

SURVEY NOTES

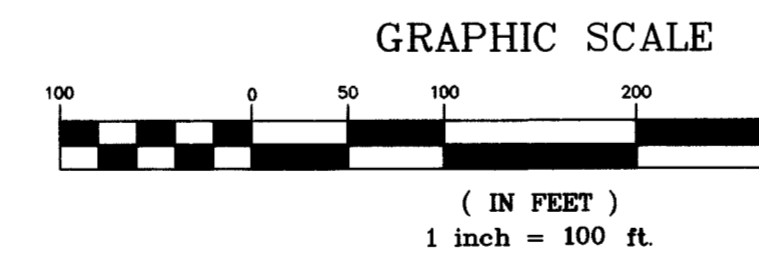
1. THE BASIS OF BEARING FOR THIS SURVEY IS FROM THE PLAN REFERENCED IN NOTE 3.a. BELOW. SAID BEARING IS 1985.
2. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN DOCKET# 38-594 IN THE CUMBERLAND COUNTY PROBATE COURT RECORDS WHICH GIVES THE PROPERTY TO ARTHUR B. ANDERSON. SEE BOOK 876, PAGE 222, CUMBERLAND COUNTY REGISTRY OF DEEDS (CCHD) FOR A TITLE REFERENCE.
3. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. SURVEY FOR PRISCILLA VANDERMAST BY WALT DUNLAP, DATED NOVEMBER 19, 1994.
 - b. SURVEY FOR CHARLES F. II & MARJORIE A. ADAMS AND ROBERT & REBECCA KNOWLES BY DANIEL T.C. LAPONT, DATED DECEMBER 3, 1985.
 - c. SURVEY OF THE EXISTING FALMOUTH-CUMBERLAND TOWN LINE MONUMENTATION BY ROBERT P. TITCOMB, INC., DATED MARCH 7, 1979 AND FOUND IN THE FALMOUTH TOWN HALL RECORDS.
 - d. SURVEY OF RANGE ROAD IN CUMBERLAND BY WILLIAM E. WINSLOW DATED NOVEMBER 26, 1926 AND RECORDED IN PLAN BOOK 5, PAGES 3, 4 & 5, CUMBERLAND COUNTY COMMISSIONER RECORDS.
 - e. SURVEY FOR HENRY RINES BY WILLIAM E. WINSLOW DATED NOVEMBER 1918 AND RECORDED IN PLAN BOOK 70, PAGE 34, CCRD.
 - f. ORIGINAL PROPRIETORS PLAN FOR CUMBERLAND, NORTH YARMOUTH, YARMOUTH, POMFRET AND FREEPORT AS RECORDED IN PLAN BOOK 24, PAGE 14, CCRD.
4. EXCEPTIONS TO THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
 - a. A NEW DEED DESCRIPTION WAS NOT PREPARED.
 - b. A SURVEYOR'S REPORT WAS NOT PREPARED.
5. THE LOCUS PARCEL IS IDENTIFIED ON THE TOWN OF CUMBERLAND ASSESSOR'S MAP R-5, PARCEL 22.
6. THE LOCUS PARCEL IS LOCATED IN THE RURAL RESIDENTIAL-2 ZONE.
7. THE TOWN LINE WAS DEFINED BY USING THE SURVEY REFERENCED IN NOTE 3.a. ABOVE.
8. THE NORTHWESTERLY LINE IS DEFINED BY A RELEASE DEED FROM ARTHUR B. ANDERSON TO N.T. FOX CO. INC., RECORDED IN BOOK 9357, PAGE 267, CCRD.
9. THE LAYOUT FOR RANGE ROAD CAN BE FOUND IN THE TOWN OF CUMBERLAND'S ROAD BOOK PAGES 196-227. SAID RIGHT-OF-WAY WIDTH IS 4 ROADS (66') WIDE.

TOTAL AREA = 77.35 ACRES
 AREA OF RIGHT OF WAY = 3.48 ACRES
 AREA OF LOTS = 22.85 ACRES
 AREA OF PRIVATE R/W = 0.70 ACRES
 AREA OF OPEN SPACE = 50.32 ACRES

NOTES:

1. SURVEYING, LAYOUT AND CONTOURS DONE BY OR UNDER THE SUPERVISION OF DESLAURIERS & ASSOCIATES, INC., 153 U.S. ROUTE 1, SCARBOROUGH, MAINE 04074.
2. SOIL TEST PITS AND SOIL BOUNDARIES DONE BY ALBERT FRICK ASSOCIATES, INC., 95A COUNTY ROAD, GORHAM, MAINE 04038.
3. LOT AND ROAD LAYOUT, ROAD AND UTILITY DESIGN DONE BY RICHARD A. MANTHORNE, R.P.E., #2384, 52 COLUMBUS ROAD, CAPE ELIZABETH, MAINE 04107.
4. WETLANDS FLAGGED BY ECO-ANALYSTS, INC., P.O. BOX 224, BATH, MAINE 04520 AND LOCATED BY DESLAURIERS AND ASSOCIATES, INC.
5. 4"x4"x4" LONG GRANITE MONUMENTS WILL BE SET AT ALL P.C.'S AND P.T.'S OF THE NEW ROAD RIGHT OF WAY.
6. THE CONTOURS WERE DONE BY SEWELL COMPANY OF OLD TOWN, MAINE. THEY WERE OBTAINED VIA AERIAL PHOTOGRAMMETRY.
7. THERE SHALL BE NO DISTURBANCE OF ANY SOIL OR GROUND COVER TO THE BACK OR THE SIDES OF THE BUILDING ENVELOPE. THERE SHALL BE NO DISTURBANCE OF ANY SOIL OR GROUND COVER WITHIN 25' OF THE WETLANDS OR 100' OF THE STREAM EXCEPT AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
8. REBARS WITH CAPS SHALL BE SET AT ALL PROPERTY CORNERS EXCEPT WHERE GRANITE MONUMENTS ARE PLACED.
9. ALL SEPTIC SYSTEMS BUILT OR REPLACED WITHIN THIS SUBDIVISION SHALL NOT CAUSE NITRATE-NITROGEN CONCENTRATIONS WITHIN THEIR RESPECTIVE LEACHFIELD PLUMES TO EXCEED 5 MG/L BEYOND THEIR PROPERTY BOUNDARIES.
10. LOT#2 SEPTIC SYSTEM MUST USE A BIOLOGICAL OR WATERLOO SYSTEM TO REDUCE THE NITRATE-NITROGEN LEVELS TO MEET THE 5 MG/L REQUIREMENT STATED IN NOTE 9.
11. AS DESIGNED AND APPROVED, THIS SUBDIVISION IS EXEMPT FROM THE SITE LOCATION OF DEVELOPMENT LAW (SITE PLAN).
12. ALL LOTS WILL BE A PART OF A HOMEOWNERS ASSOCIATION CREATED IN ACCORDANCE WITH SECTION 406.8 OF THE CUMBERLAND ZONING ORDINANCE.
13. ALL LOTS EXCEPT LOT 20 ARE SUBJECT TO THE HOMEOWNERS ASSOCIATION RESTRICTIVE COVENANTS AND A CONSERVATION EASEMENT AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
14. THE APPROVAL OF THE PLAN(TITLES) SHALL BECOME NULL AND VOID IF NOT FILED FOR ACCEPTANCE BY THE TOWN OF ANY STREET, EASEMENT, OPEN SPACE, PARK, PLAYGROUND, OR OTHER RECREATIONAL AREA THEREON.
15. THE APPROVAL OF THE PLAN(TITLES) SHALL BECOME NULL AND VOID IF NOT FILED FOR RECORDING WITHIN 90 DAYS AFTER FINAL PLAN APPROVAL.
16. ALL SEPTIC SYSTEMS WILL HAVE A SEPARATION DISTANCE OF AT LEAST 36" FROM BEDROCK TO THE BOTTOM OF THE LEACHFIELD.
17. ALL WELLS MUST INCLUDE CASING THAT IS SET THROUGH SHALLOW WEATHERED BEDROCK OR AT LEAST 20 FEET INTO BEDROCK, WHICHEVER IS GREATER.

LINE	DISTANCE	DIRECTION OR RADIUS	LINE	DISTANCE	DIRECTION OR RADIUS	LINE	DISTANCE	DIRECTION OR RADIUS
L1	178.66'	S88°21'37"W	L21	38.48'	R = 280.00'	L41	139.24'	N43°36'23"E
L2	10.89'	S88°29'13"W	L22	255.99'	N63°12'34"E	L42	209.32'	S03°46'19"E
L3	129.42'	S54°07'06"W	L23	15.35'	S39°00'17"E	L43	36.70'	N51°03'08"E
L4	95.31'	S54°07'06"W	L24	15.70'	S09°40'19"E	L44	215.78'	N03°46'19"W
L5	42.12'	S80°27'55"E	L25	269.56'	S63°12'34"W	L45	15.19'	N43°36'23"E
L6	24.78'	S80°27'55"E	L26	16.87'	R = 340.00'	L46	108.55'	N27°35'25"E
L7	35.30'	N54°07'06"E	L27	16.66'	N01°01'03"W	L47	L = 49.98'	R = 340.00'
L8	142.46'	N54°07'06"E	L28	L = 22.11'	R = 340.00'	L48	L = 33.92'	R = 340.00'
L9	13.62'	N54°07'06"E	L29	40.90'	S27°35'25"W			
L10	222.18'	N68°29'13"E	L30	23.52'	S27°35'25"W			
L11	142.63'	S68°29'13"W	L31	171.78'	S43°36'23"W			
L12	35.55'	N68°29'13"E	L32	16.14'	S43°36'23"W			
L13	24.42'	S40°32'22"W	L33	114.86'	S55°13'51"W			
L14	57.62'	S40°32'22"W	L34	137.12'	S68°44'56"W			
L15	127.28'	S10°00'47"W	L35	76.65'	S05°11'49"E			
L16	L = 43.94'	R = 280.00'	L36	30.00'	N84°48'11"E			
L17	L = 150.58'	R = 280.00'	L37	54.06'	N05°11'49"W			
L18	87.05'	N10°00'47"E	L38	113.94'	N68°44'56"E			
L19	61.99'	N40°32'22"E	L39	4.15'	N68°44'56"E			
L20	57.72'	N40°32'22"E	L40	121.47'	N55°13'51"E			



LEGEND :

- SET #5 REBAR WITH PLASTIC CAP STAMPED DES LAURIERS PLUS 1314'
- FOUND IRON ROD (SIZE AS NOTED)
- FOUND #5 REBAR WITH PLASTIC CAP STAMPED PLUS
- FOUND REBAR (SIZE AS NOTED)
- FOUND IRON PIPE (SIZE AS NOTED)
- ANGLE POINT, NO MONUMENTATION FOUND OR SET UTILITY POLE
- WETLAND
- WETLAND BOUNDARY
- CULVERT
- () PARENTHESES DENOTE RECORD DATA
- ADJUTER OR RIGHT-OF-WAY LINE
- BOUNDARY LINE
- BARBED WIRE FENCE
- NOW OR FORMERLY OWNED BY TRAVELLED WAY
- PASSING TEST PIT
- FOUND WOOD RISER
- WETLAND AREA
- WETLAND IMPACT AREA
- SB BUILDING ENVELOPE SETBACK
- SS LOCATION-SEPTIC SYSTEM

APPROVED BY THE TOWN OF CUMBERLAND PLANNING BOARD

Richard A. Manthorne
John B. O'Brien
Thomas C. Jones

DATE 12-16-97

WAVERS GRANTED:
 A 2100' PUBLIC ROAD BE ALLOWED.

State of Maine, Cumberland ss.
 Registry of Deeds
 Received December 18, 1997
 at 11:08 A.M. and recorded in
 Plan Book 197 Page 538

Attest:
John B. O'Brien Register

FINAL PLAN

IDLEWOOD RANGE ROAD CUMBERLAND, MAINE

DONE FOR:
 GEORGE RICKLEY
 GENERAL DELIVERY
 GEORGETOWN, MAINE 04548

SCALE: 1" = 100'

JANUARY 7, 1998

LAND PLANNING: BRAD HARE, A.S.L.A.
 52 COLUMBUS ROAD
 RAYMOND, MAINE 04071

PREPARED BY: RICHARD A. MANTHORNE, R.P.E. #2384
 139 SPILLER HILL
 CAPE ELIZABETH, MAINE 04107