TRANZON AUCTION PROPERTIES DISCLAIMER: This information was derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information and judgment. Property is being sold on an "AS IS, WHERE IS" basis. Sewer manhole Contours (5ft) Now or formerly of Deed reference (Book/Page) Tree line N/F
Donald E. Taylor
Bruce H. Taylor
Byron C. Taylor
6192/150
Tax Map U16, Lot 60A Casco Bay VICINITY MAP 15" CPP culvert outlet inv.: 27.87' 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, NAD83, 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 S55'37'27"E 102°± 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, NGVD29 (12.31 feet, NAVD88). Approximate zone limit sewer easement (see easement #1) 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. Casco Bay (see easement #2) (15) two story dwelling low growth 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. N/F Andre R. Casavant 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 13219/75 Tax Map U16, Lot 60 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. Capped iron rod
PLS #1313
0.18' from corner N55'37'27"W 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. 70'± Temporary Benchmark (TBM) Spike set in utility pole CMP #3 6) Plan of Property made for Anne Wilkinson by Stephen J. Martin, PLS dated September 13, 2000. Unrecorded. Elevation: 35.70' OHW OHW **EASEMENTS/ENCUMBRANCES** 8" Cl culvert outlet gravel drive inv.: 5.11' 📉 1) Subject to a sewer easement conveyed to the Town of Falmouth as described in Book 3116, Page 681. bolt in rock 2) Subject to a sewer easement conveyed to the Town of Falmouth as described in Book 3116, Page 713. _to Dale Street EAST RAMSDELL ROAD 45 feet wide Residential A District "RA" Limited Residential (LR) Shoreland Zone (SZ) Water View Overlay District (WVOD) Front Setback: Waterfront Setback: 100' from normal high water Side Setback: Rear Setback: Min. Lot Area (LR Zone): 40,000 Sq. Ft. Min. Shore Frontage: **OWNERS OF RECORD** Allan T. Fenley Book 30064, Page 323 11,470 Sq. Ft. \pm / 0.26 Acres \pm capped iron rod PLS #2271 capped iron rod PLS #1273 Tax Map U16, Lots 61 & 62 16 East Ramsdell Road Falmouth, Maine 04105 SCALE IN FEET -1" = 10' PLAN OF **Boundary Survey & Existing Conditions** 16 East Ramsdell Road **CERTIFICATION** MADE FOR This survey conforms to the current standards of practice set forth by the Maine State Board of Allan Fenley NICHOLAS Licensure for Land Surveyors. PO Box 6089 Falmouth, Maine DATE: March 31, 2016 JOB #216027 SCALE: 1" = 10' BOOK #895 216027.dwg Nicholas S. Elliston, P.L.S. #2518 133 Gray Road, Falmouth, Maine 04105 FILE #9824 (207)797-9199 www.titcombsurvey.com