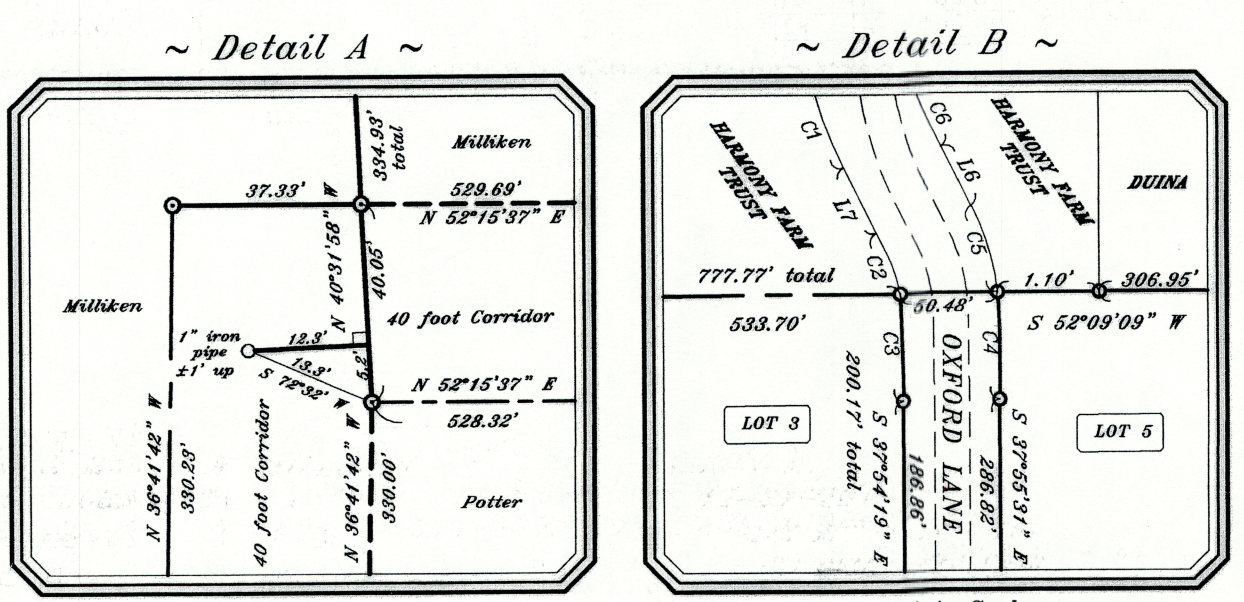


~ LINE TABLE ~

LINE	BEARING	DISTANCE
L1	N 42°06'04" W	50.00'
L2	N 42°06'04" W	35.00'
L3	S 47°53'56" W	50.00'
L4	S 42°06'04" E	35.00'
L5	N 42°06'04" W	50.00'
L6	S 42°06'04" E	50.00'
L7	N 37°53'30" W	50.14'
L8	N 42°03'50" W	50.00'
L9	N 37°53'30" W	50.14'

- LEGEND**
- 5/8" rebar
 - 5/8" capped rebar - PLS #2208
 - POWER POLE
 - RIGHT OF WAY/ABUTTING LOT LINES
 - WETLAND AREAS
 - NOW OR FORMERLY MUNICIPAL SETBACK LINES
 - PROPOSED PAVEMENT

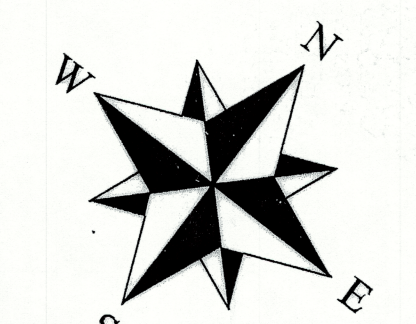
- NOTES:**
- BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN FROM PLAN REFERENCE 1.
 - THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITTING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY OTHER THAN THOSE SHOWN HEREON.
 - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'C' OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230162 15B, WHICH BEARS AN EFFECTIVE DATE OF MAY 19, 1981 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 - THE TOWN OF CUMBERLAND SHALL NOT BE RESPONSIBLE FOR MAINTENANCE, REPAIR, PLOWING OR SIMILAR SERVICES FOR WINDSOR & OXFORD LANES AS SHOWN ON THIS PLAN. (PER SECTION 421, STREET CONSTRUCTION, TOWN OF CUMBERLAND ZONING ORDINANCE).
 - DEED REFERENCES ARE MADE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS - PORTLAND, MAINE.
 - WETLAND DELINEATION AND TEST PITS AS SHOWN, BY JAMES MANCINI LSE. THERE ARE NO VERNAL POOLS AS DETERMINED BY BY JAMES MANCINI LSE.
 - WINDSOR & OXFORD LANES AS SHOWN, ARE IN THE FORM OF AN EASEMENTS.
 - THE ROADWAY DESIGN COMPLIES WITH THE TOWN OF CUMBERLAND ZONING ORDINANCE, FOR A SUBDIVISION WITH GRANTED WAIVERS.
 - A REVISED ROAD MAINTENANCE AGREEMENT FOR LOTS 1-5, A-C AND OWNERS OF HARMONY FARM TRUST PARCEL MUST BE APPROVED BY THE CUMBERLAND CODE ENFORCEMENT PRIOR TO ISSUING A BUILDING PERMIT FOR ANY ADDITIONAL DWELLING UNITS.
 - PERMANENT EROSION/SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED IN ACCORDANCE WITH THE MEDEP EROSION AND SEDIMENT CONTROL BMP'S MANUAL, MARCH 2003 OR AS CURRENTLY REVISED.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE DIVISION OF A 12.8 ACRES PARCEL AND BEING LOTS 3-5 AS SHOWN. SAID 12.8 ACRE PARCEL BEING SHOWN ON A PLAN FOR ROGER JR. & MARGOT W. MILLIKEN, NOT YET RECORDED. LOTS 3-5 ADDED TO EXISTING "WINDSOR SUBDIVISION" - PLAN REF. #4.
 - WINDSOR & OXFORD LANES AS SHOWN, HAVING A TRAVELED WAY OF 18' WIDE. THE ROAD SHALL BE CONSTRUCTED WITH A 2.5" BINDER AS APPROVED BY THE TOWN OF CUMBERLAND PLANNING BOARD ON JULY 19, 2016.
 - SETBACKS AS SHOWN, REVIEWED AND APPROVED BY CODE ENFORCEMENT OFFICE - TOWN OF CUMBERLAND, MAINE.
 - APPROVAL OF THIS PLAN BY THE PLANNING BOARD DOES NOT CONSTITUTE ACCEPTANCE BY THE TOWN OF ANY STREET, EASEMENT, OPEN SPACE AREA, PARK, PLAYGROUND, OR OTHER RECREATION AREA THEREON.



- REFERENCES:**
- PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR DAVID B. MOODY JR. BLANCHARD ROAD CUMBERLAND MAINE BY DANIEL DALPONSO LLC SOUTH PORTLAND MAINE. DATED 04-17-2008, UNRECORDED.
 - A PLAN OF "WINDSOR LANE - PRIVATE WAY" AS RECORDED IN PLAN BOOK 209, PAGE 172.
 - PLAN OF "WINDSOR LANE ~ PRIVATE WAY -- REVISION OF LOT 3" DATED AUGUST 16, 2014 RECORDED IN PLAN BOOK 214, PAGE 319.
 - PLAN OF "WINDSOR SUBDIVISION DATED FEBRUARY 24, 2015 RECORDED IN PLAN BOOK 215, PAGE 86.
 - TOWN OF CUMBERLAND - BLANCHARD ROAD RIGHT OF WAY PLAN DATED NOVEMBER 2000 -- AND RECORDED IN PLAN BOOK 201, PAGE 113. SOUTH PORTLAND MAINE. DATED 04-17-2008.
 - STANDARD BOUNDARY SURVEY - TOWN OF CUMBERLAND - RANGE ROAD DATED 9-20-2005 RECORDED IN PLAN BOOK 205, PAGE 109.
 - PROPERTY SURVEY - WILLIAM J. & BARBARA B. GARSOE DATED JULY 15, 1985 BY HOWARD F. BABBIDGE - UNRECORDED.
 - PLAN OF A STANDARD BOUNDARY SURVEY - ROGER JR. & MARGOT W. MILLIKEN DATED DECEMBER 2, 2015 RECORDED IN PLAN BOOK 215, PAGE 525.
 - TOWN OF CUMBERLAND TAX MAP R-5, R-5A & U-12.

~ CURVE TABLE ~

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	109.95'	195.00'	32°10'22"	S 49°08'33" E	1108.00'
C2	22.51'	75.00'	17°11'34"	N 56°39'56" W	22.42'
C3	13.30'	75.00'	10°09'56"	N 42°59'11" W	13.29'
C4	13.13'	125.00'	6°03'21"	N 40°55'54" W	13.21'
C5	46.47'	125.00'	17°10'09"	N 52°36'38" W	46.21'
C6	81.79'	145.00'	32°18'22"	S 49°06'33" E	180.68'



~ LINE TABLE ~

LINE	BEARING	DISTANCE
L11	S 2°05'41" E	50.00'
L12	S 37°54'19" E	50.00'
L13	S 52°05'41" W	50.00'
L14	S 37°54'19" E	50.00'
L15	S 2°05'41" E	50.00'
L16	S 5°15'44" E	19.22'
L17	S 65°15'44" E	19.22'
L18	S 06°37'06" E	151.06'

AREA:

556,119.2 Sq. Feet
 12.8 Acres Total - Lots & Road (12.8 acre parcel only)
 Lot 3: 4.1 Acres
 Lot 4: 4.1 Acres
 Lot 5: 4.1 Acres

Road Area in lot:
 22,521.8 sq.ft. - 0.5 acres
 Road Area across Harmony Farm Trust:
 17,211.2 sq.ft. - 0.4 acres

RECORDING INFORMATION:

CUMBERLAND COUNTY REGISTRY OF DEEDS
 RECEIVED September 1, 2016 AT 1 HOUR 55 MIN P.M.
 AND RECORDED IN PLAN BOOK 216, PAGE 334
 ATTEST _____ REGISTRAR

ZONING:

ZONING: RR-1 RESIDENTIAL: MINIMUM LOT SIZE 4 ACRES - MINIMUM ROAD FRONTAGE 200'

BUILDING SETBACKS:

FRONT - 50 FT;
 REAR - 75 FT;
 SIDE - 30 FT;

TOWN OF CUMBERLAND PLANNING BOARD APPROVAL
 CHAIRMAN: *[Signature]* DATE: 8/16/16
[Signatures]

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORDINARY AND PRUDENT CARE IN THE CONDUCT OF THIS SURVEY AND THE RESULTS SHOWN HEREON REPRESENT THE CORRECT AND ACCURATE POSITION OF THE BOUNDARIES OF THE SUBJECT PROPERTY AS SHOWN ON THIS PLAN. I AM A LICENSED PROFESSIONAL LAND SURVEYOR (M.A.S.A. TITLE 32, CHAPTER 121 DATED APRIL, 2001). EXCEPT AS FOLLOWS: I, NO WRITING, REPORT TO DATE:

SEAL: *[Professional Seal]*

PLAN PREPARED BY: S.L.B.
 PLAN CHECKED BY: S.L.B.
 THIS PLAN IS NOT VALID UNLESS EMBOSSED ABOVE

DAVIS LAND SURVEYING, LLC
 64 OLD COUNTY ROAD
 OXFORD, MAINE 04270
 OFFICE (207) 845-9891 CELL (207) 234-0949
 EMAIL: steve@davislandsurveying.net
 WEBSITE: www.davislandsurveying.net
 March 10, 2016
 JOB NO.: 16069 DISC: Survey-2016
 FILE: 273

--- AMENDMENT 1 - SUBDIVISION PLAN ---
 --- OXFORD LANE & WINDSOR LANE ---
 ~ WINDSOR SUBDIVISION ~
 WINDSOR LANE -- CUMBERLAND, MAINE
PAUL M. & DIANE C. BENARD
 P.O. BOX 707 -- CUMBERLAND, MAINE 04021