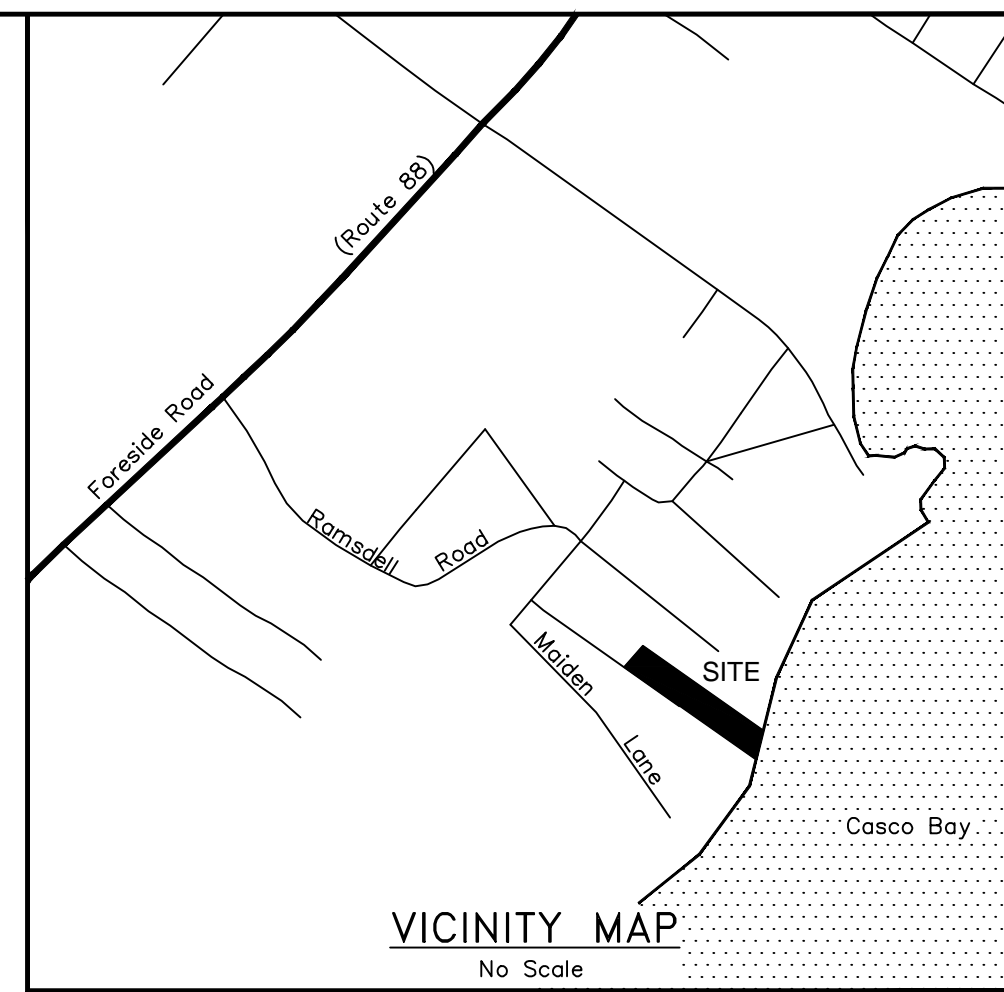
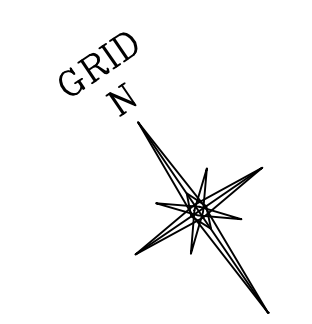


- LEGEND**
- Iron marker - found
 - Iron marker - set (#5 rebar)
 - Property line (locus)
 - - - Property line (abutter)
 - - - Right of way line
 - - - Easement line
 - ⊖ Stone wall
 - Edge of pavement
 - Edge of gravel
 - Utility pole
 - Guy wire
 - ⊖ Sewer manhole
 - Overhead utility line
 - Sewer line
 - Underground water line
 - Contours (1ft)
 - Contours (5ft)
 - N/F Now or formerly of
 - 1234/567 Deed reference (Book/Page)
 - Tree line
 - Deciduous tree
 - Coniferous tree
 - Bush
 - ▨ Existing building
 - ⑭ Lot line per plan ref. #1
 - ⑮ Lot number per plan ref. #1
 - Ⓜ Mailbox



NOTES

- 1) Book and Page references are to the Cumberland County Registry of Deeds.
 - 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NADB3, West Zone.
 - 3) Elevations are based on NAVD88 datum derived from GPS observations. Benchmark is a spike set in utility pole CMP #3. Elevation: 35.70'.
 - 4) Utility information on this plan is approximate, based on location of visible features. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
 - 5) A portion of the property lies within Zone V3 based on FIRM Community #230045 Panel #0005-B, dated October 16, 1984. Zone V3 has a published elevation of 13 feet, NAVD29 (12.31 feet, NAVD88). Approximate zone limit line plotted.
 - 6) Town of Falmouth Code of Ordinances defines normal high water as the line on the shore of tidal waters which is ten (10) feet above mean low water sea level. Tidal benchmark designated "841 8015 B TIDAL" was used to determine mean low water. An elevation of 5.24 feet, NAVD88 was calculated to represent normal high water.
 - 7) Wetlands were not identified or delineated as a part of this survey. Their existence may alter setback requirements.
 - 8) Abutting property lines shown are approximate based on Town of Falmouth Tax Maps.
- PLAN REFERENCES**
- 1) Plan of Cottage Lots of Eben H. Ramsdell and Joseph W. Stubbs made by Silas Skillin dated August 1898. Recorded in Plan Book 6, Page 35.
 - 2) Plan of Accepted Roads in the Town of Falmouth...As Redefined by the Commissioners of Cumberland County by H.I. & E.C. Jordan dated November 26, 1963. Unrecorded.
 - 3) Plan of Boundary Survey of 12 East Ramsdell Road made for Henry V. Gallant by Bruce R. Bowman, Inc. dated February 6, 1995. Recorded in Plan Book 195, Page 38.
 - 4) Plan of Boundary & Topographic Survey made for Judith Fergin by Titcomb Associates dated December 24, 2013. Unrecorded.
 - 5) Sewer Right of Way Plan made for The Town of Falmouth by H.I. & E.C. Jordan dated December 10, 1969, sheet 2 of 2. Unrecorded.
 - 6) Plan of Property made for Anne Wilkinson by Stephen J. Martin, PLS dated September 13, 2000. Unrecorded.

EASEMENTS/ENCUMBRANCES

- 1) Subject to a sewer easement conveyed to the Town of Falmouth as described in Book 3116, Page 681.
- 2) Subject to a sewer easement conveyed to the Town of Falmouth as described in Book 3116, Page 713.

ZONING

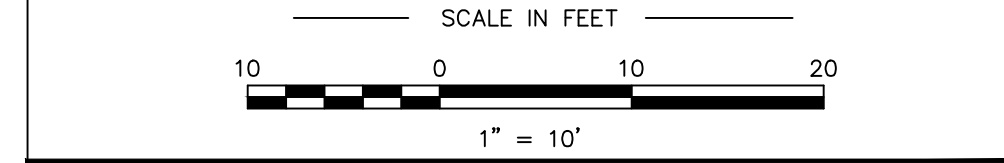
Residential A District "RA"
 Limited Residential (LR) Shoreland Zone (SZ)
 Water View Overlay District (WVOD)

Front Setback: 25'
 Waterfront Setback: 100' from normal high water
 Side Setback: 20'
 Rear Setback: 40'
 Min. Lot Area (LR Zone): 40,000 Sq. Ft.
 Min. Shore Frontage: 200'

OWNERS OF RECORD

Allan T. Fenley
 Book 30064, Page 323
 11,470 Sq. Ft. ± / 0.26 Acres ±

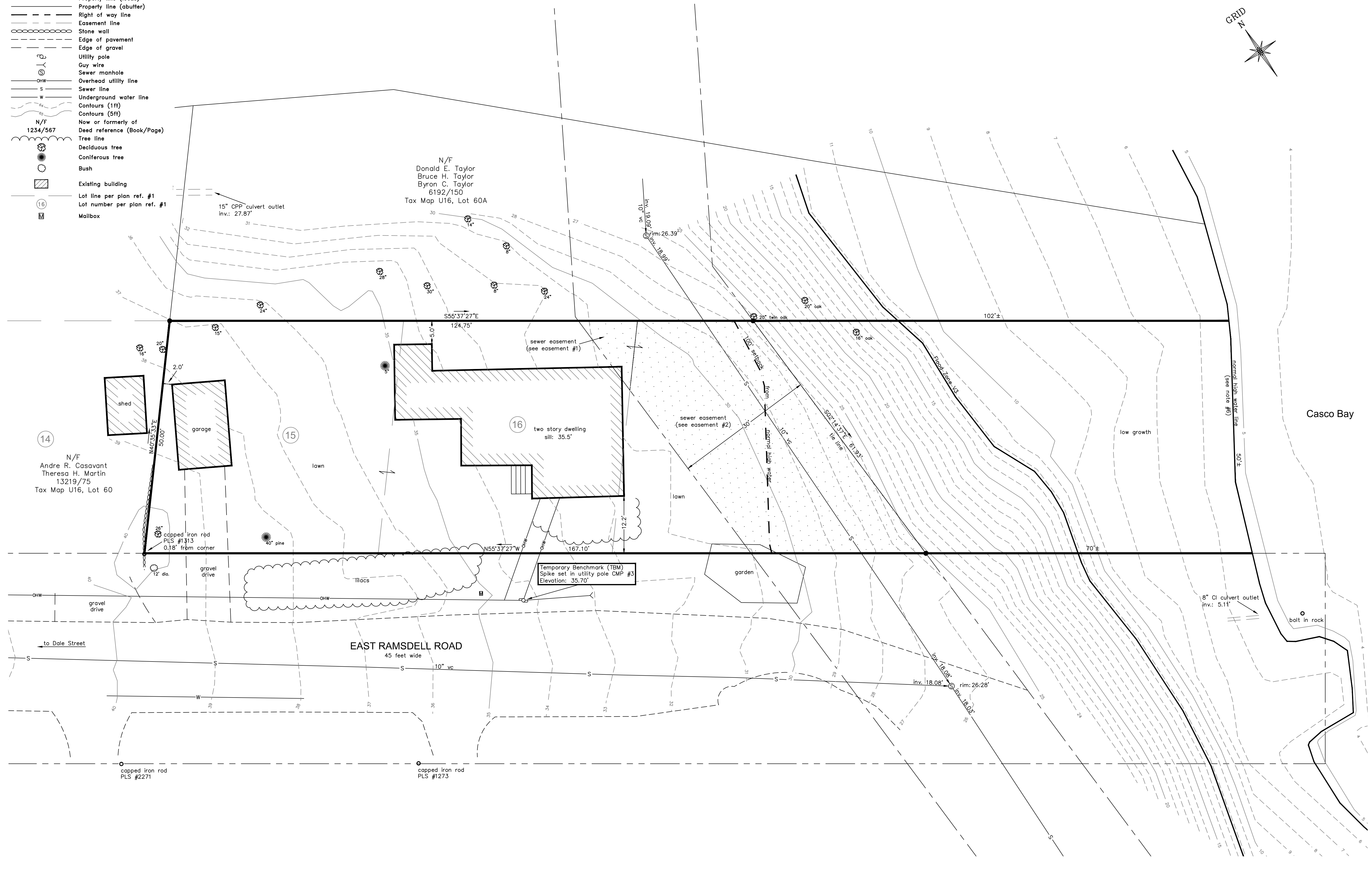
Tax Map U16, Lots 61 & 62
 16 East Ramsdell Road
 Falmouth, Maine 04105



PLAN OF
Boundary Survey & Existing Conditions
 16 East Ramsdell Road Falmouth, Maine

MADE FOR
Allan Fenley
 PO Box 6089 Falmouth, Maine

JOB #216027	DATE: March 31, 2016	SCALE: 1" = 10'
BOOK #895	 Titcomb Associates 133 Gray Road, Falmouth, Maine 04105 (207)797-9199 www.titcombsurvey.com	
216027.dwg		
FILE #9824		



CERTIFICATION

This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Nicholas S. Elliston

Nicholas S. Elliston, P.L.S. #2518

