

Approved by the City of Westbrook Planning Board
 dated 4/23/14
 Rex J. Croteau, P.L.S.
 2273

PHASE II LEGAL DESCRIPTION
 Beginning at a point on the northerly side of East Bridge Street at the southeasterly corner of land now or formerly of Jeffrey S. Crawford and Mary E. Crawford as described in a deed recorded in the Cumberland County Registry of Deeds in Book, 2261473 Page 59. Thence:
 1) N 16°50'55" W by said land of Crawford a distance of One Hundred Ninety-Nine and 18/100 (199.18) feet to a 3/4" iron rod at the southeasterly corner of land now or formerly of Dolley Farm Estates Association as described in a deed recorded in said Registry in Book 5094, Page 160;
 2) N 17°06'52" W by said Dolley Farm Estates Association a distance of Two Hundred Fifty and 19/100 (250.19) feet to a 3/4" iron rod;
 3) N 38°59'26" W by said Dolley Farm Estates Association a distance of Twenty-four and 00/100 (24.00) feet to a point at remaining land of the grantor;
 4) N 75°32'06" E by said remaining land of the grantor a distance of Three Hundred Thirty-three and 32/100 (333.32) feet to a point;
 5) S 14°46'50" E by said remaining land of the grantor a distance of Twenty-Nine and 82/100 (29.82) to a point on the face of an existing building of the grantor;
 6) S 00°38'04" W by said face of the building of the grantor a distance of Fifty-Four and 17/100 (54.17) feet to a point at an outside corner of said building;
 7) S 17°34'11" W by said remaining land of the grantor a distance of Eighty-Eight and 60/100 (88.60) feet to a point;
 8) S 74°10'45" W by said remaining land of the grantor a distance of One Hundred Eighty-One and 73/100 (181.73) feet to a point;
 9) S 17°00'00" E by said remaining land of the grantor a distance of Three Hundred Six and 01/100 (306.01) feet to point on the northerly sideline of said East Bridge Street;
 10) S 72°49'16" W by said East Bridge Street a distance of Seventy-Four and 51/100 (74.51) feet to the point of beginning.

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

N/F
 Dolley Farm Estates
 Association
 5094/160

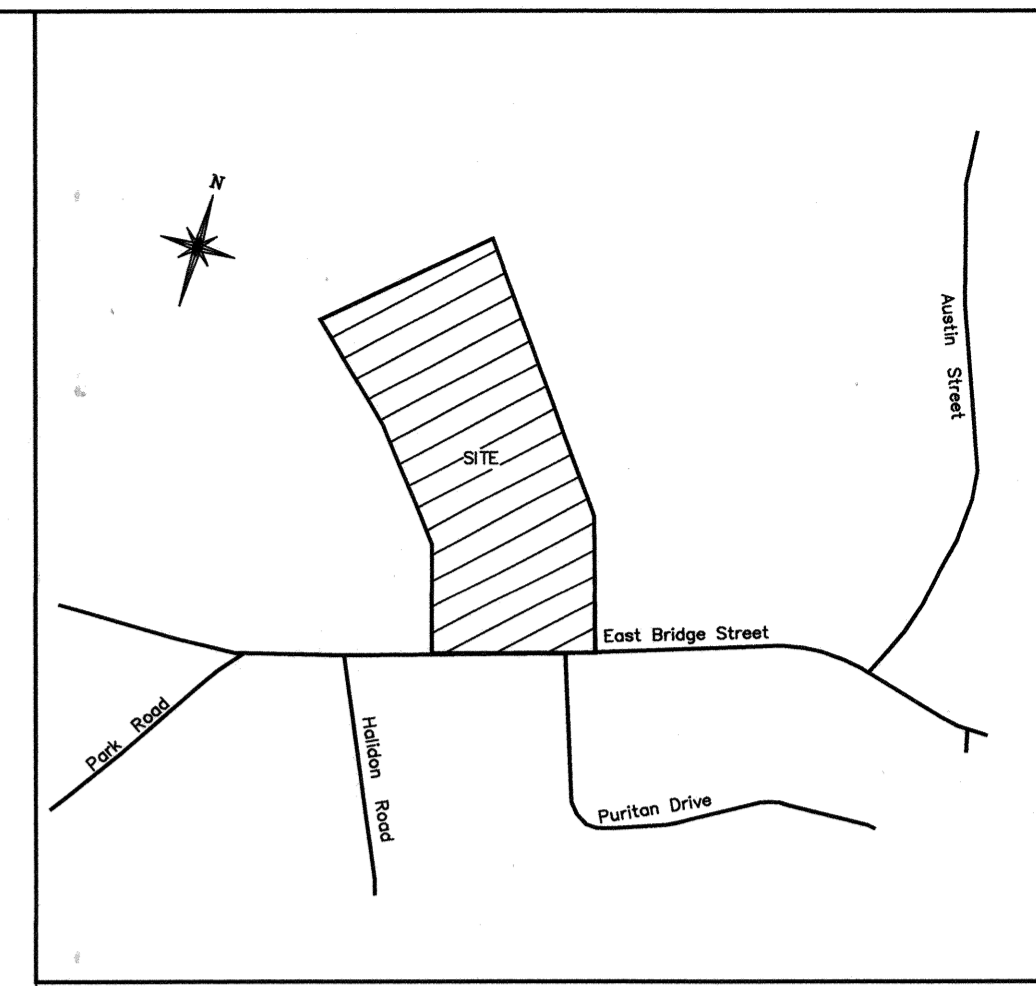
- LEGEND**
- Iron marker - found
 - Monument - found
 - Iron marker - set (#5 rebar)
 - Property line (locus)
 - - - Property line (abutter)
 - - - Edge of pavement
 - - - Edge of gravel
 - - - Curb
 - ☆ Lamp or light pole
 - Utility pole
 - Guy wire
 - Sign
 - Gas valve
 - Water valve
 - Fire hydrant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

- CONDITIONS**
- Approval is dependent upon, and limited to, the proposals and plans contained in the application dated June 10, 2014 and existing conditions and subdivision plans dated April 29, 2014 and other required plans as part of the same larger plan set dated June 9, 2014. Approval is also dependent upon and limited to the architectural elevations dated June 3, 2014, the landscape plan dated June 5, 2014 and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board, and any variation from such plans, proposals and supporting documents and representations are subject to review and approval by the Planning Board.
 - Prior to the commencement of any construction or improvements in the subdivision, the applicant shall file a performance guarantee with the City of Westbrook. The form of the guarantee and the amount of the guarantee shall be agreed upon in advance with the City of Westbrook and shall be of an amount to ensure completion of all on- and off-site improvements necessary to support the proposed development.
 - Prior to the Planning Board signing the mylar, the applicant shall pay the cost of the required notice to abutters.

SPACE AND BULK REQUIREMENTS

Millbrook Contract Zone-1	Required	Proposed
minimum lot size:	---	---
front setback:	230'	230'
rear setback:	---	---
side setback (west):	160'	160'
side setback (east):	100'	100'
building height:	4 stories	4 stories

CERTIFICATION
 This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.
 There are no (i) encroachments upon the subject property by improvements on adjacent property, (ii) encroachments on easements or on 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.

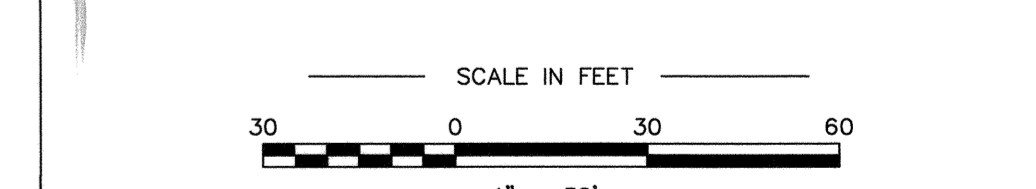


- VICINITY MAP**
 No Scale
- NOTES**
- Book and Page references are to the Cumberland County Registry of Deeds.
 - Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
 - Elevations are based on NAVD83 derived from GPS observations.
 - Utility information on this 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.
 - Contours shown on Sheet 1 were derived from an on the ground survey, the contours shown on Sheet 2 are derived from Google Earth data. The City of Westbrook GIS data does not show any wetlands on the property.

- 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.L. & 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 9484, 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 Therna A. Juniewicz to Dolley Farm Estates Trust as described in Book 6645, 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



Rev. 1 07/16/14 conditions 1-3 RJC

PLAN OF
Phase II Subdivision-Millbrook Estates
 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