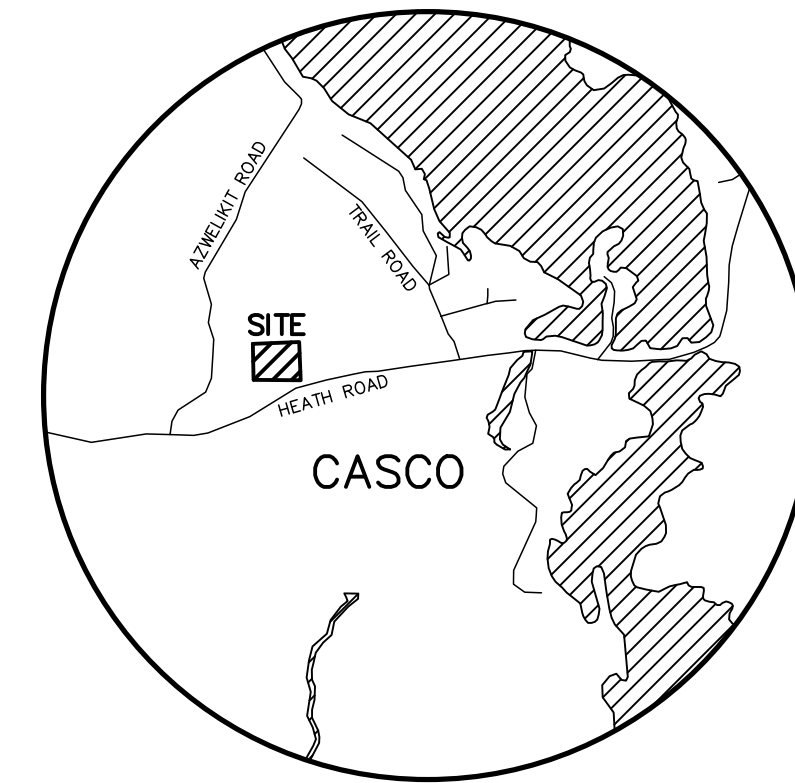


LINE/CURVE DATA

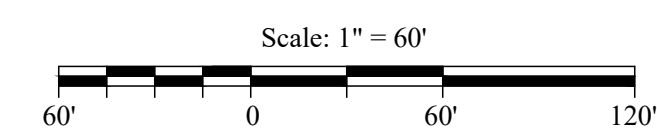
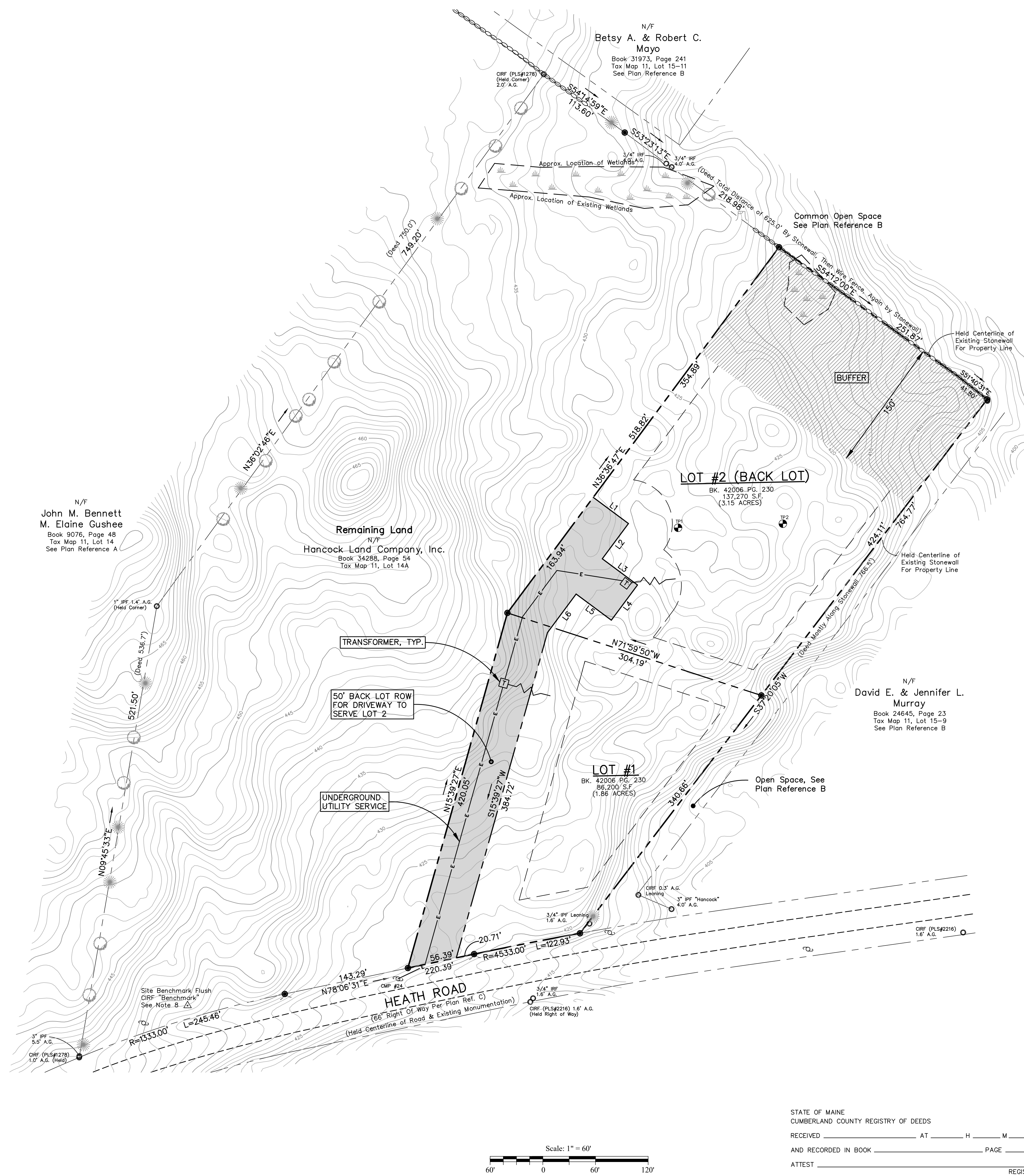
- L1 - S53°23'13"E 50.00'
- L2 - S36°36'47"W 50.00'
- L3 - S53°23'13"E 50.00'
- L4 - S36°36'47"W 50.00'
- L5 - N53°23'13"W 50.00'
- L6 - S36°36'47"W 54.79'



LOCATION MAP
SCALE: 1" = 2000'

NOTES:

1. OWNER: ISLAND COVE BUILDING & DEVELOPMENT, INC. 1263 ROOSEVELT TRAIL, UNIT 3 RAYMOND, MAINE 04071
2. APPLICANT: ISLAND COVE BUILDING & DEVELOPMENT, INC. 1263 ROOSEVELT TRAIL, UNIT 3 RAYMOND, MAINE 04071
3. ENGINEER: ANDY MORRELL, PE BH2M 380B MAIN STREET GORHAM, MAINE
4. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190 BH2M 380B MAIN STREET GORHAM, MAINE
5. DEED REFERENCES: BOOK 42006, PAGE 230
6. TAX MAP REFERENCE: MAP 11, LOT 14A
7. ZONING: R (RESIDENTIAL)
8. AREA OF PARCEL: 223,470 S.F. (5.13 ACRES)
9. BENCHMARK: #5 IRON ROD W/ CAP SET "BH2M SURVEY BENCHMARK", FLUSH WITH GROUND, ELEV. 424.20, NAVD 1988.
10. PLAN REFERENCES: A. PLAN OF PROPERTY, HEATH ROAD CASCO, MAINE, FOR JOHN BENNETT, DATED JULY 2017 BY CULLENBERG LAND SURVEYING.
B. PLAN ENTITLED, HANCOCK BEACH CONDOMINIUMS, BY SURVEY INC., DATED DEC. 1985 AND RECORDED IN THE CUMBERLAND COUNTRY REGISTRY OF DEEDS PLAN BK. 153, PG. 34.
C. MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP, STATE HIGHWAY NO. 1, DATED MARCH 1963, S.H.C. FILE NO. S-3-267.
11. MINIMUM STANDARDS: MIN. LOT SIZE - 80,000 S.F.
MIN. STREET FRONTAGE - 200'
SETBACKS - 50' FRONT
25' REAR
25' SIDE
12. TOPOGRAPHY: 2022 NOAA LIDAR: 1' CONTOURS
13. WETLANDS: ERIK LEMA BASSWOOD ENVIRONMENTAL, LLC
14. TEST PITS: JANELLE WESEMANN



SYMBOL	DESCRIPTION
⊕	TEST PIT
⊙	IRON PIPE FOUND
⊠	GRANITE MONUMENT FOUND
⊙	5/8" IRON ROD W/ CAP TO BE SET ABOVE GRADE
⊙	BELOW GRADE
---	PROPERTY LINE
---	EDGE OF PAVEMENT
---	EXISTING CONTOUR
---	STONE WALL
N/F	NOW OR FORMERLY
⊙	UTILITY POLE
⊙	CONIFEROUS TREE W/WIRE & BLAZE
⊙	DECIDUOUS TREE W/WIRE & BLAZE

STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED _____ AT _____ H _____ M _____ P
AND RECORDED IN BOOK _____ PAGE _____
ATTEST _____ REGISTRAR

PLAN REVIEWED AND APPROVED BY THE TOWN OF CASCO PLANNING BOARD.

CHAIR _____
DATE _____

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- 1. NO SURVEYORS REPORT

STATE OF MAINE
ROBERT C. LIBBY JR.
PLS #2190
REGISTERAR

NO.	DATE	REVISION DESCRIPTION
1.	5/1/25	Draft Sketch Plan
2.	12/11/25	Revised Sketch Plan
3.	5/6/26	Draft Preliminary Plan to Client for Review
4.	5/14/26	Submitted Preliminary Plan to Town
5.	6/2/26	Revised per Client Request

OWNER: ISLAND COVE BUILDING & DEVELOPMENT, INC.
APPLICANT: ISLAND COVE BUILDING & DEVELOPMENT, INC.
ENGINEER: ANDY MORRELL, PE
SURVEYOR: ROBERT C. LIBBY JR., PLS #2190

BH2M
Berry, Huff, McDonald, Milfigan Inc.
Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel: (207) 839-2771
www.bh2m.com

FOR
Island Cove Building & Development, Inc.
1263 Roosevelt Trail, Unit 3,
Raymond, Maine 04071

PRELIMINARY PLAN
2-LOT MINOR SUBDIVISION
HEATH ROAD
CASCO, MAINE

DESIGNED	DATE
A. Morrell	May 2026
DRAWN	SCALE
G. Feeney	1" = 60'
CHECKED	JOB. NO.
A. Morrell	25087

SHEET
1

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