nse
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**PLAN OF  
Existing Conditions Survey**

300 East Bridge Street Westbrook, Maine

MADE FOR  
St. Germain Collins

846 Main Street, Suite 3 Westbrook, Maine

JOB #214012	DATE: April 29, 2014	SCALE: 1" = 30'
BOOK #878		
CP/214/214012		
FILE #9701		

**Titcomb Associates**  
133 Gray Road, Falmouth, Maine 04105  
(207)797-9199 www.titcombsurvey.com