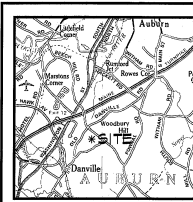
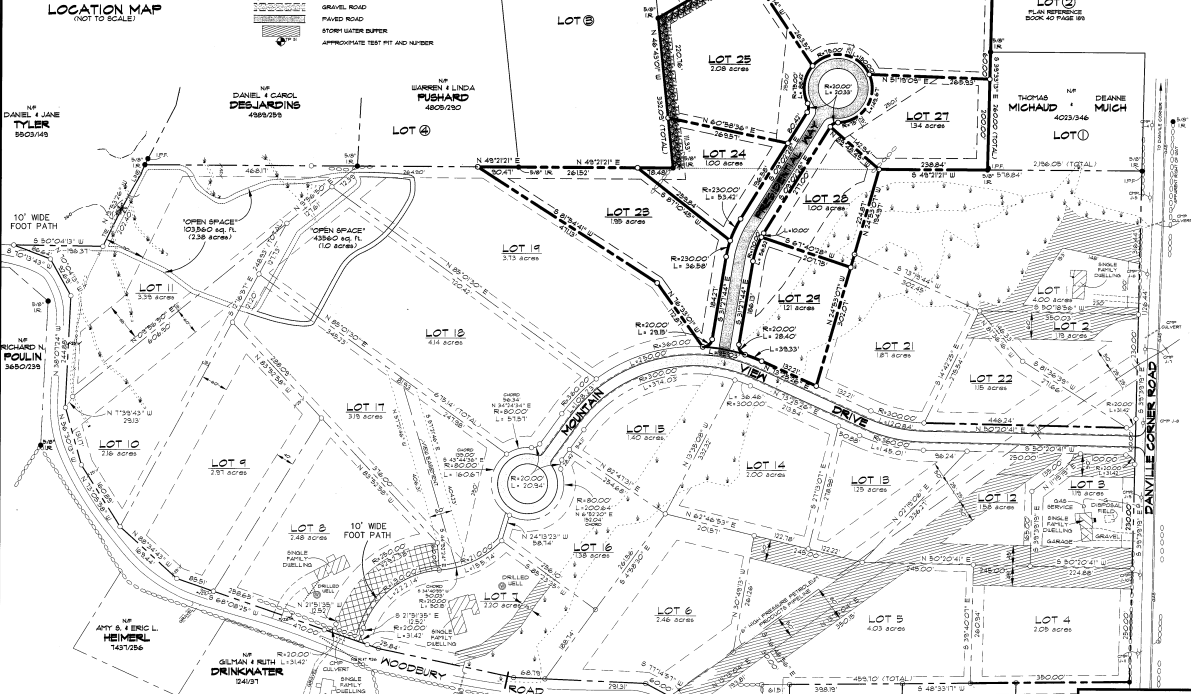


01-22-24 REC NO. 11/1/24 P. 1/4

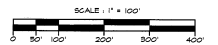


- LEGEND:**
- IRON PIPE OR ROD FOUND
 - IRON ROD (UNRECOVERED) OR CAGE
 - STONE WALL
 - UTILITY POLE WITH OVERHEAD UTILITY
 - APPROXIMATE UNDERGROUND GAS LINE
 - HOLES IN CONCRETE
 - BOOK AND PAGE NUMBER
 - PROPERTY LINE
 - BUILDING ENVELOPE AND SETBACK LINES
 - SIDE WALK (FINISH)
 - APPROXIMATE TREE LINE
 - HANGWOOD TREE WITH SHARDED LINE
 - SPRINGWOOD TREE WITH SHARDED LINE
 - APPROXIMATE METEOROLOGICAL BOUNDARY
 - GRAVEL ROAD
 - PAVED ROAD
 - STORM WATER DRAIN
 - APPROXIMATE TEST PIT AND NUMBER

OFFENONTAL OFFENONTAL OFFENONTAL OFFENONTAL



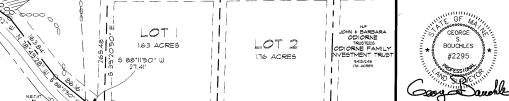
- NOTES:**
- 1) ALL REFERENCES REFER TO METRIC WORK AS OBSERVED FEBRUARY 1, 2018, AND AS SHOWN ON AND ORIENTED TO A PLAN AS REFERRED TO IN NOTE 4 AS BELOW.
 - 2) ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
 - 3) TOTAL AREA OF PARCEL TO BE SUBDIVIDED = 4.411 ACRES. (LOTS 23 THRU LOTS 28, INCLUDING NEW ROAD).
 - 4) REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - A) ATTACHED BOUNDARY SURVEY - SUBDIVISION SUBDIVISION DATED AUGUST 11, 2015 BY COLLIERVILLE LAND SURVEYING AND RECORDED AT SAID REGISTRY IN PLAN FILE BOOK 45, PAGE 97.
 - B) "WOODCROFT HEIGHTS - PHASE 1" AMENDMENT DATED DECEMBER 2, 2008 BY CACHASTER LAND SURVEYING AND RECORDED AT SAID REGISTRY IN PLAN FILE BOOK 50, PAGE 19.
 - C) "WOODCROFT HEIGHTS - PHASE 2" AMENDMENT DATED DECEMBER 2, 2008 BY CACHASTER LAND SURVEYING AND RECORDED AT SAID REGISTRY IN PLAN FILE BOOK 50, PAGE 19.
 - D) "MOUNTAIN VIEW ESTATES" DATED JULY 8, 2006 BY CACHASTER LAND SURVEYING AND RECORDED AT SAID REGISTRY IN PLAN FILE BOOK 41, PAGE 15.
 - E) "WOODCROFT HEIGHTS - PHASE 1" AMENDMENT DATED DECEMBER 2, 2008 BY CACHASTER LAND SURVEYING AND RECORDED AT SAID REGISTRY IN PLAN FILE BOOK 50, PAGE 19.
 - F) "WOODCROFT HEIGHTS - PHASE 2" AMENDMENT DATED JULY 1, 2007, AND RECORDED AT SAID REGISTRY IN PLAN FILE BOOK 50, PAGE 3.
 - 5) FOR INFORMATION REGARDING THE OLD DANVILLE ROAD ASSURED RIGHT OF WAY, REFERENCE IS MADE TO THE PLAN REFERRED TO IN NOTE 4A.
 - 6) THE PREMISES IS SHOWN ON THE CITY OF AUBURN MUNICIPAL TAX MAP NO. 10, LOT 8 AND IS CURRENTLY LOCATED WITHIN THE LOCAL DENSITY NEIGHBORHOOD RESIDENCE DISTRICT (DENSELY) REQUIREMENTS FOR THIS ZONE ARE AS FOLLOWS:
 - MINIMUM LOT SIZE = 43260 SQ. FT. (1 ACRE)
 - MINIMUM FRONTAGE = 55 FT.
 - CYMINIMUM FRONT AND REAR YARD SETBACK = 20'
 - MINIMUM SIDE YARD SETBACK = 5'
 - MINIMUM HEIGHTS = 10'
 - 7) A DEEP FROST LINE BOOK PARCEL, ALTHOUGH INTENDED TO BE USED FOR THE TRANSPORTATION LANE DATED JULY 17, 2004, AND RECORDED AT SAID REGISTRY IN BOOK 3491, PAGE 62.
 - 8) THE PREMISES IS SUBJECT TO A PETROLEUM PIPELINE EASEMENT REFERRED TO IN NOTE 4 AS ABOVE AS WELL AS A PORTION OF LOTS 2 AND 4 AS SHOWN ON THE PLAN REFERRED TO IN NOTE 4A ABOVE. THESE CHANGES ON BOTH OF THE REFERRED TO RECORDED PLANS.
 - 9) SETBACKS AS SHOWN ON THIS PLAN WERE DELINEATED BY VAUGHN BOTH ASSOCIATES AND LOCATED WITHIN THE FIRELINE MARGINAL AREA (FIRELINE) AND IS SUBJECT TO EASEMENTS TYPICALLY FOUND WITH THIS TYPE OF SURVEY LOCATION.
 - 10) THIS SUBDIVISION IS ALSO INTENDED TO APPEAL LOT 20 AS SHOWN ON THE PLAN REFERRED TO IN NOTE 4 AS ABOVE AS WELL AS A PORTION OF LOTS 2 AND 4 AS SHOWN ON THE PLAN REFERRED TO IN NOTE 4A ABOVE. THESE CHANGES ON BOTH OF THE REFERRED TO RECORDED PLANS.
 - 11) LOTS 23 THRU 31 OF PHASE 4 ARE LOCATED WITHIN AN AREA OF APPROACH FOR AROUNDABOUT TO THE LEFT OF AUBURN AVENUE.
 - 12) THE RESPONSIBILITY FOR THE MAINTENANCE AND UP KEEP OF THE FOOT PATHS, OPEN SPACE, AND THIS DEVELOPMENT OTHER SHALL BE THE RESPONSIBILITY OF THE WOODCROFT HEIGHTS HOME OWNERS ASSOCIATION.
 - 13) THIS PLAN WAS PREPARED UNDER THE DIRECT SUPERVISION OF GEORGE S. BOGGLER, PLS 078.



RECORDING DATA
ANDROSCOGGIN COUNTY REGISTRY OF DEEDS
APPROVED FOR RECORDING BY THE CITY OF AUBURN
RECEIVED September 14, 2024 / 1:48 PM
RECORDED IN PLAN BOOK 522 PAGE 142
ATTEST: *[Signature]* REGISTRAR

CONDITIONS OF APPROVAL:
1) LOTS 1 AND LOTS 2 THRU 11 OF PHASE 4 ARE LOCATED WITHIN AN AREA OF APPROACH FOR AROUNDABOUT TO THE LEFT OF AUBURN AVENUE. THESE CHANGES ON BOTH OF THE REFERRED TO RECORDED PLANS.
2) THE RESPONSIBILITY FOR THE MAINTENANCE AND UP KEEP OF THE FOOT PATHS, OPEN SPACE, AND THIS DEVELOPMENT OTHER SHALL BE THE RESPONSIBILITY OF THE WOODCROFT HEIGHTS HOME OWNERS ASSOCIATION.
3) THIS PLAN WAS PREPARED UNDER THE DIRECT SUPERVISION OF GEORGE S. BOGGLER, PLS 078.

APPROVAL:
BY THE CITY OF AUBURN PLANNING BOARD
[Signature]
CHAIRPERSON



REVISED: AUGUST 15, 2018 - ADDED OMITTED LOT INFORMATION

MAJOR SUBDIVISION - FINAL PLAN

WOODCROFT HEIGHTS - PHASE 4

OLD DANVILLE ROAD 4 MOUNTAIN VIEW DRIVE - AUBURN, MAINE

ANDROSCOGGIN COUNTY
OWNERS OF RECORD AND PREPARED FOR
B & M DEVELOPERS, INC.

DANVILLE CORNER ROAD - AUBURN, MAINE 04210

George S. Bogler

prepared by
CADmaster Drafting
Land Surveying & Septic Designs
111 Main St., Auburn, ME 04210
Tel: 603-553-0150
Fax: 603-553-0150

PLAN DATE: JANUARY 24, 2018
SCALE: 1" = 100'
SHEET 1 OF 1