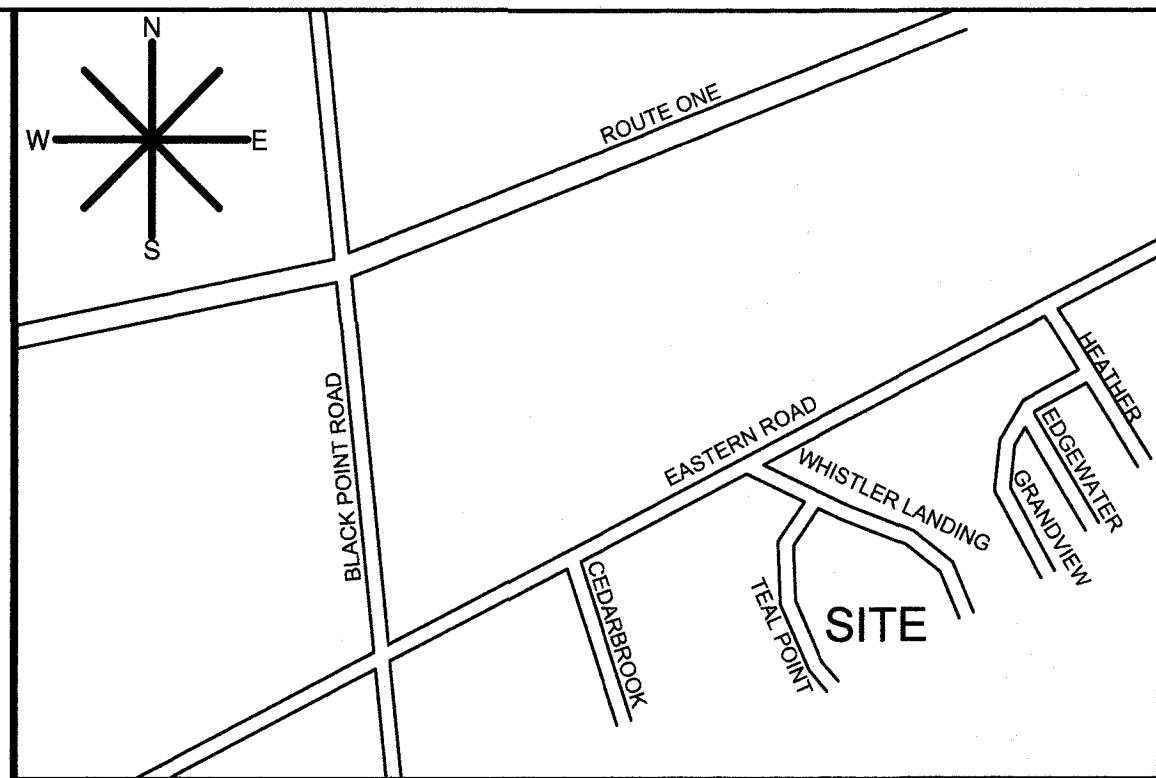
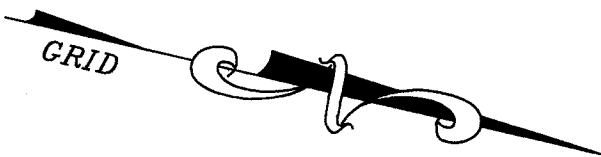




LOCATION MAP

N.T.S.

GENERAL NOTES

- 1) THE RECORD OWNERS OF THE PROPERTY ARE AS FOLLOWS:
A) WHISTLER LANDING CONDOMINIUM AS DESCRIBED IN A DOCUMENT RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 38809 PAGE 214.
B) TEAL POINT CONDOMINIUM AS DESCRIBED IN DOCUMENT RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 31940 PAGE 292.
- 2) THE PROPERTY IS LOCATED ON THE TOWN OF SCARBOROUGH TAX MAP 74 BEING SHOWN AS LOT 12 AND LOT 14 RESPECTIVELY.
- 3) THE BEARINGS AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON GRID NORTH, NORTH AMERICAN DATUM OF 1983 MAINE WEST ZONE.
- 4) PLAN REFERENCES:
A) TEAL POINT EASTERN ROAD SCARBOROUGH MAINE MADE FOR KERRY ANDERSON DATED MAY 10, 1995 BY RICHARD A. MANTHORNE AND RECORDED IN PLAN BOOK 195 PAGE 142.
B) FOURTH AMENDED CONDOMINIUM PLAT OF TEAL POINT CONDOMINIUM DATED DECEMBER 10, 1996 BY RICHARD A. MANTHORNE PLS #653 AND RECORDED IN PLAN BOOK 196 PAGE 423.
C) WHISTLER LANDING 2ND REVISION DATED THROUGH NOVEMBER 3, 1993 BY RICHARD A. MANTHORNE AND RECORDED IN PLAN BOOK 193 PAGE 374.
D) LOCATION PLAN, AMENDED SUBDIVISION PLAN AND CONDOMINIUM PLAT OF CEDARBROOK EAST CONDOMINIUM DATED THROUGH OCTOBER 6, 1986 BY RICHARD RENNER AND RECORDED IN PLAN BOOK 180 PAGE 37.
E) WHISTLER LANDING CONDOMINIUM FUTURE LAND PHASE PLAN PARCEL B DATED JULY 17, 1987 BY R.P. TITCOMB ASSOCIATES AND RECORDED IN PLAN BOOK 164 PAGE 19.
F) WHISTLER LANDING DATED MAY 23, 1994 BY RICHARD A. MANTHORNE AND RECORDED IN PLAN BOOK 194 PAGE 192.
- 5) THE PROPERTY SHOWN HEREON IS SUBJECT TO AND BENEFITED BY ALL MATTERS OF RECORD ON FILE AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 6) THE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF A BOUNDARY LINE AGREEMENT BETWEEN WHISTLER LANDING CONDOMINIUM AND TEAL POINT CONDOMINIUM ALL OTHER NOTES AND CONDITIONS FOR BOTH CONDOMINIUMS ARE STILL IN EFFECT.
- 7) THIS PLAN IS BASED UPON A LIMITED BOUNDARY SURVEY TO TIE INTO THE PLANS REFERENCED IN NOTE 4A ABOVE. THE SURVEY COMPLETED BY ST. CLAIR ASSOCIATES WAS PERFORMED IN CONFORMANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE EXCEPTION THAT NO REPORT OF SURVEY HAS BEEN PREPARED AND NO NEW LEGAL DESCRIPTION HAS BEEN PREPARED.

State of Maine, Cumberland SS.
Registry of Deeds
Received September 18, 2024
at 3:46 P.M. and recorded in
Plan Book 224 Page 359
Attest: David C. St. Clair

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	SETBACK PLAN 4A	---
□	MONUMENT	●
⊙	IRON PIPE/ROD	●
⊙	5/8" REBAR W/CAP 2317	●
⊙	STAKE	●
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE WATER	---
---	STORM DRAIN	---
---	TRANSFORMER PAD	---
---	RIPRAP	---
---	EDGE WETLAND PLAN 4A	---
---	TREELINE	---

APPROVAL-
TOWN OF SCARBOROUGH
PLANNING BOARD

8/22/24
DATE
Re: Indira
CHAIRPERSON

Randy Breen
Steve Gull
John

STATE OF MAINE

_____ COUNTY SS REGISTRY OF DEEDS

RECEIVED _____ 20__

AT ____h ____m ____M. AND RECORDED IN

PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTER

Proposed Curve Table				
Curve #	Length	Radius	Delta	
C1	19.40	10.00	111°07'51"	
C2	32.45	245.00	7°35'22"	
C3	80.80	245.00	18°53'42"	
C4	36.00	175.00	11°47'16"	
C5	111.72	171.00	37°25'59"	
C6	28.29	99.27	16°19'38"	

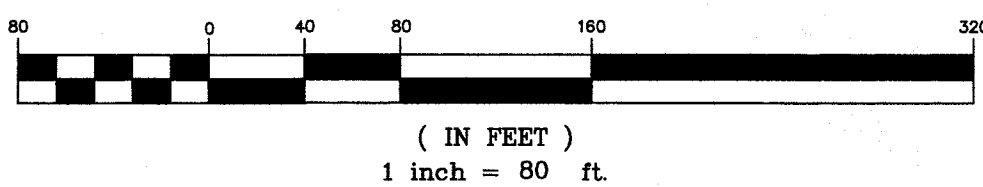
Existing Curve Table				
Curve #	Length	Radius	Delta	
C7	53.17	30.00	101°32'50"	
C8	113.25	245.00	26°29'05"	
C9	72.18	175.00	23°37'58"	
C13	90.14	100.00	51°38'48"	
C14	156.80	100.00	89°50'32"	

Line Table		
Line #	Direction	Length
L1	N44°44'38.53"E	41.88
L2	N26°05'06.46"W	104.62
L3	S56°15'19.08"W	18.15
L4	N47°30'57.26"W	97.00
L5	S63°36'53.51"W	44.41
L6	S14°45'14.72"E	18.92
L7	S14°45'14.72"E	77.23
L8	N37°37'45.77"W	89.63
L9	N61°10'43.62"W	39.81
L10	N13°41'54.54"W	170.06
L11	S21°08'21.60"E	23.54
L12	S53°35'50.46"E	31.54
L13	S21°08'21.60"E	25.79
L14	S31°00'42.50"E	115.94
L15	S52°10'48.96"E	8.50
L16	N53°35'50.46"W	253.08

AREA SUMMARY

NAME	AREA
WHISTLER LANDING CONDOMINIUM	809,519 S.F. (18.58 AC.)
TEAL POINT CONDOMINIUM	553,625 S.F. (12.71 AC.)
AREA OF PROPERTY TRANSFERRED FROM WHISTLER LANDING TO TEAL POINT	14,345 S.F.
AREA OF PROPERTY TRANSFERRED FROM TEAL POINT TO WHISTLER LANDING	14,345 S.F.

GRAPHIC SCALE



GENERAL NOTES - PLAN 4A

- 1) THIS PROJECT IS SERVED BY A PRIVATE SANITARY SEWER SYSTEM COMPRISED OF A GRAVITY SEWER, PUMP STATION AND FORCED MAIN. A PORTION OF THE FORCED MAIN LIES WITHIN THE OLD EASTERN ROAD. THE SEWER SYSTEM SHALL NOT BECOME PUBLIC UNTIL IT IS UPGRADED TO COMPLY WITH ALL APPLICABLE STANDARDS OF THE SCARBOROUGH SANITARY DISTRICT.
- 2) WATER IS OBTAINED FROM THE PORTLAND WATER DISTRICT.
- 3) ELECTRICAL SHALL BE UNDERGROUND.
- 4) THE ORIGINAL CONTOURS WERE OBTAINED FROM ACTUAL GROUND SURVEY.
- 5) TEAL POINT DRIVE IS A PRIVATE WAY AND ALL PORTIONS THEREOF SHALL BE MAINTAINED BY THE TEAL POINT ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS.
- 6) SOLID WASTE OR RUBBISH REMOVAL SHALL BE DONE BY A PRIVATE CONTRACTOR.
- 7) REFERENCE IS MADE TO PLAN OF THIS PROPERTY RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 194 PAGE 192 AND DATED JUNE 17, 1994.
- 8) THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PLANNING BOARD PROCEEDINGS ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD.

GENERAL NOTES - PLAN 4C

- 1) TOTAL AREA = 31.29 ACRES
- 2) REFERENCE IS MADE TO A PLAN OF THIS PROPERTY DONE BY JAMES C. LAUZIER DATED 1-25-1983
- 3) SOLID WASTE TO BE REMOVED AT THE EXPENSE OF THE HOME OWNERS ASSOCIATES.
- 4) RUBBISH REMOVAL WILL BE DONE BY A PRIVATE CONTRACTOR.
- 5) WHISTLER LANDING DRIVE IS A PRIVATE WAY AND ALL PORTIONS THEREOF CREATED BY THE CONDOMINIUM SHALL BE MAINTAINED BY THE ASSOCIATES OR ITS HEIRS OR ASSIGNS.
- 6) THE CONTOURS AS SHOWN ON THIS PLAN ARE ORIGINAL AND ARE NOT FINAL CONSTRUCTION CONTOURS.
- 7) WATER IS OBTAINED FROM FROM THE PORTLAND WATER DISTRICT.
- 8) ELECTRICAL SHALL BE UNDERGROUND.
- 9) THIS PROJECT IS SERVED BY A PRIVATE SANITARY SEWER SYSTEM COMPRISED OF A GRAVITY SEWER, PUMP STATION AND FORCE MAIN. A PORTION OF THE FORCE MAIN LIES WITHIN THE OLD EASTERN ROAD. THE WHISTLER LANDING ASSOCIATION, ITS HEIRS AND ASSIGNS SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF THE SYSTEM. THE SEWER SYSTEM SHALL NOT BECOME PUBLIC UNTIL IT IS UPGRADED TO COMPLY WITH ALL THE APPLICABLE STANDARDS OF THE SCARBOROUGH SANITARY DISTRICT.
- 10) ALL NEW UNITS BUILT WILL BECOME PART OF THE EXISTING HOMEOWNERS ASSOCIATION.
- 11) ALL NEW UNITS WILL BE SPRINKLERED, EXCEPT BUILDING "O".
- 12) THERE ARE NO UNITS NOS. 31,32,33 AND 39.
- 13) WETLAND EDGE 75' SETBACK AND 250' SHORELAND ZONE OVERLAY ADDED 10-20-99.

ST. CLAIR ASSOCIATES

LAND SURVEYING AND CIVIL ENGINEERING

34 Forest Lane
Cumberland, ME 04021
Tel (207) 843-5526

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
23044	ELECT		DCS	DCS

OVERALL SITE & SUBDIVISION PLAN
OF:
TEAL POINT/WHISTLER LANDING CONDOMINIUM

EASTERN ROAD, SCARBOROUGH MAINE

FOR:
RECORD OWNER:
TEAL POINT CONDOMINIUM ASSOCIATION
TEAL POINT DRIVE
SCARBOROUGH MAINE

DATE	SCALE
07-24-2024	1"=80'