

LOCATION MAP
N.T.S.

N/F
ROBERT H. GRAM
2394/66

EASEMENT TO NET&T
(see reference 1)

N/F
Elizabeth M. Hood
6277/77
LOT-1
AREA= 593,485.23 sq. ft.
13.39 acres

LOT-2
AREA= 659,781.69 sq. ft.
14.46 acres

N/F
CARLTON L. and ELIZABETH C.
BRADBURY
3127/75

N/F
SUSAN E. BRADBURY
8278/45

N/F
JOHN D. BRADBURY
8278/51

N/F
ANN M. and EDWIN LOW
8278/39

LOT-3
AREA= 609,729.79 sq. ft.
14.00 acres

N/F
MARILYN B. WHIPPLE
6282/105

N/F
A. SCOTT SPRINGER
6278/34

N/F
DOWN R. and PATRICIA A. STOREY
2988/401

THE BUTLER LOT

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.

CONDITIONS

1. LOCATION OF ON-SITE WELL AND SEPTIC SYSTEM BE SPECIFIED ON THE PLAN BY MEASUREMENTS TO PERMANENT MONUMENTS OR PROPERTY CORNERS.
2. PROPOSED WELL SHALL BE LOCATED 200' FROM THE SEPTIC SYSTEM ON LOT 1 AS WELL AS THE PROPOSED SEPTIC SYSTEM LOT 2.
3. ALL FEES TO BE PAID PRIOR TO RELEASING PLAT FOR RECORDING.
4. THE APPLICANT OBTAIN A LETTER FROM A WELL DRILLER INDICATING A SUFFICIENT SUPPLY OF WATER IS AVAILABLE.
5. WETLANDS BE DELINEATED ON THE RECORDING PLAT.
6. EXISTING NEIGHBORING WELLS AND SEPTIC SYSTEMS BE LOCATED ON THE PLAN.

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

[Signatures]

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

FALMOUTH
CUMBERLAND

REFERENCE

- (1) PLAN OF LAND TAKEN BY THE NEW ENGLAND TELEPHONE & TELEGRAPH CO. FROM LAND OF SARAH G. DUNN DATED MARCH 17, 1927 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 17, PAGE 43.
- (2) PLAN OF LAND ON THE RANGE ROAD FOR ROBERT L. STOREY BY DANIEL T. C. LAPDINT DATED SEPTEMBER 6, 1985 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 150, PAGE 51.
- (3) RELOCATION OF MIDDLE ROAD CUMBERLAND, MAINE BY H. M. FOSTER DATED JULY 1908 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 3, PAGE 49.
- (4) 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

- (1) BEARINGS ARE REFERENCED TO GRID NORTH.
- (2) 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.
- (3) 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.
- (4) RANGE WAY IS NOT A PUBLIC ROAD AND THEREFORE TOWN OF CUMBERLAND HAS NO MAINTENANCE RESPONSIBILITIES TOWARDS IT.
- (5) LOT 3 SHALL HAVE A 30' RIGHT OF WAY ALONG RANGE WAY AND SO NOTED IN THE TRANSFER OF DEEDS UPON ITS SALE.
- (6) DRIVEWAY CULVERT TYPE AND LOCATION TO BE SUBJECT TO THE APPROVAL OF THE PUBLIC WORKS DIRECTOR.
- (7) 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:

- (1) APPENDIX C.A.B. CONTOUR INTERVALS AT 2 FEET
- (2) 7.11 - UTILITIES TO BE INSTALLED UNDERGROUND.

OWNER OF RECORD

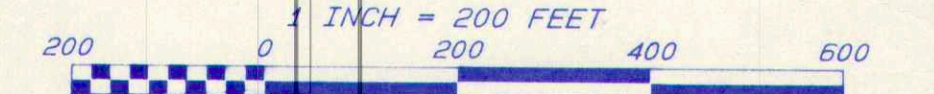
JOHN M. AND DOLORES M. DAIGLE
2773/175

AREA

AREA = 1,023,000.72 SF
4.85 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



REV 3	ADD CONDITIONS, WETLANDS, WELLS, SEPTIC	10/1/90	SJR
REV 2	LETTER FROM TOWN DATED 9/18/90	9/14/90	SJR
REV 1	LETTER FROM TOWN DATED 8/20/90	9/14/90	SJR

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 ALS 1273

checked by _____



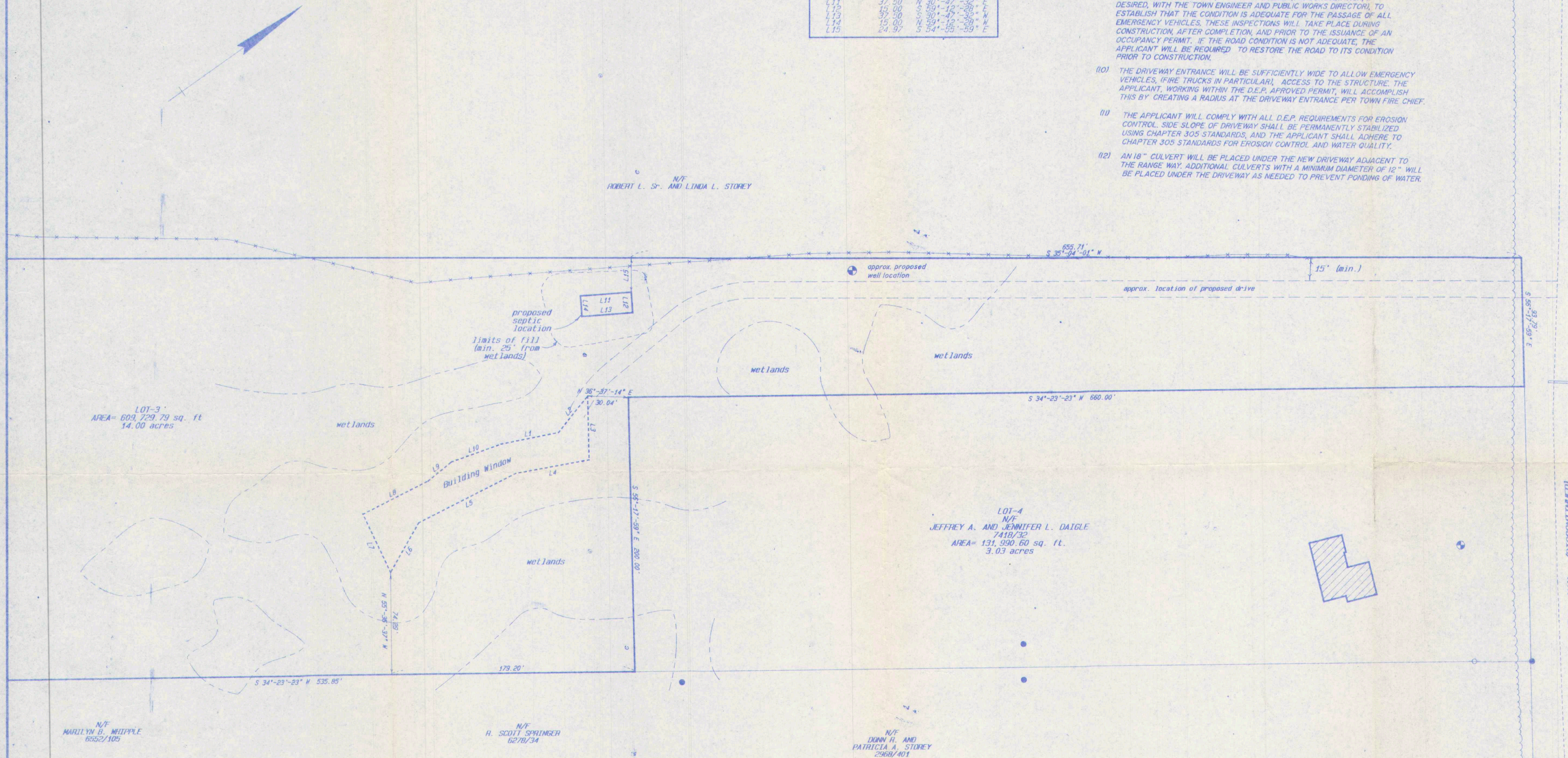
11/6/90
Book 188
Page 4

-- 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
59 Gray Road, Falmouth, Maine

LINE	BEARING	TABLE	BEARING
DISTANCE			
L1	43.18	N 23°-44'-22" E	
L2	34.09	N 15°-54'-25" W	
L3	46.45	S 55°-17'-59" E	
L4	55.09	S 24°-37'-48" W	
L5	80.00	S 08°-29'-46" W	
L6	41.79	S 25°-09'-04" E	
L7	47.10	N 08°-30'-05" W	
L8	53.90	N 08°-29'-46" E	
L9	22.00	N 03°-59'-43" W	
L10	38.90	N 15°-25'-30" E	
L11	37.50	N 30°-47'-30" E	
L12	15.00	S 59°-12'-26" E	
L13	37.50	S 30°-47'-30" W	
L14	15.00	S 30°-47'-30" 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 198, 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
- BARE WIRE FENCE

Approved by the Town of Cumberland Planning Board
dated _____

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 198, Page 8,
Cumberland County Registry of Deeds.

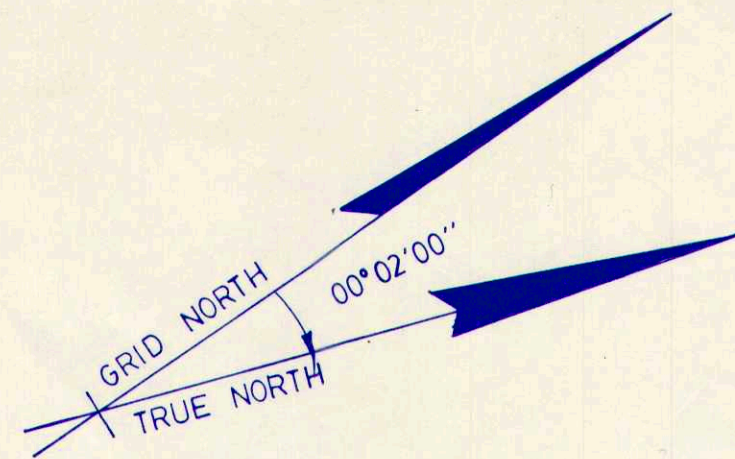
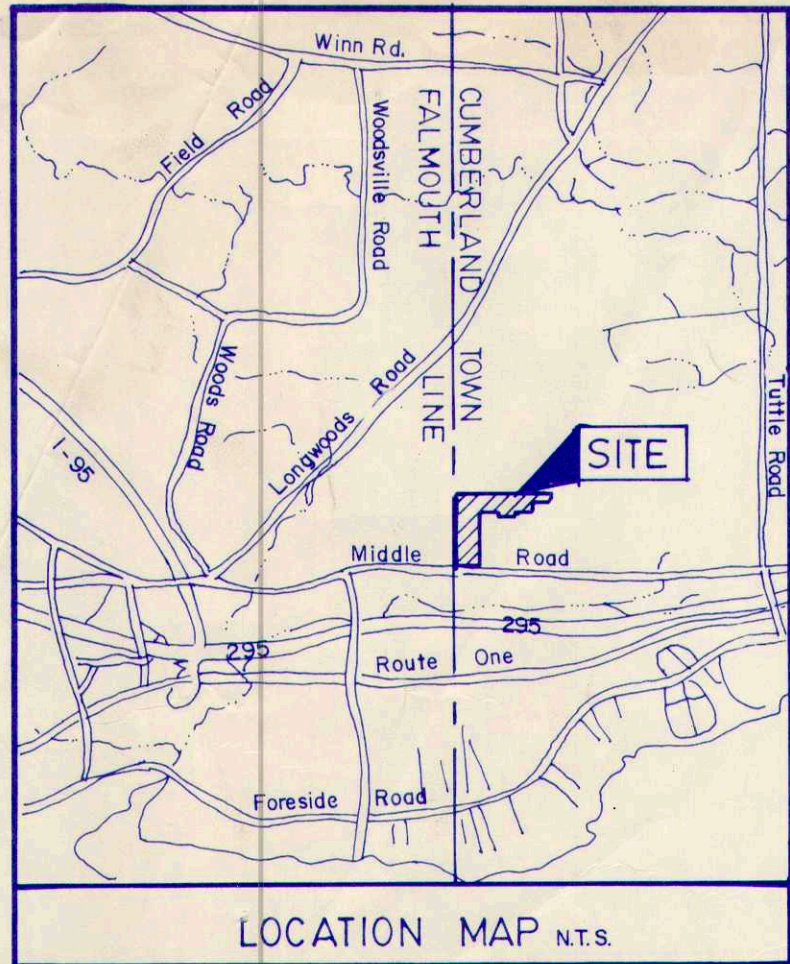
Recorded 8/14/92
Blk 192
Pg 158

David E. Tyeomh, PLS 1273

1 INCH = 40 FEET

AMENDED SUBDIVISION PLAN
1 Middle Road, Cumberland, Maine

made for
Jeff Daigle
Cumberland, Maine
36 Range Way
Job 87470 Book 378 File 4726 Disc 1746
March 13, 1992
R. P. TATCOMB ASSOCIATES, INC.
LAND SURVEYORS / LAND PLANNERS
Falmouth, Maine



REFERENCE

1. 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.
2. 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.
3. 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.
4. 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

1. BEARINGS ARE REFERENCED TO GRID NORTH.
2. 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.
3. 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.
4. BOUNDARY SURVEY PROVIDED BY A.P. TITCOMB ASSOCIATES INC., 50 GRAY ROAD, FALMOUTH ME. SEE REFERENCE NO. 4.
5. 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:

1. APPENDIX C.A.B. CONTOUR INTERVALS AT 2 FEET
2. 7.11 - UTILITIES TO BE INSTALLED UNDERGROUND
3. PLAN SCALE OF 1"=40'

OWNER OF RECORD

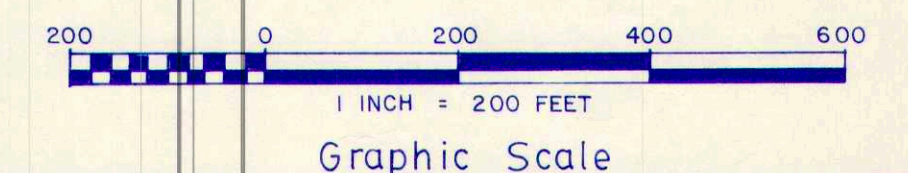
ELIZABETH M. HOOD (8292/77)

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



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

1. 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.
2. 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)

RONALD M. CARPENTIER PLS

#2042

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

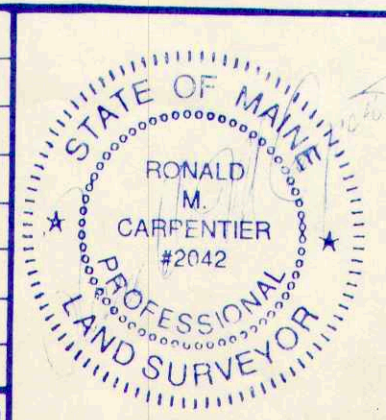
DESIGN RDA
DRAWN HM
CHKD RDA

SCALE 1" = 200'

REVISION
DAIGLE SUBDIVISION

DIVISION OF LOT 1

PROJ NO
DWG NO
92-228
REV.



Approved by the Town of Cumberland
Planning Board

Dated: 4/20/93

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

Plan 93-121 completed Turnaround
Book 193 12-3-1993
Page 125