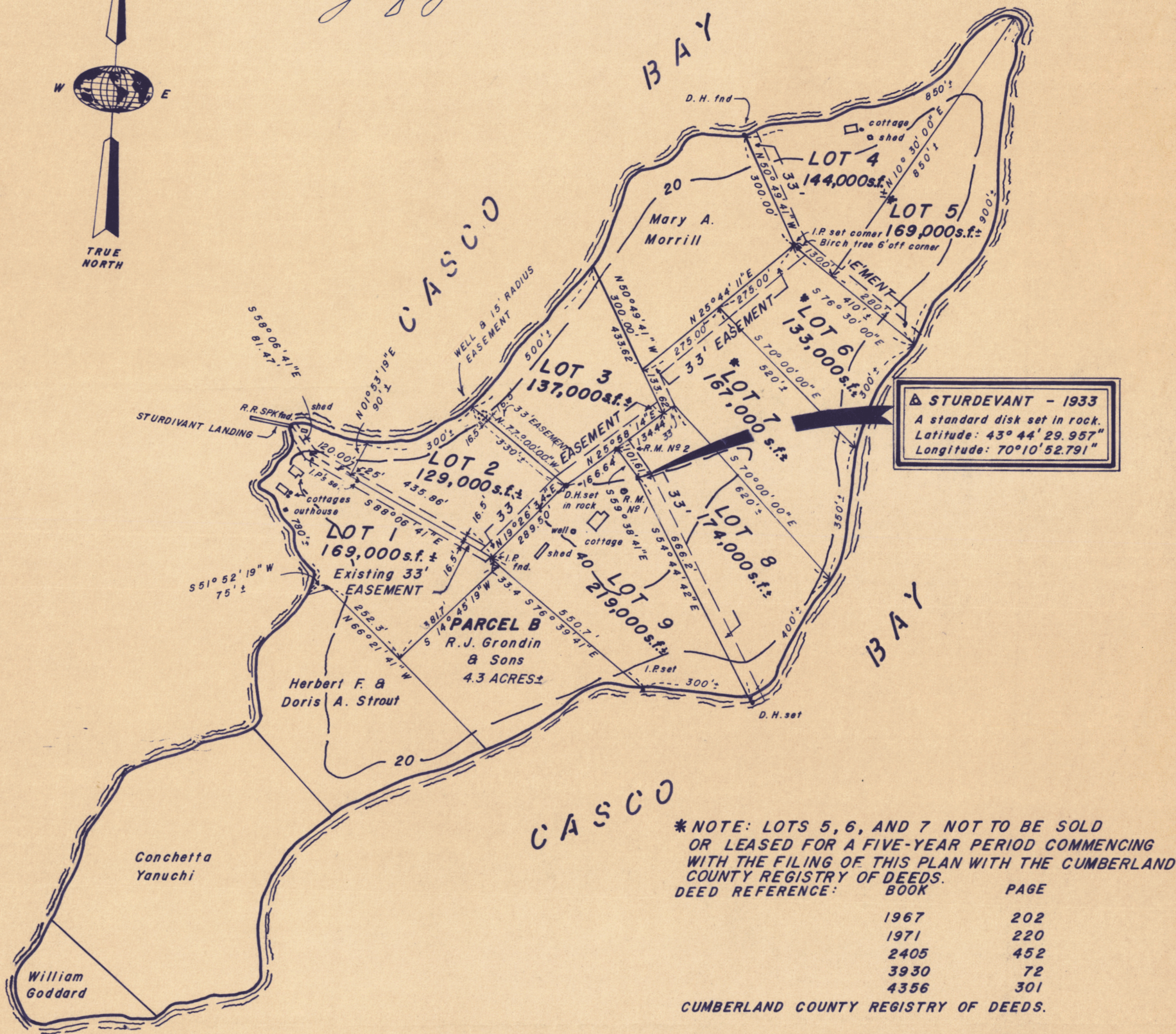


— CUMBERLAND PLANNING BOARD —

Philip A. Tennyson, Chairman
Richard F. Blanchard
David E. Butz
John J. ...
 DATE: JUNE 18, 1984



*NOTE: LOTS 5, 6, AND 7 NOT TO BE SOLD OR LEASED FOR A FIVE-YEAR PERIOD COMMENCING WITH THE FILING OF THIS PLAN WITH THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

DEED REFERENCE:	BOOK	PAGE
	1967	202
	1971	220
	2405	452
	3930	72
	4356	301

CUMBERLAND COUNTY REGISTRY OF DEEDS.

— GENERAL NOTES —

1. PARCEL B IS AN EXISTING LOT SHOWN ON PLAN ENTITLED "PLAN OF SURVEY FOR MR. & MRS. WARREN PAUL, STURDIVANT ISLAND, CUMBERLAND, ME."
2. DISTANCES ALONG SHORE REFER TO HIGH WATER MARK AND ARE SCALED DISTANCES.
3. R.M. N° 1 & R.M. N° 2 ARE BRASS DISKS REFERENCE MARKS SET IN ROCK OUTCROP.
4. ISLAND PERIMETER IS DETERMINED BY AERIAL PHOTOGRAPHY & LOT AREA IS MORE OR LESS BASED UPON LOCATION OF HIGH WATER LINE.
5. PLAN INCLUDES, BY REFERENCE, THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS, BOOK N° 83-61, PAGE

**PLAN OF LAND
IN
CUMBERLAND, MAINE
STURDIVANT ISLAND
COMMUNITY**

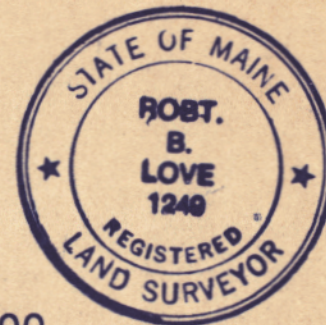
PREPARED FOR
BARBARA PAUL

SCALE: 1" = 200' APRIL 1, 1984

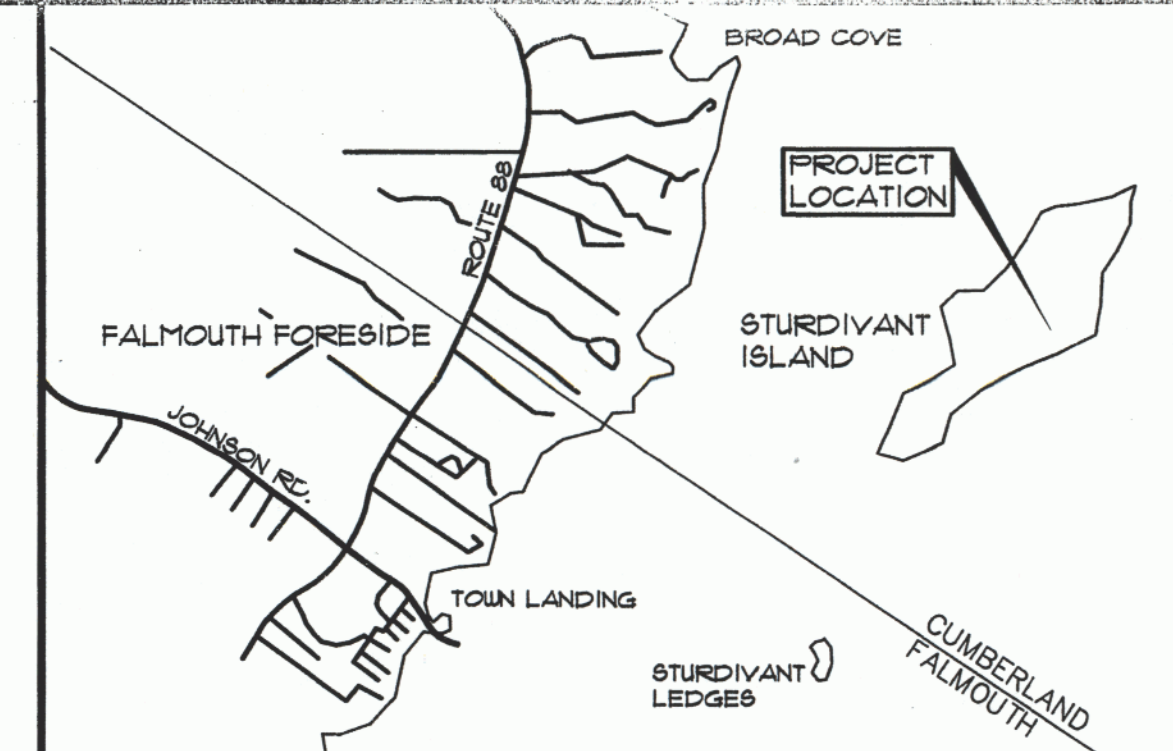


ATLAS LAND SURVEY
 REGISTERED LAND SURVEYORS
 574 CONGRESS STREET
 PORTLAND, MAINE 04101

Barbara Paul



Recorded 06-20-84
 Book 143
 Page 10
 Box #161



1. THE RECORD OWNER OF LOT 8 IS GERARD R 4 BETSY L GRONDIS BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 23892, PAGE 96.
THE RECORD OWNER OF LOT 7 IS PHILIP H. GRONDIS, Sr. & PHILIP H. GRONDIS, Jr. BY DEED RECORDED IN THE CCRD IN BOOK 23728, PAGE 81.
2. THE PROPERTIES ARE DEPICTED ON THE TOWN OF CUMBERLAND TAX MAP 108 AS LOT 7 AND 8.
3. FLAN REFERENCES:
A. PLAN OF LAND IN CUMBERLAND, MAINE, STURDIVANT ISLAND COMMUNITY PREPARED FOR BARBARA PAUL, BY ATLAS LAND SURVEY RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON SEPTEMBER 19, 1984 IN PLAN BOOK 144, PAGE 47.
4. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH $30^{\circ}7'20''$ EAST BETWEEN THE FOUND UNITED STATES COAST AND GEODETIC SURVEY (USCGS) BRASS DISK AND FOUND $5/8"$ DIA. DRILL HOLE, 1" DEEP IN BEDROCK OUTCROP, SEE GENERAL NOTE 3A.
5. THE PURPOSE OF THIS PLAN IS TO ADJUST THE BOUNDARY LINE BETWEEN LOTS 7 & 8, AND TO DIVIDE LOT 8, STURDIVANT ISLAND COMMUNITY.
6. THE LOCUS PROPERTIES ARE LOCATED IN THE ISLAND RESIDENTIAL (IR) ZONE OF CUMBERLAND COUNTY. THE ZONING ORDINANCE IS THE CUMBERLAND ZONING ORDINANCE LAST AMENDED SEPTEMBER 25, 2002 AND ADOPTED MAY 14, 1984.

THE ISLAND RESIDENTIAL (IR) ZONE HAS THE FOLLOWING SPACE AND BULK REQUIREMENTS:
MINIMUM LOT SIZE: 15 AC. OR 63,340 SF.
MINIMUM SETBACKS:
FRONT: 55 FEET
REAR: 65 FEET
SIDE: 30 FEET

THE SHORELAND OVERLAY AREA ZONING HAS THE FOLLOWING REQUIREMENTS:
MINIMUM SHORE FRONTAGE: 150 FEET
MINIMUM WIDTH OF ANY PORTION OF ANY LOT WITHIN 100 FEET OF NORMAL HIGH WATER LINE: 100 FEET
NORMAL HIGH WATER LINE SETBACK: 75 FEET.
7. THE LOTS ARE IN MINIMAL FLOODING AREA EXCEPT ON THE SHORE AT ELEVATION 11 THAT IS SUSCEPTIBLE TO 100 YEAR FLOOD. SOURCE FIRM COMMUNITY PLAN 230161 0209 C, OCTOBER 15, 1989. THE PORTION OF THE LOTS BELOW ELEVATION 11 ARE WITHIN ZONE A-4 AND BELOW ELEVATION 12 ARE WITHIN ZONE V-3 AS SHOWN ON SAID PANEL.
8. THE DOCK EASEMENT SHALL BE FOR THE BENEFIT OF GERARD GRONDIS, BETSY GRONDIS, PHILIP GRONDIS, JR., BETTIE GRONDIS, AND PHILIP GRONDIS, JR. THEIR HEIRS AND ASSIGNS. ACCESS TO THE DOCK EASEMENT AND WHARF SHALL BE OVER THE EXISTING TRAIL LOCATION AS SHOWN OR AS MAY BE AGREED TO IN THE FUTURE.
9. SOILS SHOWN HERE ON ARE BASED ON SOIL BOUNDARIES DELINEATED ON SHEET 68 FROM THE CUMBERLAND COUNTY SOIL SURVEY, DATED AUGUST, 1974.
10. A PRIVATE 33' WIDE EASEMENT, 150' IN LENGTH AND CENTERED ALONG THE COMMON LINE BETWEEN LOTS 8 & 8A IS INTENDED TO PROVIDE LOT FRONTAGE ALONG A PRIVATE WAY PER TOWN OF CUMBERLAND LAND USE ORDINANCE REQUIREMENTS.

E	CLB	10-07-13	ISSUED FOR APPROVAL
D	CLB	09-23-13	DRAWING FILE ISSUED TO TOWN OF CUMBERLAND
C	CLB	08-19-13	ISSUED TO ADD THE 33' PRIVATE WAY EASEMENT
B	CLB	08-17-13	ISSUED FOR TOWN APPROVAL
A	CLB	08-17-13	ISSUED FOR PRELIMINARY TOWN REVIEW
Rev.	BY:	DATE:	STATUS:

2ND AMENDED PLAN OF LAND
 FOR:
 LOTS 7 & 8, STURDIVANT ISLAND COMMUNITY
 STURDIVANT ISLAND
 CUMBERLAND, MAINE
 FOR LOT 8 RECORD OWNER:
 GERARD & BETSY GRONDIN LOT 7 RECORD OWNER:
 PHILIP H. GRONDIN, SR. & JR.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

APPROVAL-
TOWN OF CUMBERLAND
PLANNING BOARD

Clark 10-15-13
DATE

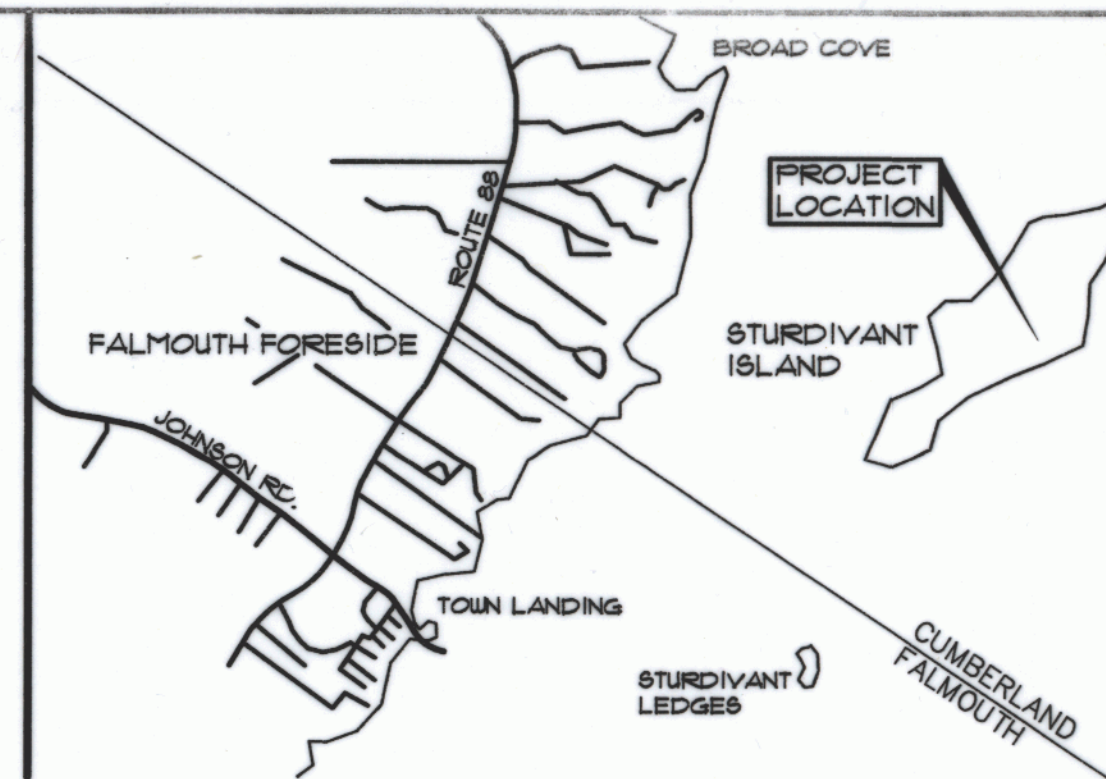
CHAIRPERSON

John E. Scales
W. J. Sherr
CLM
Thomas Maloney Kelly

STATE OF MAINE

~~Cumulative~~ COUNTY SS REGISTRY OF DEEDS
RECEIVED OCT 16 17, 2013
AT 9 h 24 m A.M. AND RECORDED IN
PLAN BOOK 213 PAGE 390

ATTEST _____ REGISTRAR



2ND AMENDED PLAN OF LAND
 FOR
LOTS 7 & 8, STURDIVANT ISLAND COMMUNITY
 SUGARDALE, WISCONSIN
 CLIMBERLAND, MAINE
 FOR LOT 8 RECORD OWNER:
GERARD & BETSY GRONDIN
 430 GRAY ROAD
 FALMOUTH, MAINE 04105
 LOT 7 RECORD OWNER:
JOHN & J.
 11 BARTY ROAD
 GORHAM, MAINE 04038