

MEMORANDUM

TO: North Yarmouth Planning Board
Through Ben Scipione, Code Enforcement Officer

CC: Tara Mullen, Colliers Engineering & Design

From: Kate Burch, Planner, North Star Planning

RE: Hemlock House Development – Preapplication Meeting November 14,
2023

Date: November 6, 2023

Overview

The applicant submitted a preapplication and sketch plan for a cluster subdivision of 6 single-family homes with 50% open space reserved along the Royal River. A new private dead-end road will be built off Deer Brook Apartments Road. Lot 1 will have frontage of Deer Brook Apartments Road, and Lots 2-6 will have frontage off the new private road. The western property boundary is the North Yarmouth/Gray town line. Maine Central Railroad has an easement through the property. The railroad easement is located in the part of the parcel proposed as open space.

The property has a net residential area of 18.76 acres, which will allow a net residential density of 6 units. As a cluster subdivision, the applicant proposes to reduce lot sizes and street frontages.

The lots will be served by public water from the town of Gray and private septic. The Gray Water District has indicated that the applicant will need to upgrade the existing water line to serve the subdivision.

The North Yarmouth Fire Chief reviewed the plan and finds the proposed layout acceptable for fire safety. Two fire hydrants will need to be installed: one at the intersection of Deer Brook Apartments Road and the new private road, and one located near the cul-de-sac.

This project is a subdivision amendment because there is an approved subdivision recorded in the registry of deeds for this property. The previously approved subdivision, “Deer Brook Apartments Phase 2” was approved and signed by the Planning Board on March 22, 2021 for the previous owners, United Properties Inc. The approved project consisted of 6 units in 3 duplexes, and was not developed. The property has since changed ownership.

Applicant: Tara Mullen

Owner: Hemlock Housing Development LLC

Location: 493 Gray Road

Zoning: Farm & Forest

Tax Map Number: Map 15 Lot 27

Existing Land Use: subdivision

Proposed Land Use: cluster subdivision

Acreage: 33.6 acres

Waivers: None requested

Site Walk: The Planning Board should schedule a site visit within 30 days of this preapplication meeting.

Public Hearing: A public hearing is not required at this stage.

Application Completeness: The project meets preapplication submission requirements.

Subdivision Review - Findings of Fact:

1. General Layout: Lots, Blocks, Utilities, Monuments, and Back Lots
 - The applicant proposes to subdivide tax map 15 lot 27 into six residential lots.
 - The project meets the net residential density of 1 unit per 3 acres.
 - The proposed project is a cluster subdivision with 50% of the total land area adjacent to the Royal River reserved.
 - As a cluster subdivision, lot sizes and frontages will be reduced from the Farm & Forest minimum.
 - Public water is available from existing infrastructure in Gray. The applicant will need to upgrade the water line.
 - The applicant should provide a letter demonstrating capacity from the Gray Water District with the preliminary subdivision plan.
 - The applicant should show buildable areas and septic locations on the preliminary subdivision plan.
 - The applicant should confirm that all lots with buildings will have adequate access for emergency vehicles.

2. Erosion and Sedimentation Control
 - The topography on site includes 9.63 acres of slopes greater than 20%.
 - The applicant should discuss the erosion control best management practices at the preapplication meeting.
 - The applicant should provide erosion control details in the notes section and shown on the plan for the next submission.

3. Financial and Technical Capacity
 - The applicant should provide a letter of financial capacity demonstrating the ability to carry out the project for the next submission.

4. Floodplain Management

- Land adjacent to the Royal River is part of the 100-year flood plan. This land is included in the reserved open space.

5. Historic and Archaeological Sites

- The applicant should confirm no historic or archaeological resources are located within the subdivision.

6. Sewage and Solid Waste Disposal

- The new homes will rely on septic for wastewater disposal.
- The applicant should show proposed building envelopes and septic locations at the next meeting.
- The applicant should discuss provisions for solid waste disposal at the next meeting.

7. Soil Suitability

- The applicant has attached a NRCS Cumberland County Soil Survey.
- The applicant should detail information about soil suitability for development and septic test pits in their next submission.

8. Recreation and Open Space Land Development

- The applicant proposes to permanently conserve 50% of the parcel, adjacent to the Royal River, as open space.
- The applicant should confirm if there will be public access to this open space.

9. Water Supply

- The subdivision will use public water available from the Gray Water District.
- The applicant will need to upgrade the existing water line to 8" to serve the subdivision.

10. Water Quality

- The subdivision will not adversely impact groundwater quality.

11. Subdivision Street Connectivity

- The applicant proposes to build a new private road off the existing private Deer Brook Apartments Road.
- When this subdivision is constructed, Deer Brook Apartments Road will have the maximum allowed 12 units accessed via a dead end road.
- The North Yarmouth Fire Chief reviewed the plan and finds the proposed layout acceptable for fire safety.
- The applicant should detail road design in future submissions.

Conclusions of Law:

1. The proposed subdivision **will/will not** result in undue water or air pollution.
2. The proposed subdivision **will/will not** have sufficient water available for the reasonably foreseeable needs of the subdivision.
3. The proposed subdivision **will/will not** cause an unreasonable burden on an existing water supply.
4. The proposed subdivision **will/will not** cause unreasonable soil erosion or reduction in the capacity of the land to hold water.
5. The proposed subdivision **will/will not** cause unreasonable highway or public road congestion or unsafe conditions.
6. The proposed subdivision **will/will not** provide for adequate solid and sewage waste disposal.
7. The proposed subdivision **will/will not** cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage.
8. The proposed subdivision **will/will not** place unreasonable burden on the ability of the local governments to provide municipal or governmental services.
9. The proposed subdivision **will/will not** have an undue adverse effect on the scenic or natural beauty of the area.
10. The proposed subdivision **will/will not** be in conformance with a duly adopted subdivision regulation or ordinance.
11. The subdivider **will/will not** have adequate financial and technical capacity to meet the standards.
12. Whenever situated, in whole or in part, within 250 feet of any pond, lake, river or tidal waters, the proposed subdivision **will/will not** adversely affect the quality of such body of water.
13. The 100-year flood boundary **is/is not** shown on the plan.
14. All freshwater wetlands **have/have not** been identified on maps submitted as part of the application.
15. All farmland within the proposed subdivision **has/has not** been identified on maps submitted as part of the application.
16. Any rivers, streams, or brooks within or abutting the proposed subdivision **have/have not** been identified on maps submitted as part of the application.

17. The proposed subdivision **will/will not** provide for adequate storm water management.
18. Any lots in the proposed subdivision with frontage on a river, stream, brook, or great pond **have/do not have** a lot depth to shore frontage ratio greater than 5 to 1.
19. The long-term cumulative effects of the proposed subdivision **will/will not** unreasonably increase the great pond's phosphorus concentration during the construction phase and life of the proposed subdivision.
20. If the subdivision crosses municipal boundaries, the proposed subdivision **will/will not** cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality.
21. Timber on the parcel **has/has not** been harvested in violation of liquidation harvesting statutes and rules.



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
REQUEST FOR HEARING**

NAME OF APPLICANT: _____ PHONE #: _____
EMAIL: _____ ALT. PHONE#: _____
FULL ADDRESS: _____
PROPERTY ADDRESS: _____
MAP: _____ LOT: _____ ZONE: _____

AGENT/REPRESENTATIVE (if other): _____ PHONE #: _____
EMAIL: _____
FULL ADDRESS: _____

The undersigned requests the North Yarmouth Planning Board consider the following application for:

_____ Pre-application Sketch Plan Review _____ Major Subdivision
_____ Minor Subdivision _____ Site Plan Review
_____ Contract Zoning
_____ Other (Specify): _____

NOTE TO APPLICANT:

1. This form and appropriate materials must be filed at the Code Enforcement Office no later than (fourteen) 14 days prior to the regular meeting of the Board (2nd Tuesday monthly). Applications shall be accompanied by all applications fee and materials required by the applicable ordinance(s), checklists and fee schedule.
2. All applications shall include all materials and copies as specified on the submittal requirements form.
3. All materials in color shall be copied in color.

Application Authorization

I hereby make application to the Town of North Yarmouth for the above-referenced property(ies) and the development as described. To the best of my knowledge, the information provided herein is accurate and is in accordance with the Zoning and Subdivision Ordinances of the Town, except where waivers are requested. The Town of North Yarmouth Planning Board and/or town employees are authorized to enter the property(ies) for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal. I understand that I am responsible for appearing, or having someone appear on my behalf, at all meetings before the Planning Board.

Signature: _____ Date: _____
Printed Name: _____

Please identify yourself (check one): Agent*: Property Owner:

October 10, 2023

North Yarmouth Planning Board
10 Village Square Rd
North Yarmouth, ME 04097

494 Grey Road, North Yarmouth
Colliers Engineering & Design Project No. 23012531A

Dear North Yarmouth Planning Board:

Please find enclosed Sketch Plan and Pre-Application Documents for a potential project at 494 Grey Road, North Yarmouth. This site came before the board previously as "Deer Brook Apartments (Phase 2)" as approved and signed by the planning board on 3/22/21 for the owner United Properties, Inc. as recorded in Plan Book 221, Page 175. The approved project was not developed.

The applicant, Hemlock Housing Development, LLC, purchased the property in September 2023, see Book 40370, Page 300. The applicant is seeking to create a cluster subdivision of single-family homes with 50% open space along the Royal River. The current net residential area calculations support six additional dwellings. The area will be served by the existing public water infrastructure and proposed individual septic systems.

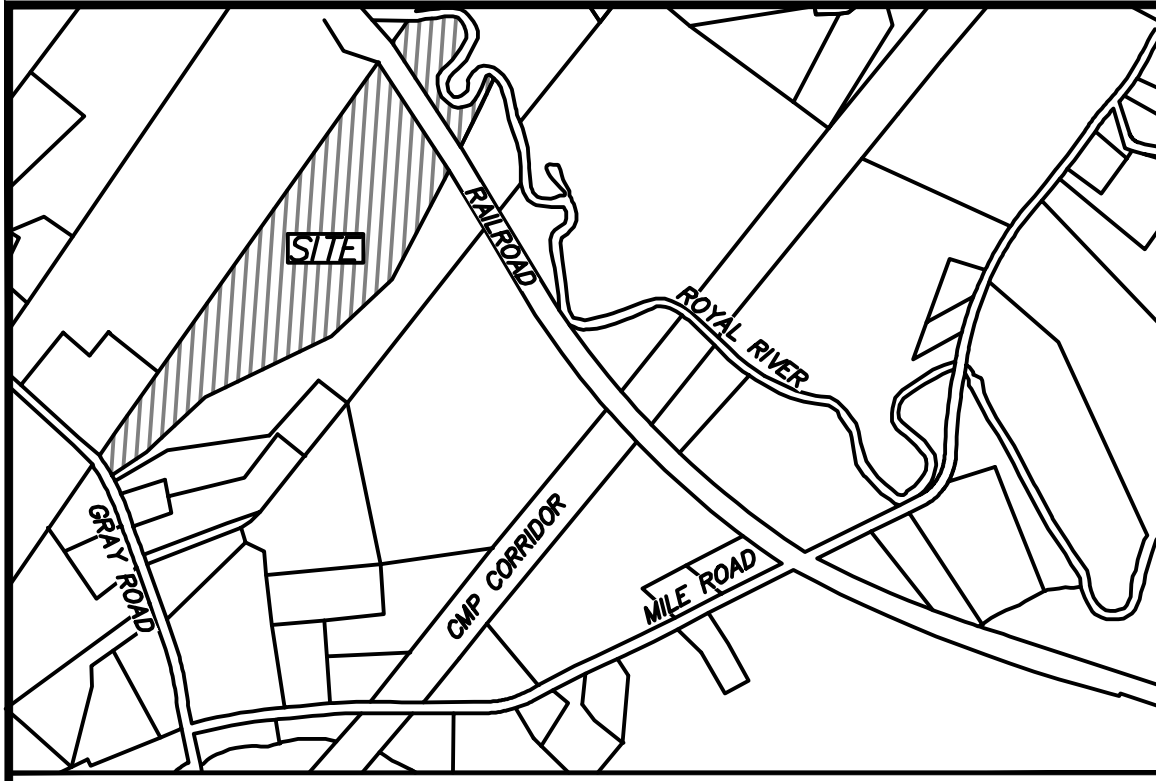
Sincerely,

Colliers Engineering & Design, Inc.



Tara Mullen, PLS
Senior Project Surveyor

Included Documentation	Page
Sketch Plan 493 Gray Road	1
Authorization Email	2
Current Deed with Road Easement Book 40370, Page 300	3-8
Web Soil Survey of the area	9-11
Detail of USGS Topographic Map, Cumberland Center, ME 2021	12
North Yarmouth Tax Map 15	13
Previously Approved First Amended Subdivision Plan, Plan Book 221, Page 175	14



VICINITY MAP
N.T.S.

GENERAL NOTES:

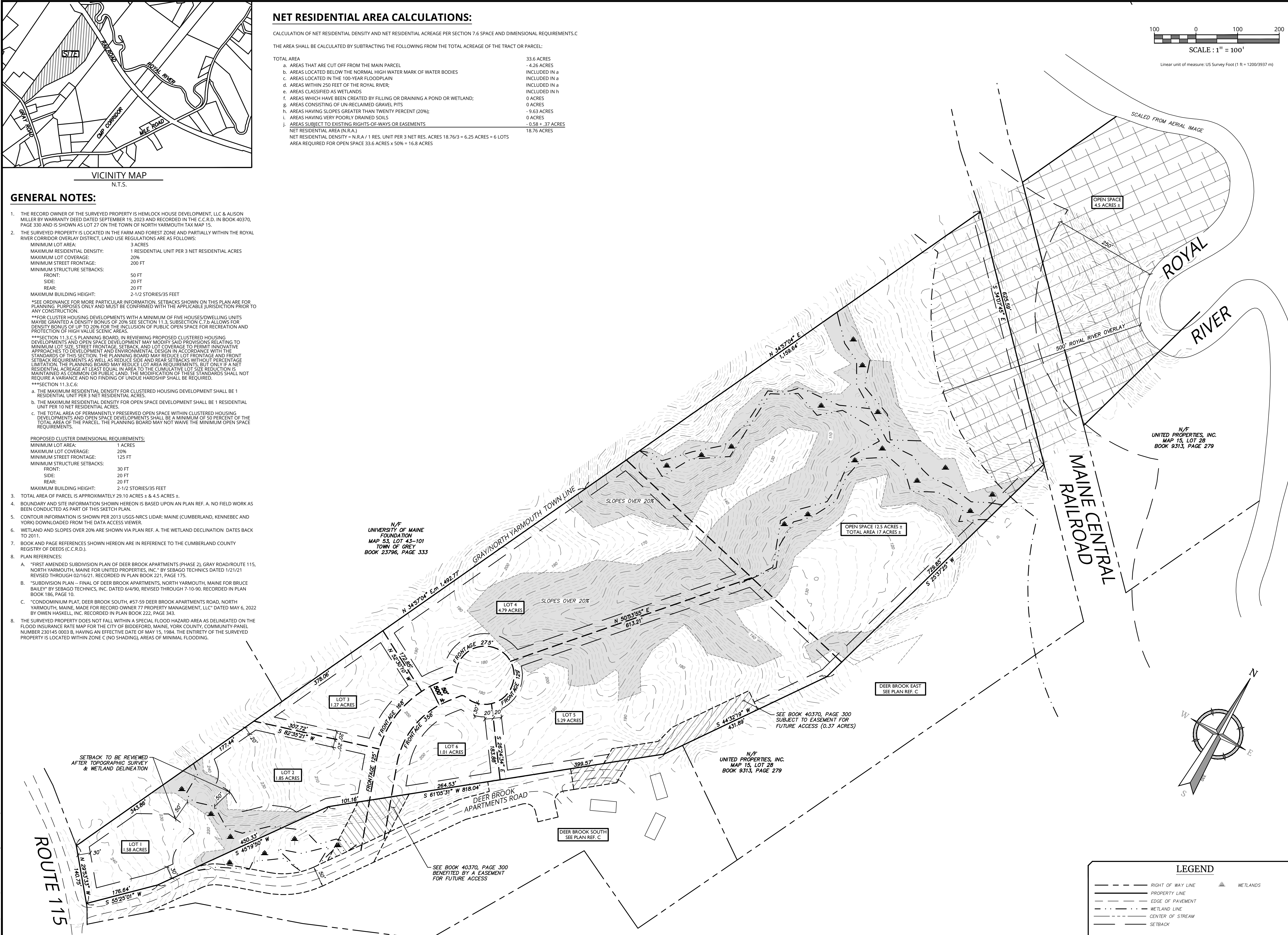
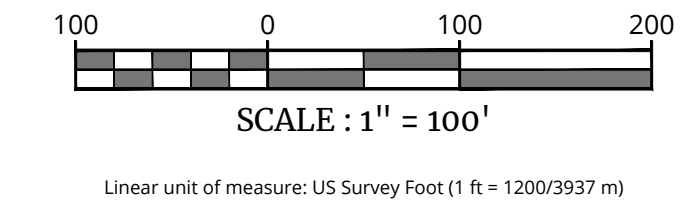
- THE RECORD OWNER OF THE SURVEYED PROPERTY IS HEMLOCK HOUSE DEVELOPMENT, LLC & ALISON MILLER BY WARRANTY DEED DATED SEPTEMBER 19, 2023 AND RECORDED IN THE C.C.R.D. IN BOOK 40370, PAGE 330 AND IS SHOWN AS LOT 27 ON THE TOWN OF NORTH YARMOUTH TAX MAP 15.
 - THE SURVEYED PROPERTY IS LOCATED IN THE FARM AND FOREST ZONE AND PARTIALLY WITHIN THE ROYAL RIVER CORRIDOR OVERLAY DISTRICT, LAND USE REGULATIONS ARE AS FOLLOWS:
 - MINIMUM LOT AREA: 3 ACRES
 - MAXIMUM RESIDENTIAL DENSITY: 1 RESIDENTIAL UNIT PER 3 NET RESIDENTIAL ACRES
 - MAXIMUM LOT COVERAGE: 20%
 - MINIMUM STREET FRONTAGE: 200 FT
 - MINIMUM STRUCTURE SETBACKS:
 - FRONT: 50 FT
 - SIDE: 20 FT
 - REAR: 20 FT
 - MAXIMUM BUILDING HEIGHT: 2-1/2 STORIES/35 FEET
- SEE ORDINANCE FOR MORE PARTICULAR INFORMATION. SETBACKS SHOWN ON THIS PLAN ARE FOR PLANNING PURPOSES ONLY AND MUST BE CONFIRMED WITH THE APPLICABLE JURISDICTION PRIOR TO ANY CONSTRUCTION.
- FOR CLUSTER HOUSING DEVELOPMENTS WITH A MINIMUM OF FIVE HOUSES/DWELLING UNITS MAYBE GRANTED A DENSITY BONUS OF 20% SEE SECTION 11.3 SUBSECTION C.7.B. ALLOWS FOR DENSITY BONUS OF UP TO 20% FOR THE INCLUSION OF PUBLIC OPEN SPACE FOR RECREATION AND PROTECTION OF HIGH VALUE SCENIC AREAS.
- SECTION 11.3.C.5. PLANNING BOARD, IN REVIEWING PROPOSED CLUSTERED HOUSING DEVELOPMENTS AND OPEN SPACE DEVELOPMENT MAY MODIFY SAID PROVISIONS RELATING TO MINIMUM LOT SIZE, STREET FRONTAGE, SETBACK, AND LOT COVERAGE TO PERMIT INNOVATIVE APPROACHES TO DEVELOPMENT AND ENVIRONMENTAL DESIGN IN ACCORDANCE WITH THE STANDARDS OF THIS SECTION. THE PLANNING BOARD MAY REDUCE LOT FRONTAGE AND FRONT SETBACK REQUIREMENTS AND SIDE AND REAR SETBACKS WITHOUT PERCENTAGE LIMITATION. THE PLANNING BOARD MAY REDUCE LOT AREA REQUIREMENTS, BUT ONLY IF A NET RESIDENTIAL ACREAGE EQUAL IN AREA TO THE ORIGINAL LOT SIZE REDUCTION IS MAINTAINED AS COMMON OR PUBLIC LAND. THE MODIFICATION OF THESE STANDARDS SHALL NOT REQUIRE A VARIANCE AND NO FINDING OF UNDUE HARDSHIP SHALL BE REQUIRED.
- SECTION 11.3.C.6.
- THE MAXIMUM RESIDENTIAL DENSITY FOR CLUSTERED HOUSING DEVELOPMENT SHALL BE 1 RESIDENTIAL UNIT PER 3 NET RESIDENTIAL ACRES.
 - THE MAXIMUM RESIDENTIAL DENSITY FOR OPEN SPACE DEVELOPMENT SHALL BE 1 RESIDENTIAL UNIT PER 10 NET RESIDENTIAL ACRES.
 - THE TOTAL AREA OF PERMANENTLY PRESERVED OPEN SPACE WITHIN CLUSTERED HOUSING DEVELOPMENTS AND OPEN SPACE DEVELOPMENTS SHALL BE A MINIMUM OF 50 PERCENT OF THE TOTAL AREA OF THE PARCEL. THE PLANNING BOARD MAY NOT WAIVE THE MINIMUM OPEN SPACE REQUIREMENTS.
- PROPOSED CLUSTER DIMENSIONAL REQUIREMENTS:
- MINIMUM LOT AREA: 1 ACRES
 - MAXIMUM LOT COVERAGE: 20%
 - MINIMUM STREET FRONTAGE: 125 FT
 - MINIMUM STRUCTURE SETBACKS:
 - FRONT: 30 FT
 - SIDE: 20 FT
 - REAR: 20 FT
 - MAXIMUM BUILDING HEIGHT: 2-1/2 STORIES/35 FEET
- TOTAL AREA OF PARCEL IS APPROXIMATELY 29.10 ACRES ± & 4.5 ACRES ±.
 - BOUNDARY AND SITE INFORMATION SHOWN HEREON IS BASED UPON AN PLAN REF. A. NO FIELD WORK AS BEEN CONDUCTED AS PART OF THIS SKETCH PLAN.
 - CONTOUR INFORMATION IS SHOWN PER 2013 USGS NRC LIDAR: MAINE (CUMBERLAND, KENNEBEC AND YORK) DOWNLOADED FROM THE DATA ACCESS VIEWER.
 - WETLAND AND SLOPES OVER 20% ARE SHOWN VIA PLAN REF. A. THE WETLAND DECLINATION DATES BACK TO 2011.
 - BOOK AND PAGE REFERENCES SHOWN HEREON ARE IN REFERENCE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
 - PLAN REFERENCES:
 - FIRST AMENDED SUBDIVISION PLAN OF DEER BROOK APARTMENTS (PHASE 2), GRAY ROAD/ROUTE 115, NORTH YARMOUTH, MAINE FOR UNITED PROPERTIES, INC. BY SEBAGO TECHNICS DATED 1/21/21 REVISED THROUGH 02/16/21. RECORDED IN PLAN BOOK 221, PAGE 175.
 - SUBDIVISION PLAN -- FINAL OF DEER BROOK APARTMENTS, NORTH YARMOUTH, MAINE FOR BRUCE BAILEY BY SEBAGO TECHNICS, INC. DATED 6/4/90, REVISED THROUGH 7-10-90. RECORDED IN PLAN BOOK 186, PAGE 10.
 - CONDOMINIUM PLAT, DEER BROOK SOUTH, #57-59 DEER BROOK APARTMENTS ROAD, NORTH YARMOUTH, MAINE, MADE FOR RECORD OWNER 77 PROPERTY MANAGEMENT, LLC DATED MAY 6, 2022 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 222, PAGE 343.
 - THE SURVEYED PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF BIDDEFORD, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER 230145.0003 B, HAVING AN EFFECTIVE DATE OF MAY 15, 1984. THE ENTIRETY OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE C (NO SHADING), AREAS OF MINIMAL FLOODING.

NET RESIDENTIAL AREA CALCULATIONS:

CALCULATION OF NET RESIDENTIAL DENSITY AND NET RESIDENTIAL ACREAGE PER SECTION 7.6 SPACE AND DIMENSIONAL REQUIREMENTS.C.

THE AREA SHALL BE CALCULATED BY SUBTRACTING THE FOLLOWING FROM THE TOTAL ACREAGE OF THE TRACT OR PARCEL:

DESCRIPTION	ACRES
TOTAL AREA	33.6 ACRES
a. AREAS THAT ARE CUT OFF FROM THE MAIN PARCEL	- 4.26 ACRES
b. AREAS LOCATED BELOW THE NORMAL HIGH WATER MARK OF WATER BODIES	INCLUDED IN a
c. AREAS LOCATED IN THE 100-YEAR FLOODPLAIN	INCLUDED IN a
d. AREAS WITHIN 250 FEET OF THE ROYAL RIVER;	INCLUDED IN a
e. AREAS CLASSIFIED AS WETLANDS	INCLUDED IN h
f. AREAS WHICH HAVE BEEN CREATED BY FILLING OR DRAINING A POND OR WETLAND;	0 ACRES
g. AREAS CONSISTING OF UN-RECLAIMED GRAVEL PITS	0 ACRES
h. AREAS HAVING SLOPES GREATER THAN TWENTY PERCENT (20%);	- 9.63 ACRES
i. AREAS HAVING VERY POORLY DRAINED SOILS;	0 ACRES
j. AREAS SUBJECT TO EXISTING RIGHTS-OF-WAY OR EASEMENTS	- 0.58 ± .37 ACRES
NET RESIDENTIAL AREA (N.R.A.)	18.76 ACRES
NET RESIDENTIAL DENSITY = N.R.A. / 1 RES. UNIT PER 3 NET RES. ACRES 18.76/3 = 6.25 ACRES = 6 LOTS	
AREA REQUIRED FOR OPEN SPACE 33.6 ACRES x 50% = 16.8 ACRES	



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Engineering & Design

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REV	DATE	DESCRIPTION

SKETCH PLAN

FOR
HEMLOCK HOUSE DEVELOPMENT
MAP 15, LOT 27 & 27-1
BOOK 40370, PAGE 300
493 GREY RD/RTE 115
NORTH YARMOUTH, ME
RECORD OWNER:
HEMLOCK HOUSE DEVELOPMENT, LLC
272 SWEETSTER RD
NORTH YARMOUTH, ME

Colliers
Engineering & Design

BRUNSWICK
41 Church Road
Brunswick, ME 04011
Phone: 207.481.7080
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN:	10/9/23	TMM	XXX
PROJECT NUMBER:	DRAWING NAME:		
23012531A	23012531A_HEMLOCKHOUSE_NORTH_YARMOUTH_ME		

SHEET TITLE:
SKETCH PLAN

SHEET NUMBER:
1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

From: Jonathan Miller <Jon@hemlockhousedev.com>
Sent: Wednesday, October 4, 2023 11:05 AM
To: Tara Mullen
Subject: RE: Authorization Agent Email - 494 Grey Road, North Yarmouth

This message originated from outside your organization

Tara,
Please let this email serve as authorization for you and other Colliers employees to sign and submit the subdivision application and any other related documents to the North Yarmouth planning board. This authorization is in regards to the subdivision project **at 493 Gray rd in North Yarmouth, ME**

Thank you
Jon Miller
207-712-4068

From: Tara Mullen <Tara.Mullen@collierseng.com>
Sent: Tuesday, October 3, 2023 3:20 PM
To: Jonathan Miller <Jon@hemlockhousedev.com>
Subject: Authorization Agent Email - 494 Grey Road, North Yarmouth

Hi,

Mind replying in the affirmative so I can sign applications and speak on behalf of the project for the Planning Board? Need something in writing to include in the application.

I, Joh Miller on behalf of Hemlock Housing Development, LLC authorize, Tara Mullen, to sign and submit the subdivision application on my behalf for the subdivision plan at 494 Grey Road to the Town of North Yarmouth Planning Board.

Best,

Tara Mullen, PLS

Senior Project Surveyor

tara.mullen@collierseng.com

Direct: 207 481 7071 | Cell: 207 325 1914 | Main: 877 627 3772

41 Church Road | Brunswick, Maine 04011



colliersengineering.com | [affiliated authorized entities](#)



(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

DLN#1002340249578

WARRANTY DEED

(Corporate Grantor)

77 Property Management, LLC, a Maine Limited Liability Company, with a mailing address of 68 Fellows Street, South Portland, Maine 04106, for consideration paid, grants to **Hemlock House Development LLC and Alison Miller**, both with a mailing address of 272 Sweetser Road, North Yarmouth, Maine 04097 **with Warranty Covenants, as Tenants in Common**, the land and interest in land, together with all buildings and improvements now located thereon, situated in North Yarmouth, County of Cumberland and State of Maine, described as follows:

PARCEL ONE

A certain lot or parcel of land located on the easterly side of Gray Road and the northerly side of Deer Brook Apartments Road in the Town of North Yarmouth, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the at the intersection of the northerly side of Deer Brook Apartments Road with the easterly side of Gray Road. Thence:

- 1) N 14°56' 54" W by said Gray Road a distance of One Hundred Forty and 76/100 (140.76) feet to a point on the apparent line between the Town of North Yarmouth and the Town of Gray at land now or formerly of Stewart T. Vreeland and Mary B. Vreeland as recorded in the Cumberland County Registry of Deeds in Book 24201, Page 165;
- 2) N 49°53'43" E by said Town Line, said land of Vreeland and land now or formerly of the University of Maine Foundation as described in a deed recorded in said Registry in Book 2379, Page 333 a distance of Two Thousand Six Hundred Fifty-Two and 41/100 (2,652.41) feet to a point on the southwesterly side of the Maine Central Railroad;
- 3) S 19°11'06" E by said Maine Central Railroad a distance of Six Hundred Twenty-Five and 59/100 (625.59) feet to a point at remaining land of the Grantor;
- 4) S 40°34'04" W by said remaining land of the Grantor a distance of Seven Hundred Twenty-Nine and 85/100 (729.85) feet to a point;
- 5) S 59°28'58" W by said remaining land of the Grantor a distance of Four Hundred Thirty-One and 89/100 (431.89) feet to a point;

- 6) S 76°02'10" W by said remaining land of the Grantor a distance of Eight Hundred Eighteen and 04/100 (818.04) feet to a point;
- 7) S 60°16'29" W by said land of the Grantor and said Deer Brook Apartment Road a distance of Four Hundred Fifty and 33/100 (450.33) feet to a point;
- 8) S 70°21'40" W by said Deer Brook Apartment Road a distance of One Hundred Seventy-Six and 64/100 (176.64) feet to the point of beginning.

Bearings are based on magnetic north 1982.

The above described Parcel One contains 29.1 acres being a portion of land now or formerly of 77 Property Management, LLC as described in a deed recorded in the Cumberland County Registry of Deeds in Book 39091, Page 101.

The above described Parcel One benefits from a right of way on the easterly side of Gray Road in the Town of North Yarmouth, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point at the intersection of the northerly side of Deer Brook Apartments Road, being delineated on a plan entitled "Condominium Plat Deer Brook South" made for 77 Property Management, LLC by Owen Haskell, Inc., as recorded in the Cumberland County Registry of Deeds in Plan Book 222, Page 343, with the easterly side of Gray Road. Thence:

- 1) N 70° 21' 40" E by said Deer Brook Apartments Road a distance of One Hundred Seventy-Six and 64/100 (176.64) feet to a point;
- 2) N 60° 16' 29" E by said Deer Brook Apartments Road a distance of Ninety-Three and 95/100 (93.95) feet to a point of curvature;
- 3) Easterly by said Deer Brook Apartments Road, following a curve to the right having a radius of One Hundred Twenty-Five and 00/100 (125.00) feet, an arc distance of Seventy and 70/100 (70.70) feet to a point of tangency;
- 4) S 87° 19' 00" E by said Deer Brook Apartments Road a distance of Forty and 04/100 (40.04) feet to a point;
- 5) S 84° 41' 02" E by said Deer Brook Apartments Road a distance of Seventy-Seven and 48/100 (77.48) feet to a point of curvature;
- 6) Easterly by said Deer Brook Apartments Road, following a curve to the left having a radius of One Hundred Seventy-Five and 00/100 (175.00) feet, an arc distance of One Hundred Seven and 81/100 (107.81) feet to a point of tangency;
- 7) N 60° 01' 02" E by said Deer Brook Apartments Road a distance of Thirty-Six and 10/100 (36.10) feet to a point;

- 8) N 22° 24' 16" E through land designated as "Deer Brook South" as delineated on said Plan a distance of One Hundred Fifty-Eight and 28/100 (158.28) feet to a point at land designated as "Deer Brook North" as delineated on said Plan;
- 9) N 76° 02' 10" E by said land of Deer Brook North a distance of One Hundred Twenty-Four and 19/100 (124.19) feet to a point;
- 10) S 22° 24' 16" W through said land of Deer Brook South and across said Deer Brook Apartments Road a distance of One Hundred Eighty-Four and 06/100 (184.06) feet to a point on the southerly side of said Deer Brook Apartments Road;
- 11) S 60° 01' 02" W by said Deer Brook Apartments Road a distance of One Hundred Thirty-Five and 05/100 (135.05) feet to a point of curvature;
- 12) Westerly by said Deer Brook Apartments Road, following a curve to the right having a radius of Two Hundred Twenty-Five and 00/100 (225.00) feet, an arc distance of One Hundred Thirty-Eight and 62/100 (138.62) feet to a point of tangency;
- 13) N 84° 41' 02" W by said Deer Brook Apartments Road a distance of Seventy-Six and 33/100 (76.33) feet to a point;
- 14) N 87° 19' 00" W by said Deer Brook Apartments Road a distance of Thirty-Eight and 89/100 (38.89) feet to a point of curvature;
- 15) Westerly by said Deer Brook Apartments Road, Following a curve to the left having a radius of Seventy-Five and 00/100 (75.00) feet, an arc distance of Forty-Two and 42/100 (42.42) feet to a point of tangency;
- 16) S 60° 16' 29" W by said Deer Brook Apartments Road a distance of One Hundred Forty-Two and 20/100 (142.20) feet to a point at land now or formerly of Michael W. Rankin as described in a deed recorded in said Registry in Book 32121, Page 285;
- 17) S 73° 46' 39" W by said land of Rankin a distance of One Hundred Forty-Eight and 96/100 (148.96) feet to a point on the easterly side of Gray Road;
- 18) N 05° 33' 39" W by said Gray Road a distance of Forty-One and 61/100 (41.61) feet to a point;
- 19) N 14° 56' 55" W by said Gray Road a distance of Eight and 47/100 (8.47) feet to the point of beginning.

Bearings are based on magnetic north 1982.

The above right of way contains 50,849 square feet lying over a portion of land designated as "Deer Brook Apartments Road" and a portion of land designated as "Deer Brook South" both

being delineated on a plan entitled "Condominium Plat Deer Brook South" made for 77 Property Management, LLC by Owen Haskell, Inc. as recorded in the Cumberland County Registry of Deeds in Plan Book 222, Page 343. This right of way is specifically intended to benefit any further future lots created out of the property herein conveyed. Maintenance costs associated with said right of way including plowing, shall be split evenly between the grantor and grantee herein.

The above described Parcel One is subject to a certain access easement located easterly of, but not adjacent to, Gray Road in the Town of North Yarmouth, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the common line between lands designated as "Deer Brook South" and "Deer Brook North" as delineated on a plan entitled "Condominium Plat Deer Brook South" made for 77 Property Management, LLC by Owen Haskell, Inc. as recorded in the Cumberland County Registry of Deeds in Plan Book 222, Page 343, said point of beginning being located N 76°02'10" E by said common line a distance of Eighty and 27/100 (80.27) feet from the northeasterly terminus of a right of way designated as "Deer Brook Apartments Road" as delineated on said Plan. Thence:

- 1) N 24°30'59" E through said land of Deer Brook North a distance of Forty-One and 19/100 (41.19) feet to a point;
- 2) N 76°02'10" E through said land of Deer Brook North a distance of One Hundred Eleven and 86/100 (111.86) feet to a point;
- 3) N 36°55'54" E through said and of Deer Brook North a distance of Forty-Two and 10/100 (42.10) feet to a point;
- 4) N 59°28'58" E through said and of Deer Brook North a distance of Two Hundred Nine and 97/100 (209.97) feet to a point;
- 5) S 30°31'02" E through said and of Deer Brook North a distance of Fifty and 00/100 (50.00) feet to a point at land designated as "Deer Brook East" on said Plan;
- 6) S 59°28'58" W by said land of Deer Brook East and said land of Deer Brook South a distance of Two Hundred Forty-Eight and 13/100 (248.13) feet to a point;
- 7) S 76°02'10" W by said land of Deer Brook South a distance of One Hundred Forty-Seven and 82/100 (147.82) feet to the point of beginning.

Bearings are based on magnetic north 1982.

The above described easement contains 16,303 square feet lying over land designated as "Deer Brook North" as delineated on a plan entitled "Condominium Plat Deer Brook South" made for 77 Property Management, LLC by Owen Haskell, Inc. as recorded in the Cumberland County Registry of Deeds in Plan Book 222, Page 343.

PARCEL TWO

A certain lot or parcel of land located easterly of, but not adjacent to, Gray Road in the Town of North Yarmouth, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the northeasterly side of the Maine Central Railroad the apparent Town Line between the Towns of Gray and North Yarmouth and land now or formerly of the University of Maine Foundation as described in a deed recorded in Cumberland County Registry of Deeds in Book 2379, Page 333, said point of beginning being located N 49°53'43" E a distance of One Hundred Twenty-Four and 19/100 (124.19) feet from the northerly corner of the above described Parcel One (the point at the end of course #2). Thence:

- 1) N 49°53'43" E a distance of Two Hundred Ten, more or less (210+/-) feet to the southwesterly side of the Royal River;
- 2) Southeasterly by said Royal River a distance of Eight Hundred Twenty, more or less, (820+/-) feet to a point at remaining land of the Grantor;
- 3) S 40°34'04" W by said remaining land of the Grantor a distance of Two Hundred Sixty, more or less, (260+/-) feet to a point on the said Maine Central Railroad, said point being located N 40°34'04" E a distance of One Hundred Thirty-Four and 28/100 (134.28) feet from the easterly corner of the above described Parcel One (the point at the end of course #3);
- 4) N 19°11'06" W by said Maine Central Railroad a distance of Six Hundred Two and 30/100 (602.30) feet to the point of beginning.

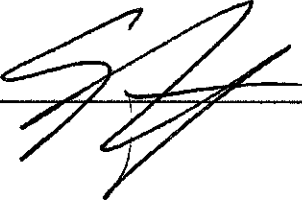
Bearings are based on magnetic north 1982.

The above described Parcel Two contains 4.3 acres more or less, being a portion of land now or formerly of 77 Property Management, LLC as described in a deed recorded in the Cumberland County Registry of Deeds in Book 39091, Page 101.

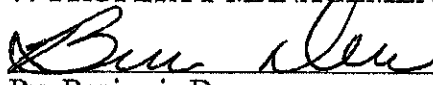
Being a portion of the premises conveyed to 77 Property Management, LLC, by virtue of a deed from United Properties Inc. dated January 14, 2022, and recorded in the Cumberland County Registry of Deeds in Book 39091, Page 101.

IN WITNESS WHEREOF, 77 Property Management, LLC, has caused this instrument to be signed in its name and behalf by Benjamin Downs, its Authorized Sole Member, thereunto duly authorized, this 19th day of September 2023.

Witness



77 PROPERTY MANAGEMENT, LLC



By: Benjamin Downs

Its: Authorized Sole Member

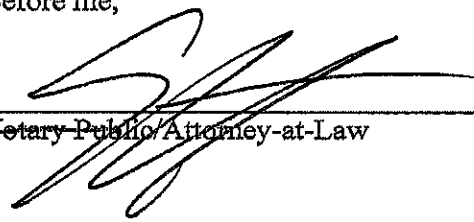
STATE OF MAINE
COUNTY OF CUMBERLAND

September 19, 2023

Personally appeared the above named Benjamin Downs, the Authorized Sole Member of 77 Property Management, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said 77 Property Management, LLC.

Before me,

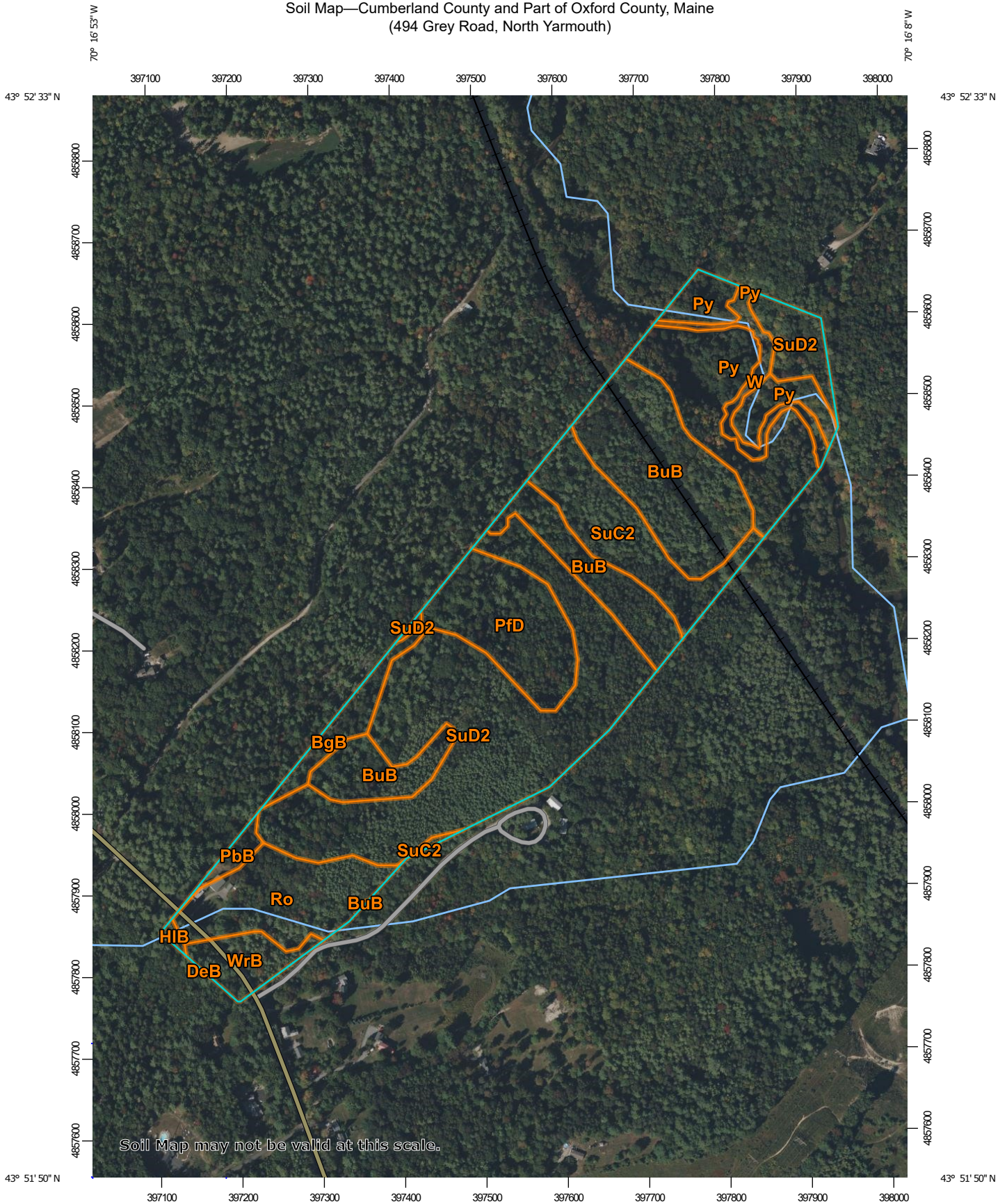
Eric J. Schaeffer
Attorney at Law



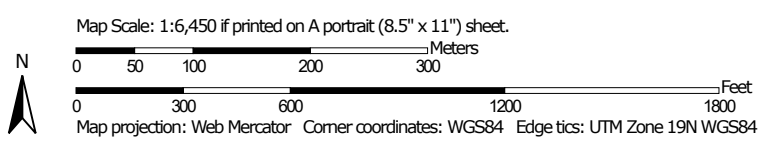
Notary Public/Attorney-at-Law

After recording return to:
Alison Miller
272 Sweetser Road
North Yarmouth, ME 04097

Soil Map—Cumberland County and Part of Oxford County, Maine
(494 Grey Road, North Yarmouth)



Soil Map may not be valid at this scale.



MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 20, Sep 5, 2023

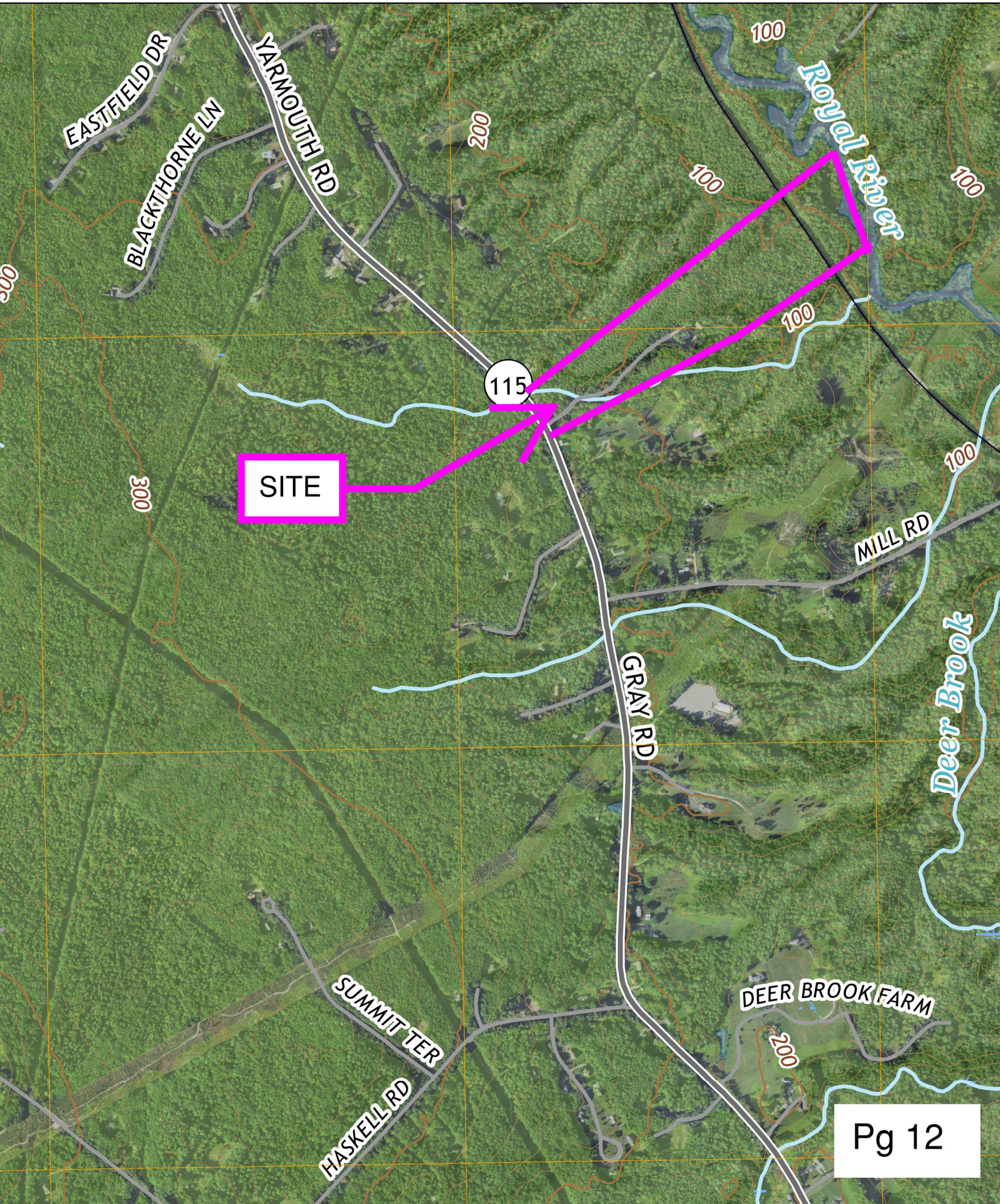
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

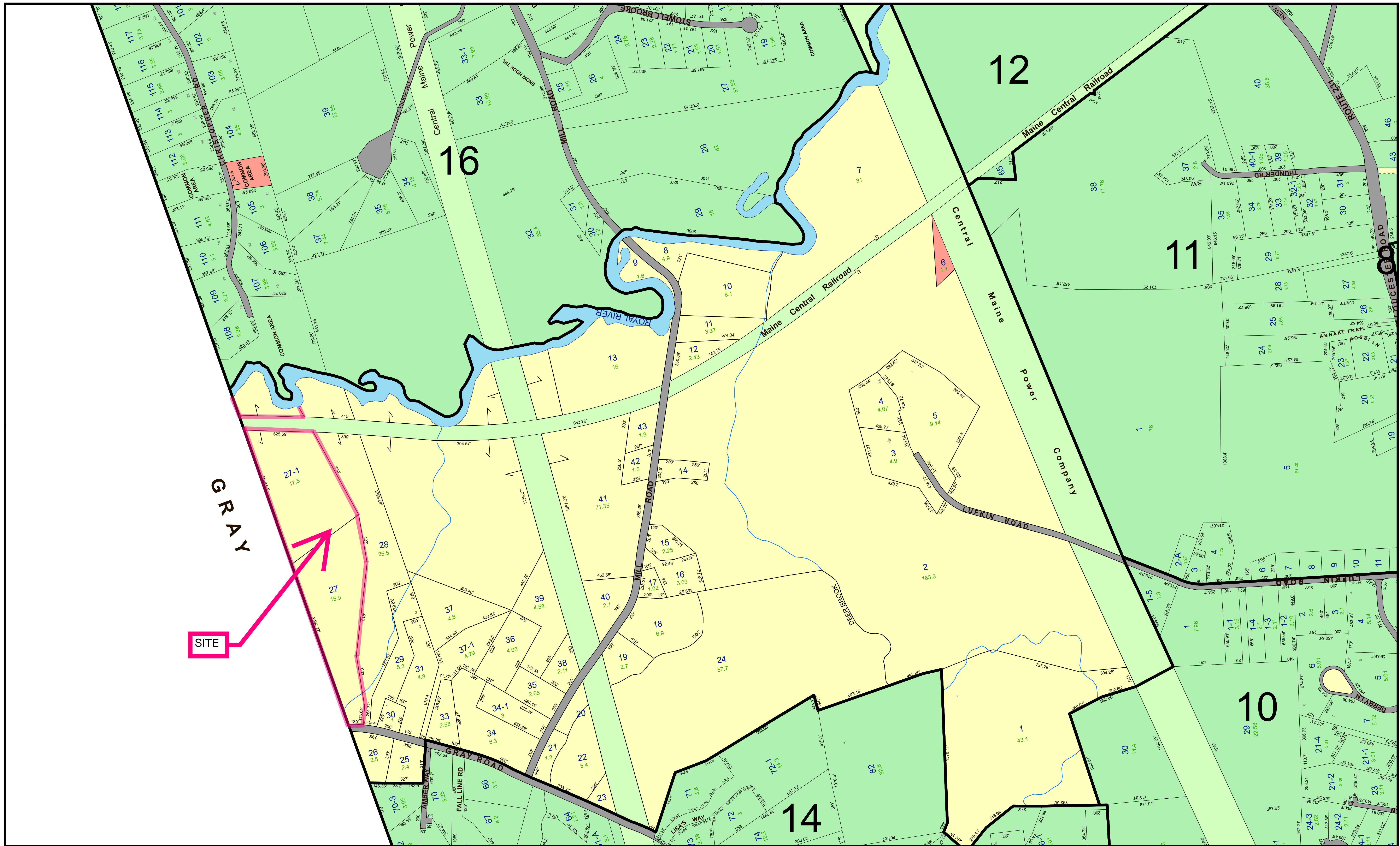
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgB	Nicholville very fine sandy loam, 0 to 8 percent slopes	1.6	2.5%
BuB	Lamoine silt loam, 3 to 8 percent slopes	12.9	21.0%
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	0.0	0.0%
HIB	Hinckley loamy sand, 3 to 8 percent slopes	0.1	0.2%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	0.5	0.9%
PfD	Paxton very stony fine sandy loam, 15 to 25 percent slopes	5.2	8.5%
Py	Podunk fine sandy loam, 0 to 3 percent slopes, occasionally flooded	8.2	13.4%
Ro	Rock outcrop-Lyman complex, 0 to 80 percent slopes, very stony	5.2	8.4%
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded	4.9	8.0%
SuD2	Suffield silt loam, 15 to 25 percent slopes, eroded	19.4	31.6%
W	Water	1.5	2.5%
WrB	Woodbridge fine sandy loam, 0 to 8 percent slopes	1.8	2.9%
Totals for Area of Interest		61.5	100.0%



SITE

115



Tax Sheets are intended for assessing purposes only. Boundary locations are approximate and should not be used for conveyance of property.

Maps updated - 4/01/2022

REVISED & REPRINTED BY
CAI Technologies
 Precision Mapping, Geospatial Solutions
 11 Pleasant Street, Littleton, NH 03561
 800.322.4540 - www.cai-tech.com

- Legend**
- Parcel
 - Common Area
 - Water
 - Road
 - Cemetery
 - ROW
 - Stream

North Yarmouth, Maine

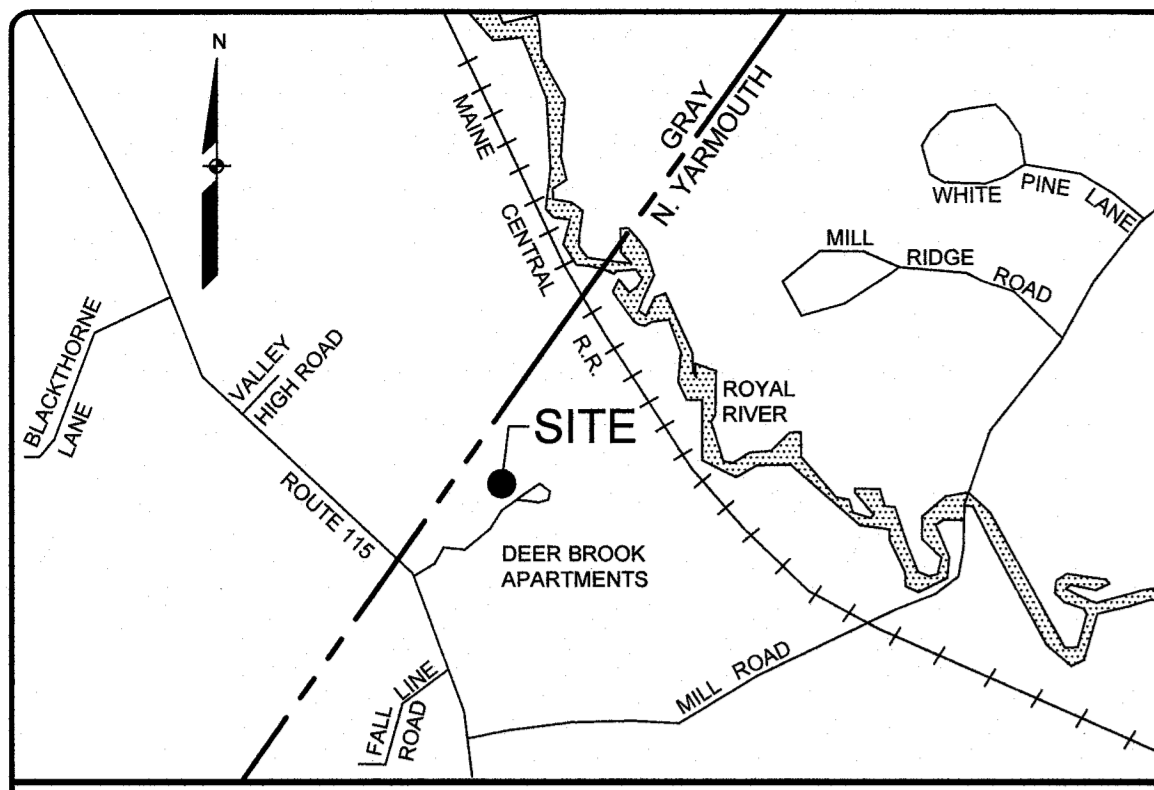


0 350 700
 1 inch = 350 feet

Tax Sheet

15

Pg 13



NET RESIDENTIAL AREA CALCULATIONS:

TOTAL PARCEL AREA	33.36 Ac.
(1) AREAS WHICH ARE ISOLATED FROM THE MAIN PARCEL	4.26 Ac.
(2) AREAS BELOW NORMAL HIGH WATER MARK	SEE (1)
(3) AREAS WITHIN 100-YR. FLOODPLAIN	SEE (1)
(4) AREAS WITHIN 200-FT. OF THE ROYAL RIVER	SEE (1)
(5) AREAS CLASSIFIED AS WETLANDS	SEE (8)
(6) AREAS CREATED BY FILLING OR DRAINING A POND OR WETLAND	0 Ac.
(7) AREAS OF UNRECLAIMED GRAVEL PITS	0 Ac.
(8) AREAS OF SLOPES GREATER THAN 20%	9.63 Ac.
(9) AREAS HAVING POORLY DRAINED SOILS	0 Ac.
(10) AREAS SUBJECT TO EXISTING RIGHTS-OF-WAYS OR EASEMENTS	0 Ac.
NET RESIDENTIAL AREA (N.R.A.)	19.47 Ac.
NET RESIDENTIAL DENSITY = N.R.A. / 1 RES. UNIT PER 3 NET RES. ACRES	
NUMBER OF UNITS PROPOSED = 6 (3 DUPLEX STRUCTURES)	
REQUIRED OPEN SPACE = 50% OF PROJECT AREA = 0.50 X 33.36 ACRES (ARTICLE XI, SECT. 11-3.C.6.C.)	16.68 ACRES
AREA PROPOSED FOR OPEN SPACE = 17.50 ACRES	

PROPERTY LINE DATA

LINE	BEARING	LENGTH
L1	N14°56'54"W	8.47'
L2	N05°33'39"W	41.61'

EXISTING WAIVERS FOR ACCESS ROAD

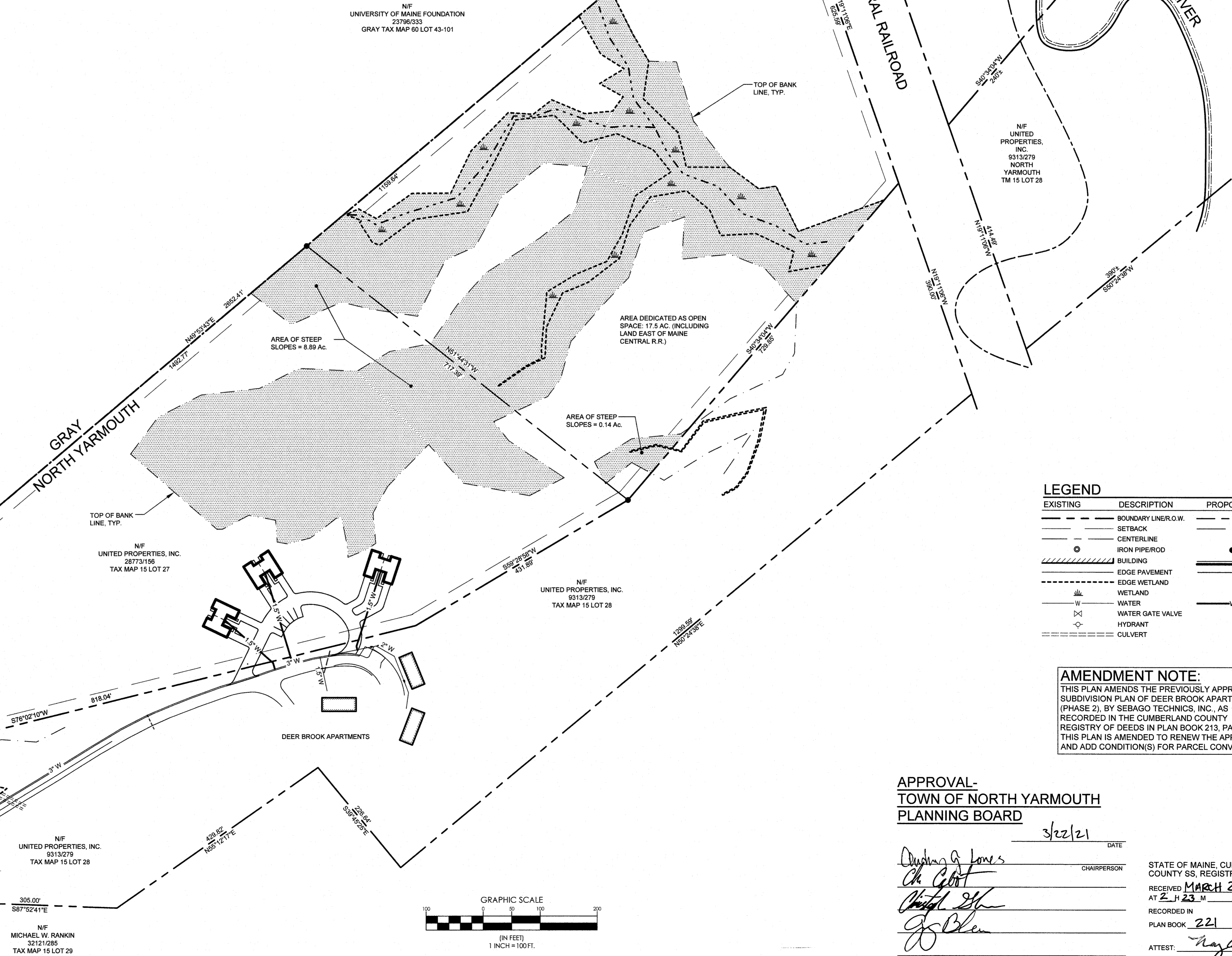
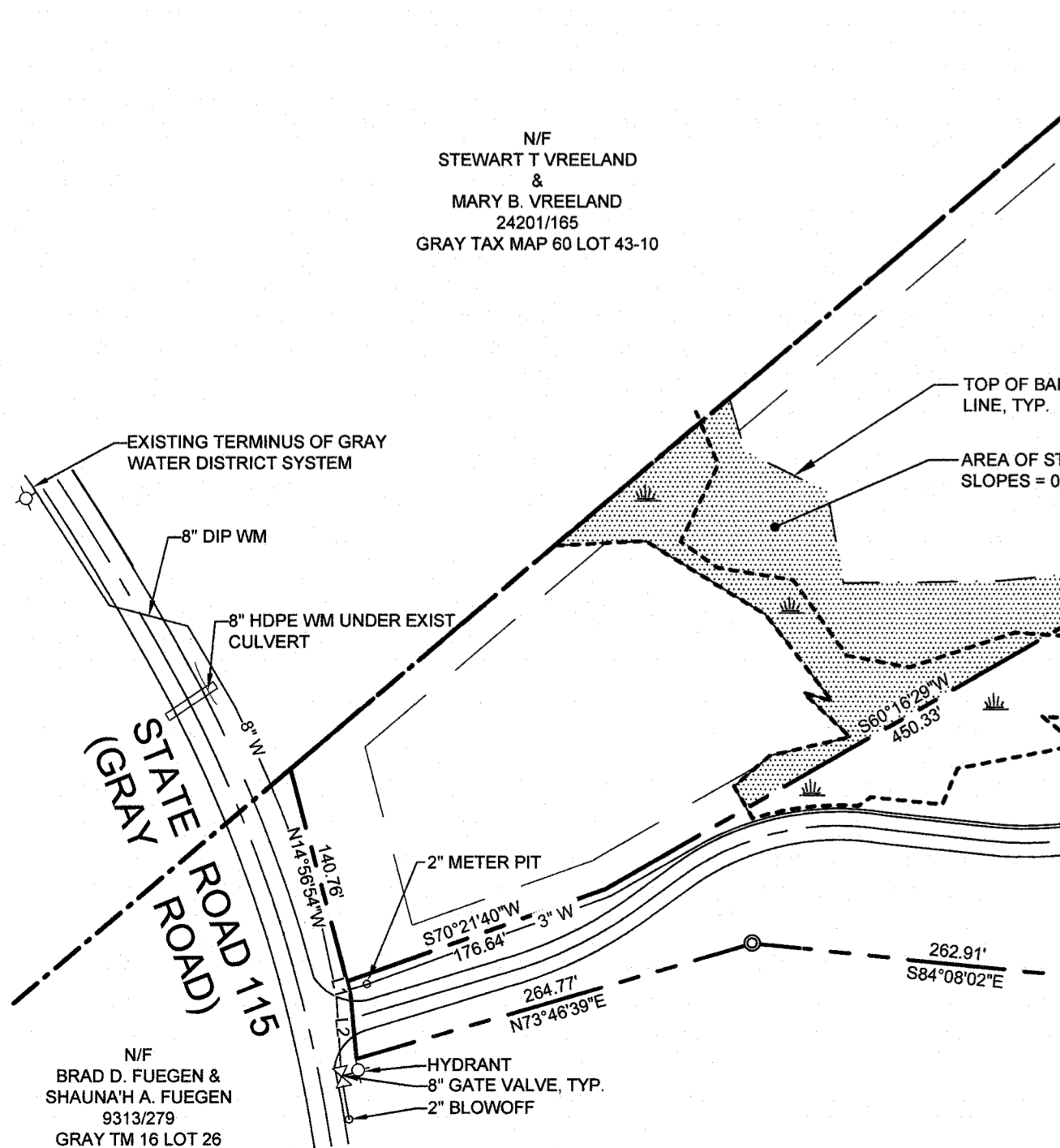
- ROADWAY PAVEMENT WIDTH IS REDUCED TO 18 FEET FROM 22 FEET.
- ROADWAY SIDE SLOPES ARE REDUCED TO 2:1 FROM 3:1 (V:H).

LOCATION MAP

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS UNITED PROPERTIES, INC. BY DEED DATED JUNE 21, 2011 AND RECORDED IN BOOK 28773, PAGE 148 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- THE PROPERTY IS SHOWN AS LOT 27 ON THE TOWN OF NORTH YARMOUTH ASSESSORS MAP 15.
- BEARINGS ARE MAGNETIC 1982 PER MARKERS FOUND AS SHOWN ON THE PLAN REFERENCED IN NOTE 7A. THE VERTICAL DATUM IS BASED ON NAVD88 DERIVED FROM DUAL FREQUENCY GPS OBSERVATIONS.
- THE AREA OF THE PARCEL IS APPROXIMATELY 29.1 ACRES WESTERLY AND 4.3 ACRES EASTERLY OF THE MAINE CENTRAL RAILROAD LOCATION.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNIQS DURING FEBRUARY 2012 AND APRIL 2013 AND THE PLAN REFERENCED IN NOTE 7B.
- THE PARCEL IS LOCATED WITHIN THE FARM AND FOREST DISTRICT WITH THE FOLLOWING SPACE AND BULK REQUIREMENTS:

MINIMUM LOT AREA:	3 ACRES
MINIMUM STREET FRONTAGE:	200 FEET
MINIMUM STRUCTURE SETBACKS:	
FRONT:	50 FEET
SIDE:	20 FEET
REAR:	20 FEET
MAXIMUM RESIDENTIAL DENSITY:	1 RESIDENTIAL UNIT PER 3 NET RESIDENTIAL ACRES
MAXIMUM LOT COVERAGE:	20%
MAXIMUM STRUCTURE HEIGHT:	2.5 STORIES, NO HIGHER THAN 35 FEET
- PLAN REFERENCES
 - SUBDIVISION PLAN - FINAL OF DEER BROOK APARTMENTS NORTH YARMOUTH, MAINE FOR: BRUCE BAILEY WESTBROOK, MAINE DATED 8-4-90, REVISED THROUGH 7-10-90 BY SEBAGO TECHNIQS, INC. AND RECORDED IN CORD PLAN BOOK 166 PAGE 10.
 - SURVEY LAND OF JAMES MCCONNELL ROUTE 115, NORTH YARMOUTH, ME DATED MAY 1982 BY BHMZ.
 - COMPOSITE PLAN ON GRAY ROAD IN NORTH YARMOUTH, MAINE FOR JEFF MCCONNELL DATED JANUARY 2011 BY WAYNE T. WOOD AND CO.
 - PROPOSED FUTURE LOT DIVISION OF HELEN E. GATES PROPERTY ROUTE 115 GRAY, MAINE FOR: HELEN E. GATES ESTATE DATED 3-1-05, REVISED THROUGH 5-27-05 BY SEBAGO TECHNIQS, INC.
 - SUBDIVISION PLAN OF LAND ON ROUTE 115 IN NORTH YARMOUTH, MAINE FOR LILY CONSTRUCTION CORP., SYLVANUS PORTER PLACE DATED NOVEMBER 24, 1987 AND RECORDED IN CORD PLAN BOOK 171, PAGE 5.
 - STATE OF MAINE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP STATE AID HIGHWAYS NO. 4 AND 2 NORTH YARMOUTH - GRAY CUMBERLAND COUNTY DOT FILE NO. 3-212.
- THE PARCEL IS LOCATED, BY SCALING METHODS, WITHIN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF NORTH YARMOUTH, MAINE COMMUNITY PANEL NO. 230202-0005-B, WITH AN EFFECTIVE DATE OF JULY, 16, 1981.
- THE TOWN LINE BETWEEN NORTH YARMOUTH AND GRAY IS SHOWN BASED ON THE STONE MONUMENT FOUND, STONE WALL EVIDENCE AND THE REFERENCED PLANS.
- THE LIMITS OF THE MAINE CENTRAL RAILROAD ARE BASED ON PLAN REFERENCE 7B. NO FIELD SURVEY HAS BEEN PERFORMED FOR THE REMAINING LAND OF UNITED PROPERTIES, INC. THAT LIES TO THE EAST OF THE RAILROAD.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN NOVEMBER, 2011 BY GARY M. FULLERTON, GSS OF SEBAGO TECHNIQS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION THEREFORE, ALL WETLAND FLAGS WITHIN THE DEVELOPMENT AREA MUST BE SURVEY LOCATED PRIOR TO ENGINEERING DESIGN FOR ACCURATE LOCATION.
- ALL ROADS IN THIS SUBDIVISION/DEVELOPMENT SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNERS AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN, UNTIL THEY MEET THE TOWN OF NORTH YARMOUTH ROADWAY CRITERIA AND SPECIFICATIONS IN EFFECT AS OF THE DATE THAT A COMPLETE APPLICATION FOR STREET ACCEPTANCE IS MADE AND UNTIL THE AFOREMENTIONED PRIVATE ROADS HAVE BEEN FORMALLY ACCEPTED BY THE BOARD OF SELECTMEN OR TOWN MEETING.
- A TOWN MEETING VOTE TO ACCEPT PRIVATE ROADS AS PUBLIC ROADS IS REQUIRED IN THE FARM AND FOREST DISTRICT, RESIDENTIAL SHORELAND DISTRICT AND RESOURCE PROTECTION DISTRICT.
- THE PROJECT IS PERMITTED TO CONVEY THE OPEN SPACE PARCEL TO A GOVERNMENTAL ENTITY SUCH AS THE UNIVERSITY OF MAINE FOUNDATION, THE TOWN OF NORTH YARMOUTH, OR THE ROYAL RIVER CONSERVATION TRUST FOR THE PURPOSE OF PRESERVATION WITHOUT REQUIRING A SUBDIVISION AMENDMENT.
- THIS PLAN HAS BEEN SIGNED AND SEALED BY CHARLES D. MARCHESE, PLS 2009 OF SEBAGO TECHNIQS, INC. FOR PURPOSES OF HAVING THIS PLAN RE-APPROVED BY THE TOWN OF NORTH YARMOUTH PLANNING BOARD AND TO HAVE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS. THIS PLAN WAS PREVIOUSLY RECORDED IN PLAN BOOK 213, PAGE 295 DATED JULY 19, 2013.



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINER, O.W.	---
---	SETBACK	---
---	CENTERLINE	---
○	IRON PIPE/ROD	○
▭	BUILDING	▭
---	EDGE PAVEMENT	---
---	EDGE WETLAND	---
▭	WETLAND	▭
W	WATER	W
∇	WATER GATE VALVE	∇
◇	HYDRANT	◇
---	CULVERT	---

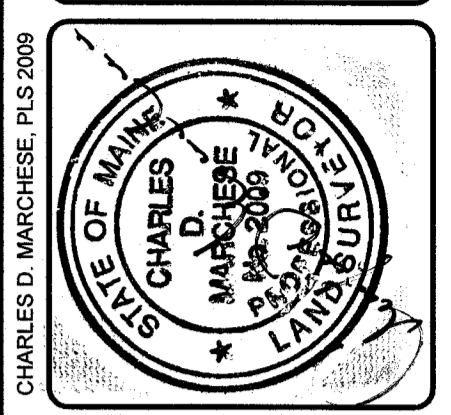
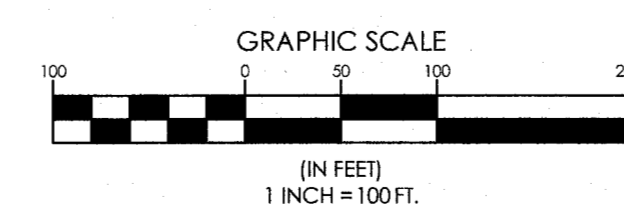
AMENDMENT NOTE:
 THIS PLAN AMENDS THE PREVIOUSLY APPROVED SUBDIVISION PLAN OF DEER BROOK APARTMENTS (PHASE 2), BY SEBAGO TECHNIQS, INC., AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 213, PAGE 295. THIS PLAN IS AMENDED TO RENEW THE APPROVAL AND ADD CONDITION(S) FOR PARCEL CONVEYANCE.

APPROVAL - TOWN OF NORTH YARMOUTH PLANNING BOARD

3/22/21
 _____ DATE
 _____ CHAIRPERSON

 _____ REGISTER

STATE OF MAINE, CUMBERLAND COUNTY SS. REGISTRY OF DEEDS
 RECEIVED MARCH 24 2021
 AT 2:23 P.M. AND
 RECORDED IN
 PLAN BOOK 221 PAGE 175
 ATTEST: _____ REGISTER



REV.	BY	DATE	STATUS
D	RAM	02/18/21	ADD ABUTTERS/CONDITIONS OF APPROVAL
C	RAM	01/21/21	RESUBMIT FOR PLANNING BOARD REVIEW
B	RAM	6/28/13	REVISED PER PEER REVIEW COMMENTS
A	RAM	5/28/13	SUBMIT SUBDIVISION APPLICATION TO TOWN

THIS DOCUMENT NOT VALID WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR UNAUTHORIZED, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.

SEBAGO TECHNIQS
 WWW.SEVERAGOTECHNIQS.COM
 75 John Roberts Rd.
 South Portland, ME 04106
 Tel: 207-200-2100

FIRST AMENDED SUBDIVISION PLAN OF DEER BROOK APARTMENTS (PHASE 2)
 GRAY ROAD/ROUTE 115 NORTH YARMOUTH, MAINE
 FOR: **UNITED PROPERTIES, INC.**
 9 THOMAS DRIVE WESTBROOK, MAINE 04098

DESIGNED	RAM
DRAWN	ACL
CHECKED	01/2/21
DATE	01/2/21
SCALE	1" = 100'
PROJECT	88287

SHEET 2 OF 7