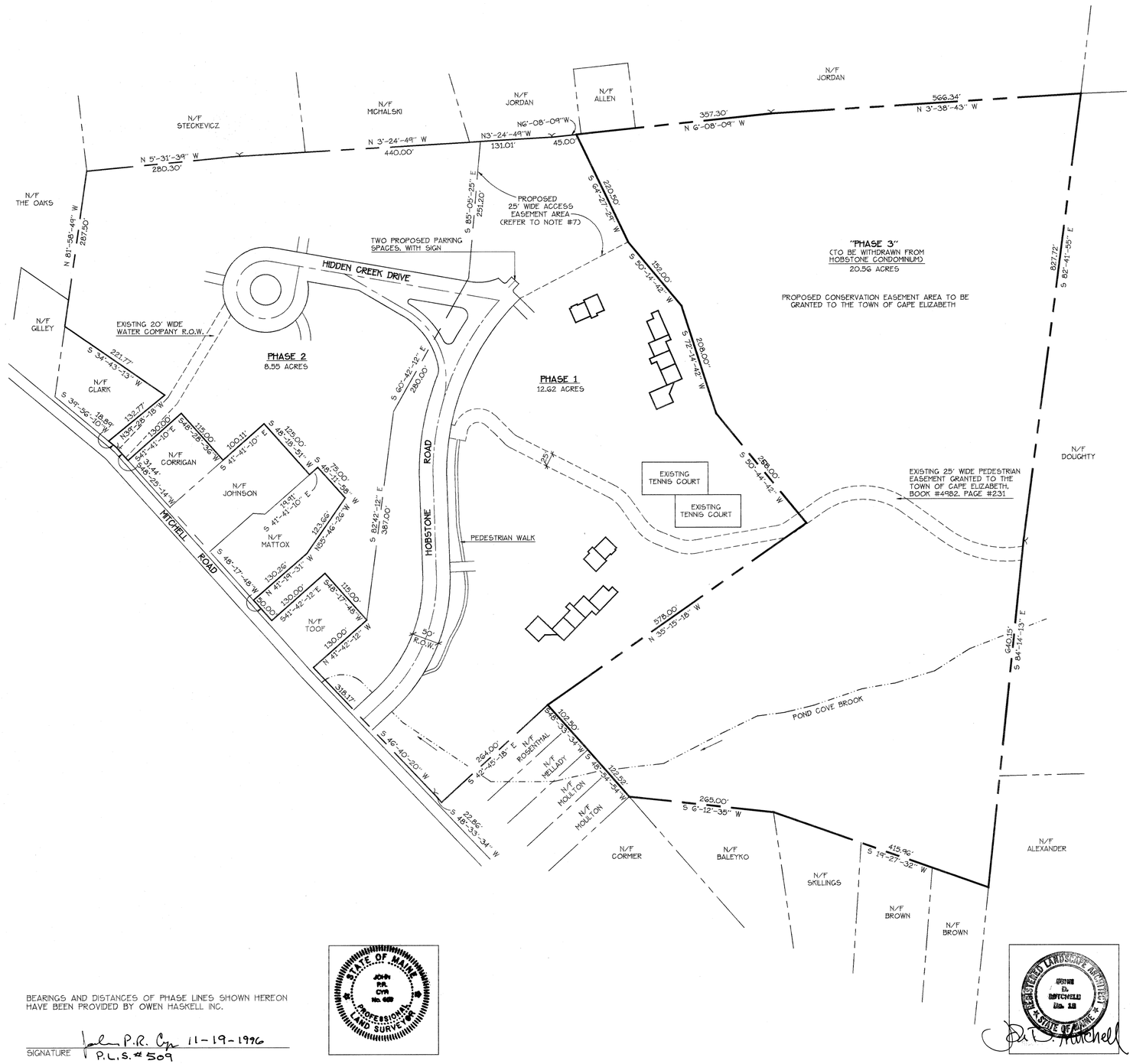
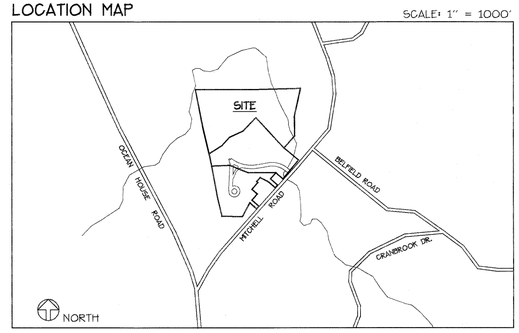


LOCATION MAP

SCALE: 1" = 1000'



GENERAL NOTES

1. PARCEL IS SHOWN ON TOWN OF CAPE ELIZABETH'S ASSESSOR'S MAP U-25, U-30, U-30A AND U-31.
2. PARCEL IS LOCATED IN RESIDENCE A DISTRCIT (RA).
3. AREA DESCRIPTION:

PHASE 1	12.62 AC.
PHASE 2	8.55 AC.
PHASE 3	20.56 AC.
ROADWAYS (50' R.O.W.)	2.64 AC.
TOTAL AREA:	44.37 AC.

4. BOUNDARY INFORMATION FOR THIS PLAN IS BASED ON THE FOLLOWING SURVEY PLANS:
   a.) PLAN TITILED: "PLAN OF PROPERTY OF MITCHELL ROAD IN CAPE ELIZABETH, MAINE. FOR F.S. PLUMMER COMPANY, INC., GORHAM, MAINE. SURVEYED BY RICHARD A. MANTHORNE, R.L.S. #653, AUGUST, 1979, REVISED JANUARY 1980"; RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK #126, PAGE #53 AND RECORDED IN UNIT OWNERSHIP FILE NUMBER 42 AS REVISED ON OCTOBER 20, 1981, AND AS FURTHER REVISED ON FEBRUARY 12, 1985 BY "CONDOMINIUM SURVEY--SECOND AMENDMENT" IN REVISED UNIT OWNERSHIP FILE NUMBER 42.
   b.) PLAN TITLED: "A PORTION OF LAND ON MITCHELL ROAD IN CAPE ELIZABETH, MAINE BY F.S. PLUMMER COMPANY, INC., DESIGNED BY RICHARD A. MANTHORNE, DATED JANUARY 1980"; RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK #126, PAGE #19 AND RECORDED IN UNIT OWNERSHIP FILE NUMBER 42.
5. BEARINGS AND DISTANCES OF PHASE LINES SHOWN HEREON HAVE BEEN PROVIDED BY OWEN HASKELL, INC., SURVEYORS, PORTLAND, MAINE.
6. FOR EVIDENCE OF SUBDIVISION OF MUNICIPAL SUBDIVISION APPROVAL, REFERENCE IS MADE TO HOBSTONE FINAL SITE PLAN RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK #126, PAGE #54, #55, AND #56, DATED MARCH 18, 1980; PLAN BOOK #130, PAGE #32, #33, AND #34 DATED MARCH 16, 1981; AND PLAN BOOK #147, PAGE #42, DATED FEBRUARY 12, 1985 ALL OF WHICH ARE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
7. ACCESS AND PARKING EASEMENT TO BE LOCATED AS PER FIELD CONDITIONS.
8. ONLY STRUCTURES IMMEDIATELY ABUTTING "PHASE 3" ARE SHOWN.

LEGEND

PROPERTY LINE
EASEMENT LINE
PHASE LINE
CENTERLINE
BROOK

State of Maine, Cumberland ss.
Registry of Deeds
Received February 3 1997
at 12 h 55 m. P M and recorded in
Plan Book 197 Page 23.
Attest: _____ Register
John B. O'Brien

BEARINGS AND DISTANCES OF PHASE LINES SHOWN HEREON HAVE BEEN PROVIDED BY OWEN HASKELL INC.

SIGNATURE John P.R. Cyr 11-19-1996
P.L.S. # 509

STATE OF MAINE JOHN P.R. CYR No. 509 PROFESSIONAL LAND SURVEYOR

REGISTERED LANDSCAPE ARCHITECT OWEN D. MITCHELL No. 18 STATE OF MAINE

APPROVED BY TOWN OF CAPE ELIZABETH PLANNING BOARD:

NAME: _____ DATE: 11.19.96

Co-Applicants:

Hobstone Owners Association of behalf of the Unit Owners and Cape Elizabeth Land Trust

Prepared By:

MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
70 Center Street
Portland, Maine 04101
Tel: (207) 774-4427

THIRD AMENDMENT HOBSTONE CONDOMINIUM

Cape Elizabeth Maine

Date: October 28, 1996

Revisions:

Title: AMENDED SUBDIVISION PLAN

Scale: 1" = 100'
0 50 100 200 ft.

North:

Sheet No.: 1