

Notes:

1. Deed Reference:

- a. Stanley L. Goodwin to Northboro Properties, LLC dated April 2, 2015 and recorded at the York County Registry of Deeds in book 16946 page 580.
- b. Joanne T. Barron, Cheryl T. Porter, Judith T. Porter, & Ronald Curtis Thyn, Jr. to Northboro Properties, LLC dated April 3, 2015 and recorded at the York County Registry of Deeds in book 16946 page 582.
- c. Cheryl G. Hanson to Northboro Properties, LLC dated April 2, 2015 and recorded at the York County Registry of Deeds in book 17177 page 303.

2. Plan Reference:

- a. "Plan of Property For The Town Of Waterboro Of The Fire Barn Lot" dated June 19, 1989 and surveyed by Seabrook Tectonics Inc. (unrecorded).
- b. "Boundary Survey RT#5 And Clarks Bridge Road" dated December 21, 2015, last revised April 19, 2016 and surveyed by Boundary Engineering Survey Technology (unrecorded).
- c. "Heirs Of W. Leslie & Susie J. Goodwin" dated June, 1985, and surveyed by Richard Garvin (unrecorded).
- d. "Maine State Highway Commission Right Of Way Map State Highway 114" dated May, 1967 and recorded at the York County Registry of Deeds in plan book 52, page 8.
- e. "Sketch Depicting Land Surveyed For Stan Goodwin" dated August 31, 2001 and surveyed by Middle Branch Land Surveying (unrecorded).

3. Basis of Bearings:

Bearings shown hereon are Grid North and refer to the Maine State Plane Coordinate System, Maine West Zone 4101, FIPS Zone 1802, North American Datum 1983, Unit Feet. Determined utilizing a Leica GS14 RTK GPS Unit (Real Time Kinematic Global Positioning System).

4. Road Record:

State Route 5, 150 feet wide. See Plan Reference 2d.

Clarks Bridge Road, formerly Carpenter Road, no record found. To determine sideline, held a line 1 1/2 rods (24.75') from the center of the traveled way in accordance with Maine Revised Statutes, Annotated, Title 23 Section 2103.

5. Certification:

The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

6. Underground Utilities:

No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any underground utility, municipal or public service. For information concerning these utilities or facilities please contact the appropriate agencies.

7. Abutter Lines:

The abutter lines shown hereon are for reference purposes only. Any conflicts between the abutter lines shown hereon and existing monumentation should be resolved with a boundary survey, no assumptions should be made based on these abutter lines.

8. Topographic Information:

Contour information shown hereon was downloaded from the National Oceanic and Atmospheric Administration Web Site at URL: <https://coast.noaa.gov/stations/water/>. This is a composite data layer of contours created from lidar data collected in Maine between 2006 and 2013. The contours were created using Carlson Survey 2016 surface tools and have an interval of 1'. The data are referenced to NAVD83. Vertical accuracy is 10cm or better.

9. Zoning Information:

- Village District
- Minimum Lot Size: 40,000 square feet
- Minimum Frontage: 100'
- Minimum Yard Dimensions:
- Setback from street Right of Way: 50.0'
- Side & rear setback: 25.0'
- Agriculture/Residential District
- Minimum Lot Size: 80,000 square feet
- Minimum Frontage: 150'
- Minimum Yard Dimensions:
- Setback from street Right of Way: 75.0'
- Side & rear setback: 35.0'

10. Wetlands:

Wetland/Upland interface line was determined and located by Mark Hampton of Mark Hampton Associates, Inc. per the "Corps of Engineers Wetlands Delineation Manual" dated January, 1987. The Wetland/Upland interface line was provided to Corner Post Land Surveying, Inc. by Mark Hampton as a CAD file.

11. Flood Zone:

The approximate limits of the 100 year flood hazard (Zone A) shown hereon are from the "Flood Insurance Rate Map Community Panel Number 230190007C" dated February 1, 1985.

12. Aquifer Information:

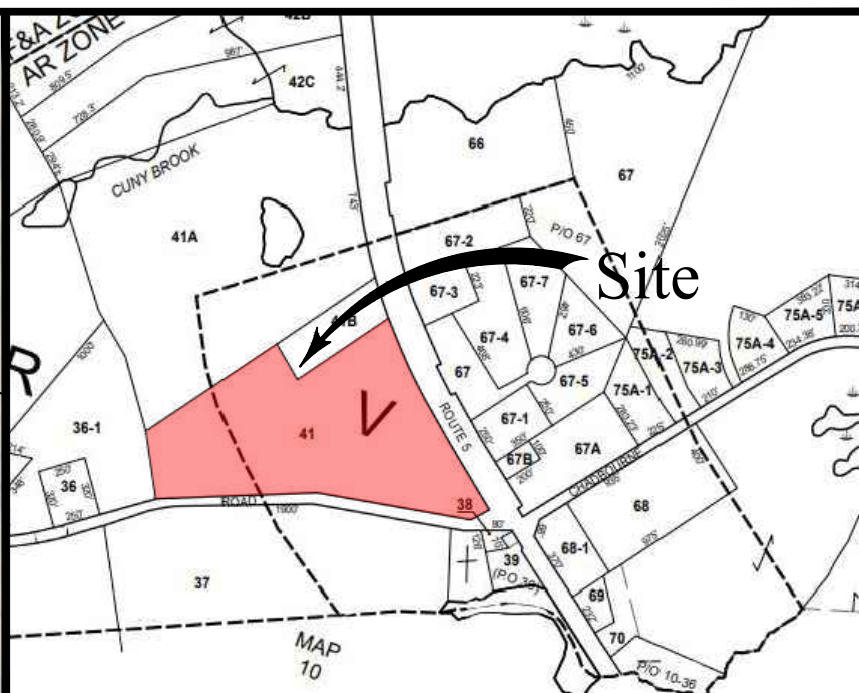
Per "Maine Geological Survey Significant Sand & Gravel Aquifers" map dated 1998 "Clarks Bridge Crossing" is partly located over a sand and gravel aquifer.

13. High Value Plants & Animal Habitat Information:

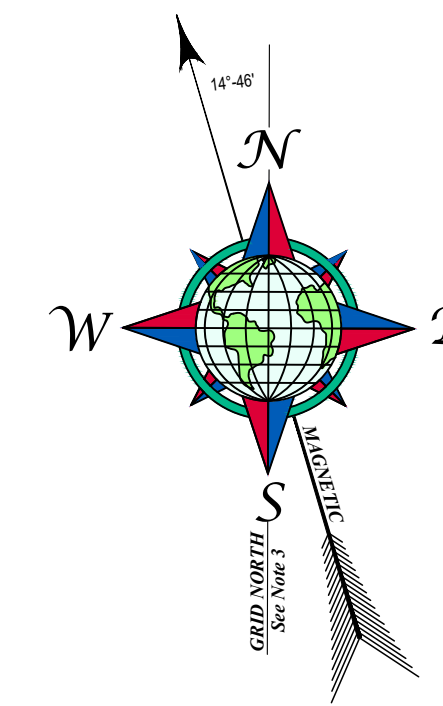
Per "Beginning with Habitat Primary Map 2 High Value Plant & Animal Habitats" dated December 2015, there are no high value plant or animal habitats in the vicinity of "Clarks Bridge Crossing".

Curve Table

Curve	Radius	Arc Length	Chord Length	Chord Bearing
C1	1113.00'	86.31'	86.29'	S69°-36'-09"W
C2	1113.00'	109.95'	109.91'	S74°-39'-15"W
C3	1113.00'	58.91'	58.90'	S79°-00'-02"W
C4	3679.26'	52.96'	52.96'	S80°-55'-45"W
C5	3679.26'	113.02'	113.02'	S82°-13'-18"W
C6	3679.26'	7.06'	7.06'	S83°-09'-24"W
C7	2372.76'	17.51'	17.51'	S83°-00'-00"W
C8	2679.35'	212.46'	212.41'	S50°-19'-30"E
C9	2679.35'	110.88'	110.87'	S46°-52'-04"E
C10	2679.35'	110.40'	110.39'	S44°-30'-07"E
C11	2679.35'	110.11'	110.10'	S42°-08'-39"E
C12	2679.35'	71.26'	71.26'	S40°-12'-18"E
C13	2679.35'	38.75'	38.75'	S39°-01'-43"E



Site Location Map
(Not to Scale)



YORK, ss REGISTRY OF DEEDS

Received: _____

at _____ h _____ m _____ M., and

Filed in Plan Book _____ Page _____

ATTEST: _____

Register

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Survey File Name: 2021074.crd

CAD File Name: 2021074 Worksheet.dwg

Drawn By: DAB/DAL

Job Number: 2021074

Revisions _____ Date _____ By _____

Sketch Plan Showing

Clarks Bridge Crossing

A 12 Lot Residential Subdivision By

Jackson Drysdale & Associates, LLC

1293 Main Street Sanford, Maine 04073

Property Located On

State Route 5 & Clarks Bridge Road

In

Waterboro, Maine

October 5, 2021

Scale: 1 in. = 80 ft.

Corner Post Land Surveying, Inc.

500 Main Street Springvale, Maine 04083

Phone Number: (207) 324-2119

I hereby certify that this boundary survey conforms to the Maine Board of Licensure for Professional Land Surveyors, Chapter 40, Standards of Practice.

STATE OF MAINE

DANA A. LIBBY

NO. 1350

PROFESSIONAL LAND SURVEYOR

Dana A. Libby

Professional Land Surveyor 1350

10-05-2021

SHEET 1

