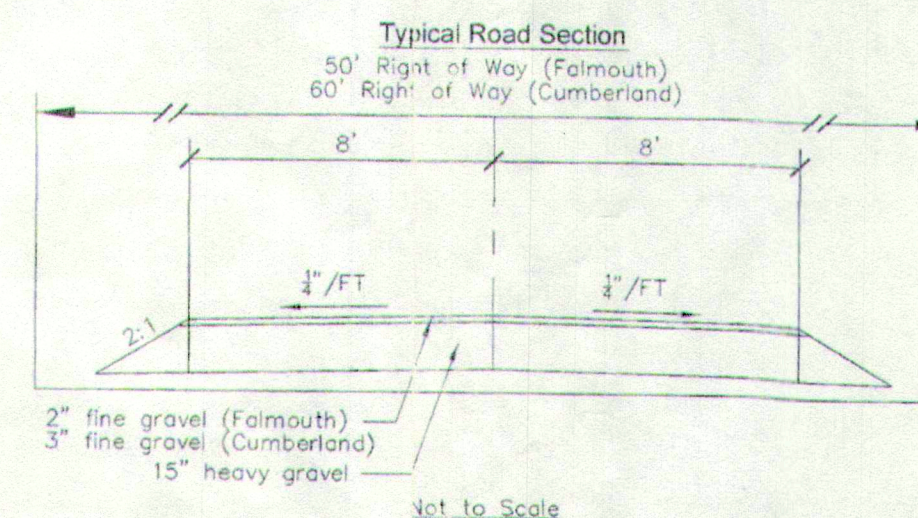
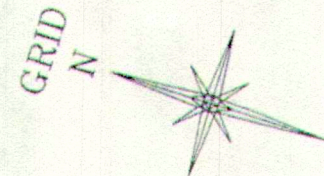


# LEGEND

- Monument - found
- Iron marker - set (#5 rebar)
- Property line (easement)
- Right of way line
- Easement line
- Setback line
- Stone wall
- Edge of pavement
- Edge of gravel
- Utility pole
- Guy wire
- Contours (1ft)
- Contours (5ft)
- Stream
- Now or formerly of
- Deed reference (Book/Page)
- Tree line
- Wetlands
- Shrubbery
- Deciduous tree
- Coniferous tree
- Test pit
- Slopes > 25%



## NOTES

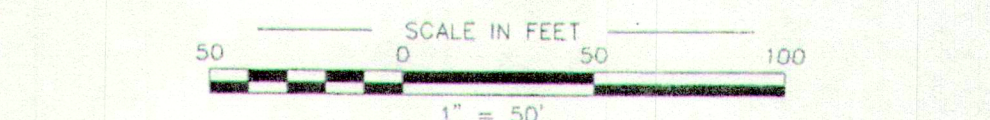
- 1) Book and Page references are to the Cumberland County Registry of Deeds.
- 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
- 3) Elevations are based on NAVD83 datum derived from GPS observations.
- 4) Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
- 5) Property lies within Zone C based on FIRM Community #230045 Panel #0006B, dated October 16, 1984. It does not lie within a special flood hazard area.
- 6) The Town of Falmouth will not be responsible for the maintenance, repair, or plowing of the private way.
- 7) No further lot divisions are permitted without prior approval of the Falmouth Planning Board.
- 8) The proposed lots will be serviced by on site wells and private septic systems.
- 9) The proposed lots are exempt from the requirements of Section 19.8 ("RCZO" - Resource Conservation Zoning Overlay District) of the Falmouth Zoning Ordinance as it meets the provisions of Section 19.8.8 (Exempt Lots):
  - (a) The lot of record was in the current configuration prior to April 1, 2005.
  - (b) The proposed lots will be held in separate ownership from any abutting property.
  - (c) The proposed lots meet the minimum dimensional requirements of the underlying zone (Farm and Forest).
  - (d) The division of the lot of record does not constitute a subdivision.
- 10) The Private Way shall be a minimum of 16 feet in width from Blackstrap Road up to the driveway servicing Lot 1; the remaining portion shall be a minimum of 12 feet in width.
- 11) The wetlands were mapped by Sweet Associates dated 08/27/2015 and were categorized (high value/low value) as defined under Section 19-71 of the Falmouth Zoning Ordinance. Low value wetlands shown without a setback have been determined to be exempt under Section 19-71.5 of the Falmouth Zoning Ordinance. "A" - Low value wetlands averaging less than 30 feet in width, as determined by measuring the width of five (5) evenly spaced sections, that function primarily as drainage swales in upland areas."
- 12) No wells shall be permitted within 100 feet of a septic system.
- 13) Slopes >25% were derived from contour information obtained from the Maine Office of GIS (2' contour intervals).
- 14) The private way will be held in fee ownership by Lot 1 up to the boundary line of Lot 2; the remaining portion will be held in fee ownership by Lot 2. An easement will be granted to both Lot 1 and Lot 2 over the entirety of the private way.
- 15) Homestead Acres was not a subdivision approved by the Town. It was a division of land that did not require subdivision review owned by Patricia Marston with 2 lots in Falmouth and 3 lots in Cumberland. One of the Cumberland lots was retained by Patricia Marston.

## PLAN REFERENCES

- 1) Plan of Homestead Acres made for Patricia Marston by Titcomb Associates dated September 26, 1994 and recorded in Plan Book 194, Page 380.
- 2) Plan of Private Way, Amethyst Way made for Brian Merrill by Survey, Inc. dated April 2000 and recorded in Plan Book 200, Page 229.

## EASEMENTS / ENCUMBRANCES

- 1) Parcel is subject to an easement (Mystical Way) as described in an indenture recorded in Book 11760, Page 305.
- 2) Parcel benefits from a right of way (Amethyst Way) reserved in deeds to Patricia M. Balzer and Halsey W. Snow in Book 11760, Page 311, and Book 12119, Page 125.
- 3) Amethyst Way is subject to a Road Maintenance Agreement recorded in Book 15602, Page 95. The locus parcel is not a party to the road maintenance agreement.



Rev 2/05/16/16 Conditions of Approval det  
Rev 1/02/24/16 Private Way, Lots det

PLAN OF Private Way		
Stanley Ridge	Tax Map R08, Lot 64	Falmouth, Maine
MADE FOR Belinda M. Marston		
30 Mystical Way		Cumberland, Maine
JOB #7944	DATE: October 2, 2015	SCALE: 1" = 50'
BOOK #847		
7944.dwg		
FILE #939		

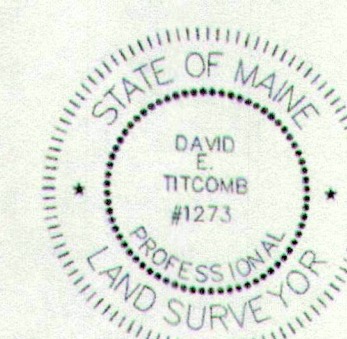
## OWNER OF RECORD

Belinda Marston Book 23851, Page 143

## CERTIFICATION

This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

David E. Titcomb, P.L.S. #1273



## Falmouth Planning Board Conditions of Approval

1. The development is to be constructed in accordance with the plans, maps, diagrams, specifications, textual submissions, and testimony presented by the applicant and approved by the Board.
2. Prior to release of the recording mylar, prior to start of construction, and prior to issuance of building permits:
  - a. The applicant shall provide documentation of all necessary approvals from the Town of Cumberland. b. The proposed "Expanded Mystical Way" easement shall be reviewed by the Town and recorded at the Registry of Deeds.
  - c. The applicant shall convey to the Town a sewer easement, described by metes and bounds, in a form acceptable to the Town, over the entire right of way and shall record the easement at the Registry of Deeds.
  - d. The applicant shall submit a road maintenance agreement, in a form acceptable to the Town, specifying the rights and responsibilities of each lot owner with respect to the maintenance, repair, and plowing of the private way, and shall record the agreement at the Registry of Deeds.
  - e. The applicant shall provide evidence of MDEP approval.
  - f. The applicant shall address all concerns of the Street Addressing Officer.
3. Prior to start of construction and site clearing and prior to issuance of building permits:
  - a. The applicant shall pay an inspection fee equal to three percent (3%) of the estimated cost of the required site improvements as determined by the Town.
  - b. Erosion & sedimentation control measures shall be installed to the satisfaction of the Town.
  - c. The boundaries of buffer areas shall be marked with snow fencing or equivalent measures and approved by the Town.
  - d. A street name sign shall be installed at a location determined by the Street Addressing Officer and in accordance with design specifications set forth by the Department of Public Works.
4. Prior to the issuance of a certificate of occupancy for the dwellings on the lots:
  - a. The Town Engineer shall inspect the private way construction to verify that it has been built in accordance with the ordinance specifications, the approved plan, and with adequate provision for storm drainage and site distance.
  - b. The applicant shall provide documentation from a Professional Land Surveyor indicating that all corners of the private way have been located on the ground and marked by appropriate monuments.

Approved by the Town of Cumberland Code Enforcement Officer  
dated 7-07-16

State of Maine, Cumberland ss  
Registry of Deeds  
Received August 24, 2016  
at 1:58 PM and recorded in  
Plan Book 2116 Page 322  
Attest: Register

Approved by the Town of Falmouth Planning Board  
dated June 7, 2016

Net Residential Area	
Gross Area	385,130 s.f.
Deductions	
10% roads & parking	-38,513 s.f.
Unsuitable Land (wetlands)	-43,577 s.f.
Slopes > 25%	-34,113 s.f.
Total deductions	-116,204 s.f.
Net Residential Area	268,927 s.f.
Minimum Lot Size	80,000 s.f.
Maximum No. of Lots	3.36

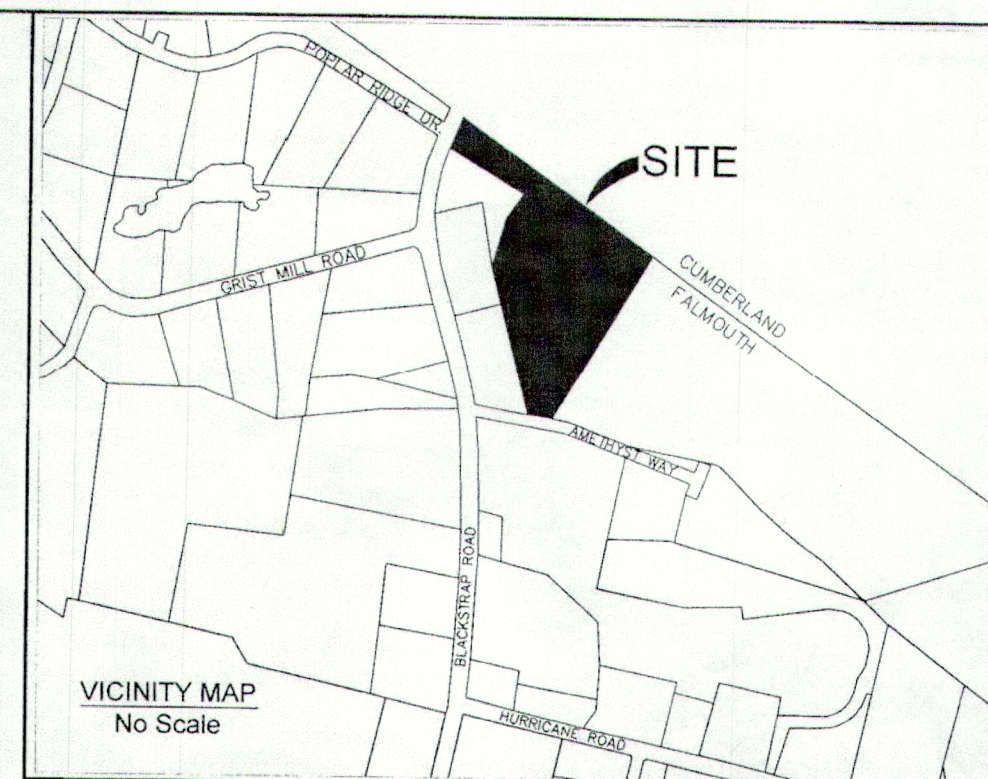
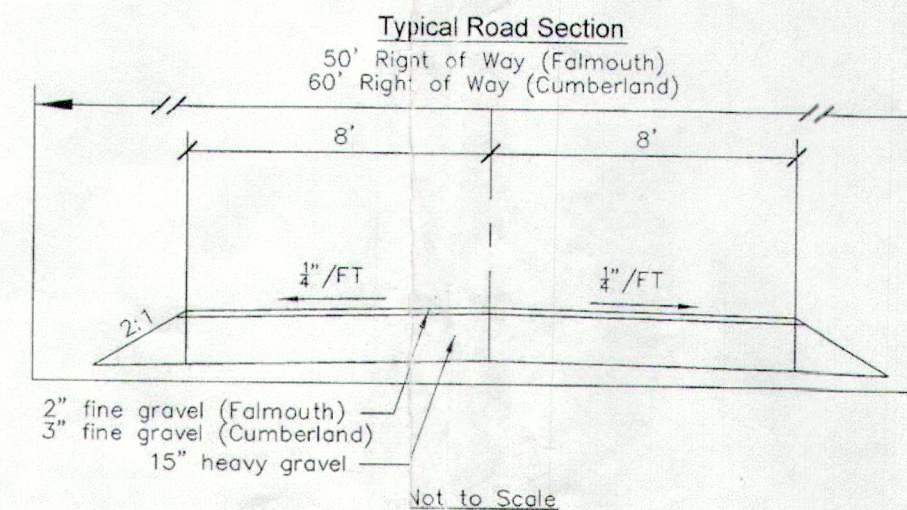
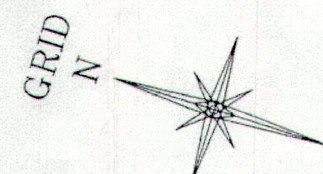
## Minimum Net Residential Area Per Lot

Lot 1	
Gross Area	206,131 s.f.
Private Way	-27,346 s.f.
Unsuitable Land (wetlands)	-37,049 s.f.
Slopes > 25%	-7,494 s.f.
Min. Net Residential Area	125,076 s.f.
Lot 2	
Gross Area	178,999 s.f.
Private Way	-14,046 s.f.
Unsuitable Land (wetlands)	-3,898 s.f.
Slopes > 25%	-29,600 s.f.
Min. Net Residential Area	131,455 s.f.



# LEGEND

- Monument - found
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- Property line (abutter)
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## NOTES

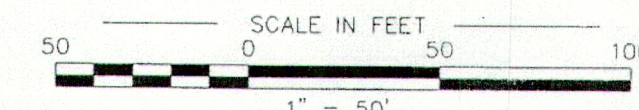
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## PLAN REFERENCES

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Rev 2/05/16/16 Conditions of Approval  
Rev 1/02/24/16 Private Way, Lots

PLAN OF Private Way		
Stanley Ridge	Tax Map R08, Lot 64	Falmouth, Maine
MADE FOR Belinda M. Marston		
30 Mystical Way	Cumberland, Maine	
JOB #7944	DATE: October 2, 2015	SCALE: 1" = 50'
BOOK #847		
7944.dwg		
FILE #939		



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David E. Titcomb, P.L.S. #1273

## OWNER OF RECORD

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  - c. The applicant shall provide the Town with a copy of the deed, described by metes and bounds, in a form acceptable to the Town, over the entire right of way and shall record the easement at the Registry of Deeds.
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## Approved by the Town of Cumberland Code Enforcement Officer

dated 7-07-16  
[Signature]

State of Maine, Cumberland ss  
Registry of Deeds  
Received August 24, 2016  
at 1:59 PM and recorded in  
Plan Book 2116 Page 333  
Attest: [Signature]  
Register

## Approved by the Town of Falmouth Planning Board

dated June 7, 2016  
[Signature]  
[Signature]

## Net Residential Area

Gross Area	385,130 s.f.
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