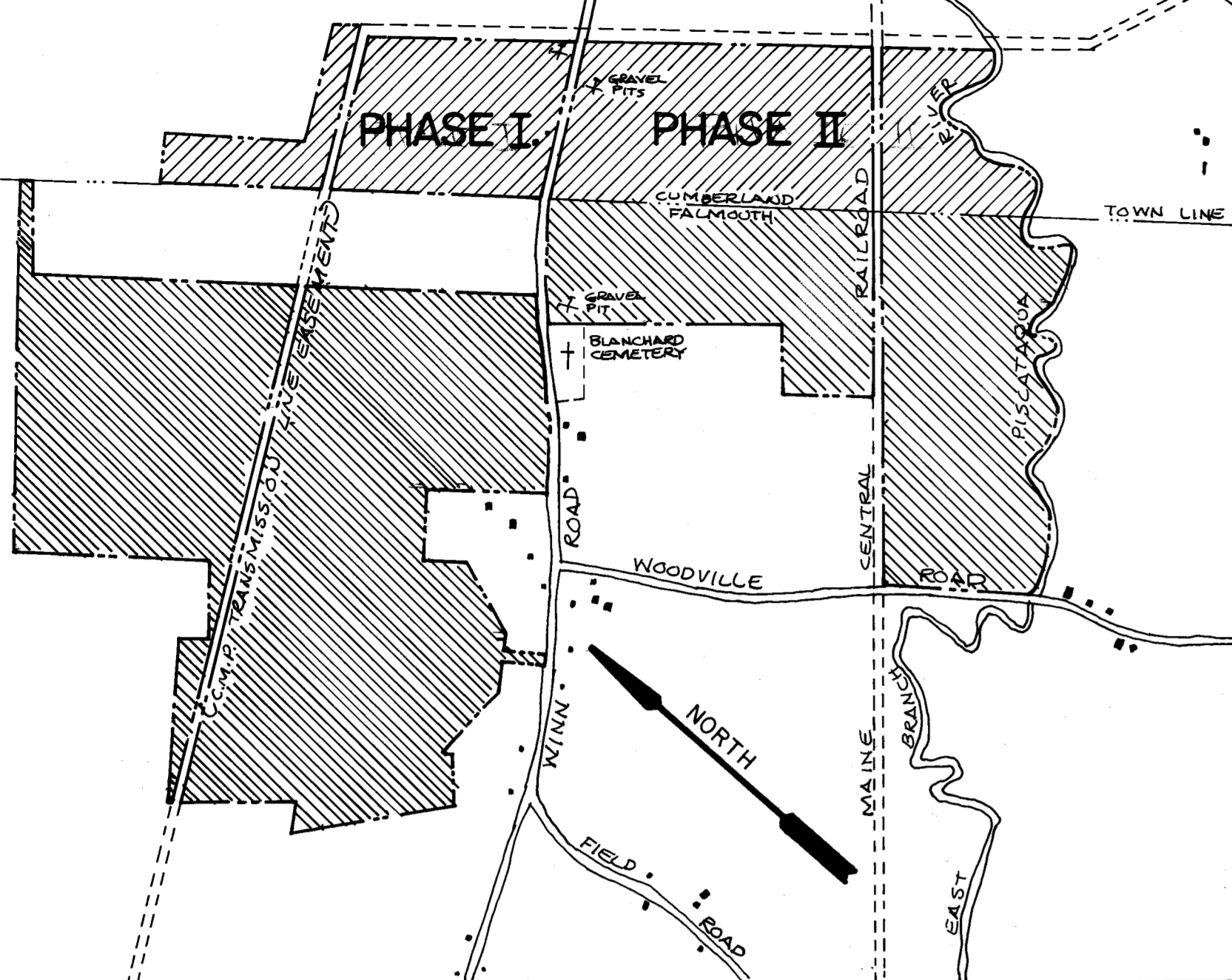


Location Map
SCALE: 1" = 1000'

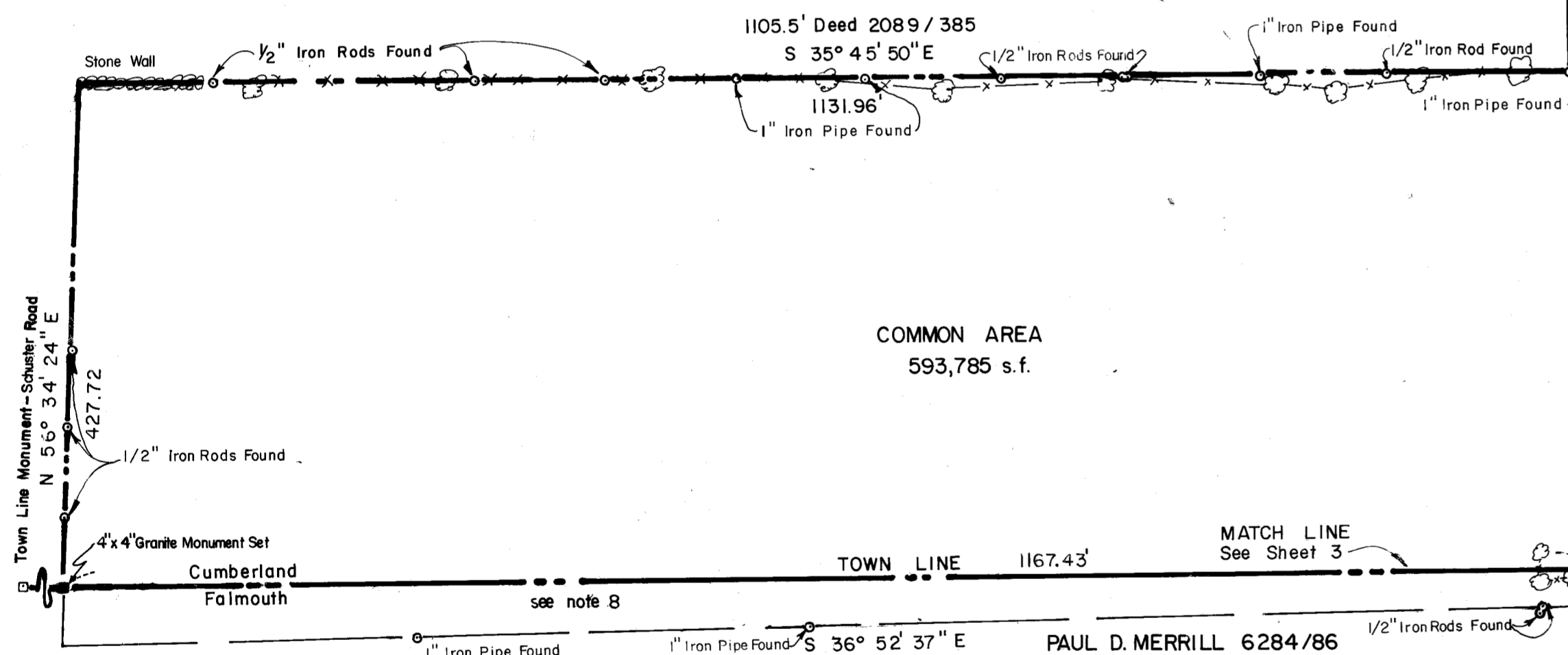


CURVE DATA

	R	T	L	CH	
1	46° 13' 44"	485.00'	207.02'	391.32'	380.79'
2	41° 06' 25"	300.00'	112.49'	215.24'	210.65'
3	21° 22' 57"	150.00'	28.32'	55.98'	55.66'

Formerly
CHARLES E. MERRILL
2089 / 385

PAUL D. MERRILL
6284 / 86



CENTRAL MAINE POWER COMPANY
2281 / 432

FALMOUTH COUNTRY CLUB MAINTENANCE AREA
184,031.52 s.f.

To be Retained by
FRANK E. OULTON, JR.
90,231 s.f.

GENERAL NOTES — CUMBERLAND

- Record owner of property is Edward B. Oulton & Frank E. Oulton, Jr., Recorded Cumberland County Registry of Deeds in book 3173 page 50.
- Project area is located in the Rural Residential (R.R.) Zoning District.
- Area Summaries:

Lot Area	32.58 AC.
Road R.O.W.	5.97 AC.
Maintenance Area	4.22 AC.
Retained by Oulton	3.51 AC.
Common Area	40.47 AC.
Total Area	86.75 AC.
- Road PC's and PT's shall be monumented with 4"x4" Granite Monuments w/aluminum disk as shown. All other road Right of Way points shall be monumented with 5/8" Iron Rebars w/cap.
- All lot corners shall be monumented with 5/8" Iron Rebars, except as shown.
- Bearings are based on observed magnetic bearing from the perimeter traverse, November 1985.
- Survey was conducted with a Lietz Electronic Tachymeter.
- Oulton & Merrill deeds as adjoining call for town line as common boundary. Dashed line indicates historic line of occupation.
- Lots 30, 31 and 32 shall have 4" perforated foundation drains w/check valves connected to storm drain from Muirfield Road.
- See Sheet 3 of 7 for General Notes — Falmouth.

**PLANNING BOARD
TOWN OF CUMBERLAND
PHASE I**

APPROVED DATE Nov 18, 1986

Richard F. Blanchard
Mark Oulton
Joyce Jones

LEGEND

- Granite Monument Found (as noted)
- 4"x4" Granite Monument w/Aluminum Disk Set
- Iron Pipe Found (as noted)
- Boundary Line
- Easement or Adjoining Boundary

GENERAL NOTES (CONT.):

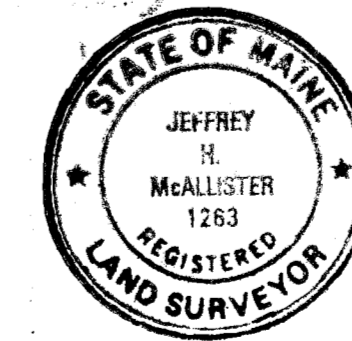
11. PLAN APPROVED SUBJECT TO FIVE (5) CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND ISSUANCE OF BUILDING PERMITS AS SET FORTH IN THE COPY OF PLANNING BOARD APPROVAL TO BE RECORDED HERewith IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

SURVEYORS CERTIFICATION

I hereby certify to DICTAR ASSOCIATES, Inc. that this plan depicts the results of a survey made November, 1985 thru April, 1986 and is correct according to the best of my knowledge, information and belief and that this survey and plan conforms to a category I condition III survey according to the Standards of the Maine Board of Registration for Land Surveyors.

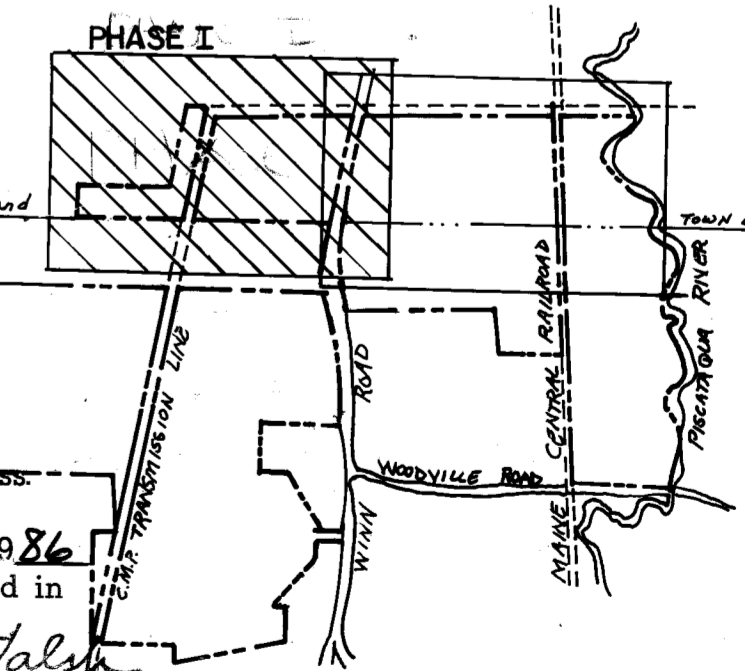
9-2-86

Date



Jeffrey H. Meallister
Maine Registered Land Surveyor 1255
Land Use Consultants, Inc.
Portland, Maine

KEY MAP



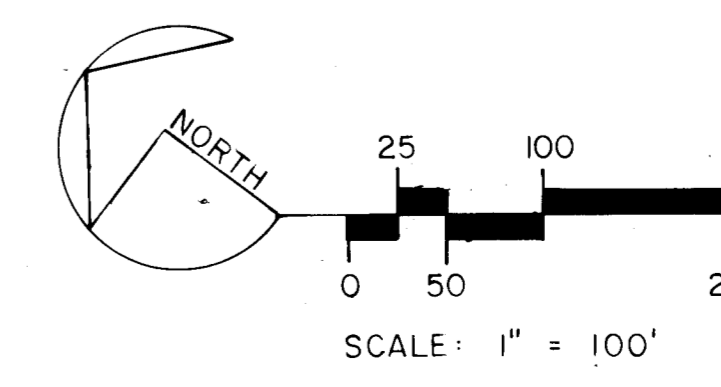
DATE: NOV. 18, 1986

REVISION: DELINEATE PHASE I; ADD NOTE 11.



FALMOUTH COUNTRY CLUB

Winn Road Falmouth / Cumberland, Maine



Job No.: 1527
Date: Aug. 29, 1986
Drawn by: *C.W.F./PAA*
Checked by: *JHM*
Sheet 1 of 7

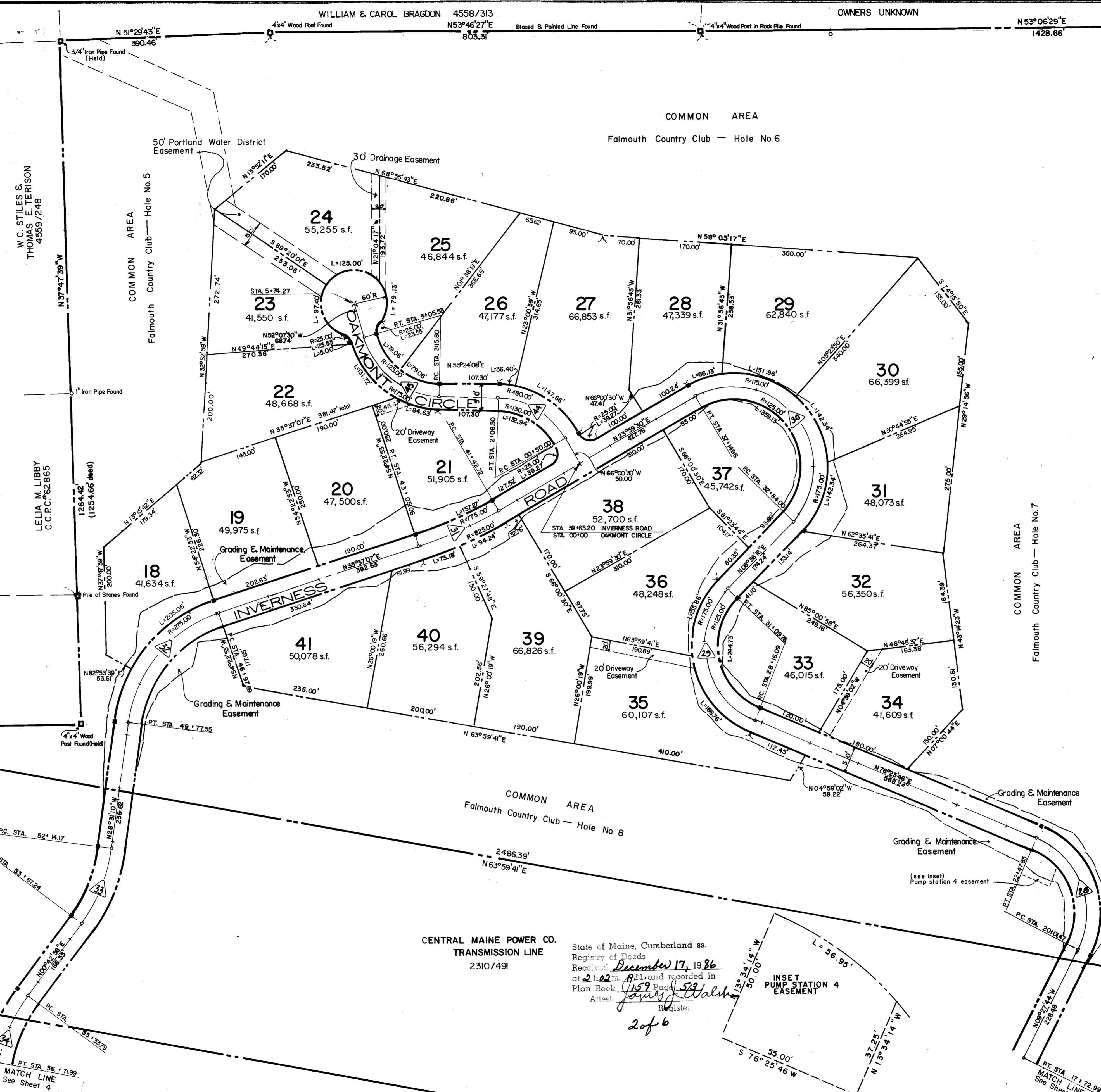
Dictar Associates
DEVELOPERS
PO. Box 3572
Portland, Maine 04104

LUC LAND USE CONSULTANTS
Land Planners - Engineers - Surveyors
11 Commercial Street, Portland, Maine 04101
207-772-8342

GENERAL NOTES—FALMOUTH

- RECORD OWNERS OF THE PROPERTY ARE:
 - FRANK E. OULTON, JR. & EDWARD B. OULTON CCRD BOOK 4102 PAGE 340 & A PORTION OF BOOK 3232 PAGE 130.
 - DAVID S. OULTON - CCRD BOOK 6467 PAGE 200.
 - PAUL E. OULTON - CCRD BOOK 6467 PAGE 201.
 - RALPH LUCE, III, et al - CCRD BOOK 4078 PAGE 272.
 - RALPH LUCE, III, et al - A PORTION OF CCRD BOOK 3232 PAGE 133.
 - HAROLD C. STEEVES - A PORTION OF CCRD BOOK 1988 PAGE 305 & BOOK 1936 PAGE 358.
 - ROOSEVELT DUNSMORE - A PORTION OF CCRD BOOK 2112 PAGE 87.
- AREA SUMMARIES:

ROAD R.O.W.	22.77 Ac.
CLUBHOUSE LOT	7.59 Ac.
LOT AREA	109.32 Ac.
COMMON AREA	193.71 Ac.
TOTAL AREA	332.59 Ac.
- SURVEY PERFORMED WITH A LIETZ ELECTRONIC TACHYMETER.
- BEARINGS ARE BASED ON A MAGNETIC OBSERVATION FROM THE PERIMETER TRAVERSE NOVEMBER 1985.
- ALL LOT CORNERS TO BE MONUMENTED WITH 5/8" IRON REBARS w/CAP EXCEPT AS SHOWN.
- ROAD PC'S & PT'S TO BE MONUMENTED WITH 4"x4" GRANITE MONUMENTS ON ONE SIDE AS SHOWN. ALL OTHER CHANGES IN ALIGNMENT SHALL BE MONUMENTED WITH 5/8" IRON REBARS w/CAP.
- SEE PLAN ENTITLED "STANDARD BOUNDARY SURVEY WINN ROAD, FALMOUTH—CUMBERLAND, MAINE, FALMOUTH COUNTRY CLUB" DATED SEPTEMBER 15, 1986 TO BE RECORDED.
- GRADING & MAINTENANCE EASEMENT WIDTHS VARY.
- LOTS 7 THROUGH 11 TO BE CONSTRUCTED WITHOUT BASEMENTS
- LOTS 79 THROUGH 90 SHALL HAVE ALL HABITABLE LIVING SPACE AT ELEVATION 38.0 OR ABOVE
- PROJECT AREA IS IN THE FARM AND FOREST "F" ZONING DISTRICT
- BUILDING SETBACKS TO BE 25' FRONT, 20' SIDE, AND 40' REAR EXCEPT AS NOTED ON LOTS 8-11, 58, 59, 66-75, 78, 79, 89, AND 90
- "NO FURTHER SUBDIVISION OF THIS PLAN WITHOUT WRITTEN PLANNING BOARD APPROVAL."



662.14' (660' deed)

N 53°05'00"E
 PAUL D. MERRILL
 6284/86
 reference: WALLACE L. MERRILL 1871/308

**PLANNING BOARD
 TOWN OF FALMOUTH**

APPROVED: DATE: Nov 17, 1986

[Signatures]

CURVE DATA

	Δ	R	T	L	CH
28	94° 06' 30"	150.00'	161.16'	246.38'	219.60'
29	112° 10' 30"	150.00'	223.12'	293.67'	248.97'
30	164° 36' 46"	150.00'	111.036'	430.96'	297.30'
31	11° 37' 37"	800.00'	81.45'	162.34'	162.06'
32	64° 08' 17"	250.00'	156.64'	279.86'	265.47'
33	29° 14' 08"	300.00'	78.24'	153.08'	151.42'
34	26° 23' 35"	300.00'	70.35'	138.19'	136.98'
44	58° 35' 22"	155.00'	86.96'	158.50'	151.68'
45	72° 28' 22"	150.00'	109.93'	189.73'	177.34'

LEGEND

- Iron Found (as noted)
- 4"x4" Granite Monument w/ Aluminum Disk (Proposed)
- Property and Lot Boundary
- △ Curve Number

KEY MAP

SURVEYORS CERTIFICATION

I hereby certify to DICTAR ASSOCIATES, exclusively, that this plan depicts the results of a field survey made Nov. 1985-April 1986, and is correct according to the best of my knowledge, information, and belief and that this survey and plan conforms to a Category I Condition III survey according to the Standards of the Maine Board of Registration for Land Surveyors.

9-22-86 Date
 JEFFREY H. McALLISTER Registered Land Surveyor #1283
 Land Use Consultants
 Portland, Maine

EXCEPTIONS: No monumentation set to date.

CENTRAL MAINE POWER CO.
 TRANSMISSION LINE
 2310/491

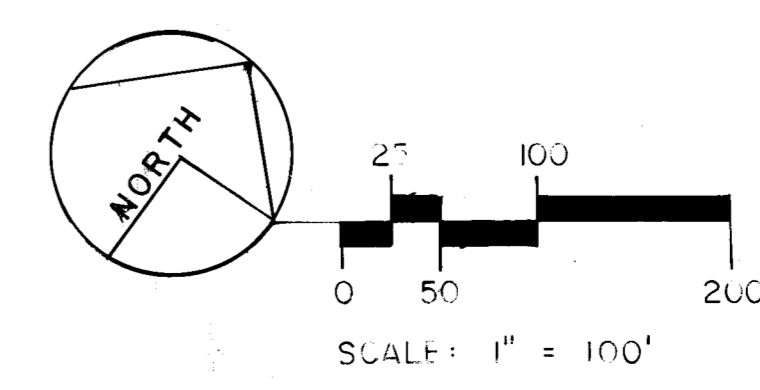
State of Maine, Cumberland ss.
 Registry of Deeds
 Received December 17, 1986
 at 2:02 PM and recorded in
 Plan Book 1159 Page 533
 Attest *[Signature]*
 Register

2 of 6



FALMOUTH COUNTRY CLUB

Winn Road Falmouth / Cumberland, Maine



Job No.: 1527
 Date: Sept. 19, 1986
 Drawn by: C.W.F./D.B.
 Checked by: O.H./J.H.
 Sheet 3 of 7

Dictar Associates
 DEVELOPERS
 P.O. Box 3572
 Portland, Maine 04104



GENERAL NOTES

See Sheet 3 of 7

State of Maine, Cumberland ss.
Registry of Deeds
Received December 17, 1986
at 1:02 P.M. and recorded in
Plan Book 459 Page 52
Attest [Signature] Register

LEGEND

- Iron found as noted
- Granite monument found as noted
- 4 X 4 granite monument with aluminum disc (proposed)
- Property & lot boundary
- Curve no.
- Building Setback Line

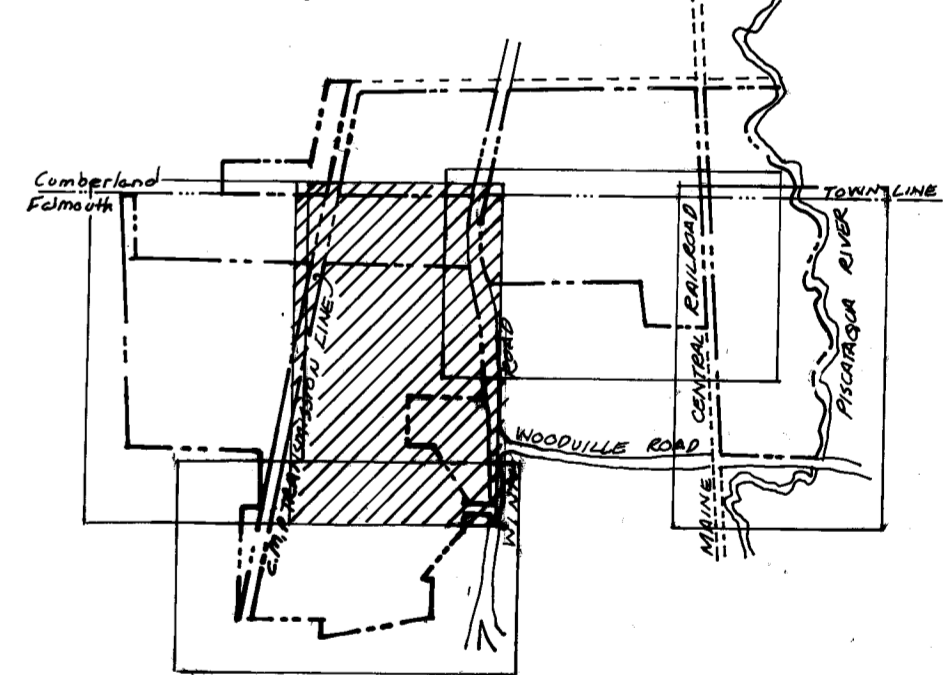
**PLANNING BOARD
TOWN OF FALMOUTH**

APPROVED: DATE: Nov 12, 1986
[Signatures]

CURVE DATA

Δ	R	T	L	CH	
24	16° 51' 33"	400.00'	59.28'	117.70'	117.28'
25	28° 09' 11"	375.00'	94.03'	184.26'	182.41'
26	28° 44' 05"	920.00'	235.66'	461.39'	456.57'
27	44° 53' 40"	450.00'	185.91'	352.60'	343.65'
35	21° 42' 44"	300.00'	57.53'	113.69'	113.01'
36	24° 44' 28"	630.00'	138.18'	272.04'	269.93'
37	32° 39' 58"	650.00'	190.48'	370.59'	365.59'
38	37° 02' 15"	165.00'	53.81'	106.66'	106.22'
39	18° 08' 13"	300.00'	47.88'	94.97'	94.57'
40	44° 00' 00"	214.00'	86.46'	164.34'	160.33'
41	30° 37' 00"	153.00'	41.88'	81.76'	80.79'
42	145° 57' 18"	189.00'	617.32'	481.46'	361.44'

KEY MAP

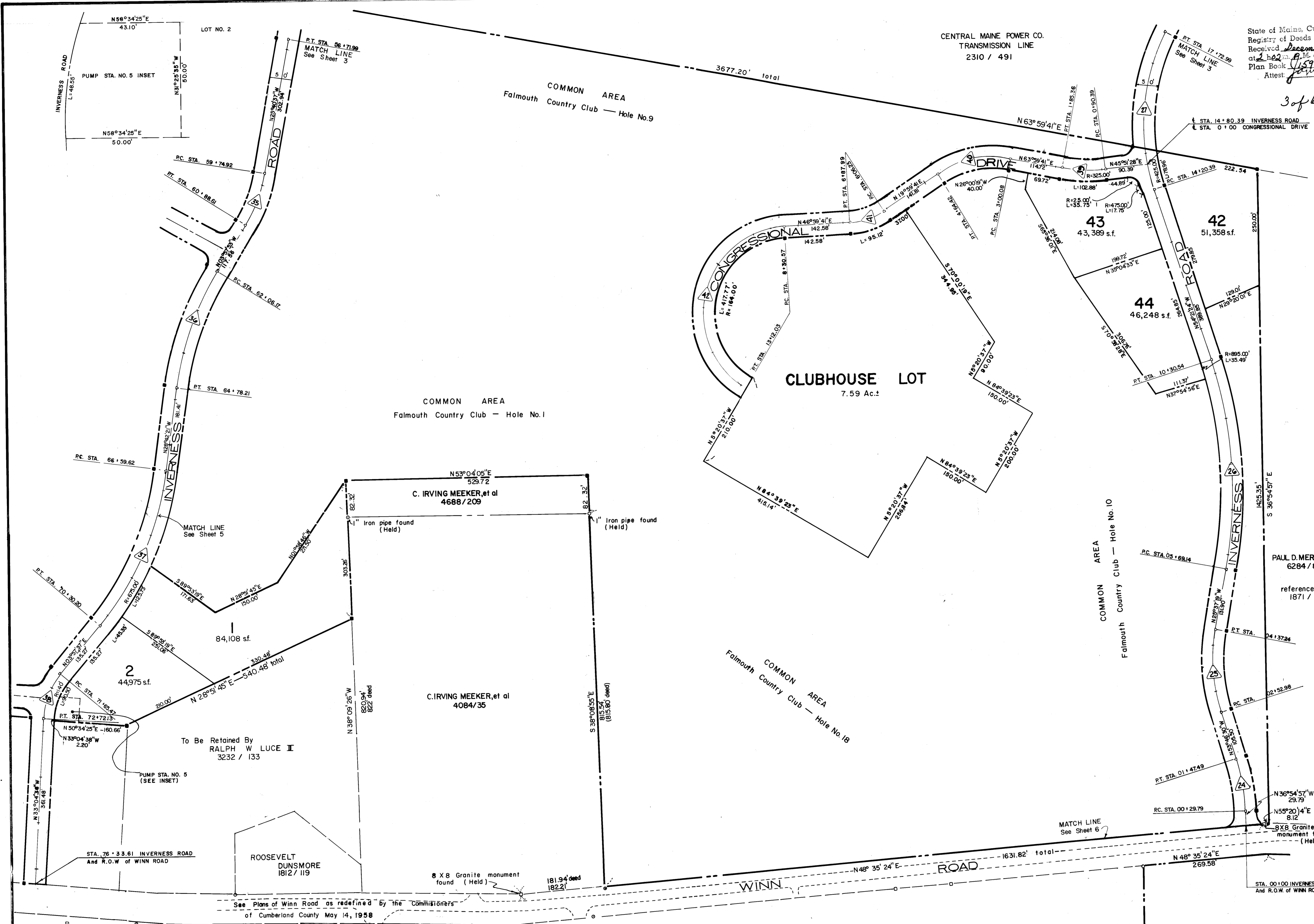
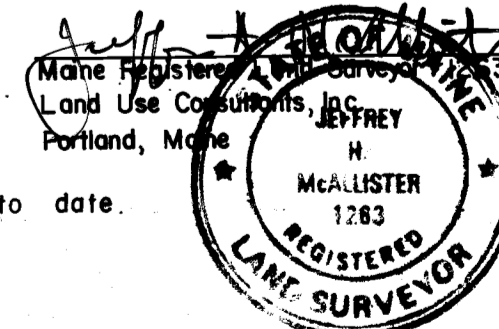


SURVEYORS CERTIFICATION

I hereby certify to DICTAR ASSOCIATES, exclusively, that this plan depicts the results of a field survey made Nov. 1985-April 1986, and is correct according to the best of my knowledge, information and belief and that this survey and plan conforms to a Category I Condition III survey according to the Standards of the Maine Board of Registration for Land Surveyors.

9-22-86
Date

Exceptions:
No monument set to date.

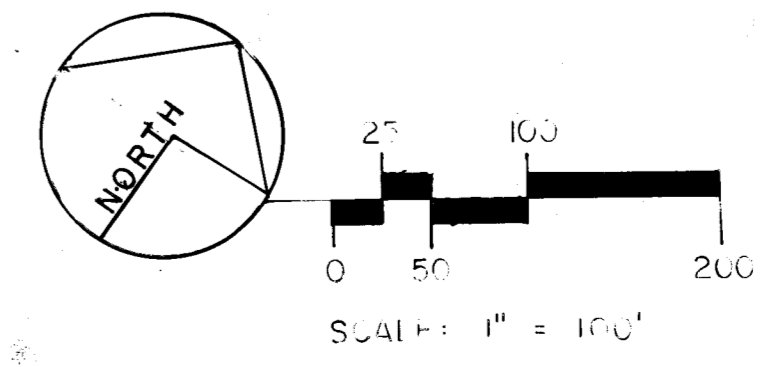


LOT 3 of 6 Shuts



FALMOUTH COUNTRY CLUB

Winn Road Falmouth / Cumberland, Maine



Job No.: 1527
Date: Sept. 19, 1986
Drawn by: CWB/OB
Checked by: [Signature]
Sheet 4 of 7

Dictar Associates
DEVELOPERS
P.O. Box 3572
Portland, Maine 04104



LEGEND

- Iron Found as noted
- Granite Monument Found as noted
- 4" x 4" Granite Monument with Aluminum Disk (proposed)
- Property & Lot Boundary
- - - Curve Number
- - - Building Setback Line

PLANNING BOARD
TOWN OF FALMOUTH

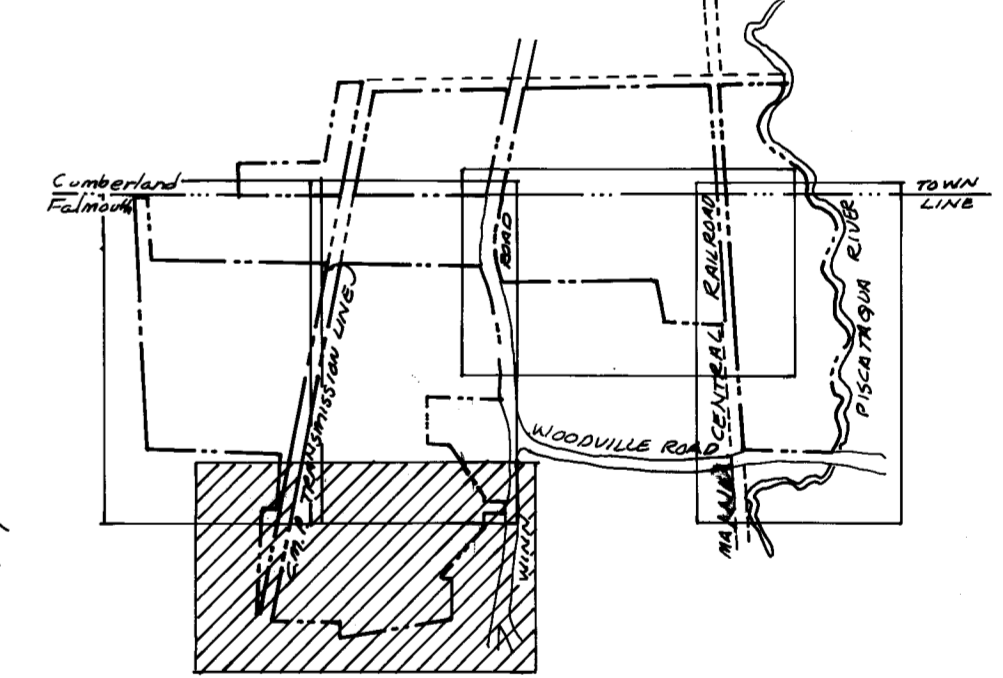
APPROVED: DATE: 12/12/1986

Daniel R. Munn
Carol M. Jones
Robert Wilby
David P. Vail
Nicholas P. Munn

CURVE DATA

	Δ	R	T	L	CH
35	21° 42' 44"	300.00'	57.53'	113.69'	113.01'
36	24° 44' 28"	630.00'	138.18'	272.04'	269.93'
37	32° 39' 58"	650.00'	190.48'	370.59'	365.59'
38	37° 02' 15"	165.00'	55.27'	106.66'	104.81'
46	3° 45' 00"	500.00'	142.19'	277.07'	273.54'
47	47° 59' 46"	250.00'	111.30'	209.42'	203.35'
48	47° 40' 52"	500.00'	220.95'	416.10'	404.19'

KEY MAP

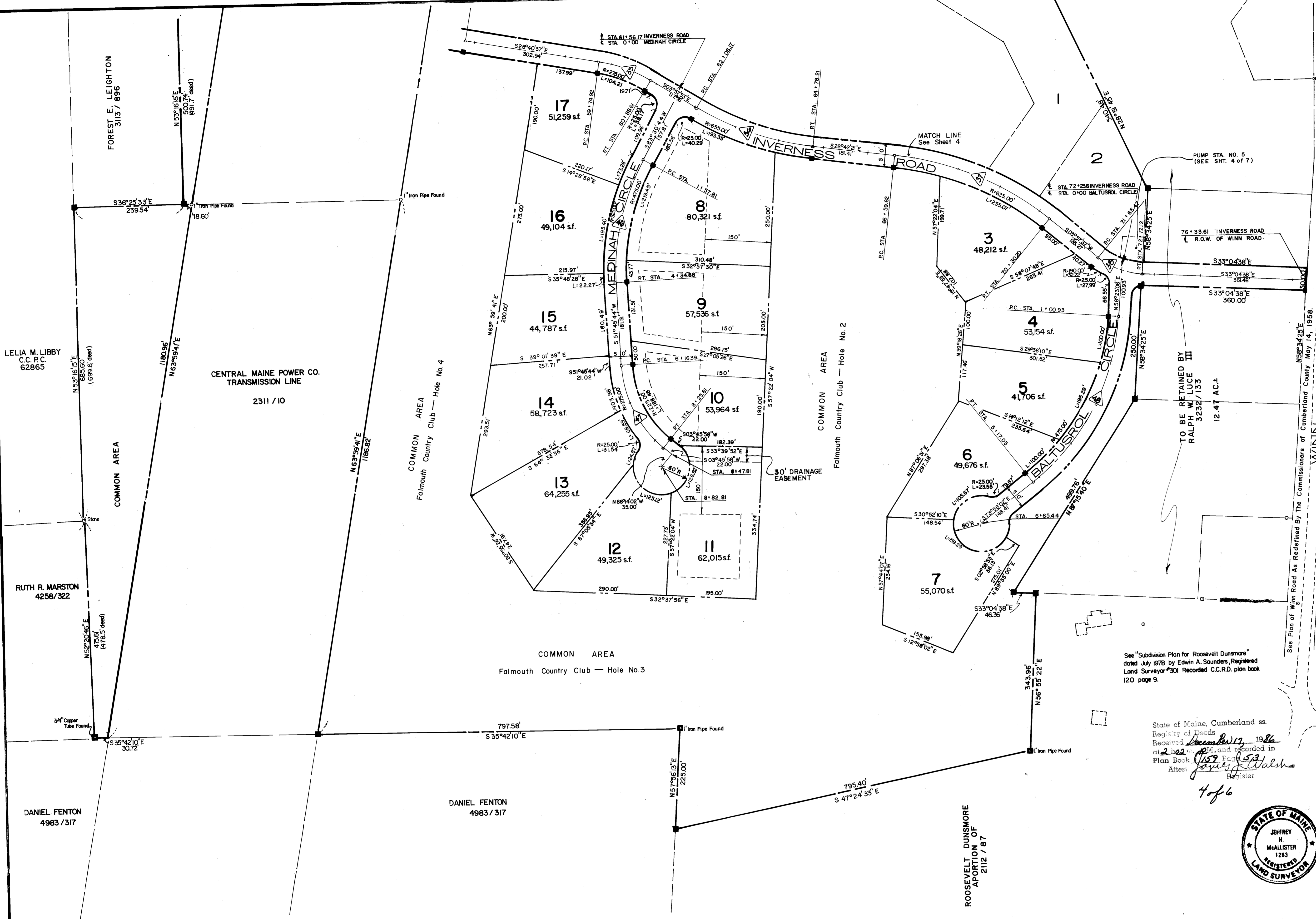


SURVEYORS CERTIFICATION

I hereby certify to DICTAR ASSOCIATES, exclusively, that this plan depicts the results of a field survey made Nov. 1985 - April 1986 and is correct according to the best of my knowledge, information and belief and that this survey and plan conforms to a Category I Condition III survey according to the Standards of the Maine Board of Registration for Land Surveyors.

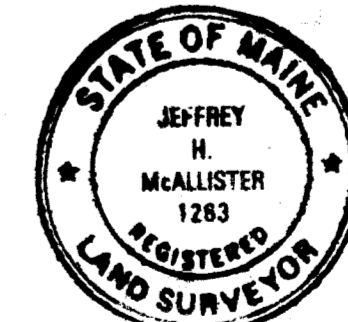
Date: 02-22-86
Jeffrey H. McAllister
Maine Registration Land Surveyor #1263
Land Use Consultants, Inc.
Portland, Maine

EXCEPTIONS: No Monumentation Set To Date

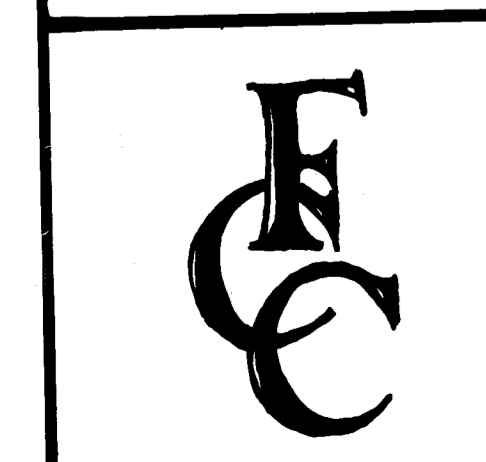


See "Subdivision Plan for Roosevelt Dunsmore" dated July 1978 by Edwin A. Saunders, Registered Land Surveyor #301 Recorded C.C.R.D. plan book 120 page 9.

State of Maine, Cumberland ss.
Registry of Deeds
Received December 17, 1986
at 2:02 P.M. and recorded in
Plan Book 152 Page 513
Attest *Janet J. Walsh*
Register

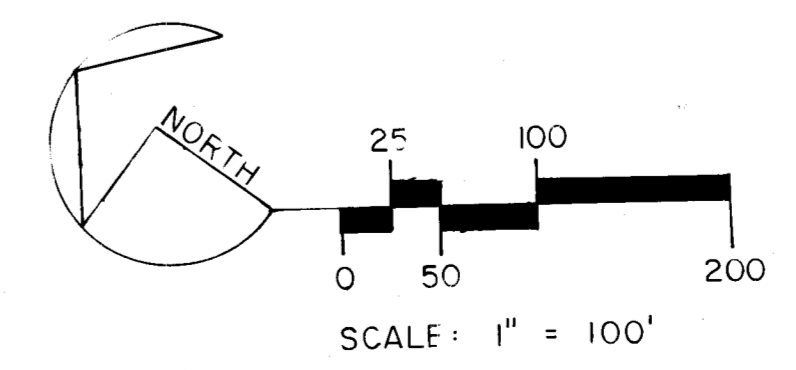


4 of 6



FALMOUTH COUNTRY CLUB

Winn Road Falmouth / Cumberland, Maine



Job No.: 1527
Date: Sept. 19, 1986
Drawn by: C.W.J.
Checked by: C.L.H., J.H.W.
Sheet 5 of 7

Dictar Associates
DEVELOPERS
P.O. Box 3572
Portland, Maine 04104

LAND USE CONSULTANTS
Land Planners • Engineers • Surveyors
17 Commercial Street, Portland, Maine 04101
207-772-8392

152
4 of 6

GENERAL NOTES
See Sheet 3 of 7

LEGEND

- Iron Found (as noted)
- 4"x4" Granite Monument w/Aluminum Disk (Proposed)
- Property and Lot Boundary
- △ Curve Number
- - - Building Setback Line

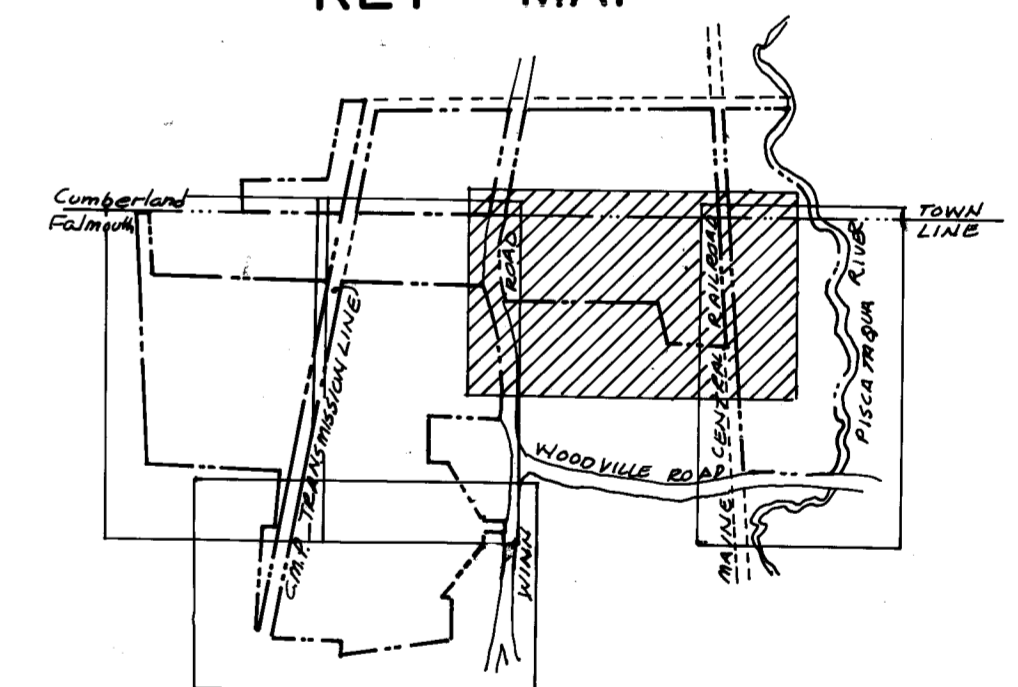
**PLANNING BOARD
TOWN OF FALMOUTH**

APPROVED: _____ DATE: Nov 12, 1986

CURVE DATA

CH	L	T	R	Δ
4	183.59'	93.44'	400.00'	26°17'48"
5	262.65'	134.59'	600.00'	25°17'09"
6	457.36'	246.03'	620.00'	4°37'18"
14	98.46'	49.79'	330.00'	17°09'30"
18	179.03'	90.98'	500.00'	2°37'35"
19	116.36'	59.82'	250.00'	26°54'54"
20	289.29'	296.00'	400.00'	42°23'56"

KEY MAP



SURVEYORS CERTIFICATION

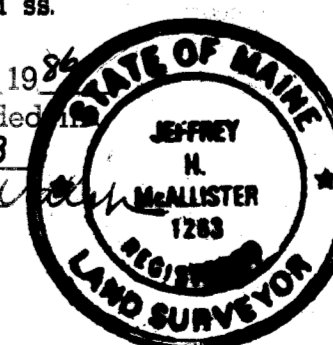
I hereby certify to DICTAR ASSOCIATES, exclusively, that this plan depicts the results of a field survey made Nov. 1985-April 1986 and is correct according to the best of my knowledge, information, and belief and that this survey and plan conforms to a Category I, Condition III survey according to the Standards of the Maine Board of Registration for Land Surveyors.

Date: 9.22.86

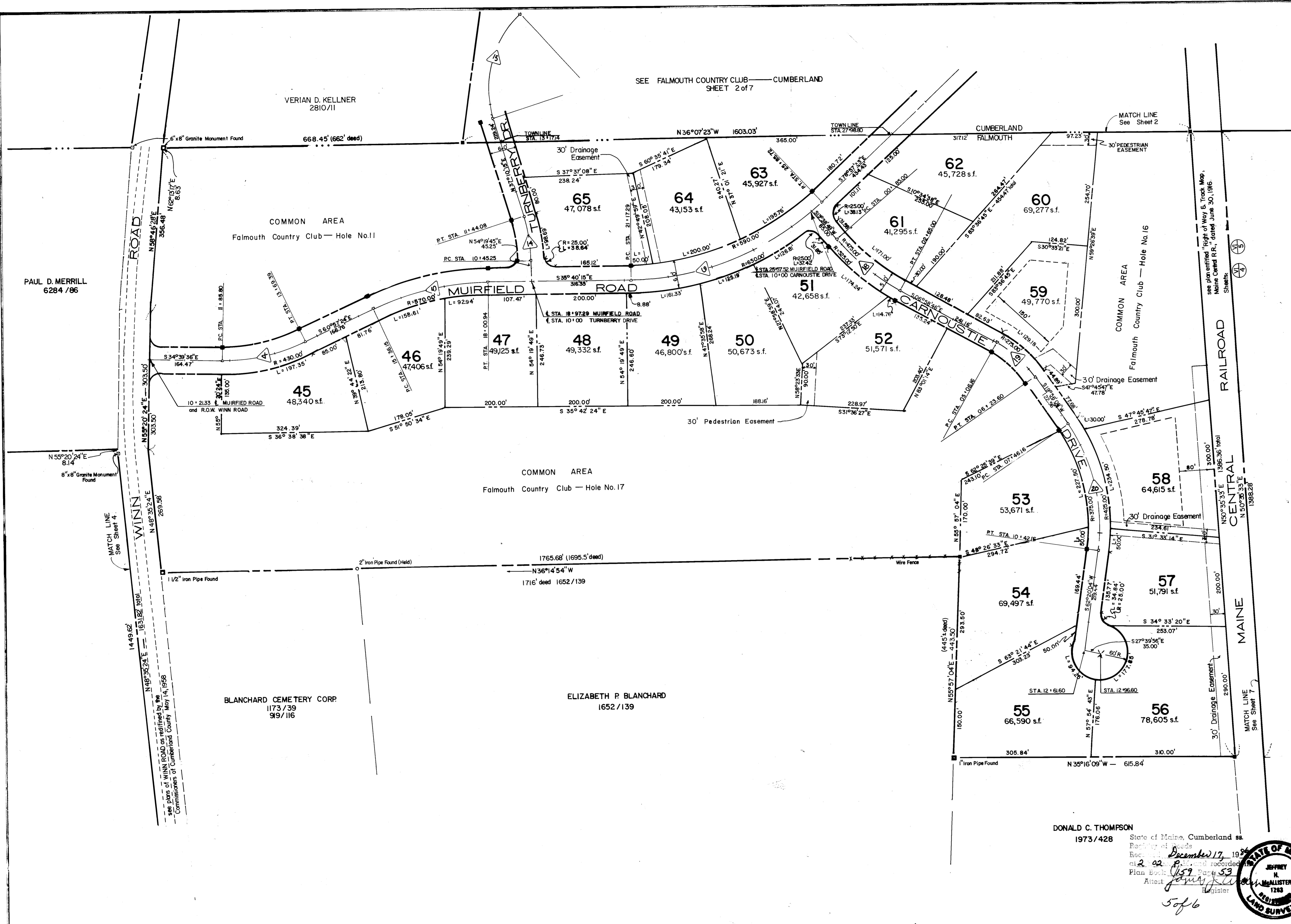
EXCEPTIONS: No monumentation set to date.

DONALD C. THOMPSON
1973/428

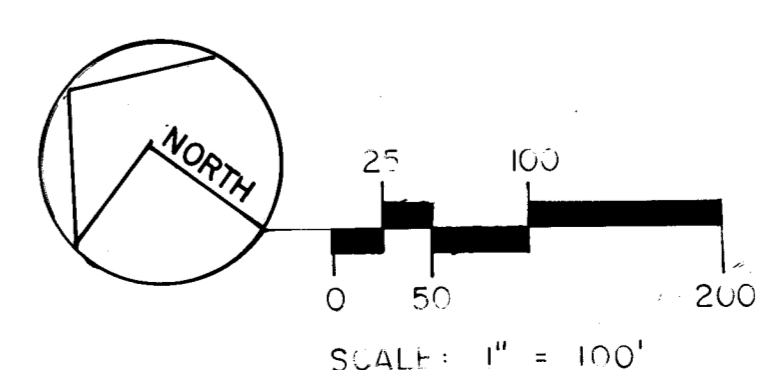
State of Maine, Cumberland ss.
 Registry of Deeds
 Recorded December 17, 1986
 at 2:02 P.M. as recorded
 Plan Book 1159 Page 53
 Attest _____



5066



FALMOUTH COUNTRY CLUB
 Winn Road Falmouth / Cumberland, Maine



Lot No.: 1527
 Date: Sept. 19, 1986
 Drawn by: C.W.Z.
 Checked by: C.W.Z./J.M.
 Sheet 6 of 7

Dictar Associates
 DEVELOPERS
 P.O. Box 3572
 Portland, Maine 04104

LAND USE CONSULTANTS
 Land Planners • Engineers • Surveyors
 17 Commercial Street, Portland, Maine 04101
 237-772-8362

159
53

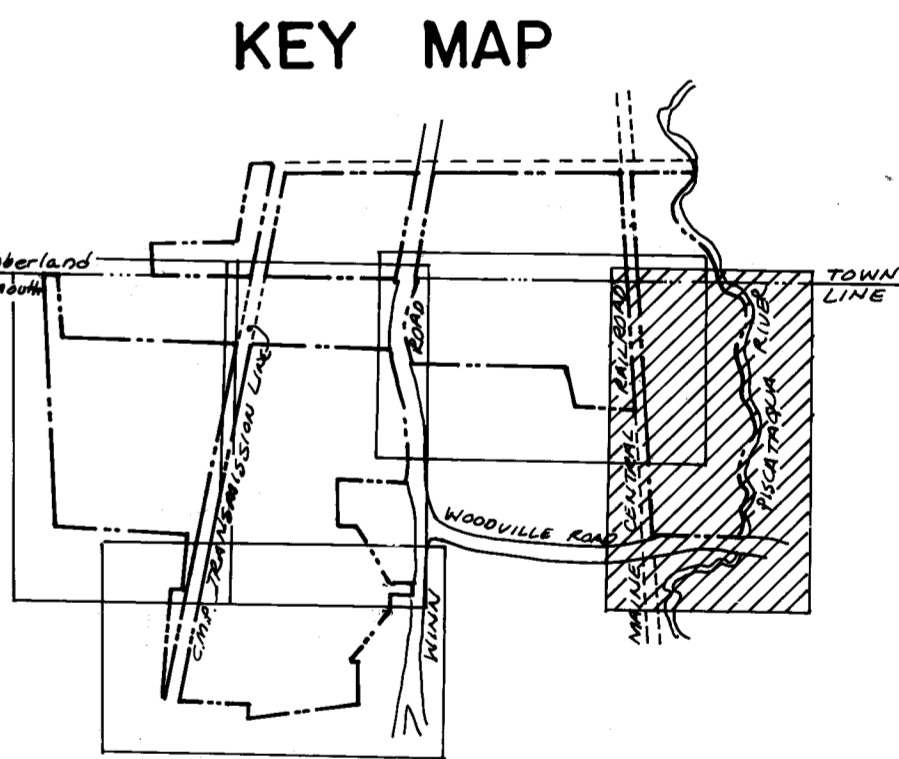
GENERAL NOTES
See Sheet 3 of 7

LEGEND
 4"x4" Granite monument with Aluminum disc (proposed)
 Property & Lot boundary
 Curve no.
 Building Setback Line

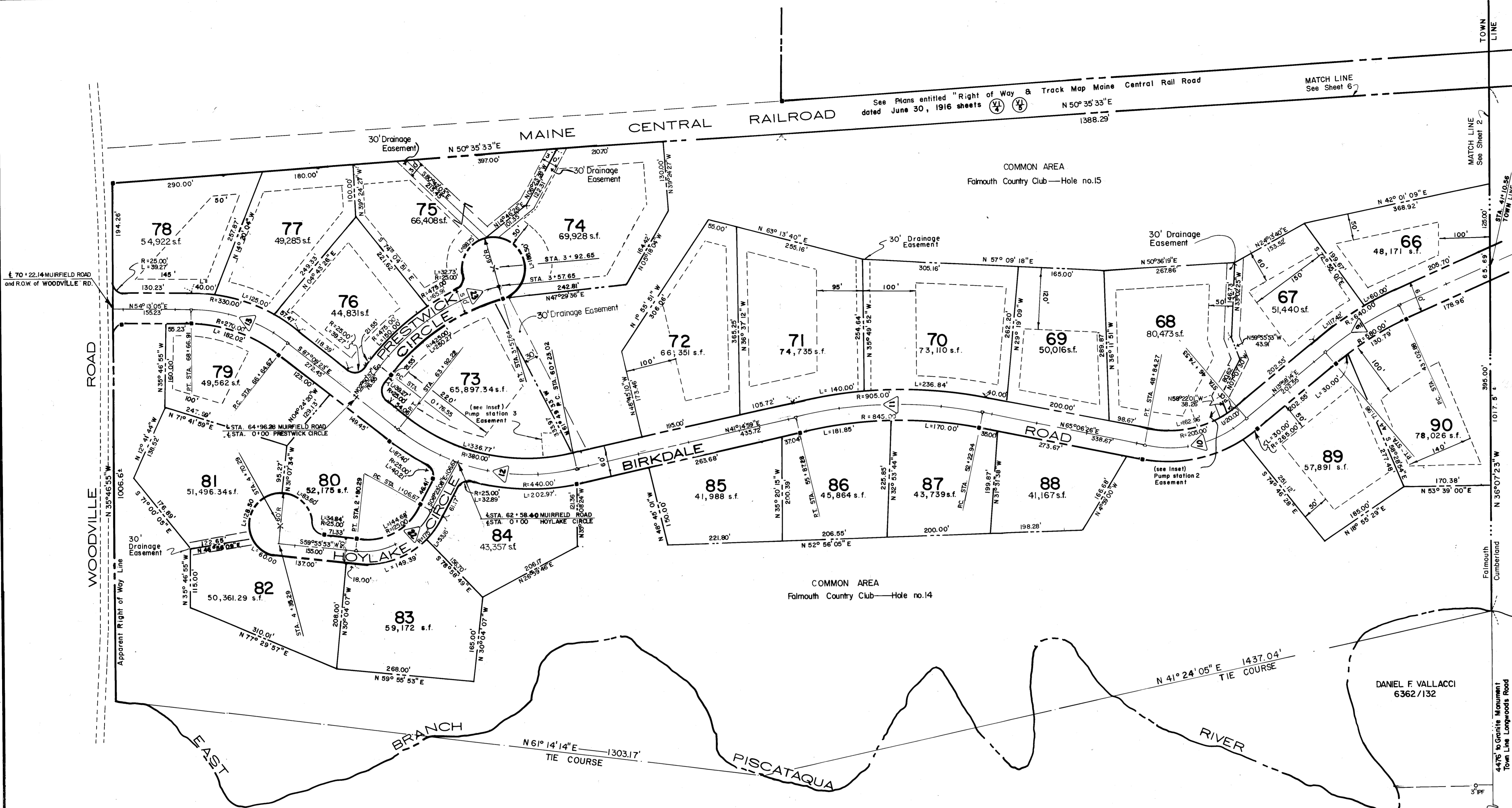
**PLANNING BOARD
TOWN OF FALMOUTH**
 APPROVED: DATE: Nov 14, 1986
[Signatures]

CURVE DATA

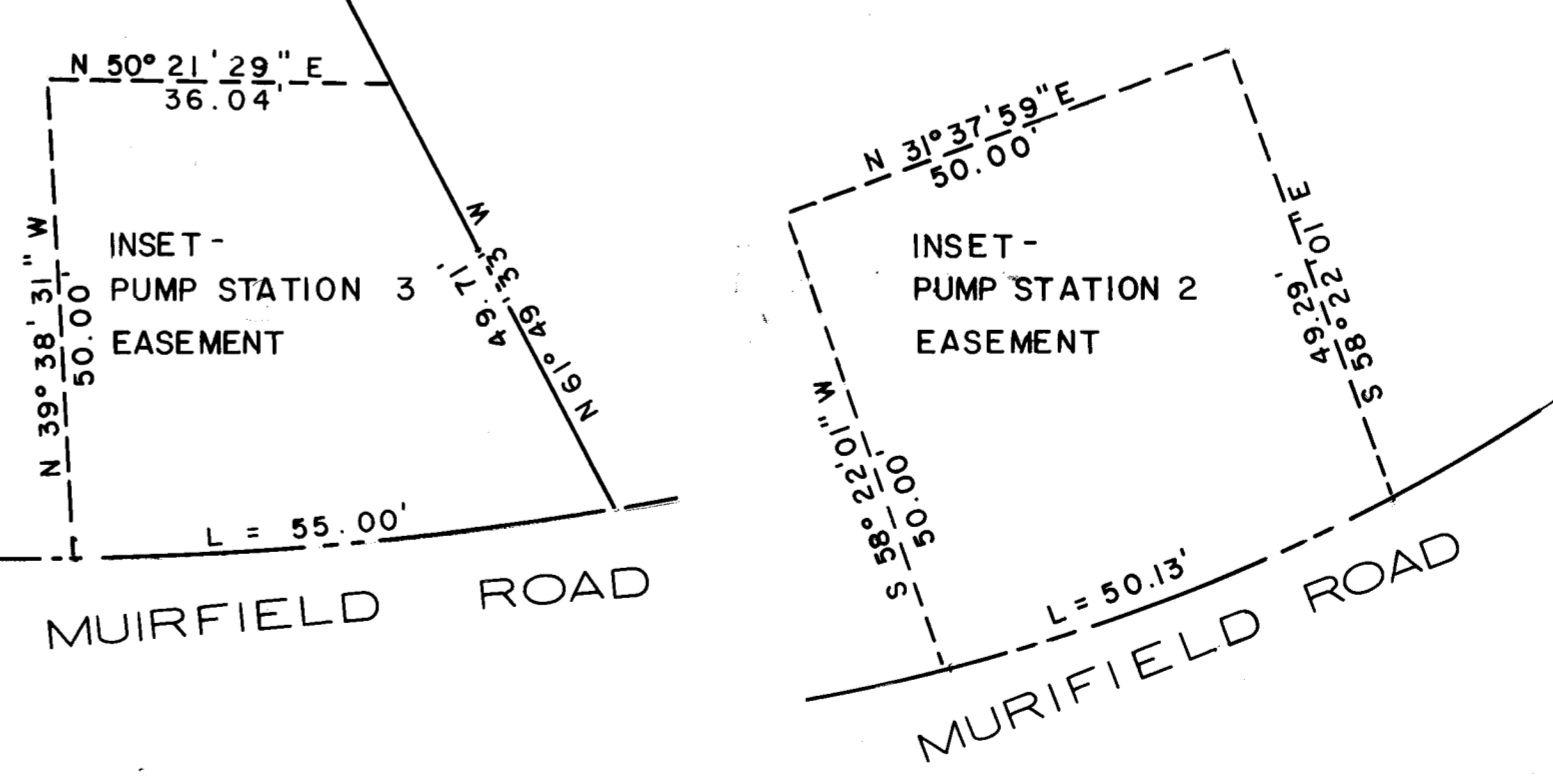
CH	L	T	R	Δ
9	169.11'	85.10'	610.00'	15° 53' 01"
10	202.85'	112.43'	235.00'	5° 08' 12"
11	361.72'	184.85'	875.00'	23° 51' 27"
12	356.85'	198.18'	410.00'	5° 35' 38"
13	198.44'	105.13'	300.00'	38° 37' 32"
22	164.09'	98.00'	150.00'	68° 19' 01"
23	276.55'	281.10'	450.00'	35° 47' 25"



SURVEYORS CERTIFICATION
 I hereby certify to DICTAR ASSOCIATES, exclusively, that this plan depicts the results of a field survey made Nov. 1985 - April 1986 and is correct according to the best of my knowledge, information, and belief and that this survey and plan conforms to a Category I Condition III survey according to the Standards of the Maine Board of Registration for Land Surveyors.
 9-22-86
 date
 No monumentation set to date
 H. McALLISTER
 1283
 REGISTERED LAND SURVEYOR



State of Maine, Cumberland ss
 Registry of Deeds
 Received December 17, 1986
 at 2:02 p.m. 1986 and is recorded in
 Plan Book 157 Page 152
 Attest *[Signature]*
 Register

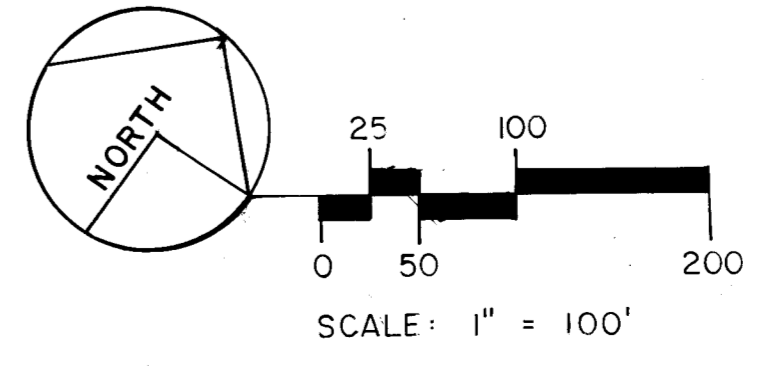


ELWIN C. HANSEN
 CCPC 78482

FORMERLY
 OSBORNE E. HANSEN
 1173 / 248

FALMOUTH COUNTRY CLUB

Winn Road Falmouth / Cumberland, Maine



Job No.: 1527
 Date: Sept. 19, 1986
 Drawn by: CWF/DB
 Checked by: CLH/JWH
 Sheet 7 of 7

Dictar Associates
 DEVELOPERS
 P.O. Box 3572
 Portland, Maine 04104

LAND USE CONSULTANTS
 Land Planners - Engineers - Surveyors
 17 Commercial Street, Portland, Maine 04101
 207-772-8192



157
 53
 606