

LOCATION MAP SCALE: 1"=2,000'

LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- YCRD YORK COUNTY REGISTRY OF DEEDS
- MAP 11 / LOT 21
- BOUNDARY
- SETBACK
- RR SPK FND RAILROAD SPIKE FOUND/SET
- IR FND IRON ROD FOUND/SET
- IP FND IRON PIPE FOUND/SET
- DH FND DRILL HOLE FOUND/SET
- BND w/DH BOUND w/ DRILL HOLE
- ST BND w/DH STONE BOUND w/DRILL HOLE
- S SEWER LINE
- D STORM DRAIN
- W WATER LINE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC/WIRES
- CONTOUR
- SPOT ELEVATION
- EDGE OF PAVEMENT (EP)
- WOODS / TREE LINE
- UTILITY POLE (w/ GUY)
- METER (GAS, WATER, ELECTRIC)
- CATCH BASIN
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- SIGNS

PLAN REFERENCES:

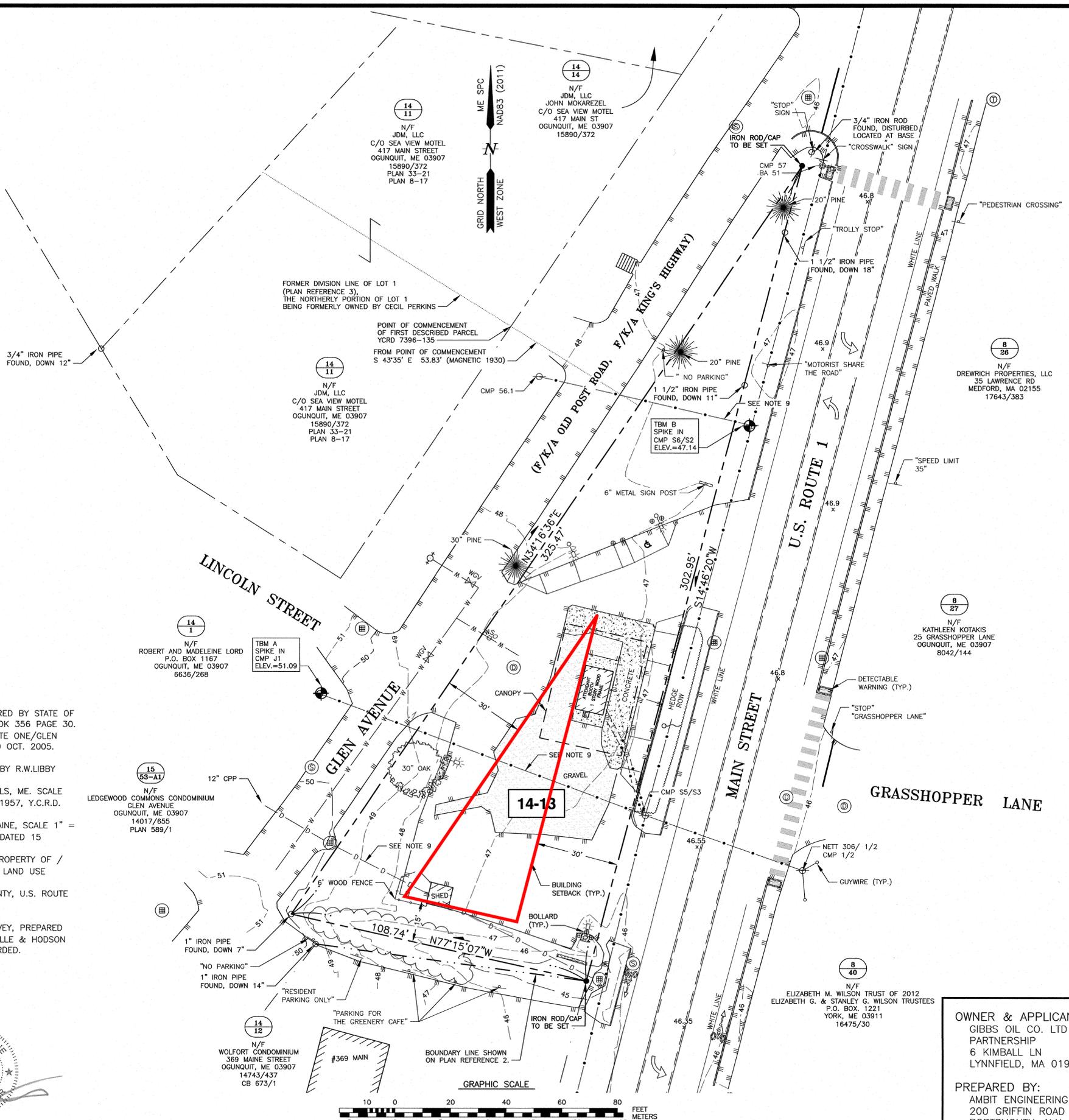
- 1) STATE HIGHWAY "1" U.S.ROUTE 1/ MAIN STREET OGUNQUIT, MAINE. PREPARED BY STATE OF MAINE DEPARTMENT OF TRANSPORTATION. DATED JULY 2012. Y.C.R.D. PLAN BOOK 356 PAGE 30.
- 2) BOUNDARY SURVEY AND SITE PLAN FOR WOLFORT CONDOMINIUM U.S. ROUTE ONE/GLEN AVENUE, TOWN OF OGUNQUIT, MAINE. PREPARED BY CIVIL CONSULTANTS. DATED OCT. 2005. Y.C.R.D. CONDO BOOK 673 PAGE 1.
- 3) PLAN OF SEA VIEW PARK OGUNQUIT, ME. SCALE 1 IN.= 50FT. PREPARED BY R.W.LIBBY ENGR. DATED SEP 1916, Y.C.R.D. PLAN BOOK 8 PAGE 17.
- 4) PLAN OF PROPERTY NOW OR FORMERLY OF PAULINE G. SACKHEIM IN WELLS, ME. SCALE ONE INCH = 20 FT, PREPARED BY G. MAYNARD TRAFTON ENG'R, DATED NOV. 1957, Y.C.R.D. PLAN BOOK 33 PAGE 21.
- 5) SURVEY FOR JOHN & BARBARA DIRKS, OLD KINGS HIGHWAY OGUNQUIT, MAINE, SCALE 1" = 50', PREPARED BY VESS E. IRVINE & GEORGE M. CHRISSENTON - SURVEYORS DATED 15 SEPTEMBER 1980, Y.C.R.D. PLAN BOOK 108 PAGE 23.
- 6) LEDGEWOOD COMMONS CONDOMINIUMS GLEN AVENUE, OGUNQUIT, MAINE, PROPERTY OF / RECORD OWNER: GLEN AVENUE REALTY TRUST, SCALE 1" = 20' PREPARED BY LAND USE CONSULTANTS, INC., DATED 10-6-03. Y.C.R.D. CONDO BOOK 589 PAGE 1.
- 7) STATE OF MAINE DEPARTMENT OF TRANSPORTATION, OGUNQUIT, YORK COUNTY, U.S. ROUTE 1, FEDERAL AID PROJECT NO. STP-1910(600)E, D.O.T. FILE NO. 16-483 DATED JULY 2012 PAGES 1,10,11,& 12.
- 8) PLAN OF LAND ON ROUTE 1 OGUNQUIT MAINE, STANDARD BOUNDARY SURVEY, PREPARED FOR THE CIRCLE K CORP., SCALE 1" = 20', PREPARED BY ALIBERTI, LaROCHELLE & HODSON SURVEYORS AND ENGINEERS, SCARBOROUGH, ME, DATED 7-19-88, NOT RECORDED.

THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CHAPTER 90 STANDARDS OF PRACTICE, EFFECTIVE DATE APRIL 1, 2001 EXCEPT AS NOTED ON THIS PLAN.



PAUL A. DOBBERSTEIN, PLS #2526

DATE 5/6/2019



**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

- NOTES:**
- 1) PARCEL IS SHOWN ON THE TOWN OF OGUNQUIT ASSESSOR'S MAP 14 AS LOT 13.
  - 2) OWNER OF RECORD: GIBBS OIL CO. LTD. PARTNERSHIP  
6 KIMBALL LANE  
LYNNFIELD, MA 01940  
7395/135
  - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 2306320003C. EFFECTIVE JULY 15, 1992.
  - 4) EXISTING LOT AREA: 16,460 S.F.  
0.3779 ACRES
  - 5) PARCEL IS LOCATED IN THE GENERAL BUSINESS 2 ZONING DISTRICT (GB2).
  - 6) DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 20,000 S.F.  
FRONTAGE: 100 FEET  
SETBACKS:  
FRONT: 30 FEET  
SIDE: 15 FEET  
REAR: 15 FEET  
MAXIMUM STRUCTURE HEIGHT: 35 FEET / 2 1/2 STORIES  
MAXIMUM STRUCTURE COVERAGE: 30%
  - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF ASSESSOR'S MAP 14 LOT 13 IN THE TOWN OF OGUNQUIT MAINE.
  - 8) VERTICAL DATUM MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').
  - 9) NO WRITTEN RECORD OF EASEMENTS FOR OVERHEAD UTILITIES OR DRAINAGE WAS FOUND IN THE RECORDS OF THE YORK COUNTY REGISTRY OF DEEDS.
  - 10) PURSUANT TO CHAPTER 90 PARTS 1 AND 2 OF THE SURVEY STANDARDS OF PRACTICE AS ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, THE FOLLOWING EXCEPTIONS TO PART 2 ARE NOTED:  
A) NO SURVEY REPORT HAS BEEN PREPARED.  
B) NO LAND DESCRIPTION HAS BEEN PREPARED.  
C) AS OF THE DATE OF ISSUANCE OF THIS PLAN PROPOSED MONUMENTS HAVE NOT BEEN SET.
  - 11) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	05/02/19
REVISIONS		

**STANDARD BOUNDARY & TOPOGRAPHIC SURVEY TAX MAP 14 - LOT 13**

OWNER:  
**GIBBS OIL CO. LTD PARTNERSHIP**  
387 MAIN STREET  
TOWN OF OGUNQUIT  
COUNTY OF YORK  
STATE OF MAINE

OWNER & APPLICANT:  
GIBBS OIL CO. LTD PARTNERSHIP  
6 KIMBALL LN  
LYNNFIELD, MA 01940

PREPARED BY:  
AMBIT ENGINEERING  
200 GRIFFIN ROAD UNIT 3  
PORTSMOUTH, N.H. 03801

SCALE: 1"=20' MAY 2019