

- REFERENCE**
- PLAN OF LAND TAKEN BY THE NEW ENGLAND TELEPHONE AND TELEGRAPH CO. FROM LAND OF SARAH G. DUNN DATED MARCH 17, 1927 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN THE PLAN BOOK 17, PAGE 43.
  - RELOCATION OF MIDDLE ROAD CUMBERLAND, MAINE BY H.W. FOSTER DATED JULY 1908 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 3, PAGE 49.
  - STANDARD BOUNDARY SURVEY, "PLAN OF PROPERTY", 1 MIDDLE ROAD, CUMBERLAND, MAINE MADE FOR JEFF DAIGLE AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, ON JUNE 27, 1988 IN PLAN BOOK 171, PAGE 61.
  - STANDARD BOUNDARY SURVEY, "DAIGLE SUBDIVISION", 1 MIDDLE ROAD, CUMBERLAND, MAINE MADE FOR JEFF DAIGLE AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON NOVEMBER 8, 1990 IN PLAN BOOK 188, PAGE 8.

- NOTES**
- BEARINGS ARE REFERENCED TO GRID NORTH.
  - THERE ARE NO PUBLIC IMPROVEMENTS PROPOSED WITH THIS SUBDIVISION. THE APPLICANT STATES THAT THE PROPOSED SUBDIVISION WILL NOT CREATE EROSION, DRAINAGE OR RUNOFF PROBLEMS EITHER IN THE SUBDIVISION OR ADJACENT PROPERTIES.
  - SUBSURFACE SEWAGE DISPOSAL SHALL BE 200' FROM ANY EXISTING WELL. PROPOSED WELLS SHALL BE DRILLED WELLS UNLESS IT IS SHOWN TO THE TOWN ENGINEER IT IS NOT ECONOMICALLY OR TECHNICALLY FEASIBLE TO DEVELOP THIS TYPE OF WELL. WELLS TO BE 200' FROM ANY PROPOSED OR EXISTING SEPTIC SYSTEM.
  - BOUNDARY SURVEY PROVIDED BY A.P. TITCOMB ASSOCIATES INC., 50 GRAY ROAD, FALMOUTH ME. SEE REFERENCE NO. 4.
  - CLEARING LIMIT OF 50,000 S.F. (INCLUDING DRIVEWAY)

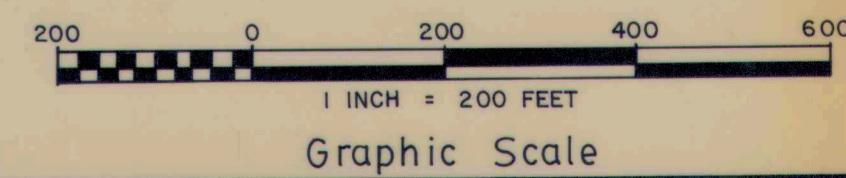
- ZONING**
- RR2 - RURAL RESIDENTIAL 2  
2 ACRE MINIMUM LOT SIZE  
200' FRONTAGE ON PUBLIC RIGHT-OF-WAY
- SETBACKS:**  
FRONT - 50'  
REAR - 75'  
SIDE - 30' COMBINED WIDTH AT LEAST 75'

- MINOR SUBDIVISION SUBMISSION REQUIREMENTS WAIVERS REQUESTED FOR THE FOLLOWING ITEMS:
- APPENDIX C.A.B. CONTOUR INTERVALS AT 2 FEET
  - 7.11 - UTILITIES TO BE INSTALLED UNDERGROUND
  - PLAN SCALE OF 1"=40'

**OWNER OF RECORD**  
ELIZABETH M. HOOD (8292 / 77)

**AREA**  
583,489.23 SQUARE FEET - 13.39 ACRES

- LEGEND**
- IRON PIN FOUND (1/2" hollow pipe, unless noted)
  - IRON PIN TO BE SET (5/8" rebar w/cap)
  - MONUMENT FOUND (5" x 5" granite w/drill hole, unless noted)
  - N/F NOW OR FORMERLY OF
  - UTILITY POLE
  - EDGE OF PAVEMENT
  - EXISTING BUILDING
  - STONE WALL FOUND
  - MAPPED WETLANDS
  - SEPTIC LEACHFIELDS
  - WELL



Approved by the Town of Cumberland  
Planning Board  
*[Signature]*  
Dated: *[Signature]*

NOTE: APPROVAL OF PLAN SHALL BE NULL AND VOID IF NOT FILED FOR RECORDING WITHIN 90 DAYS OF APPROVAL.

**Restrictions**

THESE LOTS MAY NOT BE FURTHER SUBDIVIDED IN THE FUTURE AND ARE RESTRICTED TO ONE SINGLE-FAMILY DWELLING OR DUPLEX DWELLING AND SUCH DWELLING SHALL NOT BE FURTHER DIVIDED TO CREATE THREE OR MORE DWELLING UNITS.

- Easements**
- OWNERS OF LOT NO 1 HEREBY GRANTS TO THE OWNERS OF LOT 1A AN EASEMENT FOR THE PERPETUAL RIGHT TO FLOW WATER THROUGH OVER AND ACROSS LAND OUTSIDE OF AND ADJOINING THE BOUNDRIES OF THE 50 FOOT RIGHT OF WAY AS SHOWN ON THIS PLAN.
  - OWNERS OF LOT NO 1 HEREBY GRANTS TO THE TOWN OF CUMBERLAND AN EASEMENT FOR A BUS TURNAROUND. SAID EASEMENT IS 21 FEET WIDE AND PARALLEL WITH THE NORTHERLY SIDELINE OF THE MIDDLE ROAD, SO CALLED, AND 50 FEET IN LENGTH. THIS EASEMENT IS LOCATED WITHIN THE 50 FOOT RIGHT OF WAY TO LOT NO 1A.

**Purpose Of Survey**  
TO SUBDIVIDE THE LAND OF ELIZABETH M. HOOD INTO TWO LOTS, 1 AND 1A.

**Certification:**  
THE PREPARER HEREBY CERTIFIES TO ELIZABETH M. HOOD THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THIS SURVEY CONFORMS, WITH TWO EXCEPTIONS, TO THE STANDARDS OF PRACTICE ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS FOR A CATEGORY I CONDITION II STANDARD BOUNDARY SURVEY. (EXCEPTIONS: NO REPORT, NO DESCRIPTION)

*[Signature]* #2042 3-21-93  
RONALD M. CARPENTIER PLS DATE

STATE OF MAINE

CUMBERLAND COUNTY REGISTRY OF DEEDS	
RECEIVED	
AT	HOUR MIN. M
AND RECORDED IN BOOK	PAGE
ATTEST	REGISTRAR

SQUAW BAY CORP  
Consulting Engineers

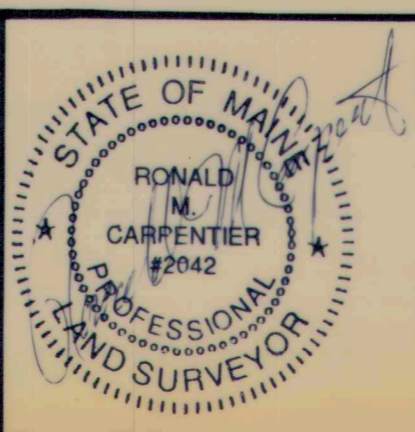
P.O. BOX 192, CUMBERLAND CENTER, ME 04021

OWNER  
ELIZABETH M. HOOD  
MIDDLE ROAD CUMBERLAND, MAINE

DESIGN	RDA	REVISION DAIGLE SUBDIVISION DIVISION OF LOT 1
DRAWN	HM	
CHKD	RDA	
PROJ NO.		92-228
DWG NO.		Box # 229

SCALE 1" = 200'

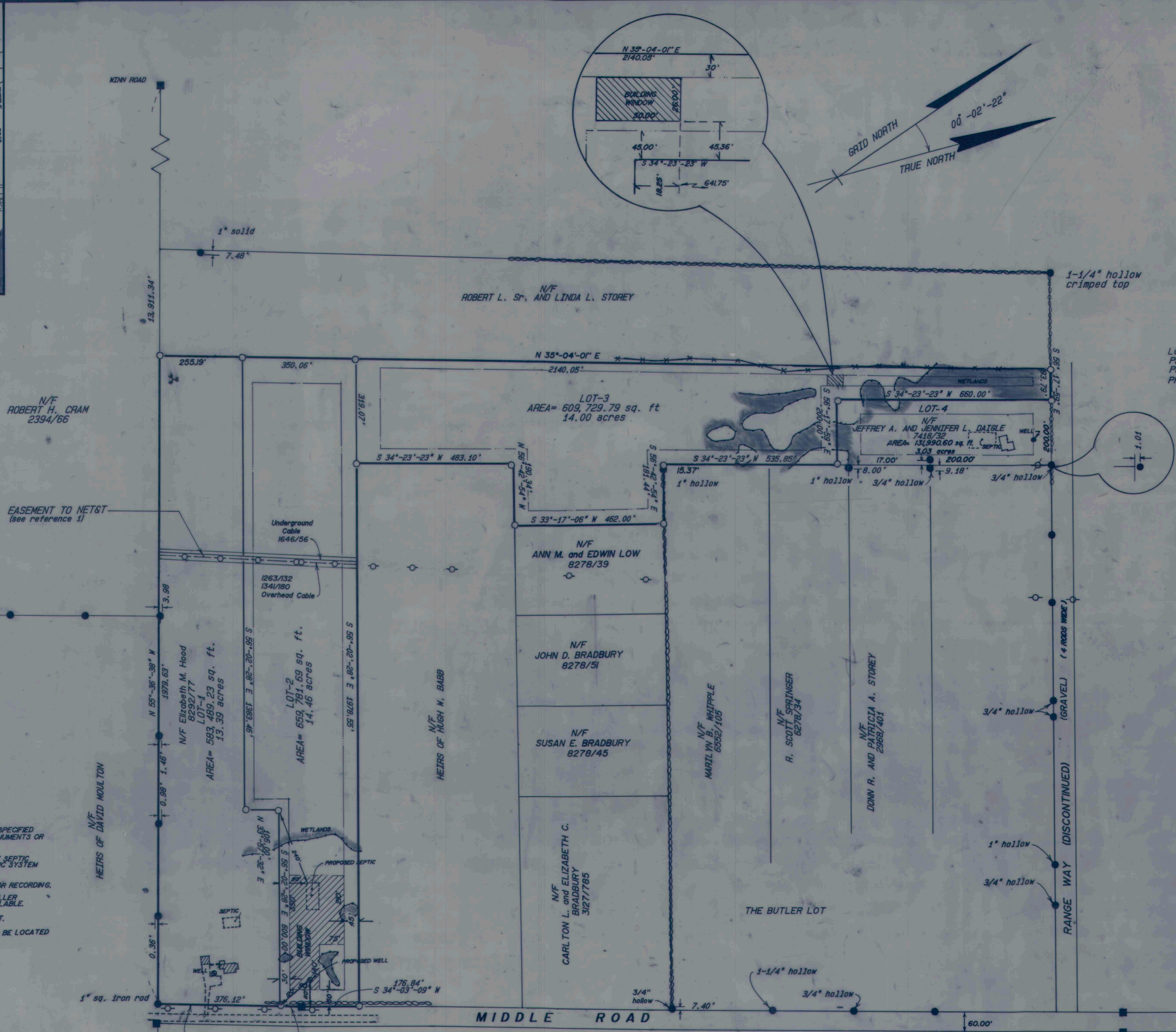
NO.	REFERENCE DRAWINGS	REV	DATE	STATUS	BY	CHKD	APPD
			3/4/93	SUBMITTED FOR FINAL APPROVAL	HM	RMC	RDA



*[Signature]*  
3/4/93



LOCATION MAP  
N.T.S.



LOT 3 SHALL REMAIN AS AN UNBUILDABLE PARCEL PENDING ADDITIONAL REVIEW BY THE CUMBERLAND PLANNING BOARD, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THE ARMY CORPS OF ENGINEERS.

#### REFERENCE

- PLAN OF LAND TAKEN BY THE NEW ENGLAND TELEPHONE & TELEGRAPH CO. FROM LAND OF SARAH S. DUNN DATED MARCH 17, 1927 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 17, PAGE 43.
- PLAN OF LAND ON THE RANGE ROAD FOR ROBERT L. STOREY BY DANIEL T.C. LAPOINTE DATED SEPTEMBER 6, 1985 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 150, PAGE 51.
- RELOCATION OF MIDDLE ROAD CUMBERLAND, MAINE BY H.W. FOSTER DATED JULY 1908 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 3, PAGE 49.
- STANDARD BOUNDARY SURVEY, "PLAN OF PROPERTY", 1 MIDDLE ROAD, CUMBERLAND, MAINE MADE FOR JEFF DAIGLE AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON JUNE 27, 1988 IN PLAN BOOK 171, PAGE 61.

#### NOTES

- BEARINGS ARE REFERENCED TO GRID NORTH.
- THERE ARE NO PUBLIC IMPROVEMENTS PROPOSED WITH THIS SUBDIVISION. THE APPLICANT STATES THAT THE PROPOSED SUBDIVISION WILL NOT CREATE EROSION, DRAINAGE, OR RUNOFF PROBLEMS EITHER IN THE SUBDIVISION OR ADJACENT PROPERTIES.
- SUBSURFACE SEWAGE DISPOSAL SHALL BE 200' FROM ANY EXISTING WELL. PROPOSED WELLS SHALL BE DRILLED WELLS UNLESS IT IS SHOWN TO THE TOWN ENGINEER IT IS NOT ECONOMICALLY OR TECHNICALLY FEASIBLE TO DEVELOP THIS TYPE OF WELL. WELLS TO BE 200' FROM ANY PROPOSED OR EXISTING SEPTIC SYSTEM.
- RANGE WAY IS NOT A PUBLIC ROAD AND THEREFORE TOWN OF CUMBERLAND HAS NO MAINTENANCE RESPONSIBILITIES TOWARDS IT.
- LOT 3 SHALL HAVE A 30' RIGHT OF WAY ALONG RANGE WAY AND SO NOTED IN THE TRANSFER OF DEEDS UPON ITS SALE.
- DRIVEWAY CULVERT TYPE AND LOCATION TO BE SUBJECT TO THE APPROVAL OF THE PUBLIC WORKS DIRECTOR.
- NO DISTURBANCE OF IDENTIFIED WETLAND IS ALLOWED. A PLAN DELINEATING THESE LANDS IS ON FILE AT THE TOWN ENGINEERS OFFICE. UNDISTURBED BUFFER ARE MANDATORY BESIDE WETLAND AREAS (SEE NRPA TITLE 38 SECTION 480).

#### ZONING

RR2 : RURAL RESIDENTIAL 2  
2 ACRE MINIMUM LOT SIZE  
200' FRONTAGE ON PUBLIC RIGHT OF WAY  
SETBACKS : FRONT = 50'  
REAR = 75'  
SIDE = 30'; COMBINED WIDTH AT LEAST 75'

#### MINOR SUBDIVISION SUBMISSION REQUIREMENTS WAIVERS REQUESTED FOR THE FOLLOWING ITEMS:

- APPENDIX C.A.8 CONTOUR INTERVALS AT 2 FEET.
- 7.11 - UTILITIES TO BE INSTALLED UNDERGROUND.

#### OWNER OF RECORD

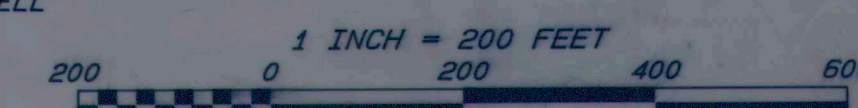
JOHN M. AND DOLORES M. DAIGLE  
2773/175

#### AREA

AREA = 1,823,000.72 SF  
41.85 ACRES

#### LEGEND

- IRON PIN FOUND (1/2" hollow pipe, unless noted)
- IRON PIN TO BE SET (5/8" rebar)
- MONUMENT FOUND (5"X5" granite w/drill hole, unless noted)
- N/F NOW OR FORMERLY OF
- UTILITY POLE
- EDGE OF PAVEMENT
- EXISTING BUILDING
- STONE WALL FOUND
- BARB WIRE FENCE
- MAPPED WETLANDS
- SEPTIC LEACHFIELDS
- WELL



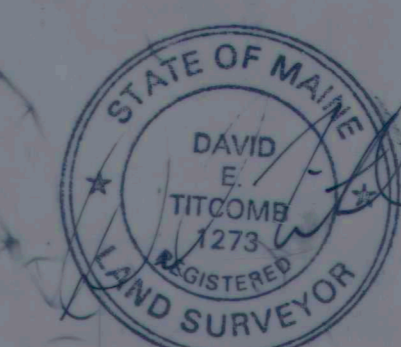
This survey conforms to category I condition II as defined by the Standards of the Maine State Board of Registration for Land Surveyors dated 1985. Except as noted.

#### Exceptions:

- (1)
- (2)
- (3)

David E. Titcomb RLS 1273

checked by \_\_\_\_\_



REV 3 ADD CONDITIONS, WETLANDS, WELLS, SEPTIC 10/1/90 SJP  
REV 2 LETTER FROM TOWN DATED 9/12/90 9/14/90 SJP  
REV 1 LETTER FROM TOWN DATED 8/20/90 9/14/90 SJP

-- STANDARD BOUNDARY SURVEY --  
**DAIGLE SUBDIVISION**  
1 Middle Road Cumberland, Maine  
made for  
**Jeff Daigle**  
36 Range Way Cumberland, Maine  
Job 87170 Book 378 File 4726 Disc 174  
May 23, 1990  
**R. P. TITCOMB ASSOCIATES, INC.**  
LAND SURVEYORS / ENGINEERS / PLANNERS  
50 Gray Road, Falmouth, Maine

Approved by the Town of Cumberland  
Planning Board Dated: 10/16/90

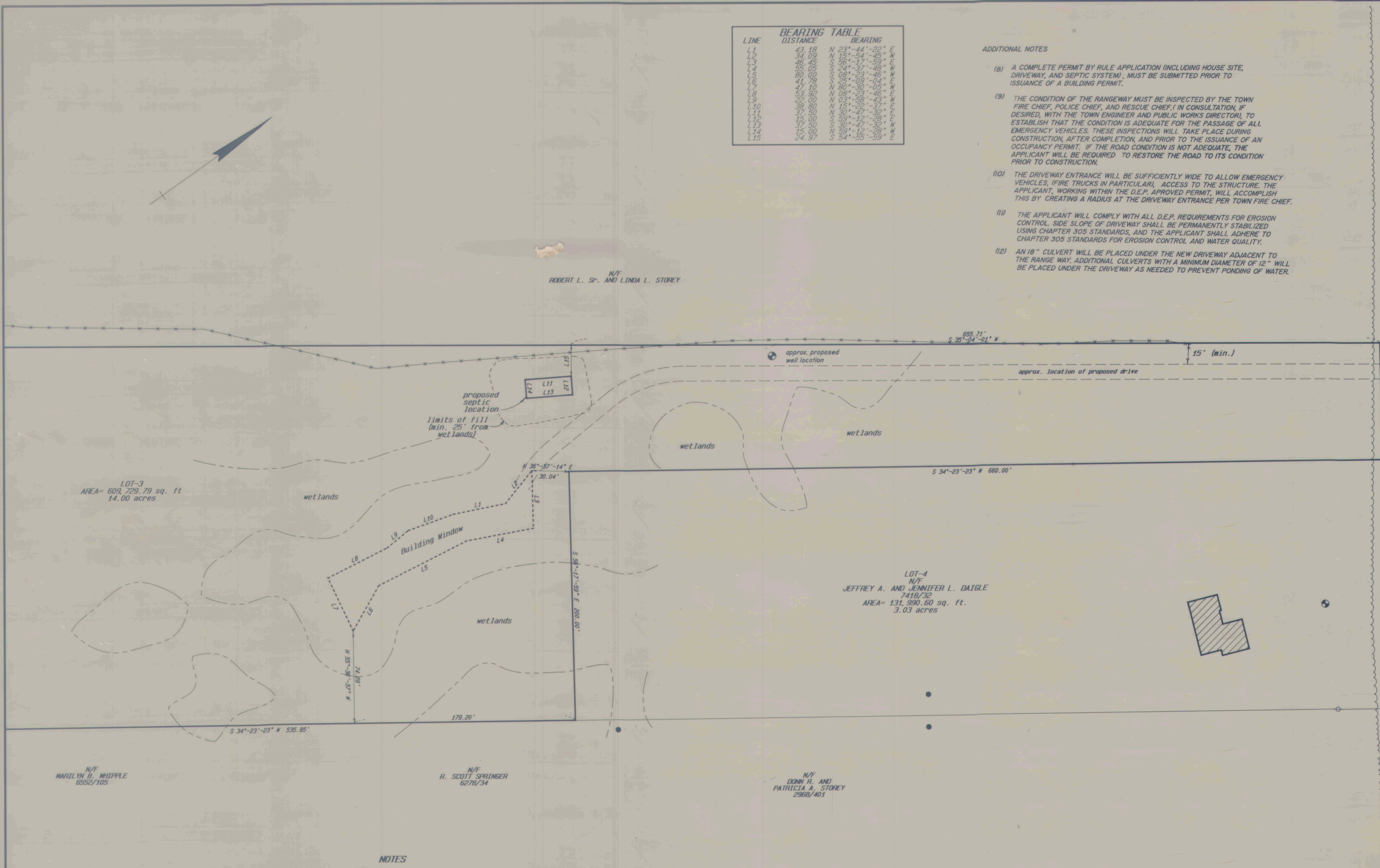
*[Signatures]*  
Nancy Michaelak  
Jeff Daigle  
D. J. C. Hunt

NOTE: APPROVAL OF PLAN SHALL BE NULL AND VOID IF NOT FILED FOR RECORDING WITHIN 90 DAYS OF APPROVAL.

LINE	BEARING	TABLE	BEARING
	DISTANCE		
L1	43.18	N 23°-44'-22"	E
L2	34.09	N 15°-54'-45"	W
L3	46.45	S 56°-17'-33"	E
L4	59.05	S 24°-37'-48"	W
L5	80.00	S 08°-23'-46"	W
L6	41.78	S 28°-09'-04"	E
L7	47.10	N 08°-30'-05"	E
L8	53.92	N 08°-29'-46"	E
L9	22.00	N 03°-59'-43"	W
L10	36.80	N 15°-59'-31"	E
L11	37.50	N 30°-47'-35"	E
L12	15.00	S 39°-12'-29"	W
L13	37.30	S 39°-47'-35"	W
L14	15.00	N 59°-19'-29"	W
L15	24.97	S 54°-55'-59"	E

# ADDITIONAL NOTES

- (8) A COMPLETE PERMIT BY RULE APPLICATION (INCLUDING HOUSE SITE, DRIVEWAY, AND SEPTIC SYSTEM), MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- (9) THE CONDITION OF THE RANGEWAY MUST BE INSPECTED BY THE TOWN FIRE CHIEF, POLICE CHIEF, AND RESCUE CHIEF, (IN CONSULTATION, IF DESIRED, WITH THE TOWN ENGINEER AND PUBLIC WORKS DIRECTOR), TO ESTABLISH THAT THE CONDITION IS ADEQUATE FOR THE PASSAGE OF ALL EMERGENCY VEHICLES. THESE INSPECTIONS WILL TAKE PLACE DURING CONSTRUCTION, AFTER COMPLETION, AND PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. IF THE ROAD CONDITION IS NOT ADEQUATE, THE APPLICANT WILL BE REQUIRED TO RESTORE THE ROAD TO ITS CONDITION PRIOR TO CONSTRUCTION.
- (10) THE DRIVEWAY ENTRANCE WILL BE SUFFICIENTLY WIDE TO ALLOW EMERGENCY VEHICLES (FIRE TRUCKS IN PARTICULAR), ACCESS TO THE STRUCTURE. THE APPLICANT, WORKING WITHIN THE D.E.P. APPROVED PERMIT, WILL ACCOMPLISH THIS BY CREATING A RADIUS AT THE DRIVEWAY ENTRANCE PER TOWN FIRE CHIEF.
- (11) THE APPLICANT WILL COMPLY WITH ALL D.E.P. REQUIREMENTS FOR EROSION CONTROL. SIDE SLOPE OF DRIVEWAY SHALL BE PERMANENTLY STABILIZED USING CHAPTER 305 STANDARDS, AND THE APPLICANT SHALL ADHERE TO CHAPTER 305 STANDARDS FOR EROSION CONTROL AND WATER QUALITY.
- (12) AN 18" CULVERT WILL BE PLACED UNDER THE NEW DRIVEWAY ADJACENT TO THE RANGE WAY. ADDITIONAL CULVERTS WITH A MINIMUM DIAMETER OF 12" WILL BE PLACED UNDER THE DRIVEWAY AS NEEDED TO PREVENT PONDING OF WATER.



## NOTES

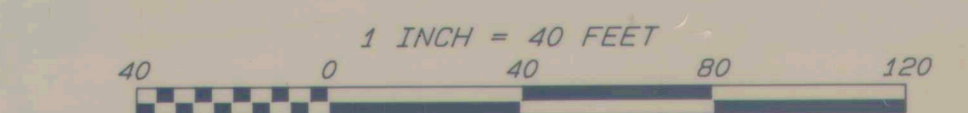
- (1) BEARINGS ARE REFERENCED TO GRID NORTH.
- (2) THIS PLAN IS INTENDED TO AMEND THE SUBDIVISION PLAN ENTITLED "DAIGLE SUBDIVISION" AS APPROVED BY THE TOWN OF CUMBERLAND PLANNING BOARD DATED 10/16/90 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 188, PAGE 8. THE PURPOSE OF THIS PLAN IS TO RELOCATE THE PROPOSED BUILDING WINDOW FOR LOT 3 AND TO SHOW THE LOCATION OF THE PROPOSED SEPTIC SYSTEM, APPROXIMATE LOCATION OF THE PROPOSED DRIVE, AND THE APPROXIMATE LOCATION OF THE PROPOSED WELL.
- (3) ANY CHANGES IN THE LOCATION OF THE BUILDING WINDOW OR SEPTIC SYSTEM SHALL REQUIRE PLANNING BOARD APPROVAL.
- (4) IF THIS PLAN IS NOT RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN NINETY (90) DAYS OF APPROVAL BY THE PLANNING BOARD, ALL APPROVALS SHALL BE NULL AND VOID.
- (5) THE CONSTRUCTION OF A HOME IS ALLOWED ONLY WITHIN THE BUILDING WINDOW.
- (6) ANY FURTHER SUBDIVISION OF LOT 3 WILL REQUIRE PLANNING BOARD APPROVAL.
- (7) THE PROPOSED SEPTIC SYSTEM IS LOCATED PER DESIGN OF ALBERT FRICK.

## LEGEND

- IRON PIN FOUND (1/2" hollow pipe, unless noted)
- - - EDGE OF WETLANDS
- MONUMENT FOUND (5"x5" granite w/drill hole, unless noted)
- N/F NOW OR FORMERLY OF
- UTILITY POLE
- - - EDGE OF PAVEMENT
- ▣ EXISTING BUILDING
- x---x---x---x---x BARB WIRE FENCE

This is not a Standard Boundary Survey. Surveyor's Seal is for the changes as noted in Note 2. Reference is made to a Standard Boundary Survey and Subdivision Plan recorded in Plan Book 188, Page 8, Cumberland County Registry of Deeds.

David E. Titcomb PLS 1273



**AMENDED SUBDIVISION PLAN**  
1 Middle Road  
Cumberland, Maine

made for  
**Jeff Daigle**  
36 Range Way  
Cumberland, Maine

Job 67170 Book 378 File 4726 Disc 1748  
March 13, 1992

**R. P. TITCOMB ASSOCIATES, INC.**  
LAND SURVEYORS / LAND PLANNERS  
Falmouth, Maine

Approved by the Town of Cumberland Planning Board

dated 4/16/92  
*Walter J. [Signature]*  
*Nancy L. Michalek*  
*[Signature]*  
*[Signature]*  
*[Signature]*

REV. 1. ADDITIONAL NOTES