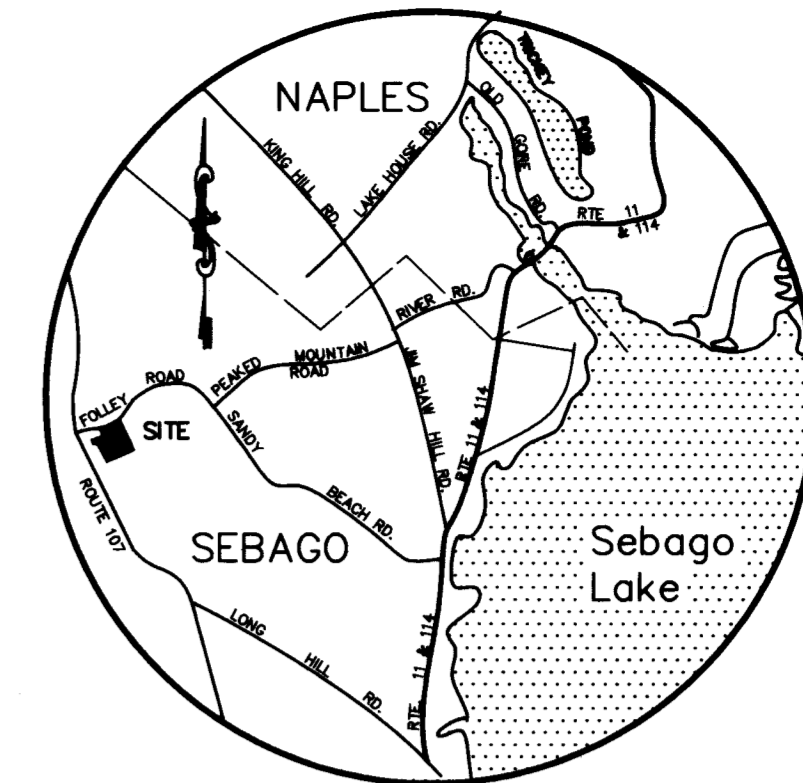


Abutter's List (Now or Formerly)

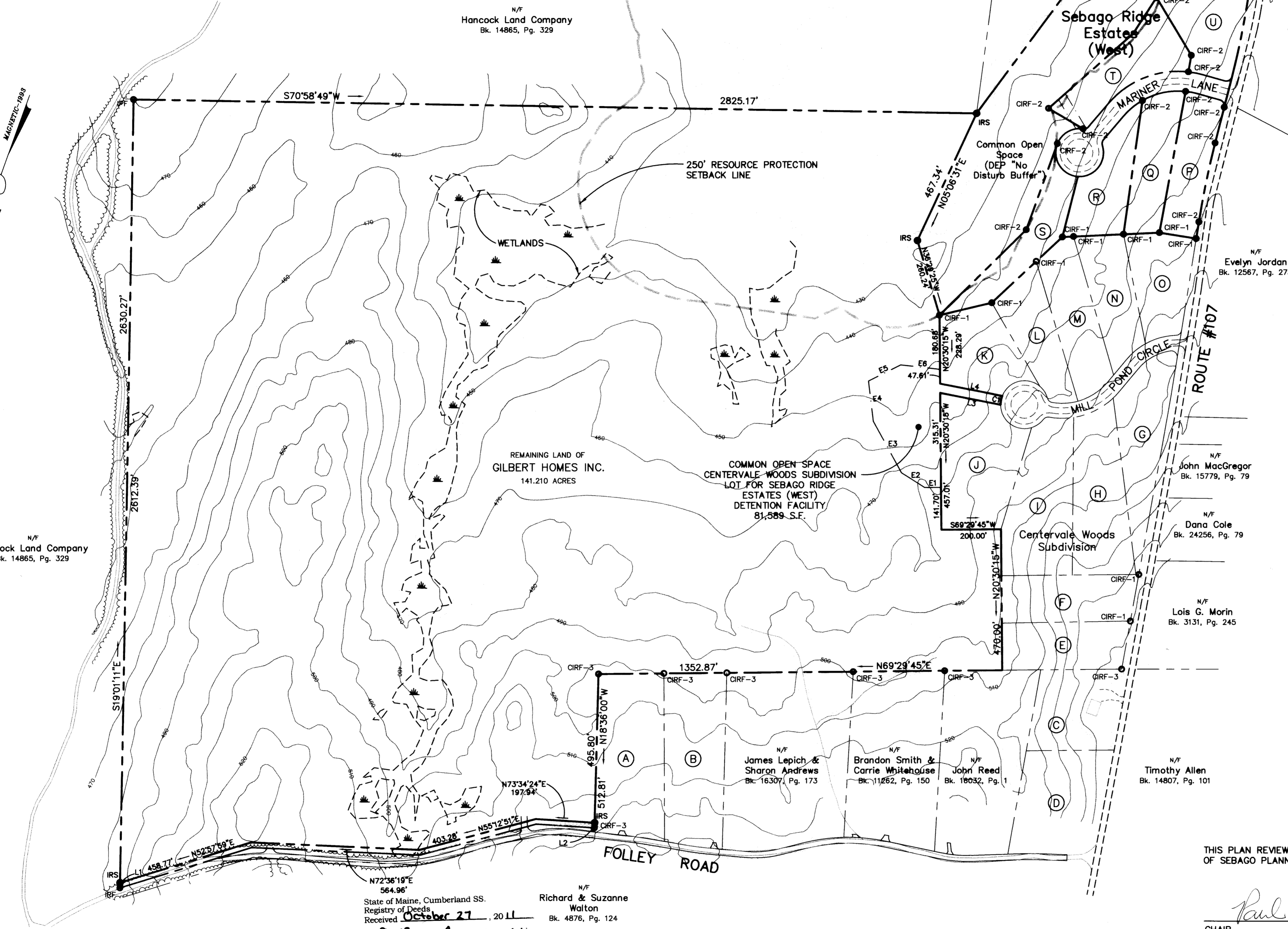
- | | | | | |
|---|--|--|---|---|
| (A) Robert & Joyce Pfoh
Bk. 13749, Pg. 291
(Map 11, Lot 31B) | (E) Brad & Christina Guamont
Bk. 25338, Pg. 182
(Map 11, Lot 18-1) | (I) David & Eileen Hague
Bk. 21628, Pg. 313
(Map 11, Lot 18-5) | (M) Richard Navarra
Bk. 16867, Pg. 217
(Map 11, Lot 18-9) | (R) Gilbert Homes, Inc.
Bk. 20768, Pg. 17
(Map 11, Lot 18A-3) |
| (B) Joseph Sabino & Joseph M. Sabino II
Bk. 26373, Pg. 134
(Map 11, Lot 31) | (F) Heather & Adam Smaha
Bk. 24780, Pg. 325
(Map 11, Lot 18-2) | (J) Kevin & Margaret Whiteford
Bk. 23746, Pg. 150
(Map 11, Lot 18-6) | (N) Richard Navarra
Bk. 17229, Pg. 135
(Map 11, Lot 18-10) | (S) Gilbert Homes, Inc.
Bk. 20768, Pg. 17
(Map 11, Lot 18A-4) |
| (C) Timothy & Kristi Smith
Bk. 22131, Pg. 99
(Map 11, Lot 30A) | (G) Raymond & Cheryl Boehm
Bk. 18054, Pg. 142
(Map 11, Lot 18-3) | (K) Jeffrey & Marie Cutting
Bk. 16631, Pg. 256
(Map 11, Lot 18-7) | (O) Kimberly York
Bk. 26728, Pg. 35
(Map 11, Lot 18-11) | (T) Gilbert Homes, Inc.
Bk. 20768, Pg. 17
(Map 11, Lot 18A-5) |
| (D) Deborah Dolan & David Heath
Bk. 21293, Pg. 76
(Map 11, Lot 30C) | (H) Eric & Beth Herman
Bk. 14826, Pg. 250
(Map 11, Lot 18-4) | (L) Jeffrey & Marie Cutting
Bk. 15982, Pg. 328
(Map 11, Lot 18-8) | (P) Gilbert Homes, Inc.
Bk. 20768, Pg. 17
(Map 11, Lot 18A-1) | (U) Gilbert Homes, Inc.
Bk. 20768, Pg. 17
(Map 11, Lot 18A-6) |
| | | | (Q) Gilbert Homes, Inc.
Bk. 20768, Pg. 17
(Map 11, Lot 18A-2) | (V) Gilbert Homes, Inc.
Bk. 20768, Pg. 17
(Map 11, Lot 18A-7) |



LOCATION MAP
SCALE: 1" = 2 MILES

NOTES:

- OWNER/APPLICANT: GILBERT HOMES, INC.
317 MOSHER ROAD
GORHAM, MAINE 04038
- SURVEYOR: ROBERT C. LIBBY JR. #2190
BH2M
28 STATE STREET
GORHAM, MAINE 04038
- DEED REFERENCE: BOOK 20768, PAGE 17
- TAX MAP REFERENCE: MAP 11, LOT 18A, LOTS 18A-8 TO 18A-11, & LOTS 18-12 TO 18-56.
- ZONING: GENERAL DEVELOPMENT ZONE & RESOURCE PROTECTION DISTRICT
- PROJECT AREA: 20.821 ACRES
- MINIMUM STANDARDS: MIN. LOT SIZE - 60,000 S.F.
MIN. FRONTAGE - 150'
SETBACKS - 25' FRONT, 15' SIDE & REAR
- SEWER SERVICE: INDIVIDUAL SEPTIC SYSTEMS
- WATER SERVICE: INDIVIDUAL DRILLED WELLS
- ELECTRIC/TELEPHONE: OVERHEAD
- PROPOSED USE: SUBDIVISION
- PLAN REFERENCES:
 - A. SUBDIVISION PLAN (WEST, CENTRAL & EAST) OF CENTERVALE WOODS SUBDIVISION, SEBAGO, MAINE, FOR STEPHEN B. CENTER, DATED 1/10/1994, BY SEBAGO TECHNICS AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 197, PAGES 154, 155 & 156.
 - B. SUBDIVISION PLAN (CENTRAL) OF CENTERVALE WOODS SUBDIVISION, SEBAGO, MAINE, DATED 6/12/01, BY SEBAGO TECHNICS AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 201, PAGE 305.
 - C. SUBDIVISION PLAN (WEST, CENTRAL & EAST), SEBAGO RIDGE ESTATES, ROUTE 107 & FOLLEY ROAD, SEBAGO, MAINE, FOR GILBERT HOMES, INC., DATED 8/17/2005, BY NORTHEAST CIVIL SOLUTIONS AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 206, PAGES 318, 319 & 320.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, MARCH 2003.
- PERIMETER BOUNDARY INFORMATION IS BASED UPON A STANDARD BOUNDARY SURVEY PREPARED BY OEST ASSOCIATES, INC. DATED MAY 3, 1993. BERRY HUFF McDONALD MILLIGAN, INC. IS RESPONSIBLE FOR THE INTERIOR LOTS ONLY OF THE AMENDED PORTION OF THIS SUBDIVISION.
- TOPOGRAPHIC INFORMATION IS BASED ON A CONTROLLED AERIAL SURVEY PROVIDED BY AERIAL SURVEY AND PHOTO, INC. AND PROVIDED TO BH2M, INC. BY NORTHEAST CIVIL SOLUTIONS.



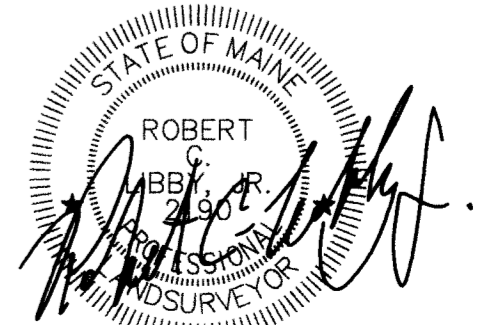
THIS PLAN SUPERSEDES THE PREVIOUSLY RECORDED PLAN TITLED "SUBDIVISION PLAN (WEST, CENTRAL & EAST), SEBAGO, MAINE", FOR GILBERT HOMES, INC., DATED 8/17/2005, BY NORTHEAST CIVIL SOLUTIONS AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 206, PAGES 318, 319 & 320.

THIS PLAN REVIEWED AND APPROVED BY THE TOWN OF SEBAGO PLANNING BOARD.

10/11/11
DATE
Paul C. Libby
CHAIR
Robert C. Libby Jr.
John W. Walton
Lisa Vanasse
Bridgette
Charles W. Ancker

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY, WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT
- NO DEED DESCRIPTION
- INTERIOR LOT LINES ONLY FOR AMENDED LOTS



ROBERT C. LIBBY JR. PLS #2190

LEGEND

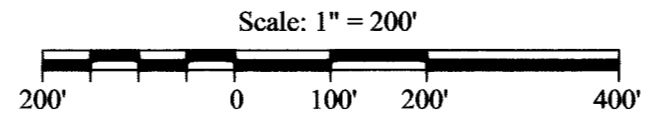
SYMBOL	DESCRIPTION
○ IRP/IRF	IRON PIPE/IRON ROD FOUND
○ CRF-1	CAPPED IRON ROD FOUND (PLS#1205)
○ CRF-2	CAPPED IRON ROD FOUND (PLS#2190)
○ CRF-3	CAPPED IRON ROD FOUND (PLS#1229)
● IRS	5/8" IRON ROD W/ CAP TO BE SET
---	TREELINE
---	WETLANDS
---	PROPERTY LINE
---	EXISTING CONTOUR
---	ABOVE GROUND
---	NOW OR FORMERLY

LINE DATA

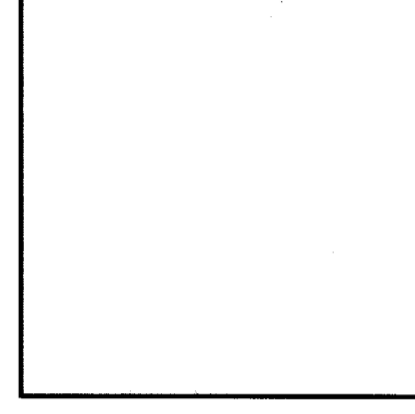
L1 - S 19°-01'-11" E 17.88'
L2 - N 18°-36'-00" W 17.01'
L3 - N 81°-02'-41" E 206.40'
L4 - S 81°-02'-41" W 212.53'
C1 - R=80.00', L=30.18'

EASEMENT TABLE

E1 - N 69°-29'-45" E 54.90'
E2 - S 77°-38'-03" E 91.50'
E3 - S 48°-42'-43" E 197.08'
E4 - S 26°-45'-38" E 134.33'
E5 - S 43°-34'-15" W 120.60'
E6 - S 76°-28'-44" W 132.06'



NO.	DATE	REVISION DESCRIPTION
1	12/28/10	Resubmitted for Review
2	05/05/11	Submission to Vacate Portion of Subdivision



BH2M
Berry, Huff, McDonald, Milligan, Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel: (207) 839-2771
Fax: (207) 839-8250

For:
Gilbert Homes, Inc.
317 Mosher Road
Gorham, Maine 04038

AMENDED SUBDIVISION PLAN
SEBAGO RIDGE ESTATES
LAND OF
GILBERT HOMES, INC.
FOLLEY ROAD
SEBAGO, MAINE

DESIGNED R. Libby, Jr.	DATE August 2010
DRAWN R. Libby, Jr.	SCALE 1" = 200'
CHECKED W. Thompson	JOB. NO. 07014am

SHEET
1

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