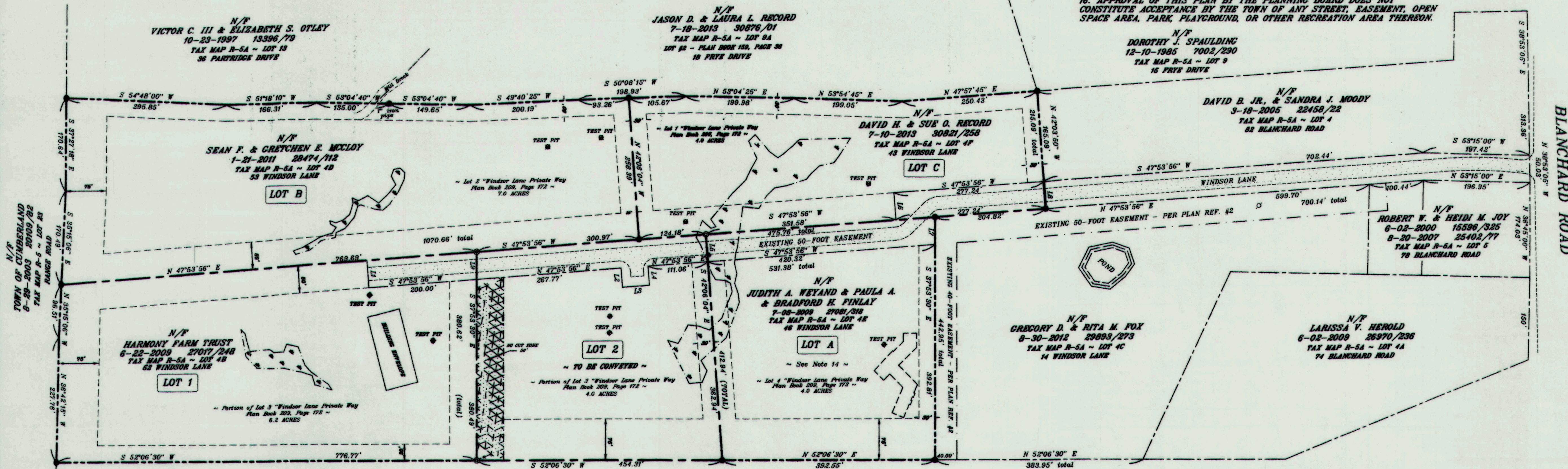


NOTES:

1. RECORD OWNERS OF PARCELS: PAUL BENARD AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.) IN BOOK 27009 PAGE 318 (LOTS B & C) AND DIANE C. BENARD BOOK 27009, PAGE 315 (LOTS 1, 2 & A).
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN FROM PLAN REFERENCE 1.
3. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY OTHER THAN THOSE SHOWN HEREON.
4. 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.
5. THE TOWN OF CUMBERLAND SHALL NOT BE RESPONSIBLE FOR MAINTENANCE, REPAIR, PLOWING OR SIMILAR SERVICES FOR WINDSOR LANE AS SHOWN ON THIS PLAN (PER SECTION 421, STREET CONSTRUCTION, TOWN OF CUMBERLAND ZONING ORDINANCE).
6. DEED REFERENCES ARE MADE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS - PORTLAND, MAINE.
7. WETLAND DELINEATION AND TEST PITS AS SHOWN, BY JAMES MANCINI LSE. THERE ARE NO VERNAL POOLS AS DETERMINED BY JAMES MANCINI LSE.

NOTES: Con't

8. WINDSOR LANE AS SHOWN IS IN THE FORM OF AN EASEMENT.
9. THE ROADWAY DESIGN COMPLIES WITH THE TOWN OF CUMBERLAND ZONING ORDINANCE, FOR A SUBDIVISION WITH GRANTED WAIVERS.
10. APPROVAL OF WINDSOR WAY IS FOR 5 DWELLING UNITS. A ROAD MAINTENANCE AGREEMENT MUST BE APPROVED BY THE CUMBERLAND CODE ENFORCEMENT PRIOR TO ISSUING A BUILDING PERMIT FOR ANY ADDITIONAL DWELLING UNITS.
11. 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.
12. THE PURPOSE OF THIS PLAN IS TO SHOW THE DIVISION OF LOTS 1-4 AS SHOWN ON A PLAN OF "WINDSOR LANE - PRIVATE WAY" AS RECORDED IN PLAN BOOK 209, PAGE 172 - PLAN REFERENCE #2 AND PLAN BOOK 214, PAGE 319 - PLAN REFERENCE #3.
13. "WINDSOR LANE AS SHOWN, HAVING A TRAVELED WAY OF 22' WIDE.
14. "LOT A" (PINLAY) IS AN EXISTING LOT OF RECORD PRIOR TO THIS PLAN WITH AN EXISTING SEPTIC DESIGN - HE-200 AS FOUND ON FILE AT THE TOWN OF CUMBERLAND DATED 8-8-2009, PERMIT #4650.
15. SETBACKS AS SHOWN, REVIEWED AND APPROVED BY CODE ENFORCEMENT OFFICE - TOWN OF CUMBERLAND, MAINE.
16. 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.



~ LINE TABLE ~

LINK	BEARING	DISTANCE
11	N 42°06'04" W	50.00'
12	N 42°06'04" W	35.00'
13	S 47°53'56" E	50.00'
14	S 42°06'04" E	35.00'
15	N 42°06'04" W	50.00'
16	S 42°06'04" E	50.00'
17	N 37°53'30" W	50.14'
18	N 42°06'04" W	50.00'
19	N 37°53'30" W	50.14'

ZONING:

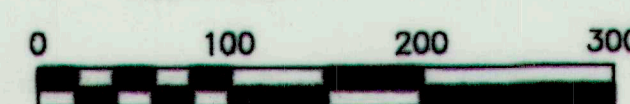
ZONING: RR-1 RESIDENTIAL: MINIMUM LOT SIZE 4 ACRES - MINIMUM ROAD FRONTAGE 200'

BUILDING SETBACKS:
FRONT - 50 FT;
REAR - 75 FT;
SIDE - 30 FT;

LEGEND

- 5/8" CAPPED REBAR - PLS #2303 - unless noted
- 6/8" CAPPED REBAR - PLS #2208
- POWER POLE
- RIGHT OF WAY/ABUTTING LOT LINES
- WETLAND AREAS
- NOW OR FORMERLY
- MUNICIPAL SETBACK LINES

SCALE: 1" = 100'



REFERENCES:

1. 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.
2. A PLAN OF "WINDSOR LANE - PRIVATE WAY" AS RECORDED IN PLAN BOOK 209, PAGE 172.
3. PLAN OF "WINDSOR LANE ~ PRIVATE WAY -- REVISION OF LOT 3" DATED AUGUST 16, 2014 RECORDED IN PLAN BOOK 214, PAGE 319.
4. TOWN OF CUMBERLAND TAX MAP R-5 & R-5A.

RECORDING INFORMATION:

CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED March 23, 2015 AT 12 HOUR 31 MIN P.M.
AND RECORDED IN PLAN BOOK 215, PAGE 86
ATTEST: *[Signature]* REGISTRAR

TOWN OF CUMBERLAND PLANNING BOARD APPROVAL

CHAIRMAN: *[Signature]* DATE: 3-17-15
[Signature] 3-17-15
[Signature] 3-17-15
[Signature] 3-17-15

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORDINARY AND PRUDENT CARE IN THE PREPARATION OF THIS PLAN AND I AM NOT AWARE OF ANY FACTS OR CIRCUMSTANCES THAT WOULD CAUSE THIS PLAN TO BE IN VIOLATION OF THE PUBLIC AS REQUIRED UNDER THE STANDARDS OF PRACTICE AS DEFINED BY THE BOARD OF LICENSING FOR PROFESSIONAL LAND SURVEYORS (ARL.S.A. TITLE 14, CHAPTER 121 DATED APRIL 2001).
I, *[Signature]*, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL LAND SURVEYORS OF MAINE.
PLAN PREPARED BY: *[Signature]* S.A.B.
PLAN CHECKED BY: *[Signature]* S.A.B.
THIS PLAN IS NOT VALID UNLESS ENDORSED ABOVE.

DAVIS LAND SURVEYING, LLC

64 OLD COUNTY ROAD
OXFORD, MAINE 04270

OFFICE (207) 945-9991 CELL (207) 2240-8949
EMAIL: davislandsurveying.net
WEBSITE: www.davislandsurveying.net
February 24, 2015

FILE: 251 JOB NO.: 05008 DISC: Survey-2015

WINDSOR SUBDIVISION ~

WINDSOR LANE -- CUMBERLAND, MAINE

PAUL M. & DIANE C. BENARD

P.O. BOX 707 -- CUMBERLAND, MAINE 04021