

NOTICE OF PUBLIC HEARING
MUNICIPAL OFFICERS OF THE TOWN OF
OLD ORCHARD BEACH

The Municipal Officers of the Town of Old Orchard Beach, Maine hereby give Public Notice that there will be a Public Hearing held at the Town Hall, Council Chambers, on November 19th, 2024, at 6:30 p.m. to consider the following:

Consider a request from Homewood Park Road Association to accept title and to accept and establish as town ways those developed portions of Homewood Blvd, Kapok St, and Juniper St together with all rights appurtenant thereto and all improvements situated therein or thereon, including, without limitation, any and all stormwater runoff systems, electrical, water, sewer, gas, or other utility infrastructure, bollards, lamp posts, lights and lighting facilities; expressly including any and all stormwater infrastructure shown on a plan entitled "Plan of Street Rights of Way Homewood Park, Portions of Homewood Boulevard, Juniper Street, and Kapok Street, Old Orchard Beach, Maine" prepared by Jones and Associates, last revised February 21, 2018, except the ponds shown on "Pond #1 Easement Area" located on Lots 14, 15, 17 and 18 and "Pond #2 Easement Area" located on Lots 7, 8 and 9. As described in the Quitclaim Deed Without Covenant from Homewood Park Road Association to the Town of Old Orchard Beach, Maine, dated, _____.

Per Order of the Municipal Officers this 15th day of October, 2024.

A True Copy
Attest:

s/Kim M. McLaughlin
Kim M. McLaughlin, Town Clerk

After recording return to:

Rebecca D. Shiland, Esq.
Jensen Baird
PO Box 4510
Portland, ME 04112-4510

_____Space Above This Line For Recording Data_____

QUITCLAIM DEED WITHOUT COVENANT

HOMEWOOD PARK ROAD ASSOCIATION, a Maine nonprofit corporation with a mailing address of 22 Juniper Street, Old Orchard Beach, Maine 04064 hereby GRANTS to the **TOWN OF OLD ORCHARD BEACH**, a municipality organized and existing under the laws of the State of Maine, with a mailing address of _____, its successors and assigns, a certain lot or parcel of land together with any improvements thereon located in the Town of Old Orchard Beach, County of York, State of Maine, and described more particularly as follows:

SEE EXHIBIT A ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, the authorized representative of the Grantor has caused this instrument to be executed and delivered, this _____ day of _____, 2024.

Witness:

**HOMEWOOD PARK ROAD
ASSOCIATION**

By: _____
Name: _____
Its: _____

STATE OF MAINE
COUNTY OF YORK, ss.

_____, 2024

Personally appeared before me the above-named _____,
and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free
act and deed of Homewood Park Road Association.

Notary Public
Printed Name:
My Commission Expires:_____

EXHIBIT A

Certain strips or parcels of land located in the Town of Old Orchard Beach, County of York and State of Maine, more particularly described as follows:

HOMEWOOD BOULEVARD

A certain parcel of land, being a portion of Homewood Boulevard located in the Homewood Park Subdivision, Old Orchard Beach, York County, Maine as shown on a plan entitled, "Homewood Park Subdivision of Land of Resort Development Corp. in Old Orchard Beach, Maine," made by DesRoberts Engineering Company dated September 22, 1963 and recorded in the York County Registry of Deeds in Plan Book 36, Pages 39 and 40 (the "Plan") and further described as follows:

Beginning at the northerly comer of Lot 15 in Block 6 located at the intersection of Grove Street, now known as Garden Street, and Homewood Boulevard as shown on the Plan;

Thence easterly fifty (50) feet more or less, crossing Homewood Boulevard, to the westerly comer of Lot 1 in Block 20 as shown on the Plan;

Thence turning and running southeasterly along the easterly side of Homewood Boulevard to the northwesterly corner of Lot 1 in Block 24 located at the intersection of Kapok Street and Homewood Boulevard as shown on the Plan;

Thence westerly fifty (50) feet more or less, crossing Homewood Boulevard, to the northerly corner of Lot 6 in Block 2 as shown on the Plan;

Thence turning and running northwesterly along the westerly side of Homewood Boulevard to the Point of Beginning.

JUNIPER STREET AND KAPOK STREET

A certain parcel of land, being a portion of Juniper Street and Kapok Street located in the Homewood Park Subdivision, Old Orchard Beach, York County, Maine as shown on a plan entitled, "Homewood Park Subdivision of Land of Resort Development Corp. in Old Orchard Beach, Maine," made by DesRoberts Engineering Company dated September 22, 1963 and recorded in the York County Registry of Deeds in Plan Book 36, Pages 39 and 40 (the "Plan") and a plan entitled, "Homewood Park Amendment #1 dated June 16, 2016 and recorded in said Registry of Deeds in Plan Book 384, Page 6 ("Amended Plan") and further described as follows:

Beginning at the southerly comer of Lot 24 in Block 22 located at the intersection of Juniper Street and Homewood Boulevard as shown on the Plan;

Thence easterly along the northerly side of Juniper Street to the southerly comer of Lot 15 in Block 22 as shown on the Amended Plan;

Thence continuing easterly along the northerly side of Juniper Street to the end of Juniper Street as shown on the Amended Plan;

Thence southerly fifty (50) feet more or less, crossing Juniper Street as shown on the Amended Plan, to the northerly comer of Lot 12 in Block 23 as shown on the Amended Plan;

Thence southwesterly along the southerly side of Juniper Street to the westerly comer of Lot 12 in Block 23 as shown on the Amended Plan;

Thence southeasterly to the southerly comer of Lot 13 in Block 23 as shown on the Amended Plan;

Thence northeasterly along the northerly side of Kapok Street to an iron pin found at the easterly comer of Lot 13 in Block 23 as shown on the Amended Plan;

Thence southeasterly fifty (50) feet more or less, crossing Kapok Street as shown on the Amended Plan, to an iron pin found at the northerly comer of Lot 12 in Block 24 as shown on the Amended Plan;

Thence southwesterly along the southerly side of Kapok Street to the westerly comer of Lot 1 in Block 24 located at the intersection of Kapok Street and Homewood Boulevard as shown on the Plan:

Thence northwesterly fifty (50) feet more or less, crossing Kapok Street as shown on the Plan, to the southerly comer of Lot 24 in Block 23 as shown on the Plan;

Thence easterly along the northerly side of Kapok Street as shown on the Plan to the eastern comer of Lot 15 in Block 23 as shown on the Amended Plan:

Thence northeasterly to the southerly comer of Lot 15 in Block 23 as shown on the Amended Plan;

Thence northwesterly along a curve fanning the northerly boundary of Lot 10 in Block 23 to westerly comer of Lot 10 in Block 23 as shown on the Amended Plan;

Thence southwesterly along the southerly side of Juniper Street to the westerly corner of Lot 1 in Block 23 located at the intersection of Juniper Street and Homewood Boulevard as shown on the Plan;

Thence northerly fifty (50) feet more or less to the Point of Beginning.

TOGETHER WITH all rights appurtenant thereto and all improvements situated therein or thereon, including, without limitation, any and all stormwater runoff systems, electrical, water, sewer, gas, or other utility infrastructure, bollards, lamp posts, lights and lighting facilities; expressly including any and all stormwater infrastructure shown on a plan entitled "Plan of Street Rights of Way Homewood Park, Portions of Homewood Boulevard, Juniper Street, and Kapok Street, Old Orchard Beach, Maine" prepared by Jones and Associates, last revised February 21, 2018, except the ponds shown on "Pond #1 Easement Area" located on Lots 14, 15, 17 and 18 and "Pond #2 Easement Area" located on Lots 7, 8 and 9.

SUBJECT TO the following rights reserved to HP Developers, LLC, a Maine Limited Liability Company, Homewood Park Developers, LLC, a Maine Limited Liability Company, Diamond Properties, Inc, a Maine Corporation, and Emerald Holdings, LLC a Maine Limited Liability Company

(collectively the foregoing are hereafter referred to as the “Developers”) in that certain deed from the foregoing Developers to Grantor dated July 10, 2024 and recorded in the York County Registry of Deeds in Book 19469, Page 611:

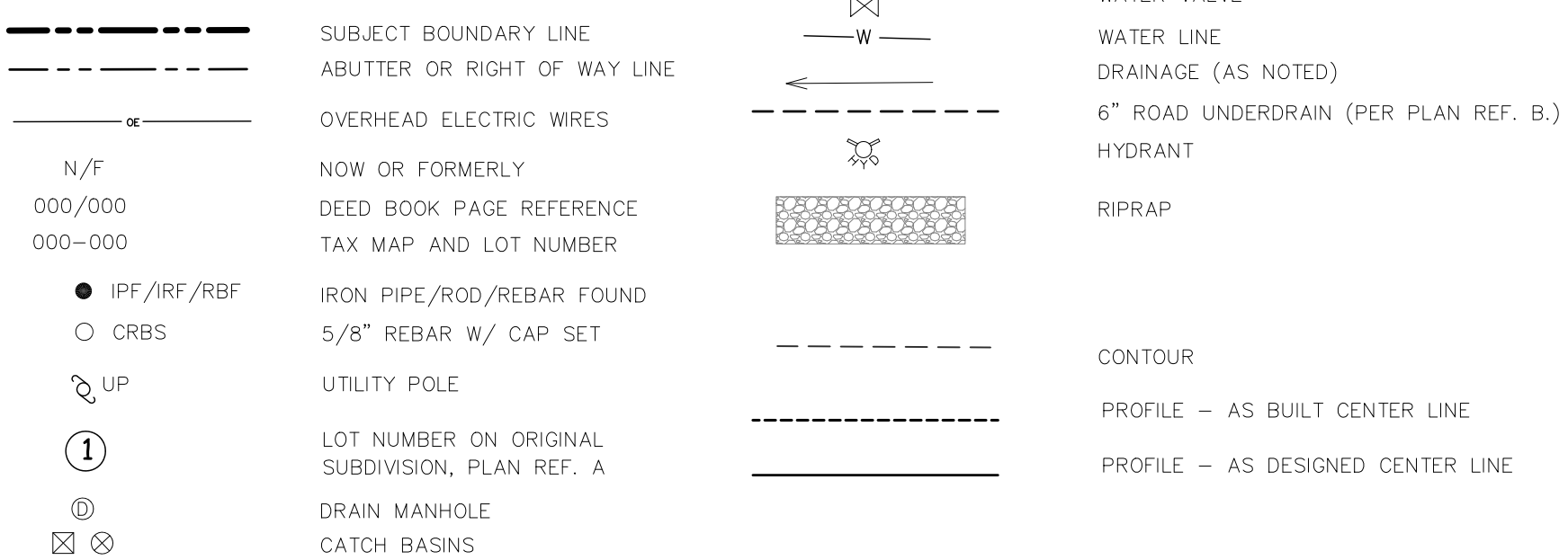
1. The reserved right to use the Premises to access remaining land of Developers.
2. Developers reserve the right to use and make improvements to any stormwater infrastructure in furtherance of the development of Developers’ remaining land, and Developers expressly reserve the right to use the existing stormwater infrastructure as a fire pond.
3. Developers further reserve the right to use existing rights of way for installation of utilities and mailboxes for lots not yet developed.

The above-described reserved rights to Developers are reserved in connection with Developers’ right to subject additional property to the Declaration of Maintenance of Private Ways and Facilities, dated December 27, 2017, and recorded in the York County Registry of Deeds in Book 17642, Page 149, and the Bylaws of the Homewood Park Road Association, on file with said Association, specifically Article I, Section 3; Article III, Section 3.1; and Article VI, Section 6.2; once developed, such additional property shall be subject to the same obligations as other Qualifying Lots to pay proportionate costs of maintenance and repair of the afore-described infrastructure.

Meaning and intending to convey and hereby conveying all developed portions of Homewood Boulevard, Juniper Street, and Kapok Street as of the date of this conveyance, which streets are depicted on the Plan and the Amended Plan as defined herein.

Meaning and intending to describe certain property conveyed to Grantor by deed of the Developers to Grantor dated July 10, 2024 and recorded in the York County Registry of Deeds in Book 19469, Page 611.

LEGEND



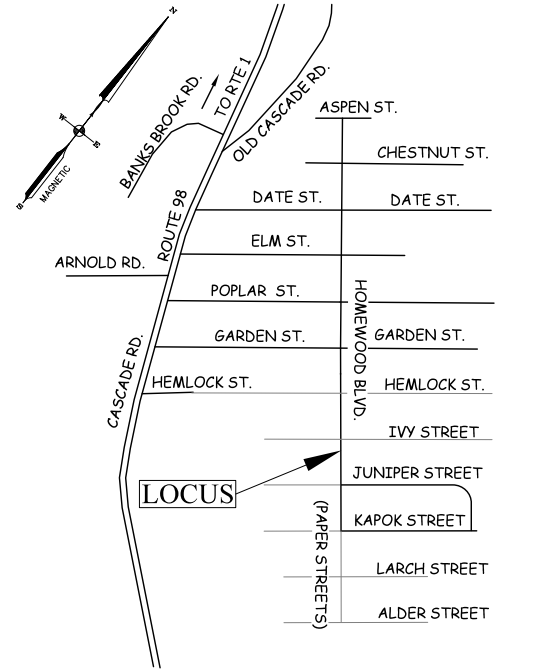
SCHEDULE OF CATCH BASINS & MANHOLES

RIM ELEVATIONS & INVERTS

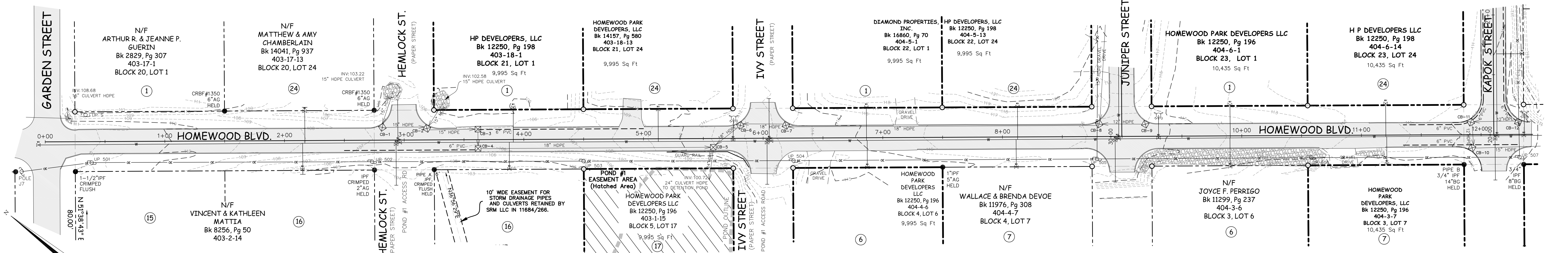
CB-1 RIM: 106.75 15" HDPE IN: 103.05 15" HDPE OUT: 102.95	CB-4 RIM: 105.87 6" PVC IN: 102.92 18" HDPE IN: 102.12 18" HDPE OUT: 102.02	CB-8 RIM: 115.84 12" HDPE IN: 111.39 15" HDPE IN: 112.04 18" HDPE OUT: 111.34	CB-12 RIM: 109.46 6" PVC IN: 106.46 12" HDPE IN: 106.34 12" HDPE OUT: 106.34	CB-16 RIM: 132.48 6" PVC IN: 129.78 12" HDPE IN: 128.78 12" HDPE OUT: 128.73	CB-20 RIM: 113.67 6" PVC IN: 110.27 12" HDPE IN: 109.32 15" HDPE OUT: 109.27	CB-23 RIM: 111.14 18" HDPE IN: 106.84 18" HDPE OUT: 106.79
CB-2 RIM: 106.11 15" HDPE IN: 102.61 15" HDPE OUT: 102.56	CB-5 RIM: 110.86 18" HDPE IN: 104.66 18" HDPE IN: 100.96 24" HDPE OUT: 100.91	CB-9 RIM: 115.40 12" HDPE OUT: 111.85	CB-13 RIM: 126.67 12" HDPE IN: 123.37	MH-17 RIM: 128.22 12" HDPE IN: 124.12 12" HDPE OUT: 124.02	CB-21 RIM: 114.19 6" PVC IN: 111.24 18" HDPE IN: 109.09 18" HDPE OUT: 108.99	CB-24 RIM: 107.59 (2) 18" HDPE IN: 103.79 18" HDPE OUT: 103.79
CB-3 RIM: 105.98 6" PVC IN: 103.03 15" HDPE IN: 102.43 15" HDPE IN: 102.43 18" HDPE OUT: 102.38	CB-6 RIM: 111.74 18" HDPE IN: 107.04 18" HDPE OUT: 106.94	CB-10 RIM: 109.64 6" PVC IN: 106.99 12" HDPE IN: 105.94 15" HDPE OUT: 105.79	CB-14 RIM: 126.62 12" HDPE IN: 123.12 15" HDPE OUT: 123.07	MH-18 RIM: 124.63 15" HDPE IN: 120.43 15" HDPE OUT: 120.33	CB-22 RIM: 111.00 18" HDPE IN: 106.81 18" HDPE OUT: 106.60	CB-25 RIM: 107.69 18" HDPE IN: 103.97 18" HDPE OUT: 103.87
CB-4 RIM: 105.87 6" PVC IN: 102.92 18" HDPE IN: 102.12 18" HDPE OUT: 102.02	CB-7 RIM: 113.27 18" HDPE IN: 108.82 18" HDPE OUT: 108.72	CB-11 RIM: 109.61 (2) 16" PVC IN: 106.71 12" HDPE OUT: 106.21	CB-15 RIM: 132.59 6" PVC IN: 129.49 12" HDPE OUT: 128.89	MH-19 RIM: 121.36 15" HDPE IN: 117.21 15" HDPE OUT: 116.36		

NOTES:

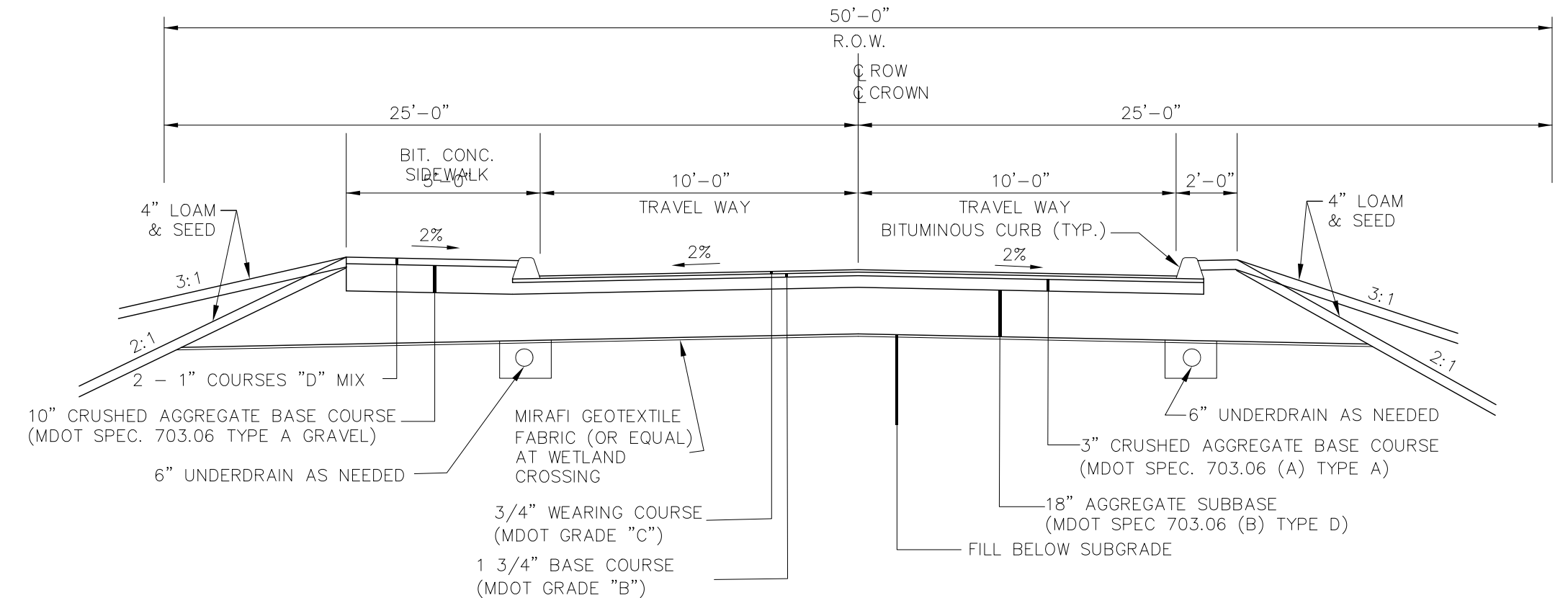
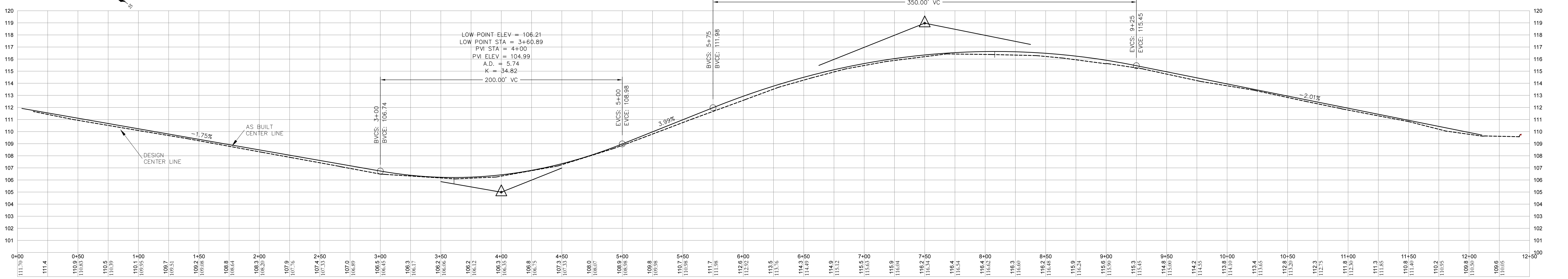
- THIS PLAN BASED ON PLAN REFERENCE A BELOW. AS BUILT TOPOGRAPHIC INFORMATION COLLECTED IN NOVEMBER 2017.
- ELEVATION TIED TO NGVD-1929 BY OPUS OBSERVATIONS.
- LOT CURB STOPS AND WATER LINES TAKEN FROM DRAWING ENTITIES CREATED BY GENDRON & GENDRON.
- UNDERDRAINS PER PLAN REF. B.
- PLAN REFERENCES:
 - A. "PLAN OF STREET RIGHTS OF WAY, PORTIONS OF HOMEWOOD BOULEVARD, JUNIPER STREET, AND KAPOK STREET, OLD ORCHARD BEACH, MAINE" PREPARED FOR HP-00B, LLC BY JONES ASSOCIATES INC DATED NOVEMBER 22, 2017 REVISED 1/17/2018..
 - B. "HOMEWOOD BOULEVARD, JUNIPER STREET & KAPOK STREET, ROAD IMPROVEMENTS," SHEET SET FOR HOMEWOOD PARK, PREPARED BY NORTHEAST CIVIL SOLUTIONS, DATED SEPTEMBER 9, 2016, LAST REVISED 1/27/2017.
 - C. "HOMEWOOD PARK AMENDMENT #1 PLAN" PREPARED BY JONES ASSOCIATES INC. DATED JUNE 16, 2016, REVISED 7/26/16 RECORDED AT YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 384, PAGE 6.



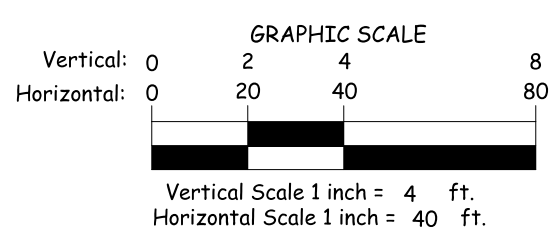
LOCATION PLAN



HIGH POINT ELEV = 116.63
 HIGH POINT STA = 8+07.87
 PVI STA = 7+50
 PVI ELEV = 116.97
 A.D. = -6.00
 K = 58.30



TYPICAL ROAD CROSS SECTION
HOMEWOOD BOULEVARD, KAPOK STREET & JUNIPER STREET
NOT TO SCALE

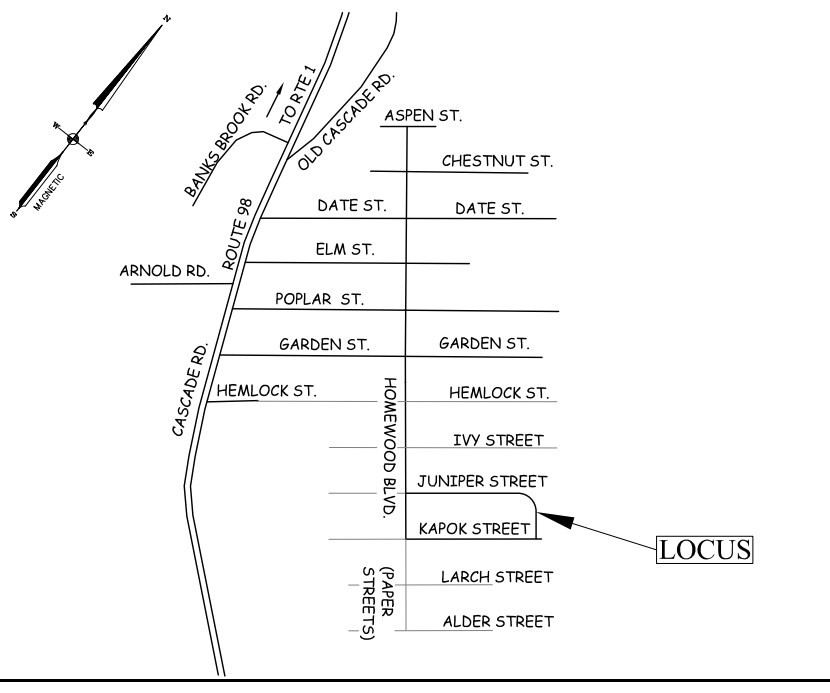


REVISIONS				
NO.	DATE	DESCRIPTION	CHECKED	DRAWN
01	12/21/2017	ADDED POND EASEMENT AREAS	MH	DH
02	1/17/2018	REVISED TITLE BLOCK OF PLAN	MH	DH
03	2/21/2018	ISSUED FINAL PLAN	MH	DH
04	6/4/2018	ADDED TYPICAL ROAD CROSS SECTION	MH	DH

AS BUILT PLAN & PROFILE
HOMEWOOD BOULEVARD
 HOMEWOOD PARK
 OLD ORCHARD BEACH, MAINE
 PREPARED FOR:
DIAMOND PROPERTIES INC.

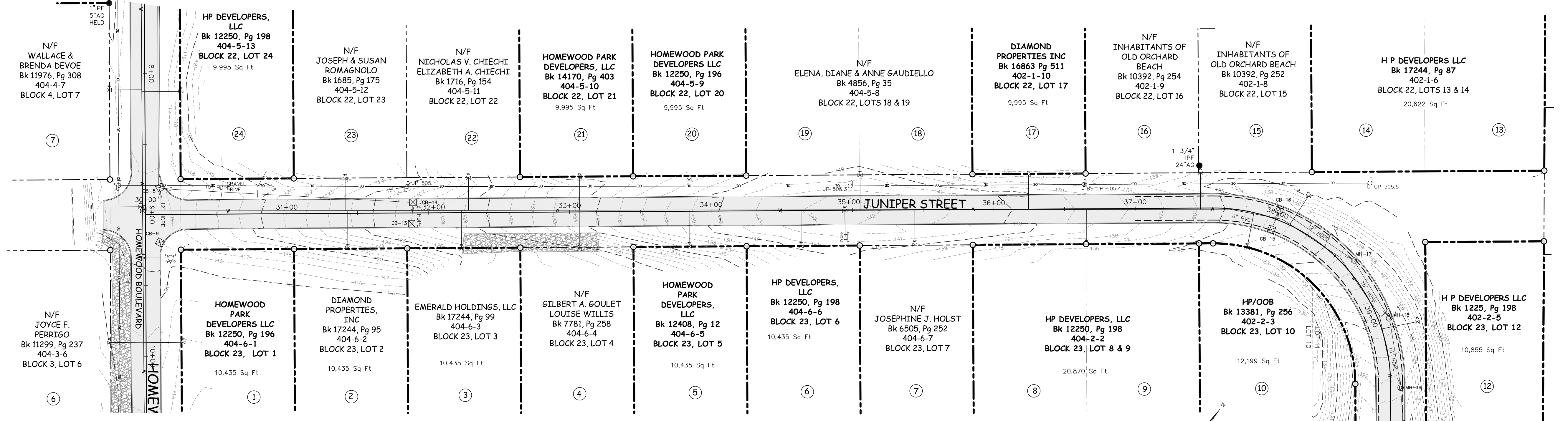
PREPARED BY:
JONES ASSOCIATES INC.
 Foresters, Surveyors And Environmental Consultants
 280 POLAND SPRING ROAD, ALBURN, MAINE 04210
 (207) 241-0235

PLAN DATE:
 NOVEMBER 22, 2017
 REVISED:
 VERTICAL SCALE: 1"=4'
 HORIZONTAL SCALE: 1"=40'
 PROJ. #: 14-002



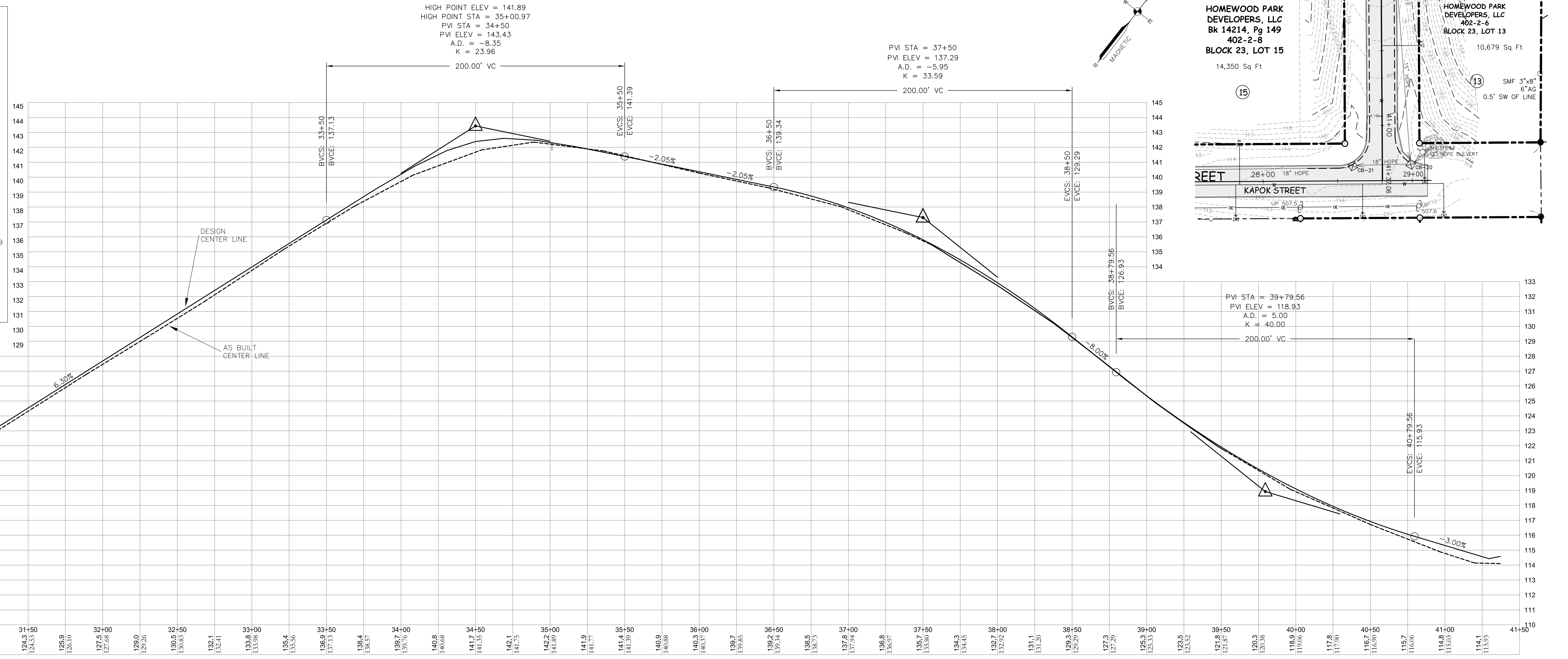
LOCATION PLAN NOTES:

- THIS PLAN BASED ON PLAN REFERENCE A BELOW, AS BUILT TOPOGRAPHIC INFORMATION COLLECTED IN NOVEMBER 2017.
- ELEVATION TIED TO NGVD-1929 BY OPUS OBSERVATIONS.
- LOT CURB STOPS AND WATER LINES TAKEN FROM DRAWING ENTITIES CREATED BY GENDRON & GENDRON.
- UNDERDRAINS PER PLAN REF. B.
- PLAN REFERENCES:
 - A. "PLAN OF STREET RIGHTS OF WAY, PORTIONS OF HOMEWOOD BOULEVARD, JUNIPER STREET, AND KAPOK STREET, OLD ORCHARD BEACH, MAINE" PREPARED FOR HP-OOB, LLC BY JONES ASSOCIATES INC DATED NOVEMBER 22, 2017 REVISED 1/17/2018..
 - B. "HOMEWOOD BOULEVARD, JUNIPER STREET & KAPOK STREET, ROAD IMPROVEMENTS," SHEET SET FOR HOMEWOOD PARK, PREPARED BY NORTHEAST CIVIL SOLUTIONS, DATED SEPTEMBER 9, 2016, LAST REVISED 1/27/2017.
 - C. "HOMEWOOD PARK AMENDMENT #1 PLAN" PREPARED BY JONES ASSOCIATES INC. DATED JUNE 16, 2016, REVISED 7/26/16 RECORDED AT YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 384, PAGE 6.



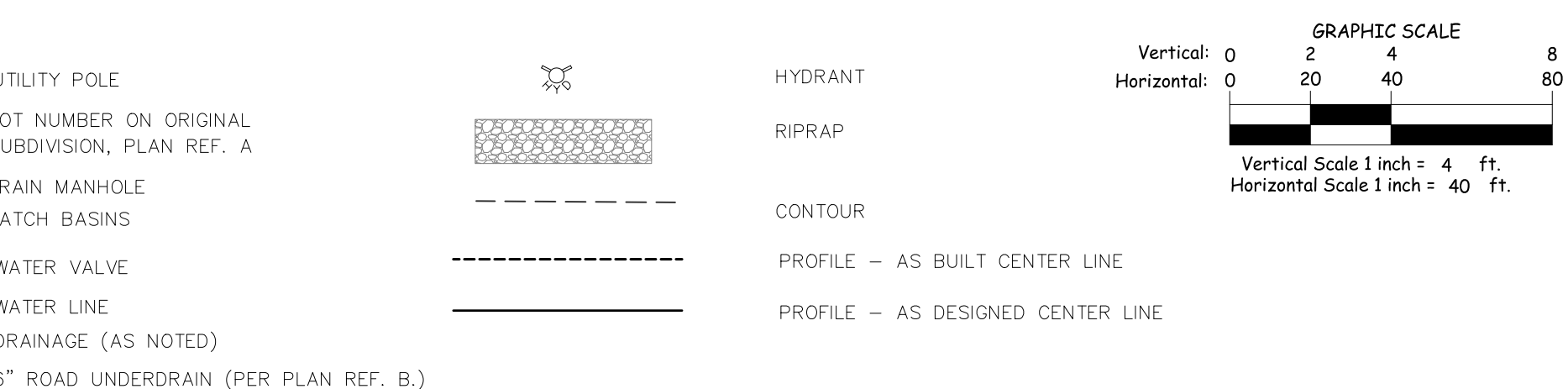
SCHEDULE OF CATCH BASINS & MANHOLES RIM ELEVATIONS & INVERTS

CB-1 RIM: 106.75 15"HDPE IN: 103.05 15"HDPE OUT: 102.95	CB-7 RIM: 113.27 18"HDPE IN: 108.82 18"HDPE OUT: 108.72	CB-13 RIM: 126.67 12"HDPE OUT: 123.37	CB-20 RIM: 113.67 6" PVC IN: 110.27 12"HDPE IN: 109.32 15"HDPE IN: 109.42 18"HDPE OUT: 109.27
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LEGEND

--- SUBJECT BOUNDARY LINE	UP	UTILITY POLE
- - - BUTTER OR RIGHT OF WAY LINE	①	LOT NUMBER ON ORIGINAL SUBDIVISION, PLAN REF. A
--- OVERHEAD ELECTRIC WIRES	⊗	DRAIN MANHOLE
N/F NOW OR FORMERLY	⊗	CATCH BASINS
000/000 DEED BOOK PAGE REFERENCE	⊗	WATER VALVE
000-000 TAX MAP AND LOT NUMBER	⊗	WATER LINE
● IPF/IRF/RBF IRON PIPE/ROD/REBAR FOUND	⊗	DRAINAGE (AS NOTED)
○ CRBS 5/8" REBAR W/ CAP SET	⊗	6" ROAD UNDERDRAIN (PER PLAN REF. B.)



REVISIONS

NO.	DATE	DESCRIPTION	CHECKED	DRAWN
01	12/21/2017	ADDED POND EASEMENT AREAS	MH	DH
02	1/17/2018	REVISED TITLE BLOCK OF PLAN	MH	DH
03	2/21/2018	ISSUED FINAL PLAN	MH	DH

AS BUILT PLAN & PROFILE
JUNIPER STREET
 HOMEWOOD PARK
 OLD ORCHARD BEACH, MAINE

PREPARED FOR:
DIAMOND PROPERTIES INC.

PREPARED BY:
JONES ASSOCIATES INC.
 Foresters, Surveyors And Environmental Consultants

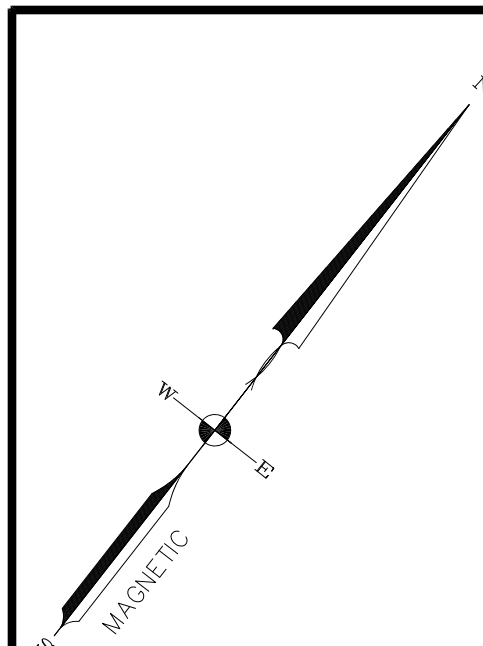
280 POLAND SPRING ROAD, AUBURN, MAINE 04210
 (207) 241-0235

PLAN DATE:
 NOVEMBER 22, 2017

REVISED:

VERTICAL SCALE: 1"=4'
 HORIZONTAL SCALE: 1"=40'

PROJ. #: 14-002



LEGEND

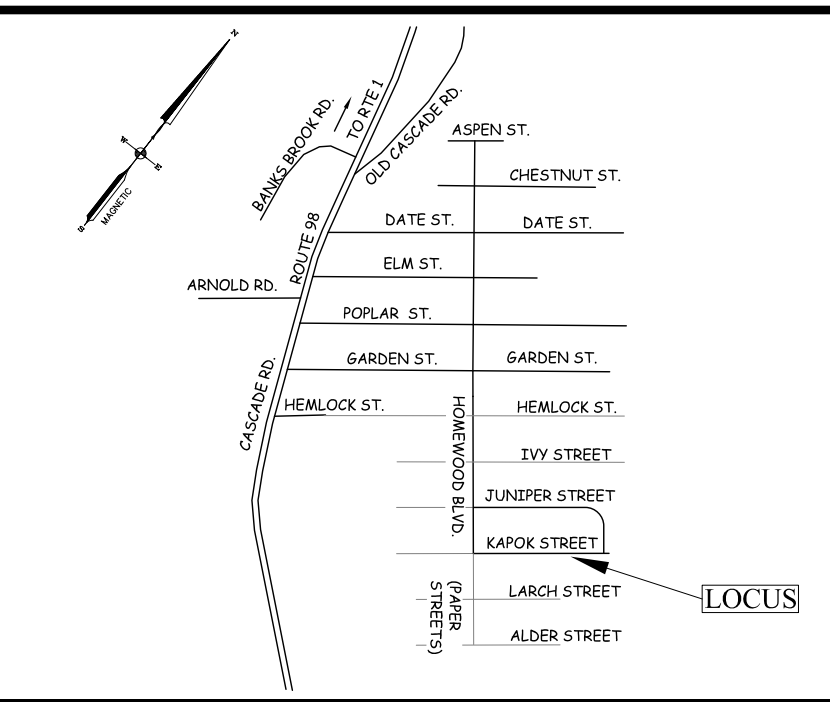
- SUBJECT BOUNDARY LINE
- ABUTTER OR RIGHT OF WAY LINE
- OVERHEAD ELECTRIC WIRES
- NOW OR FORMERLY
- DEED BOOK PAGE REFERENCE
- TAX MAP AND LOT NUMBER
- IRON PIPE/ROD/REBAR FOUND
- CRBS
- UTILITY POLE
- LOT NUMBER ON ORIGINAL SUBDIVISION, PLAN REF. A
- DRAIN MANHOLE
- CATCH BASINS
- WATER VALVE
- WATER LINE
- DRAINAGE (AS NOTED)
- 6" ROAD UNDERDRAIN (PER PLAN REF. B.)
- HYDRANT
- RIPRAP
- CONTOUR
- PROFILE - AS BUILT CENTER LINE
- PROFILE - AS DESIGNED CENTER LINE

SCHEDULE OF CATCH BASINS & MANHOLES RIM ELEVATIONS & INVERTS

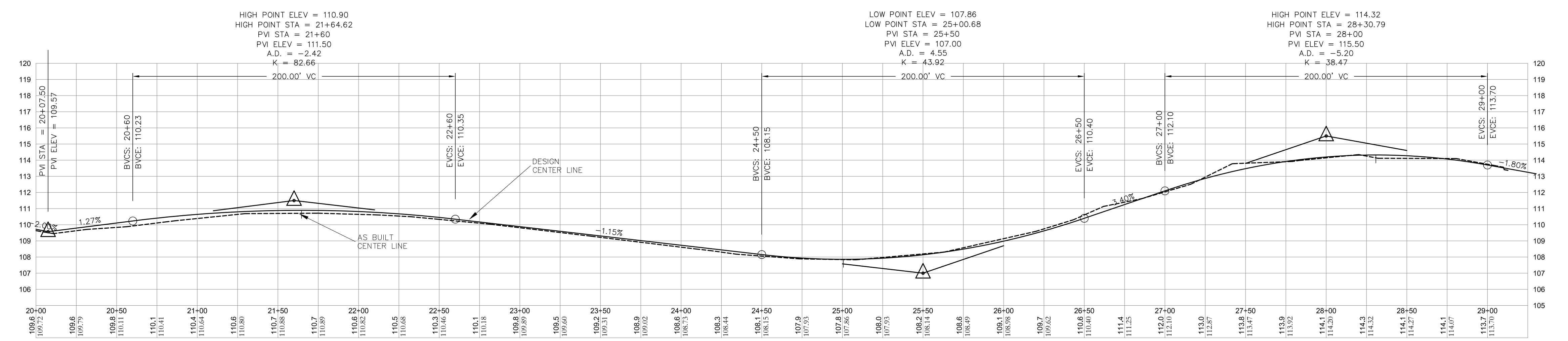
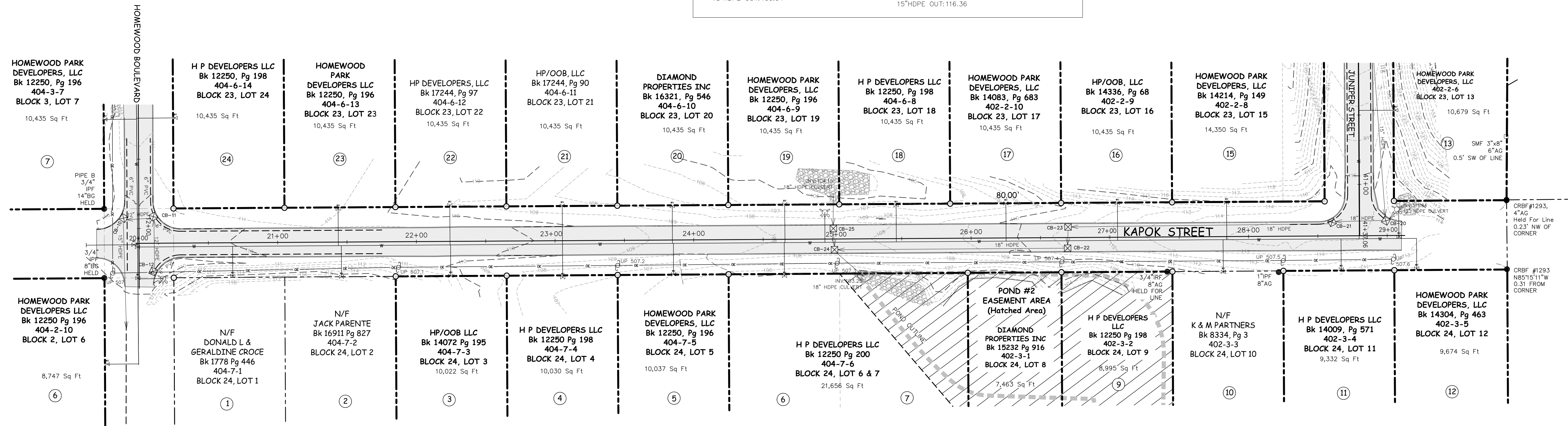
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NOTES:

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 - A. "PLAN OF STREET RIGHTS OF WAY, PORTIONS OF HOMEWOOD BOULEVARD, JUNIPER STREET, AND KAPOK STREET, OLD ORCHARD BEACH, MAINE" PREPARED FOR HP-OOB, LLC BY JONES ASSOCIATES INC DATED NOVEMBER 22, 2017 REVISED 1/17/2018.
 - B. "HOMEWOOD BOULEVARD, JUNIPER STREET & KAPOK STREET, ROAD IMPROVEMENTS," SHEET SET FOR HOMEWOOD PARK, PREPARED BY NORTHEAST CIVIL SOLUTIONS, DATED SEPTEMBER 9, 2016, LAST REVISED 1/27/2017.
 - C. "HOMEWOOD PARK AMENDMENT #1 PLAN" PREPARED BY JONES ASSOCIATES INC, DATED JUNE 16, 2016, REVISED 7/26/16 RECORDED AT YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 384, PAGE 6.

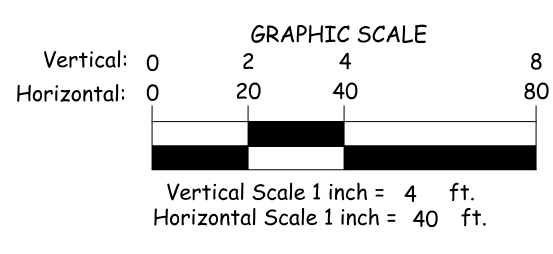


LOCATION PLAN



REVISIONS

NO.	DATE	DESCRIPTION	CHECKED	DRAWN
01	12/21/2017	ADDED POND EASEMENT AREAS	MH	DH
02	1/17/2018	REVISED TITLE BLOCK OF PLAN	MH	DH
03	2/21/2018	ISSUED FINAL PLAN	MH	DH



AS BUILT PLAN & PROFILE
KAPOK STREET
 HOMEWOOD PARK
 OLD ORCHARD BEACH, MAINE

PREPARED FOR:
DIAMOND PROPERTIES INC.

PREPARED BY:
JONES ASSOCIATES INC.
 Foresters, Surveyors And Environmental Consultants

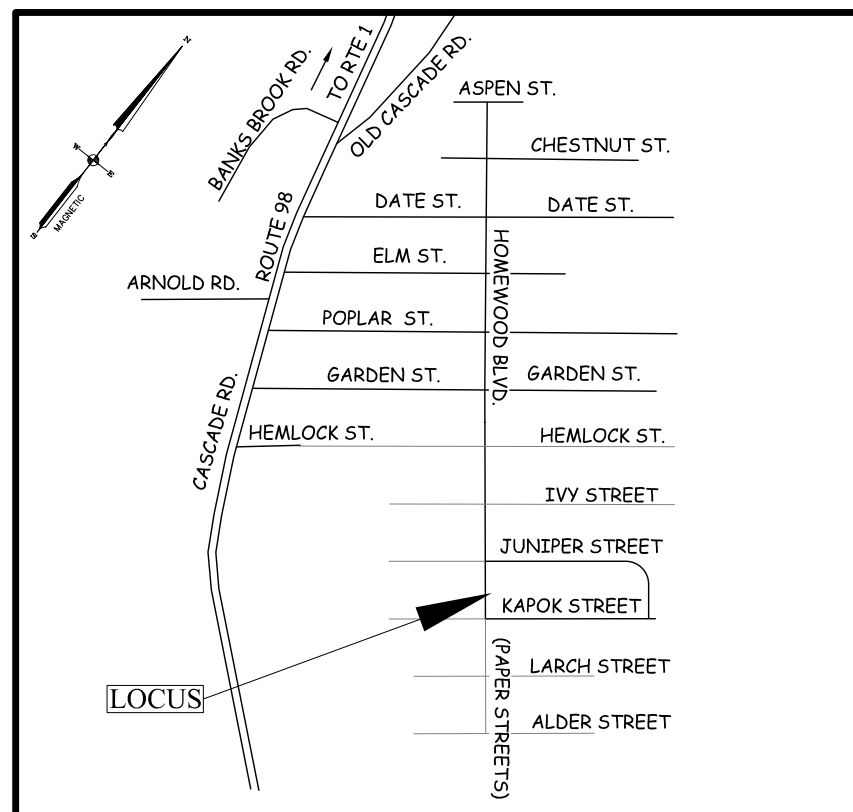
280 POLAND SPRING ROAD, AUBURN, MAINE 04210
 (207) 241-0235

PLAN DATE:
 NOVEMBER 22, 2017

REVISED:

VERTICAL SCALE: 1"=4'
 HORIZONTAL SCALE: 1"=40'

PROJ. #: 14-002



LOCATION PLAN

LEGEND

- SUBJECT BOUNDARY LINE
- - - - - ABUTTER OR RIGHT OF WAY LINE
- N/F NOW OR FORMERLY
- 000/000 DEED BOOK PAGE REFERENCE
- 000-000 TAX MAP AND LOT NUMBER
- IPF/RF/RBF IRON PIPE/ROD/REBAR FOUND
- CRBS 5/8" REBAR W/ CAP SET
- UP UTILITY POLE
- ① LOT NUMBER ON ORIGINAL SUBDIVISION, PLAN REF. A
- ☼ HYDRANT

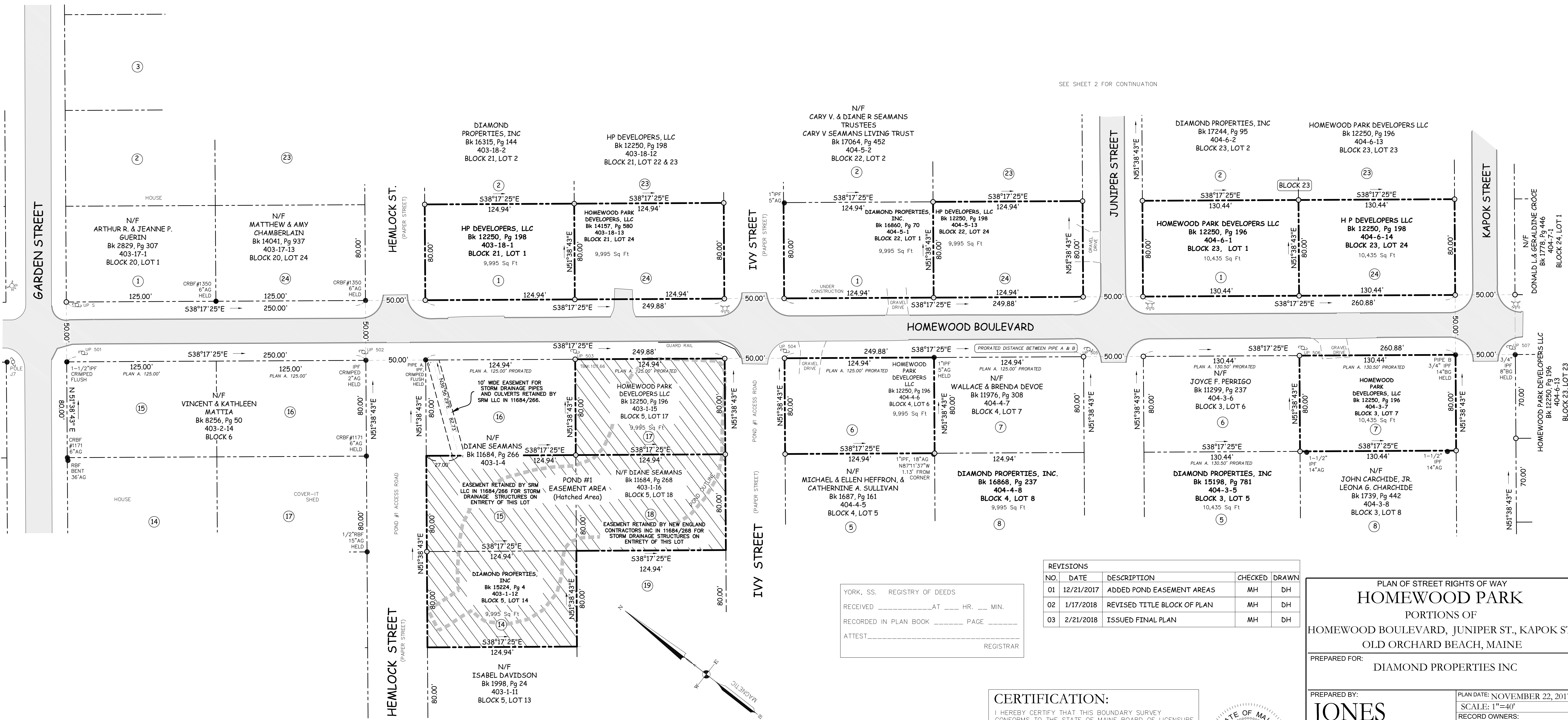
NOTES:

- THIS SURVEY PREPARED FOR MULTIPLE LOT OWNERS INCLUDING HP DEVELOPERS LLC, HOMEWOOD PARK DEVELOPERS LLC, HP/OOB, DIAMOND PROPERTIES INC., AND EMERALD HOLDINGS, LLC.
- THE ROADS IN THIS SECTION OF HOMEWOOD PARK SHOWN ON THE ORIGINAL SUBDIVISION "HOMEWOOD PARK, SUBDIVISION OF LAND OF RESORT DEVELOPMENT CORP.", (PLAN REFERENCE A.). THE SUBDIVISION WAS APPROVED BY THE TOWN OF OLD ORCHARD BEACH AND RECORDED ON OCTOBER 4, 1963. PORTIONS OF HOMEWOOD BOULEVARD, HEMLOCK STREET, AND KAPOK STREET WERE ALSO INCLUDED BY THE TOWN OF OLD ORCHARD BEACH IN A NOTICE OF EXCEPTION OF PROPOSED, UNACCEPTED WAYS FROM OPERATION OF 23 M.R.S.A. 3032(1) ON SEPTEMBER 26, 1997 IN DEED BOOK 8452, PAGE 65. RESORT DEVELOPMENT CORP. CONVEYED THEIR INTEREST TO ALL STREETS IN HOMEWOOD PARK TO QUERETTE & MARCOUX REALTY, INC. IN BOOK 5832, PAGE 127. ADDITIONAL OWNERSHIP INVESTIGATION OF THESE STREETS WAS NOT COMPLETED AS PART OF THIS SURVEY.
- ALL BOOK AND PAGE REFERENCES REFER TO THE YORK COUNTY REGISTRY OF DEEDS.
- ALL BEARINGS ARE REFERENCED TO MAGNETIC NORTH AS DEPICTED ON PLAN REFERENCE B.

PLAN REFERENCES:

- "HOMEWOOD PARK, SUBDIVISION OF LAND OF RESORT DEVELOPMENT CORP. IN OLD ORCHARD BEACH, MAINE", SHEET 1 & 2, DATED SEPTEMBER 22, 1963, PREPARED BY DESROBERTS ENGINEERING CO., RECORDED AT SAID REGISTRY OF DEEDS PLAN BOOK 36, PAGES 39 & 40.
- "PLAN OF LAND OF POPLAR STREET EXTENSION PREPARED FOR HP-OOB, LLC" PREPARED BY JONES ASSOCIATES INC, DATED MAY 29, 2013, REVISED AUGUST 9, 2013 NOT RECORDED.
- "FINAL PLAN SHOWING BEACHMONT SUBDIVISION, A RESIDENTIAL SUBDIVISION BY BEACHMONT DEVELOPMENT, LLC.", SHEETS S-2 AND S-3 DATED AUGUST 23, 2012, REVISION 2 DATED 9-27-2012 PREPARED BY DOW & COULOMBE, INC., RECORDED AT SAID REGISTRY OF DEEDS IN PLAN BOOK 358, PAGES 27 & 28.
- "BOUNDARY SURVEY OF POPLAR STREET EXTENSION, OFF HOMEWOOD BLVD., OLD ORCHARD BEACH, MAINE, FOR HP-OOB, L.L.C.", DATED 8/29/06, PREPARED BY SEBAGO TECHNICS, RECORDED AT SAID REGISTRY OF DEEDS IN PLAN BOOK 321, PAGE 9.
- "STANDARD BOUNDARY SURVEY & DIVISION PLAN LAND OF JOHN & DOREEN REGAN, CASCADE ROAD & ROSS ROAD, OLD ORCHARD BEACH, MAINE" DATED JULY 2004, REVISION 2 DATED 7/07/06 PREPARED FOR JOHN & DOREEN REGAN PREPARED BY BH2M NOT RECORDED.
- "PLAN OF PROPERTY, CASCADE ROAD, OLD ORCHARD BEACH, MAINE MADE FOR NORMAN DAVIS" DATED 5/30/84, PREPARED BY R.P. TITCOMB ASSOCIATES, INC. NOT RECORDED.
- "PLAN SHOWING A BOUNDARY SURVEY MADE FOR TOWN OF OLD ORCHARD BEACH CONSERVATION COMMISSION, PARCEL LOCATED NORTHWESTERLY OF PORTLAND AVENUE, OLD ORCHARD BEACH, MAINE" DATED MARCH 28, 2016, PREPARED BY DOW & COULOMBE, INC., NOT RECORDED.
- "PILGRIM PLACE CONDOMINIUMS SITE, GRADING & PARKING PLAN" PREPARED FOR PILGRIM GROUP DATED JANUARY 1998, REVISED FEBRUARY 8, 1998, PREPARED BY WOODARD & CURRAN INC., RECORDED AT SAID REGISTRY OF DEEDS PLAN BOOK 170, PAGE 26.
- "HOMEWOOD PARK AMENDMENT #1 PLAN" PREPARED BY JONES ASSOCIATES INC. DATED JUNE 16, 2016, REVISED 7/26/16 RECORDED AT YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 384, PAGE 6.

SEE SHEET 2 FOR CONTINUATION



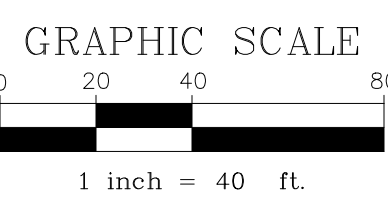
REVISIONS				
NO.	DATE	DESCRIPTION	CHECKED	DRAWN
01	12/21/2017	ADDED POND EASEMENT AREAS	MH	DH
02	1/17/2018	REVISED TITLE BLOCK OF PLAN	MH	DH
03	2/21/2018	ISSUED FINAL PLAN	MH	DH

YORK, SS. REGISTRY OF DEEDS
 RECEIVED _____ AT _____ HR. ____ MIN.
 RECORDED IN PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS TO THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, STANDARDS OF PRACTICE (CHAPTER 90, SECTIONS 1 & 2).

Michael A. Hartman
 MICHAEL A. HARTMAN, P.L.S. #2433
 FOR JONES ASSOCIATES INC.



PLAN OF STREET RIGHTS OF WAY
HOMEWOOD PARK
 PORTIONS OF
 HOMEWOOD BOULEVARD, JUNIPER ST., KAPOK ST.
 OLD ORCHARD BEACH, MAINE

PREPARED FOR:
 DIAMOND PROPERTIES INC

PREPARED BY:
JONES ASSOCIATES INC.
 Foresters, Surveyors and Environmental Consultants
 280 POLAND SPRING ROAD, AUBURN, MAINE 04210
 (207) 241-0235

PLAN DATE: NOVEMBER 22, 2017
 SCALE: 1"=40'
 RECORD OWNERS:
 DIAMOND PROPERTIES INC.
 HOMEWOOD PARK DEVELOPERS LLC
 H P DEVELOPERS, LLC
 HPOOB
 EMERALD HOLDINGS, LLC
 PO BOX 1150
 AUBURN, MAINE 04211
 PROJ. #: 14-002OB

