

MEMORANDUM

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

CC: Christopher Cook

From: Kate Burch, Planner, North Star Planning

RE: Meehan Lane Lot B

Date: December 4, 2023

Overview

The applicant proposes to build a single-family home on a portion of Tax Map 13, Lot 7, Meehan Lane Lot B. This parcel is in the Farm & Forest District and abuts Chandler Brook. A portion of the parcel is within the Resource Protection zone. The entire parcel is within the Royal River Overlay. Single-family homes within the Royal River Overlay require site plan review.

The applicant proposes to build a single-family home with garage and in-law unit and a barn on the property. All structures will be located outside of the Resource Protection zone. The applicant proposes to complete construction in 2 phases. In summer 2024, land will be cleared, erosion control installed, and the driveway, septic and barn will be constructed. In 2026, the well and home/garage will be constructed.

The septic system and leach field will be located within Resource Protection. This is permitted as per LUO 9.1.O. The applicant submitted a preliminary soil test that shows the soil is adequate for subsurface sewage disposal. The applicant should provide septic system details and show the septic location on the final plan submission to demonstrate it is located at least 100' from the

normal high-water mark of Chandler Brook, and that no holding tank will be used.

The applicant proposes 7,000 SF of tree and vegetation clearing for leach field and a buffer around the home. The applicant should confirm if any of this clearing will occur within 100' of the normal high-water mark of Chandler Brook. The applicant should confirm that, at distances greater than 100' of the normal high-water mark, no more than 40% of trees 4" or more in diameter will be cut, as per LUO 9.1.T.3.

The applicant should confirm if any grading or filling will occur. In the final plan, the applicant should include a written description of best management practices that will be used to limit erosion and sedimentation both during and after construction in Resource Protection and the Royal River Overlay, as per LUO 9.1.U and 9.3.b.1.

Royal River Conservation Trust (RRCT) has reviewed the proposal and did not identify any issues or concerns. In the final submission, the applicant should provide any emails or letters from RRCT.

Applicant: Christopher Cook

Owner: same as above

Location: Meehan Lane Lot B

Zoning: Farm & Forest, Resource Protection, Royal River Overlay

Tax Map Number: portion of Map 13, Lot 7

Existing Land Use: undeveloped

Proposed Land Use: single-family home

Acreage: 3 acres

Waivers: None requested

Site Walk: The Planning Board should decide if they want to hold a site walk.

Public Hearing: A public hearing is not required.

Application Completeness: All materials for a preapplication have been submitted.

Application Stage: This is a preapplication. No vote is required at this time.

Site Plan Review - Findings of Fact:

1. Utilization of the Site

- The applicant proposes to use the site to build a single-family home, garage, and barn.
- The project is located in the Farm and Forest zone and the Royal River Corridor Overlay, with a portion in Resource Protection.
- The property is currently undeveloped.

2. Utilities

- Electrical service will be extended from Meehan Lane to service the property.
- The applicant should confirm the heat source for the property.
- The applicant proposes to construct a septic system within Resource Protection. The application should confirm this system will not be within 100' of the normal high-water mark of Chandler Brook, and will not include a holding tank.
- The applicant proposes to construct a well at the front of the property, within the 50' setback.

3. Building Standards

- Proposed home and garage elevations are included in the submission.

4. Impact on Community Facilities

- No negative impact on community facilities will result from this project.

5. Hazardous Materials and Emissions

- The applicant should confirm that no hazardous materials will be stored on site.

6. Exterior Lighting

- No exterior lighting beyond what is typical for a single-family home is proposed.

7. Financial and Technical Capacity

- No public improvements, roads, or infrastructure are proposed that would require a submission of financial and technical capacity.

8. Landscaping, Buffers and Screening

- The applicant proposes to limit clearing to 7,000 SF to accommodate the septic system and allow for a buffer around the home.

9. Noise

- No noise levels in excess of the town standards will result from the project.

10. Signs

- No signage is proposed.

11. Storage of Materials

- No non-residential storage of materials is proposed.

12. Stormwater Control

- The proposed project will create about 1,500 SF of impervious surface, plus the driveway. This limited disturbance means there are no anticipated impacts to runoff or drainage direction on this property.
- Projects under 20,000 SF of ground disturbance are not required to have professional stormwater analysis as per LUO 10.22.B.

13. Protection of Significant Wildlife Habitat

- The applicant should request a letter from Maine IF&W to confirm there is no significant wildlife habitat on this parcel.

14. Access Management and Vehicular Circulation

- The applicant will construct a new driveway off Meehan Lane.
- A single-family home is not anticipated to have a significant traffic impact.

15. Pedestrian Ways and Bicycle Access

- No changes to sidewalks or other surrounding pedestrian areas are proposed.

16. Off-Street Parking and Loading

- The applicant will have a driveway and a garage.

Conclusions of Law:

1. The development **will/will not** reflect the natural capabilities of the site to support development.
- ~~2. Utilities serving developments in the Village Center District and Village Residential District **will/will not** be installed underground. (N/A)~~
3. The proposed development **will/will not** result in a negative impact to the environment or to the community facilities or services.
4. The development **will/will not** contribute emission of dust, ash, smoke or other particular matter.
- ~~5. The proposed development **will/will not** have adequate exterior lighting to provide for its safe use during nighttime hours. (N/A)~~
6. The landscape **will/will not** be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas.
7. The development **will/will not** control noise levels such that it **will/will not** create a nuisance for neighboring properties.
- ~~8. The size, location, design, color, texture, lighting and materials of all exterior signs **will/will not** detract from the design of proposed buildings and structures. (N/A)~~
- ~~9. Exposed non-residential storage areas, exposed machinery, and areas used for storage **will/will not** have sufficient setbacks and screening. (N/A)~~
10. Adequate provisions **will/will not** be made for the collection and disposal of all storm water that runs off proposed roads, parking areas, roofs and other surfaces.
11. Developments **will/will not** be designed to protect and conserve important wildlife habitat to the greatest extent feasible.
12. The layout of the site **will/will not** provide for the safe movement of passenger, service, and emergency vehicles throughout the site.
13. The site plan **will/will not** provide for a system of pedestrian ways within the development appropriate to the type and scale of development.
14. Parking areas **will/will not** be constructed to protect the natural environment and visual character of the community, improve pedestrian safety and accessibility, and promote the quality of life in developed areas.



RECEIVED
NOV 02 2023

TOWN OF NORTH YARMOUTH
10 VILLAGE SQUARE ROAD
NORTH YARMOUTH, MAINE 04097
PHONE: (207) 829-3705 Opt 1
FAX: (207) 829-3743
WEBSITE: www.northyarmouth.org

CODE OFFICE HOURS
MONDAY
8:00 AM - 6:00 PM
TUESDAY - THURSDAY
8:00 AM - 5:00 PM

BY:

BUILDING AND LAND USE PERMIT APPLICATION

APPLICANT: Christopher K Cook APPLICANT PHONE #: 207-400-0746
APPLICANT MAILING ADDRESS: 11 Barwood Dr New Gloucester, ME 04260
APPLICANT OWNER EMAIL: ckcook23@gmail.com

PROPERTY OWNER: Same PROPERTY OWNER #: Same
PROPERTY OWNER ADDRESS: same
PROPERTY OWNER EMAIL: same

CONTRACTOR: _____ CONTRACTOR PHONE #: _____
CONTRACTOR MAILING ADDRESS: _____

PROPERTY USE: Single Family Dwelling

EST COST OF CONSTRUCTION: \$ 500000 TAX MAP & LOT NUMBER: Map 13 Lot number not applied by town
LOCATION/PROPERTY ADDRESS: Lot B Mechan Lane Lot 12

ZONING DISTRICTS:

___ VILLAGE CENTER ___ VILLAGE RESIDENTIAL FARM AND FOREST ___ FLOODPLAN

OVERLAY ZONING DISTRICTS:

___ RESIDENTIAL SHORELAND (100') ___ RESOURCE PROTECTION (150') RESOURCE PROTECTION (250')
 ROYAL RIVER CORRIDOR OVERLAY ___ GROUND WATER PROTECTION OVERLAY

PROJECT DESCRIPTION:

See included
This is request for site sketch review

[Signature]
APPLICANT SIGNATURE
DATE: 11/2/2023

CEO SIGNATURE
DATE: _____

ROAD COMMISSIONER SIGNATURE (IF APPLICABLE)
DATE: _____

CONDITIONS OF APPROVAL: _____
PERMIT NUMBER: BP _____ TOTAL FEE AMOUNT: \$ _____ (SEE DETAILS ON PAGE 2)

IMPACT FEE CALCULATION SHEET

FOUNDATION AREA (COMMERCIAL AND RESIDENTIAL BUILDINGS)

LENGTH	X	WIDTH	=	AREA	
40		283		1120	→ House
10		15		150	→ Driveway
24		36		864	→ Attached Garage in basement
TOTAL FOUNDATION AREA				2134	X .20 = \$

COMMERCIAL AREA

LENGTH	X	WIDTH	=	AREA
TOTAL COMMERCIAL AREA				X .60 = \$

GARAGE AREA (RESIDENTIAL ACCESSORY STRUCTURES SUCH AS GARAGES, SHEDS, EQUIPMENT HOUSE, ETC.)

LENGTH	X	WIDTH	=	AREA	
24		24		576	- unfinished barn
TOTAL GARAGE AREA				X .20 = \$	

UNFINISHED AREA (RESIDENTIAL AREAS SUCH AS DECKS, ATTICS, OPEN PORCHES ETC.)

LENGTH	X	WIDTH	=	AREA	X	STORIES	=
TOTAL UNFINISHED AREA				X .20 = \$			

FINISHED AREA (INCLUDES ANY AREA OF ANY RESIDENTIAL BUILDING THAT HAS WALLS, FLOORING, CEILING, AND ARE INTENDED TO PROVIDE USABLE LIVING SPACE)

LENGTH	X	WIDTH	=	AREA	X	STORIES	=
40		28		1120		2	2240
10		15		150		1	150
20		24		480		1	480
TOTAL FINISHED AREA				2870	X .60 = \$		

FOR ADDITIONS, THE IMPACT FEE SHALL BE CALCULATED ON THE RATE APPLICABLE TO THE TOTAL AREA OF THE BUILDING (INCLUDING THE ADDITION) TIMES THE SQ. FT OF THE ADDITION)

OTHER FEES (LATE FEE – DOUBLE AMOUNT OF REGULAR FEE) Circle all that apply

DEMOLITION	\$50.00 <input type="checkbox"/>	SWIMMING POOLS	<input type="checkbox"/>	\$100.00	SIGN PERMIT	<input type="checkbox"/>	\$50.00
TEMP HOUSING PERMIT	\$25.00 <input type="checkbox"/>	DRIVEWAY/ROAD ENTRANCE	<input type="checkbox"/>	\$50.00	PROPERTY NUMBERING	<input type="checkbox"/>	\$25.00
CHIMNEYS	\$25.00 <input type="checkbox"/>	TEMP STRUCTURES	<input type="checkbox"/>	\$25.00	FINAL INSPECTION	<input type="checkbox"/>	\$50.00
RE-INSPECTION	\$50.00 <input type="checkbox"/>	SPRINKLER	<input type="checkbox"/>	\$50.00	MINIMUM FEE	<input type="checkbox"/>	\$50.00
OTHER FEES							\$
ADMINISTRATIVE FEE							\$ 25.00
TOTAL IMPACT FEE AND OTHER FEES							\$

IMPACT FEES ARE PROVIDED FOR IN THE
 "ASSESSMENT OF IMPACT FEES ORDINANCE OF THE TOWN OF NORTH YARMOUTH, MAINE" AS ADOPTED 3/11/2000.



TOWN OF NORTH YARMOUTH
PLANNING BOARD

SITE PLAN REVIEW AND CONDITIONAL USE APPLICATION

(See Section 4 pages 23 through 36 of the North Yarmouth Land Use Ordinance)

NAME OF APPLICANT: Christopher La Cook PHONE #: 207-400-0746
EMAIL: ckcook23@gmail.com ALT. PHONE#: _____
FULL ADDRESS: 11 Briarwood Dr New Gloucester ME 04260
PROPERTY ADDRESS: Lot B Mecha Lane Lot 13
MAP: 13 LOT: not yet applied for today

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

1. Names and Addresses of ALL property owners within 500' of any and all property boundaries (use a separate sheet). Please contact the code office for an updated list)

2. Plan preparer information if other than property owner:

Name: NA
Address: _____
Phone Number: _____ Professional Lic. # _____
Email: _____

3. Zoning Classification of the Property

Village Center Village Residential Farm and Forest
 Shoreland Residential Resource Protection Royal River Overlay
 Groundwater Protection Overlay

4. Provide a General Description of the proposed use or activity, including but not limited to the type of use, square footage involved, hours of operation, types and amount of traffic to be generated (use separate sheet).

5. Historic Structures: Are there any historic structures or areas of historical importance on the property? YES NO

6. Complete List of all chemicals, pesticides, fuels, nutrients and other potentially toxic or hazardous materials to be used or stored on the premises, and the quantities of these materials (use a separate sheet).

7. List of Equipment to be used, parked or stored (use a separate sheet).

8. To the best of my knowledge, all the above-stated information, and all prepared submissions in this application are correct.

[Signature]
Signature of Applicant/Owner

11/1/2023
Date



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
FEE CALCULATION SHEET**

NAME OF APPLICANT: Chris Cook
 PROPERTY ADDRESS: Lot B Meehan Lane Lot 13
 MAP: 13 LOT: not yet applied by town

SITE PLAN FEES

<u>Description</u>	<u>Fees</u>	<u>Total</u>
Preliminary Sketch Plan Review	\$0	φ
Site Plan Review Permit	\$250.00	_____
Amendment to Site Plan Review Permit	\$75.00	_____

SUBDIVISION APPROVAL FEES
MINOR SUBDIVISION (4 lots or less)

<u>Description</u>	<u>Fees</u>	<u>Total</u>
Non-refundable Application Fee	\$250.00	_____
Each Lot/Dwelling Unit	\$100.00	_____
Technical Review	Cost + \$25.00	_____

MAJOR SUBDIVISION (5 lots or more)

<u>Description</u>	<u>Fees</u>	<u>Total</u>
Non-refundable Application Fee	\$350.00	_____
Each lot/Dwelling Unit	\$100.00	_____
Technical Review	Cost + \$25.00	_____

TOTAL FEES REQUIRED _____

NOTE: Certain Subdivisions will be required to complete a Site Plan Review Permit. Review fees are not typically refundable. If extenuating circumstances occur, the Board may consider a partial or full refund.

Project description

The intent of this project is to build a single family home of approximately 2400 square feet living space comprised of a 3 bedroom house with adjoining garage with in-law apartment. The project also includes an approximately 24 feet by 24 feet barn structure. This is to be undertaken on the land listed as Lot B Meehan Lane Lot 13 in May 2023 and purchased by Christopher K. Cook on July 14, 2023. Please see the accompanying deed.

The land is a 3 acre lot in Farm and Forest District and has approximately 220 feet of waterfront on Chandler Brook therefore placing it in both Natural Resources Protection District and the Royal River Corridor Overlay District. These are delineated on the accompanying survey. The site and proposal have been discussed with both the Maine DEP and Royal River Conservation Trust and neither identified any concerns regarding the proposal.

The proposal places the home and barn in the area of the property outside of Resource protection but lying in the Royal River Corridor and maintains the setbacks required to Farm and Forest District. This was reviewed with the Royal River Conservation Trust and no concerns were identified. Driveway would access approximately through the mid-point of the front property line from the Meehan Lane ROW. The proposal requests siting septic within the Natural Resource Protection land and clearing 40 feet by approximately 175 feet totaling 7000 square feet (0.16 Acre) to accommodate the septic leach field and create a buffer for home from falling trees and fire. Preference would be to place the well in the front of the property within the 50 foot setback required by the Farm and Forest District. Please reference included site sketch.

Timeline

This would be a two phase project.

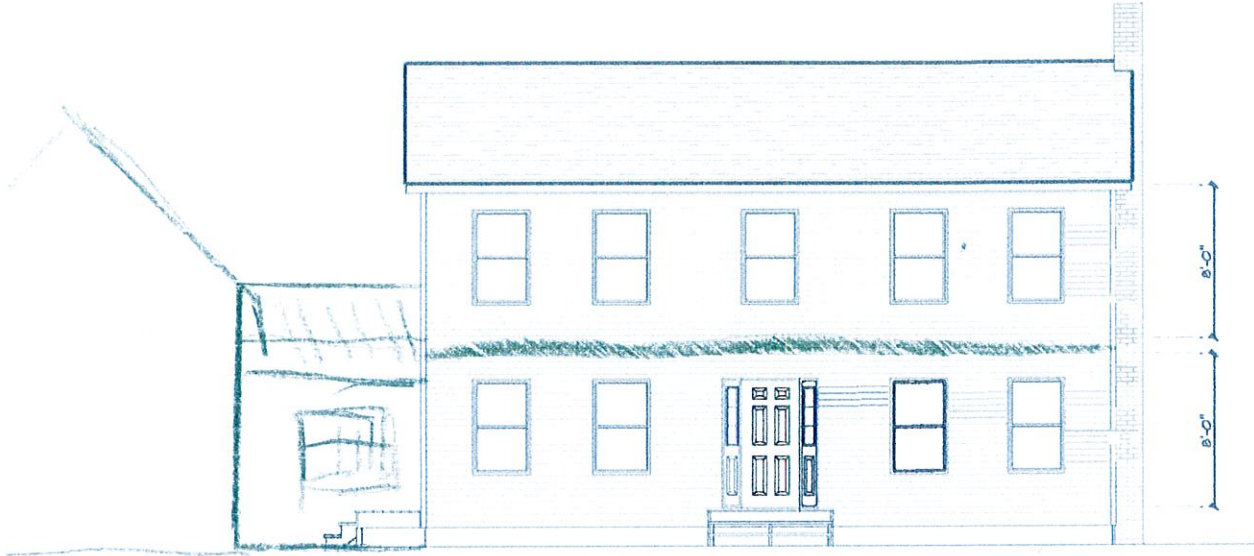
Summer 2024

- Land clearing
- Creation of Erosion Control Mix berms with material harvested from tree clearing on all downhill slopes
- Driveway Construction
- Septic Construction
- Construction of Barn
- Electrical Service to Barn

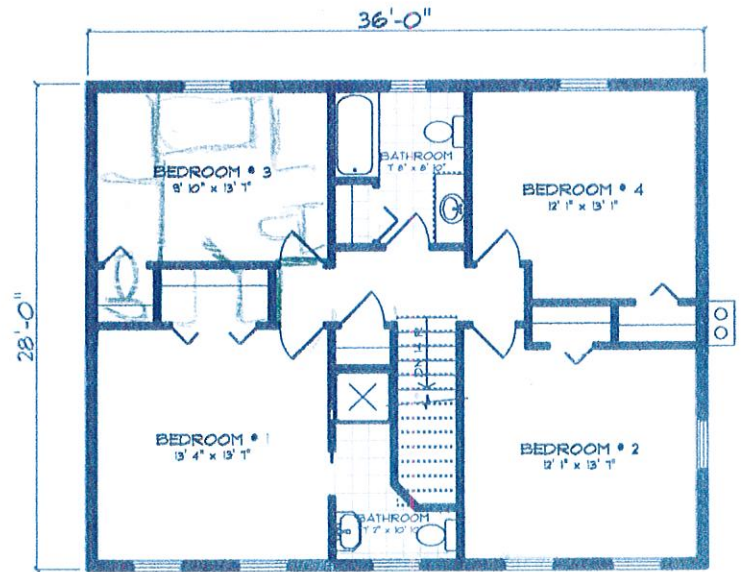
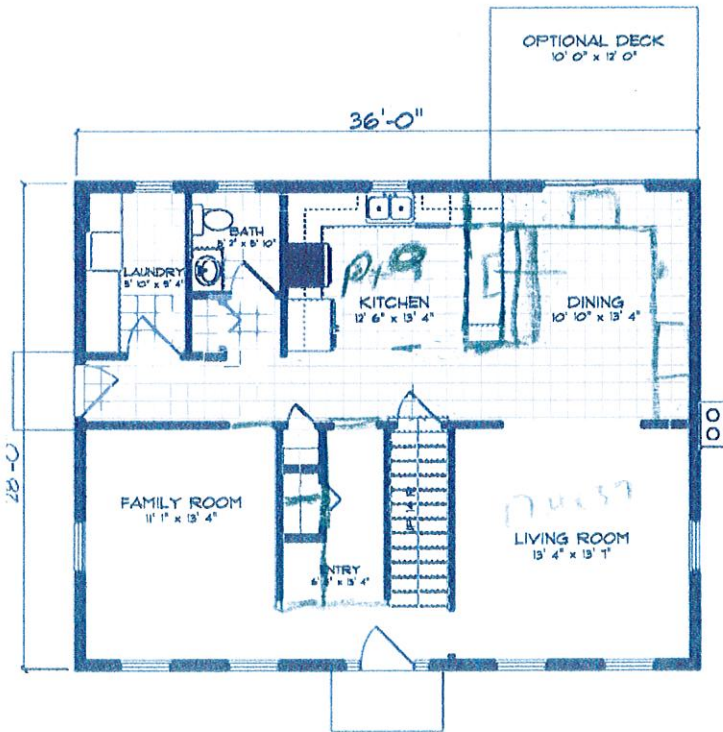
Summer 2026

- Well Placement
- Construction of home

This timeline is proposed and dependent on availability of contractors.



36'10" + 20"
70"



36'10" Feet complete by

SIZE & STYLE: 28X36 2 STORY

DRAWING #

4

BEDROOMS

2.5

BATHS

2016

SO. FT.

HILLCREST





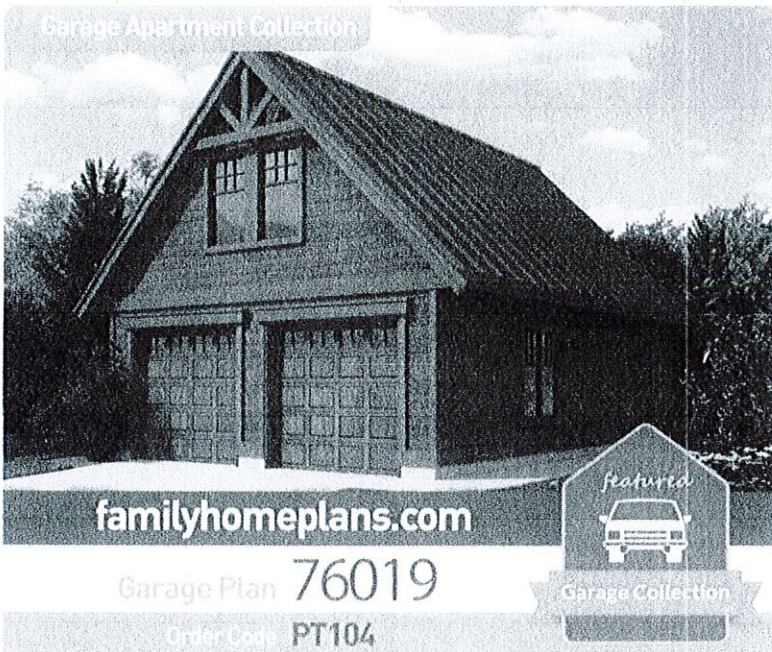
Home > Garage Plans > Plan 76019

Order Code: 00WEB

[Turn ON Full Width](#)

2 Car Garage Apartment Plan 76019

Garage Apartment - Two Car Rustic Garage with Storage Area Above and Workshop



FHP Low Price Guarantee

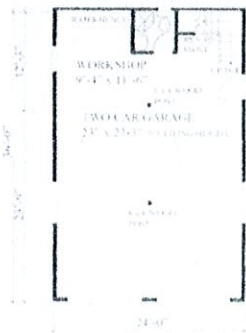
If you find the exact same plan featured on a competitor's web site at a lower price, advertised OR special SALE price, we will beat the competitor's price by 5% of the total, not just 5% of the difference! Our guarantee extends up to 4 weeks after your purchase, so you know you can buy now with confidence.

[Turn ON Image Gallery](#)



Specifications

Bathrooms	.75
Garage Bays	2 Bays
Overall Size	24'0" W x 36'0" D



FIRST FLOOR PLAN

FIRST FLOOR AREA: 864 SQ. FT.
 SECOND FLOOR AREA: 736 SQ. FT.
 TOTAL FLOOR AREA: 1600 SQ. FT.



PRELIMINARY SOIL INVESTIGATION

DATE: September 27, 2023
Job# 1317

TO: Chris Cook
11 Briarwood Drive
New Gloucester, Maine 04260

LOCATION: The site, a portion of a parcel identified by the North Yarmouth Assessor's Office as Map 13, Lot 7, is located along the north side of Meehan Lane approximately 1,000 feet southeast from the intersection of Meehan Lane and Millikan Road in the town of North Yarmouth, Maine.

DATE OF INVESTIGATION: September 19, 2023

PURPOSE OF INVESTIGATION: The purpose is to determine the suitability of the soil and site for subsurface sewage disposal.

METHOD OF INVESTIGATION: Shovel and hand auger

RESULTS OF INVESTIGATION:

The test pit on this lot is located as shown on the attached figure. The test pit log is attached. The test pit revealed a friable dark yellowish, sandy topsoil, a loose brownish yellow, sandy subsoil, and a loose, pale yellow sandy substratum. The proposed disposal field is rated for Eljen units for a three-bedroom house plus an in-law apartment in an attached garage. The Maine Subsurface Wastewater Disposal Rules designation is 5C.

SOIL PROFILE / CLASSIFICATION INFORMATION		DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES
Project Name: Meehan Lane	Applicant Name: Chris Cook	Project Location (municipality): North Yarmouth

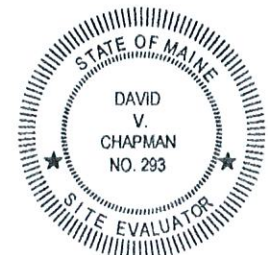
Observation Hole # <u>TP-1</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring																																																	
<u>1</u> " Depth of organic horizon above mineral soil																																																	
	Texture	Consistency	Color	Mottling																																													
Depth below mineral soil surface (inches)	<table style="width:100%; border-collapse: collapse;"> <tr><td style="border-right: 1px solid black; border-bottom: 1px solid black;">0</td><td style="border-bottom: 1px solid black;">Fine to Medium Sand</td><td style="border-bottom: 1px solid black;">Friable</td><td style="border-bottom: 1px solid black;">Dark Yellowish Brown</td><td style="border-bottom: 1px solid black;"></td></tr> <tr><td style="border-right: 1px solid black; border-bottom: 1px solid black;">6</td><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td></tr> <tr><td style="border-right: 1px solid black; border-bottom: 1px solid black;">12</td><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td></tr> <tr><td style="border-right: 1px solid black; border-bottom: 1px solid black;">18</td><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;">Loose</td><td style="border-bottom: 1px solid black;">Browish Yellow</td><td style="border-bottom: 1px solid black;"></td></tr> <tr><td style="border-right: 1px solid black; border-bottom: 1px solid black;">24</td><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td></tr> <tr><td style="border-right: 1px solid black; border-bottom: 1px solid black;">30</td><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;">Pale Yellow</td><td style="border-bottom: 1px solid black;"></td></tr> <tr><td style="border-right: 1px solid black; border-bottom: 1px solid black;">36</td><td colspan="4" style="border-bottom: 1px solid black; text-align: center;">Limit of Excavation</td></tr> <tr><td style="border-right: 1px solid black; border-bottom: 1px solid black;">42</td><td colspan="4" style="border-bottom: 1px solid black;"></td></tr> <tr><td style="border-right: 1px solid black; border-bottom: 1px solid black;">48</td><td colspan="4" style="border-bottom: 1px solid black;"></td></tr> </table>				0	Fine to Medium Sand	Friable	Dark Yellowish Brown		6					12					18		Loose	Browish Yellow		24					30			Pale Yellow		36	Limit of Excavation				42					48				
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Observation Hole # _____ <input type="checkbox"/> Test Pit <input type="checkbox"/> Boring																																																	
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	Soil Profile: _____	Classification Condition: _____	Slope Percent: _____	Limiting Factor Depth: _____																																													
				<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Limit of Exp.																																													

INVESTIGATOR INFORMATION AND SIGNATURE	
Signature: <i>David V. Chapman</i>	Date: 9-24-2023
Name Printed/typed: David V. Chapman	Cert/Lic/Reg.# 293
Title: <input checked="" type="checkbox"/> Licensed Site Evaluator <input type="checkbox"/> Certified Soil Scientist <input type="checkbox"/> Certified Geologist <input type="checkbox"/> Other:	



CONCLUSION:

This tested site is acceptable for subsurface sewage disposal according to the Maine Subsurface Wastewater Disposal Rules. Further investigation will be required to prepare a septic system design for the site.

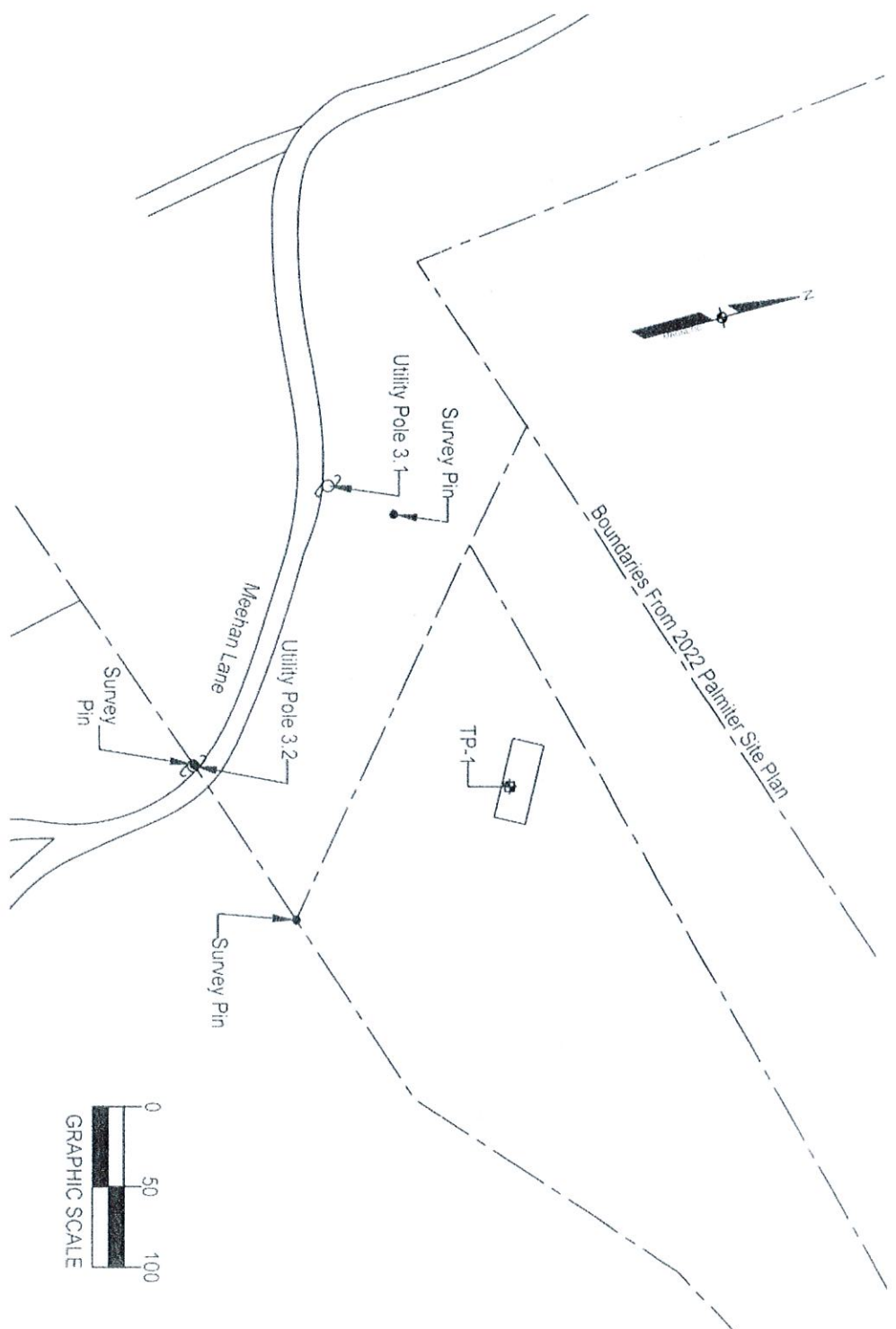
Sincerely,

ChapmanGeo



Dave Chapman
Site Evaluator #293





Chris Cook
 Meehan Lane
 North Yarmouth, Maine
 ChapmanGeo
 9/27/2023



**Preliminary Soils and Wastewater
Disposal Investigation
Meehan Lane, North Yarmouth**

Date: May 1, 2023

To: Stephen Meehan
600 Hio Ridge
Bridgton, ME 04009

Date of Investigation: April 5, 2023

Location of Investigation:

The property investigated is located on the northerly side of Meehan Lane, North Yarmouth. The property is a portion of lot 13 on tax map 13.

Purpose of Investigation:

The purpose of the investigation is to assess the suitability under the *Maine Subsurface Wastewater Disposal Rules* (the *Rules*) for an on-site wastewater disposal system to serve a three or four-bedroom home.

Method of Investigation:

A hand shovel, soil auger and soil probe were used.

Results of the Investigation:

The property is located on the southerly dissected terrace adjacent to Chandler Brook (see Figure 1). Drainage is northwesterly to Chandler Brook.

The area is depicted as an association of Windsor loamy sand, Nicholville very fine sandy loam and Suffield silt loam on the *National Cooperative Soil Survey* (see Figure 2). On-site soil testing agrees with this mapping.


A soil investigation was made at an interior location on the lot. The site was chosen to be situated to allow gravity flow from a typical home. A soil description log and a sketch map are enclosed.

The soil is rated Medium for wastewater disposal sizing by the *Rules* and is categorized as 5B. The soil is a fine sandy loam underlain by a sandy loam subsoil and loamy sand substratum. No seasonally high-water table was found to at least 36 inches below the surface.

A typical system to serve a four-bedroom home is a system comprised of a 1000-gallon septic tank and a stone bed, 20' x 45' in area. The disposal area will not be mounded above the existing grade. The disposal area can be farther than 100 feet to Chandler Brook.

Conclusions:

A suitable site for a three or four-bedroom home was found and described on the property. Further investigation will be required to design a system on this property.



Mark Cenci
Site Evaluator #262

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, Station 10
 (207) 287-5872 Fax: (207) 287-3165

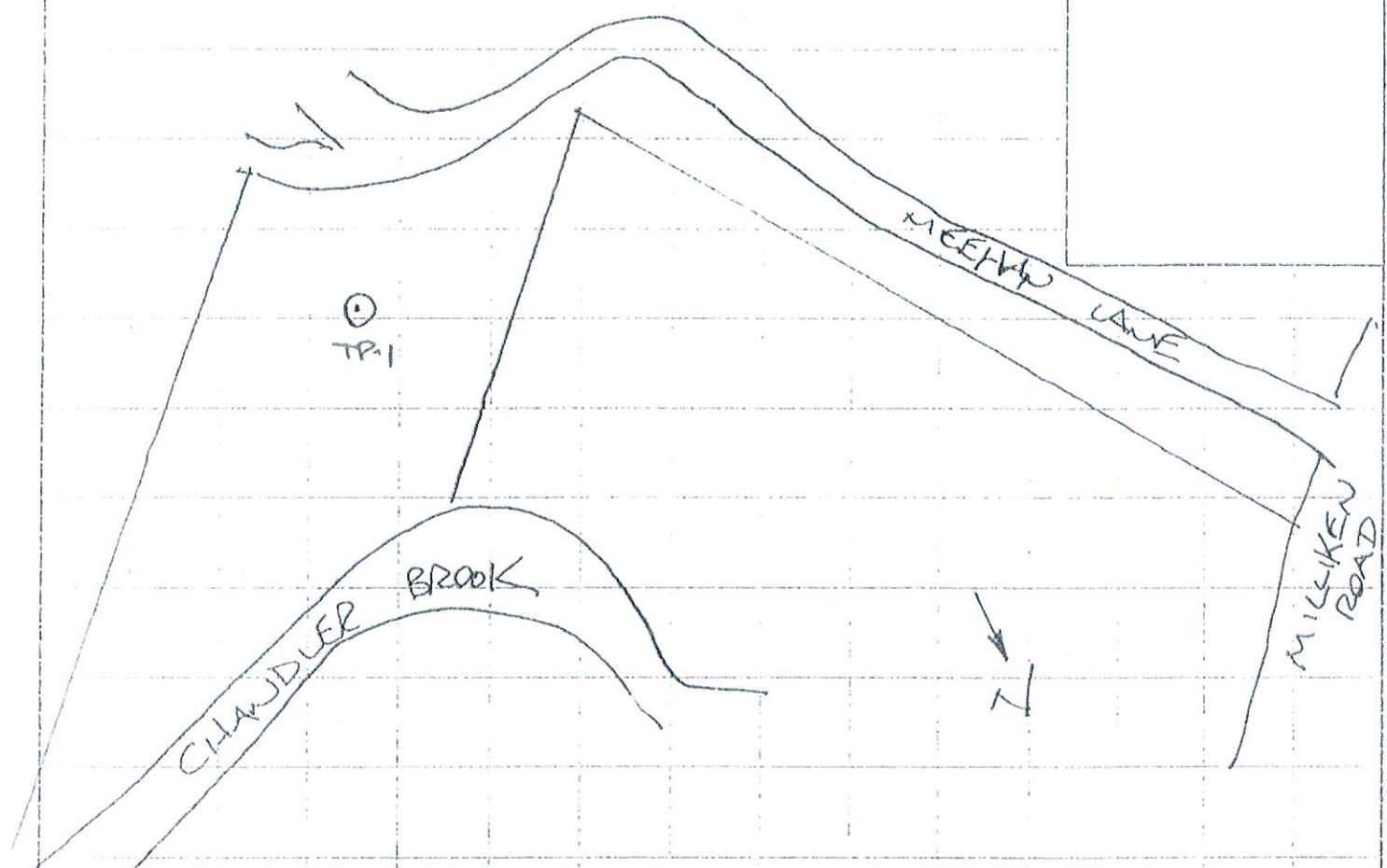
Town, City, Plantation
NORTH YARMOUTH

Street, Road, Subdivision
MEEHAN LANE

Owner or Applicant Name
MEEHAN

SITE PLAN Scale 1" = 200 ft.

SITE LOCATION PLAN
 (map from Maine Atlas recommended)



SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # TP-1 Test Pit Boring
 " Depth of organic horizon above mineral soil

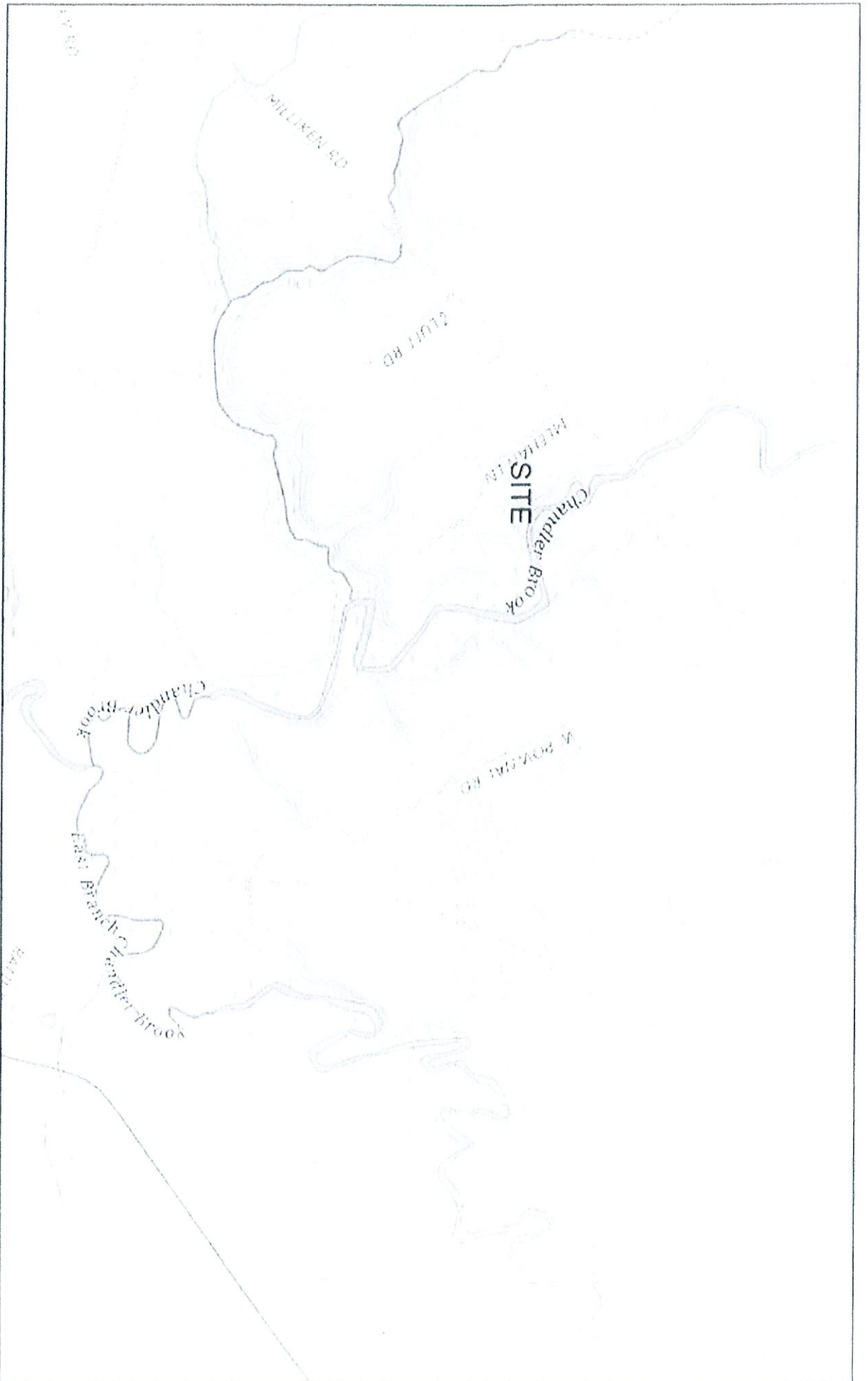
Observation Hole # _____ Test Pit Boring
 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling	
0	FINE				
6	SANDY				
12	LOAM		RED		
18			TO		
24	SANDY	LOOSE	YELLOW		
30	LOAMY			NONE	
36	SAP			TO	
42				AT	
48				LEAST	
				36"	
	Soil Profile <u>5</u>	Classification <u>B</u>	Slope _____	Limiting Factor <u>—</u>	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling	
0					
6					
12					
18					
24					
30					
36					
42					
48					
	Soil Profile _____	Classification _____	Slope _____	Limiting Factor _____	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth

Site Evaluator Signature: [Signature] SE # 262 Date 5-1-23

Figure 1.

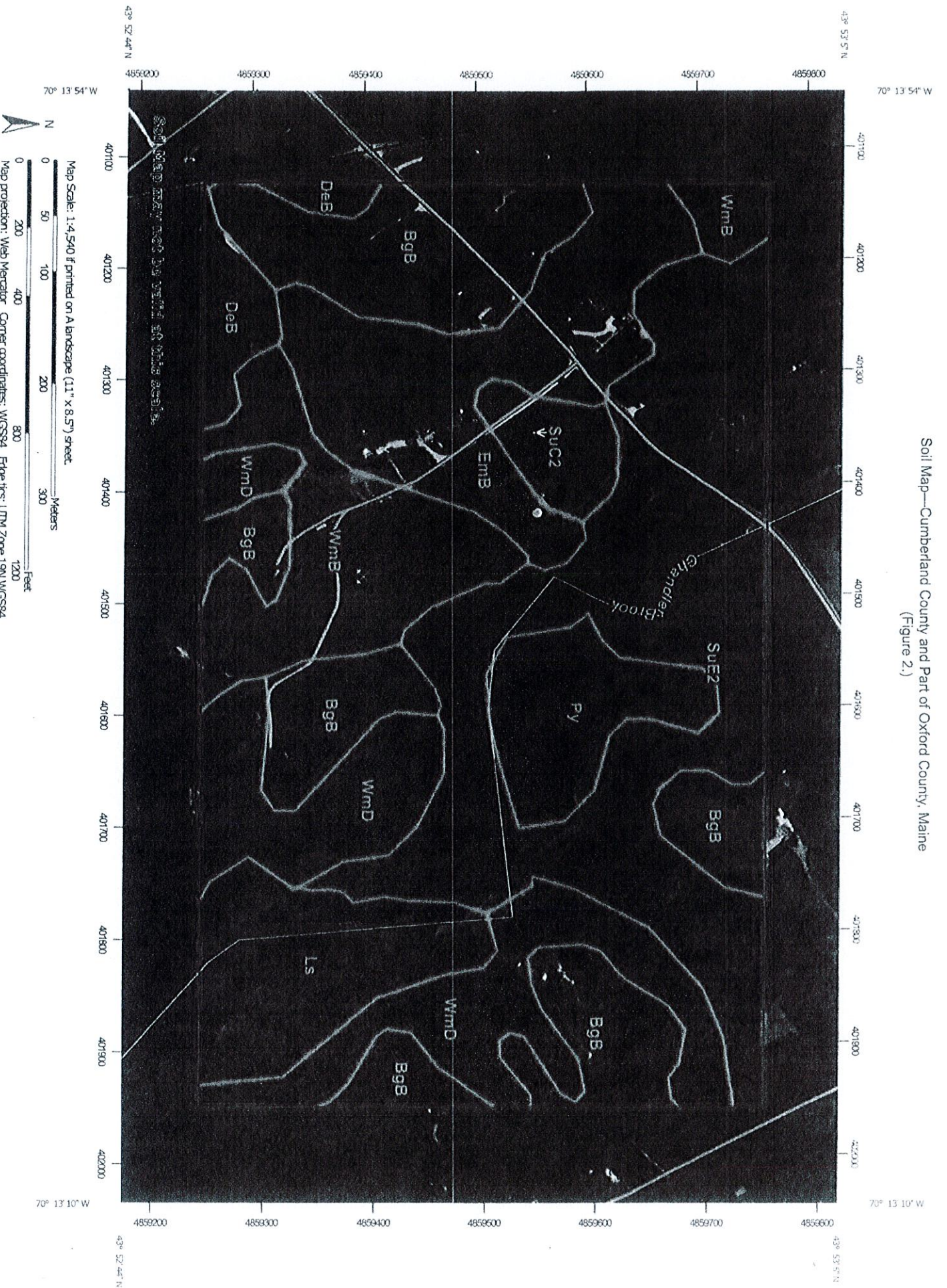


5/1/2023, 8:40:21 PM











































USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography

USGS

Soil Map—Cumberland County and Part of Oxford County, Maine
(Figure 2.)



MAP LEGEND

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

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 19, Aug 30, 2022

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	19.6	18.7%
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	2.7	2.6%
EmB	Elmwood fine sandy loam, 0 to 8 percent slopes	12.9	12.4%
Ls	Limerick-Saco silt loams	8.0	7.6%
Py	Podunk fine sandy loam, 0 to 3 percent slopes, occasionally flooded	5.3	5.1%
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded	2.5	2.4%
SuE2	Suffield silt loam, 25 to 45 percent slopes, eroded	27.6	26.5%
WmB	Windsor loamy sand, 0 to 8 percent slopes	10.7	10.2%
WmD	Windsor loamy sand, 15 to 35 percent slopes	15.1	14.4%
Totals for Area of Interest		104.4	100.0%

TRUSTEE'S DEED

DLN: 1002340241279

KNOW ALL BY THESE PRESENTS, That We, **Thomas Meehan and Stephen Meehan, Co-Trustees** of the **Dorothy Meehan Living Trust u.t.a. April 19, 2017 as amended**, with a mailing address is **422 Runaround Pond Road, Durham, ME 04222**, by the power conferred by law, and every other power, and for consideration paid, grant to **Christopher K. Cook** whose mailing address is **11 Briarwood Drive, New Gloucester, ME 04260**, with **WARRANTY COVENANTS**, all of the right, title, and interest vested in the trust in and to the real property in the Town of **North Yarmouth**, County of **Cumberland** and State of **Maine**, described as follows:

A certain lot or parcel of land, located south of Milliken Road and on the northeast side of Meehan Lane in the Town of North Yarmouth, County of Cumberland and State of Maine, bounded & described as follows:

BEGNNING at a 5/8" rebar with #1057 cap at the east corner of Meehan Lane and on the northwest line of land formerly of Stephen Meehan (7593-218), said rebar being the east corner of the 100' Right of Way strip called Meehan Lane, conveyed by Dorothy E. Meehan to Stephen Meehan Cumberland County Registry of Deeds Book 30160, Page 223 and Book 7890, Page 286;

Thence N 58-07-02 W, 263' thru grantor, along the northeast line of said 100' strip called Meehan Lane to a point;

Thence N 67-50-54 E, 538.26' thru grantor to a point on the south edge of Chandler Brook;

Thence by the following courses along the south edge of Chandler Brook;

N 84°-31'-53" E, 97.56';

S 87°-34'-00" E, 136';

S 87°-55'-58" E, 38.55';

S 83°-06'-45" E, 122.61';

S 61°-10'-07" E, 10.93';

Thence S 64°-02'-37" W, 18.05' up the bank along the northwest line formerly of Stephen Meehan (7593-218) to a 5/8" rebar with #1057 cap;

Thence continue S 64°-02'-37" W, 725' along the northwest line of formerly Stephon Meehan to POINT OF BEGINNING, containing 130,786 SF or 3.00 acres & is a portion of land that abuts Milliken Road conveyed by Harold G. & Francis J. Freeman to Thomas E. & Dorothy E. Meehan by deed dated June 3, 1964 - Cumberland County Registry of Deeds Book 2827 Page 240 & is further a portion of remaining land conveyed by Dorothy E. Meehan to Stephen & Thomas

Meehan, co-trustees of the Dorothy Meehan Living Trust, U.T.A. by deed dated April 19, 2017- Cumberland County Registry of Deeds Book 33955 Page 54.

All bearings refer to the magnetic meridian as observed in 1998.

This conveyance is benefitted by a 100' Right of Way called "Meehan Lane" per the following deeds from Dorothy E. Meehan, et al. to:

Stephen R. Meehan dated March 27, 1987 - Cumberland County Registry of Deeds Book 7698 Page 286 & deed dated November 20, 2012 - Cumberland County Registry of Deeds Book 30160 Page 223.

Said 100' wide Right of Way is bounded & described as follows:

A certain 100' wide right of way running from Milliken Road to the land of Stephen R. Meehan, more particularly described as follows:

BEGINNNG at a 5/8" rebar on the southerly side of the Milliken Road, said point is the northwest corner of land now or formerly of Carol G. Poulin et. al. (6269-9);

Thence S 13°-36'-36" E, 882.65' along Poulin to a 5/8" rebar with #1057 cap at the southwest corner of Poulin;

Thence N63°-01'-58" E, 123.20' along the south line of Poulin to a 5/8" rebar with 41057 cap;

Thence S 58° -07' 02" E, 346.54' thru grantor only and then along the southwest line of lot herein described and conveyed, thru grantor (Stephen and Thomas Meehan, co-trustees of the Dorothy Meehan Living Trust U.T.A. 33955-54), formerly Dorothy E. Meehan (2827-240) to a 5/8" rebar with #1183 cap on the northwest line of land formerly of Stephen Meehan, (7593-218);

Thence S 64°-02'-37" W, 118.13' along the northwest line of land formerly of Stephen Meehan (7593-218) to a 5/8" rebar with #1057 cap;

Thence N 58°-07'-02" W, 227.26' thru grantor to a 5/8" rebar with #1057 cap;

Thence S 63°-01'-58" W, 66.80' thru grantor to a point;

Thence by a tangential 100' radius curve right, 180.39' thru grantor to a 5/8" rebar with #1057 cap;

Thence N 65°-20'-00", 101.89' along the south line of Milliken Road to POINT OF BEGINNING, containing 134,495 SF or 3.08 acres and is a portion of land the grantor herein Cumberland County Registry of Deeds Book 33955, Page 54.

Subject to and benefited by the Meehan Lane Road Maintenance Agreement dated November 20, 2012 recorded in the Cumberland County Registry of Deeds at Book 30204 Page 47.

Meaning and intending to convey and conveying a portion of the real property described in a deed to Stephen Meehan and Thomas Meehan, Co-Trustees of the Dorothy Meehan Living Trust u.t.a. April

19, 2017 dated April 19, 2017 and recorded in the Cumberland County Registry of Deeds at Book 33955, Page 54.

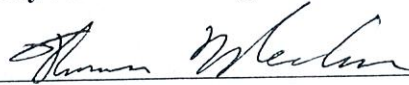
Certification of Trust

Pursuant to 18-B MRSA §1013, now comes, **Thomas Meehan and Stephen Meehan, Co-Trustees of the Dorothy Meehan Living Trust**, hereinafter the "Trust", and under oath, certifies the following as true:

1. The Trust was executed and remains in full force and effect and has not been revoked, terminated, modified or amended in any manner that would cause the representations contained in this certification of trust to be incorrect;
2. We are the sole current Co-Trustees in charge of said Trust;
3. Under the terms of the Trust, we are vested with the full power and authority to transact all business related to Trust property;
4. In particular, we are authorized under the terms of the Trust to execute and deliver this Deed in the Town of North Yarmouth, County of Cumberland and State of Maine and to direct disposition of sale proceeds, and to authorize an agent to act on our behalf during the closing if we so choose.

WITNESS my hand and seal this 13th day of July, 2023.

Witness 

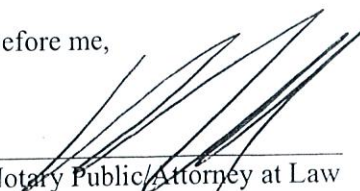
Dorothy Meehan Living Trust
By: 
Thomas Meehan, Co-Trustee

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

July 13, 2023

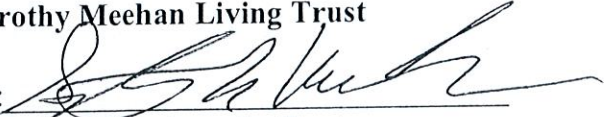
Personally appeared on the above date the above-named **Thomas Meehan, Co-Trustee of the Dorothy Meehan Living Trust** in his stated capacity and acknowledged the foregoing instrument to be his free act and deed.

Kerry E. Kimball
State of Maine
Attorney At Law
Bar #8577

Before me,

Notary Public/Attorney at Law
Print name:
Exp: _____

WITNESS my hand and seal this 14th day of July, 2023.

Dorothy Meehan Living Trust

By: 
Stephen Meehan, Co-Trustee

Witness

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

July 14, 2023

Personally appeared on the above date the above-named **Stephen Meehan, Co-Trustee** of the **Dorothy Meehan Living Trust** in his stated capacity and acknowledged the foregoing instrument to be his free act and deed.

Christopher J. McLain
Notary Public, Maine
My Commission Expires
November 10, 2026

Before me,



Notary Public/Attorney at Law

Print name:

Exp: _____



Doc#: 17819 BK:33955 Pg: 54

WARRANTY DEED
(Maine Statutory Short Form)

Dorothy E. Meehan, of North Yarmouth, Cumberland County, State of Maine, (being unmarried), for consideration paid, grant to Stephen Meehan and Thomas Meehan, Co-Trustees of the Dorothy Meehan Living Trust u.t.a. April 19, 2017, of North Yarmouth, Cumberland County, State of Maine, with a mailing address of 32 Meehan Lane, North Yarmouth, ME 04097, the land, and any improvements thereon, situated in North Yarmouth, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land together with the improvements thereon, situated in North Yarmouth, County of Cumberland and State of Maine, described as follows:

Bounded on the West by the Grand Trunk Railroad; on the Northerly side by a road known as the Mill Road; on the Easterly side by land now or formerly of C.C. Young and a branch of the Royal River; on the Southerly side by land now or formerly owned by M.C. Brackett and also by land now or formerly owned by John Young, containing forty-six (46) acres, more or less.

Excepting from the foregoing described parcel previously conveyed parcels described in deeds recorded in the Cumberland County Registry of Deeds to Mary Elizabeth Meehan at Book 29955 Page 285; to James J. Espy Jr, and Lynne Wommack Espy at Book 6800 Page 150; to Michael D. Meehan at Book 12183 Page 333; to Frank Brady and Donna Brady at Book 3113 Page 688; to Michele A. Jordan and Daniel P. Flaherty at Book 14474 Page 97; and to Carol G. and Jennifer V. Poulin at Book 6269 Page 9; to all of which deeds reference may be had for a complete description thereof.

This conveyance is also made subject to an easement to Stephen R. Meehan described in an instrument recorded in the Cumberland County Registry at Book 68988 Page 223;

For purposes of reference, see deed from Stephen R. Meehan, Trustee of the Dorothy Meehan Trust dated August 26, 2013, to Dorothy E. Meehan, of even date and recorded herewith.

For purposes of reference, see deed from Dorothy E. Meehan to Stephen R. Meehan, as Trustee of the Dorothy Meehan Trust, dated August 26, 2013 and recorded in the Cumberland County Registry of Deeds at Book 30986, Page 153.

For purposes of reference, see deed from Harold G. and Frances J. Freeman to Thomas E. Meehan and Dorothy E. Meehan, as joint tenants, recorded in the Cumberland County Registry of Deeds at Book 2827, Page 240. Thomas E. Meehan died on October 3, 2011.

DS
u

Doc#: 17819 Bk:33955 Pg: 55

IN WITNESS WHEREOF, Dorothy E. Meehan caused this instrument to be signed and sealed this 19 day of April, 2017.

Dorothy E. Meehan
Dorothy E. Meehan

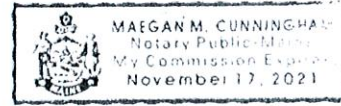
STATE OF MAINE
CUMBERLAND COUNTY

April 19, 2017

Then personally appeared the above-named Dorothy E. Meehan and acknowledged the foregoing instrument to be her free act and deed.

M. Cunningham
Notary Public/Attorney at Law

SEAL



Received
Recorded Register of Deeds
Apr 20, 2017 11:53:53A
Cumberland County
Nancy A. Lane

DS
u

Doc#: 71948 Bk:30204 Pg: 47

MEEHAN LANE
ROAD MAINTENANCE AGREEMENT

Now Come DOROTHY E. MEEHAN, of North Yarmouth, Cumberland County, Maine and her adult children, MARY E. MEEHAN, of Long Island, Cumberland County, Maine and STEPHEN R. MEEHAN, of North Yarmouth, Cumberland County, Maine (herein referred to as "Dorothy", "Mary" and "Stephen"), each owners of land in North Yarmouth, Cumberland County, Maine located on or with access to "Meehan Lane", a private right of way, to state and agree as follows:

WHEREAS, Dorothy is the fee owner of the land over which the right of way exists by virtue of her deed recorded in the Cumberland County Registry of Deeds at Book 2827, Page 240; and

WHEREAS, Stephen owns parcels of land containing 29 acres, more or less by virtue of his deeds recorded in Book 7593, Page 218 and Book 27364, Page 22 accessed by Meehan Lane as described in the easement deed from Dorothy and Thomas Meehan recorded at Book 7698, Page 286 and by corrective easement of near or even date to be recorded; and

WHEREAS, Mary owns a parcel of land which can be accessed over Meehan Lane by virtue of her deed from Dorothy recorded at Book 29955, Page 285 and easement deed from Dorothy of near or even date to be recorded; and

WHEREAS, the parties wish to provide by this Declaration an agreement as to the future shared responsibilities for such maintenance, repair, replacement and plowing of Meehan Lane among themselves and such others as may in the future be granted access to use Meehan Lane;

NOW, THEREFORE, for valuable consideration received, the parties do hereby agree that:

1. All costs of plowing, maintenance, repair, improvement and replacement of Meehan Lane shall be divided equally between the parties to this agreement - and all future owners of property granted rights of use - on a per lot basis. The owners of each lot shall be responsible for one combined share. The obligation to arise when the right of way is utilized to access a residence constructed on the owner's lot.
2. The owners of each lot with a residence utilizing Meehan Lane shall be entitled to one combined vote per lot on all issues concerning the proper plowing, maintenance, repair, improvement and replacement of Meehan Lane and a majority vote shall control, provided that no vote shall impose an unreasonable restriction on the use of Meehan Lane for the residential use of all the lots.
3. If a lot owner does not timely pay any assessment related to the plowing, maintenance, repair, improvement and replacement of Meehan Lane, a notice signed by the owners of a majority of the lots and recorded at the Cumberland County

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Registry of Deeds shall be an enforceable lien against the owners of any lot not paying their respective share.

- 4. The parties may, by lot majority vote, provide for formation of a non-profit corporation to manage Meehan Lane consistent with this agreement and the parties may also by majority vote provide for the shared cost of liability insurance coverage for Meehan Lane.

Dated: November 20, 2012.

Dorothy E. Meehan
 Dorothy E. Meehan

 Mary E. Meehan

Stephen R. Meehan
 Stephen R. Meehan

STATE OF MAINE
CUMBERLAND, ss.

November 20, 2012

Then personally appeared, before me, the above-named Dorothy E. Meehan and acknowledged the foregoing instrument to be her free act and deed.

Robert H. Avaunt, Esq, Notary Public
State of Maine
My Commission Expires 7/29/2017

Robert H. Avaunt
 Notary Public/Attorney at Law
Robert H. Avaunt
 Print Name

SEAL

STATE OF MAINE
CUMBERLAND, ss.

November _____, 2012

Then personally appeared, before me, the above-named Mary E. Meehan and acknowledged the foregoing instrument to be her free act and deed.

 Notary Public/Attorney at Law

 Print Name

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John D. Palmiter
P.O. Box 74
(207) 671-7246

Page 1 of 3
Professional Land Surveyor
Gray, Maine 04039
Phone & Fax
4-14-2022

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Survey Description for Stephen R. Meehan
Dorothy Meehan Lot B

A certain lot or parcel of land, located south of Milliken Road & on the northeast side of Meehan Lane in the town of North Yarmouth, county of Cumberland & state of Maine, bounded & described as follows:

BEGINNING at a 5/8" rebar with #1057 cap at the east corner of Meehan Lane & on the northwest line of land formerly of Stephen Meehan (7593-218), said rebar being the east corner of the 100' R/W strip called Meehan Lane, conveyed by Dorothy E. Meehan to Stephen R. Meehan CCRD book 30160, pg. 223 & book 7890, pg. 286;

Thence N58-07-02W, 263' thru grantor, along the northeast line of said 100' strip called Meehan Lane to a point;

Thence N67-50-54E, 538.26' thru grantor to a point on the south edge of Chandler Brook;

Thence by the following courses along the south edge of Chandler Brook;

N84°-31'-53"E, 97.56';

S87°-34'-00"E, 136';

S87°-55'-58"E, 38.55';

S83°-06'-45"E, 122.61';

S61°-10'-07"E, 10.93';

Thence S64°-02'-37"W, 18.05' up the bank along the northwest line formerly of Stephen Meehan (7593-218) to a 5/8" rebar with #1057 cap;

Thence continue S64°-02'-37"W, 725' along the northwest line of formerly Stephen Meehan to POINT OF BEGINNING, containing 130,786 SF or 3.00 acres & is a portion of land that abuts Milliken Road conveyed by Harold G. & Francis J. Freeman to Thomas E. & Dorothy E. Meehan by deed dated June 3, 1964 - CCRD book 2827 page 240 & is further a portion of remaining land conveyed by Dorothy E. Meehan to Stephen & Thomas Meehan, co-trustees of the Dorothy Meehan Living Trust, U.T.A. by deed dated April 19, 2017 - CCRD book 33955 page 54.

All bearings refer to the magnetic meridian as observed in 1998.

T.M.



John D. Palmiter
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(207) 671-7246

Page 2 of 3
Professional Land Surveyor
Gray, Maine 04039
Phone & Fax
4-14-2022

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Survey Description for Stephen R. Meehan
Dorothy Meehan Lot B

This conveyance is benefitted by a 100' R/W called "Meehan Lane" per the following deeds from Dorothy E. Meehan, et al. to:

Stephen R. Meehan dated March 27, 1987 - CCRD book 7698 page 286 & deed dated November 20, 2012 - CCRD book 30160 page 223.

Said 100' wide R/W is bounded & described as follows:

A certain 100' wide right of way running from Milliken Road to the land of Stephen R. Meehan, more particularly described as follows;

BEGINNING at a 5/8" rebar on the southerly side of the Milliken Road, said point is the northwest corner of land now or formerly of Carol G. Poulin et. al. (6269-9);

Thence S13°-36'-36"E, 882.65' along Poulin to a 5/8" rebar with #1057 cap at the southwest corner of Poulin;

Thence N63°-01'-58"E, 123.20' along the south line of Poulin to a 5/8" rebar with #1057 cap;

Thence S58°-07'-02"E, 346.54' thru grantor only & then along the southwest line of lot herein described & conveyed, thru grantor (Stephen & Thomas Meehan, co-trustees of the Dorothy Meehan Living Trust U.T.A 33955-54), formerly Dorothy E. Meehan (2827-240) to a 5/8" rebar with #1183 cap on the northwest line of land formerly of Stephen Meehan, (7593-218);

Thence S64°-02'-37"W, 118.13' along the northwest line of land formerly of Stephen Meehan (7593-218) to a 5/8" rebar with #1057 cap;

Thence N58°-07'-02"W, 227.26' thru grantor to a 5/8" rebar with #1057 cap;

Thence S63°-01'-58"W, 66.80' thru grantor to a point;

Thence by a tangential 100' radius curve right, 180.39' thru grantor to a 5/8" rebar with #1057 cap;

Thence N65°-20'-00"E, 101.89' along the south line of Milliken Road to POINT OF BEGINNING, containing 134,495 SF or 3.08 acres & is a portion of land the grantor herein CCRD book 33955 page 54.

T.M. 

John D. Palmiter
P.O. Box 74
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Page 3 of 3
Professional Land Surveyor
Gray, Maine 04039
Phone & Fax
4-14-2022

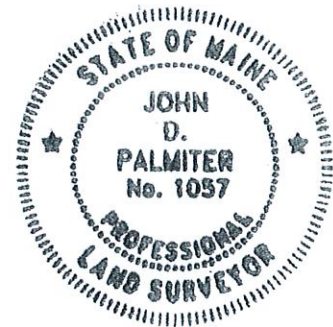
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Survey Description for Stephen R. Meehan
Dorothy Meehan Lot B

Subject to & benefitted by the Meehan Lane Road Maintenance Agreement dated Nov. 20, 2012
CCRD book 30204 page 47.

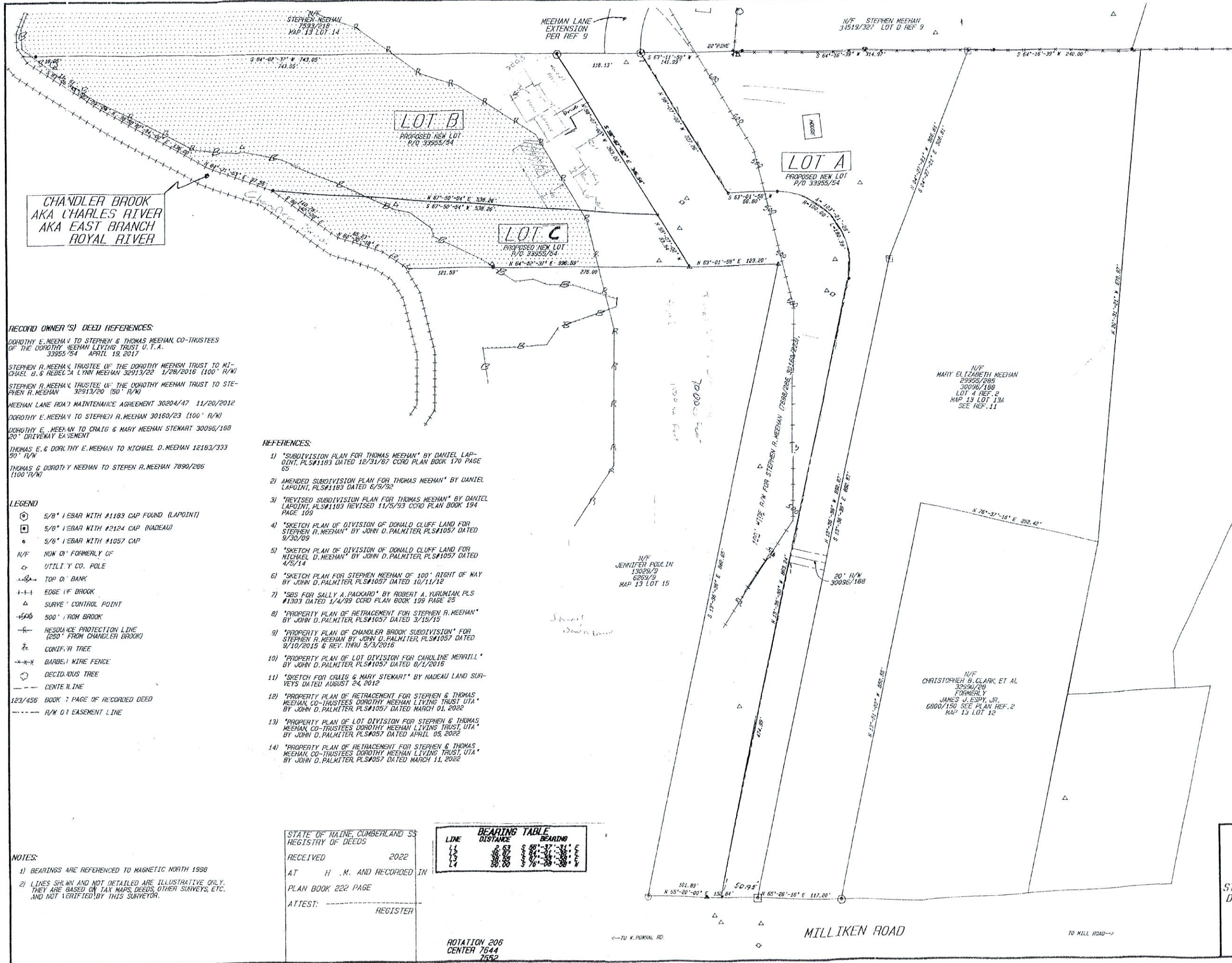
Sincerely Yours,

John D. Palmiter
John D. Palmiter, PLS #1057



T.M

Dr



RECORD OWNER(S) DEED REFERENCES:

DOROTHY E. MEEHAN TO STEPHEN & THOMAS MEEHAN, CO-TRUSTEES OF THE DOROTHY MEEHAN LIVING TRUST U.T.A. 33955/54 APRIL 19, 2017

STEPHEN R. MEEHAN, TRUSTEE OF THE DOROTHY MEEHAN TRUST TO MICHAEL D. & REBECCA LYNN MEEHAN 32913/22 1/28/2016 (100' R/W)

STEPHEN R. MEEHAN, TRUSTEE OF THE DOROTHY MEEHAN TRUST TO STEPHEN R. MEEHAN 32913/20 (50' R/W)

MEEHAN LANE (RD A) MAINTENANCE AGREEMENT 30204/47 11/20/2012

DOROTHY E. MEEHAN TO STEPHEN R. MEEHAN 30160/23 (100' R/W)

DOROTHY E. MEEHAN TO CRAIG & MARY MEEHAN STEWART 30096/168 20' DRIVEWAY EASEMENT

THOMAS E. & DOROTHY E. MEEHAN TO MICHAEL D. MEEHAN 12183/333 50' R/W

THOMAS C. DOROTHY MEEHAN TO STEPHEN R. MEEHAN 7890/286 (100' R/W)

- LEGEND**
- ⊙ 5/8" IEBAR WITH #1183 CAP FOUND (LAPPOINT)
 - ⊠ 5/8" IEBAR WITH #2124 CAP (NADEAU)
 - 5/8" IEBAR WITH #1057 CAP
 - N/F NOW OR FORMERLY OF
 - ⊕ UTILITY CO. POLE
 - TOP OF BANK
 - +— EDGE OF BROOK
 - △ SURVEY CONTROL POINT
 - +— 500' FROM BROOK
 - RESONANCE PROTECTION LINE (250' FROM CHANDLER BROOK)
 - * CONIFER TREE
 - *** BARBED WIRE FENCE
 - DECIDUOUS TREE
 - CENTERLINE
 - 123/456 BOOK & PAGE OF RECORDED DEED
 - R/W OF EASEMENT LINE

- REFERENCES:**
- 1) "SUBDIVISION PLAN FOR THOMAS MEEHAN" BY DANIEL LAPPOINT, PLS#1183 DATED 12/31/87 CORD PLAN BOOK 170 PAGE 65
 - 2) AMENDED SUBDIVISION PLAN FOR THOMAS MEEHAN" BY DANIEL LAPPOINT, PLS#1183 DATED 6/9/92
 - 3) "REVISED SUBDIVISION PLAN FOR THOMAS MEEHAN" BY DANIEL LAPPOINT, PLS#1183 REVISED 11/25/93 CORD PLAN BOOK 194 PAGE 109
 - 4) "SKETCH PLAN OF DIVISION OF DONALD CLUFF LAND FOR STEPHEN R. MEEHAN" BY JOHN D. PALMITER, PLS#1057 DATED 9/30/09
 - 5) "SKETCH PLAN OF DIVISION OF DONALD CLUFF LAND FOR MICHAEL D. MEEHAN" BY JOHN D. PALMITER, PLS#1057 DATED 4/6/14
 - 6) "SKETCH PLAN FOR STEPHEN MEEHAN OF 100' RIGHT OF WAY BY JOHN D. PALMITER, PLS#1057 DATED 10/11/12
 - 7) "SBS FOR SALLY A. PACKARD" BY ROBERT A. YURUMIAN, PLS #1303 DATED 1/4/98 CORD PLAN BOOK 199 PAGE 25
 - 8) "PROPERTY PLAN OF RETRACEMENT FOR STEPHEN R. MEEHAN" BY JOHN D. PALMITER, PLS#1057 DATED 3/15/15
 - 9) "PROPERTY PLAN OF CHANDLER BROOK SUBDIVISION" FOR STEPHEN R. MEEHAN BY JOHN D. PALMITER, PLS#1057 DATED 9/10/2015 & REV. TRM 5/3/2016
 - 10) "PROPERTY PLAN OF LOT DIVISION FOR CAROLINE MERRILL" BY JOHN D. PALMITER, PLS#1057 DATED 8/1/2016
 - 11) "SKETCH FOR CRAIG & MARY STEWART" BY NADEAU LAND SURVEYS DATED AUGUST 24, 2012
 - 12) "PROPERTY PLAN OF RETRACEMENT FOR STEPHEN & THOMAS MEEHAN, CO-TRUSTEES DOROTHY MEEHAN LIVING TRUST U.T.A." BY JOHN D. PALMITER, PLS#1057 DATED MARCH 03, 2022
 - 13) "PROPERTY PLAN OF LOT DIVISION FOR STEPHEN & THOMAS MEEHAN, CO-TRUSTEES DOROTHY MEEHAN LIVING TRUST U.T.A." BY JOHN D. PALMITER, PLS#1057 DATED APRIL 05, 2022
 - 14) "PROPERTY PLAN OF RETRACEMENT FOR STEPHEN & THOMAS MEEHAN, CO-TRUSTEES DOROTHY MEEHAN LIVING TRUST U.T.A." BY JOHN D. PALMITER, PLS#1057 DATED MARCH 11, 2022

NOTES:

- 1) BEARINGS ARE REFERENCED TO MAGNETIC NORTH 1998
- 2) LINES SHOWN AND NOT DETAILED ARE ILLUSTRATIVE ONLY. THEY ARE BASED ON TAX MAPS, DEEDS, OTHER SURVEYS, ETC. AND NOT VERIFIED BY THIS SURVEYOR.

STATE OF MAINE, CUMBERLAND SS
REGISTRY OF DEEDS

RECEIVED 2022

AT H. M. AND RECORDED IN

PLAN BOOK 222 PAGE

ATTEST: REGISTER

LINE	BEARING	DISTANCE	BEARING
L1	S 84°-02'-37" W	743.05'	S 84°-02'-37" W
L2	S 67°-50'-54" N	538.26'	S 67°-50'-54" N
L3	S 67°-50'-54" N	538.26'	S 67°-50'-54" N
L4	N 64°-02'-31" E	936.59'	N 64°-02'-31" E

ROTATION 206
CENTER 7644
7592

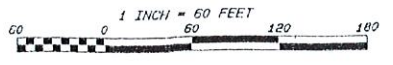
LOT TABLE:

LOT#	SF	ACRES
A	122,916	2.82
B	130,786	3.00
C	40,046	0.92
100' R/W	134,495	3.09
TOTAL	428,243	9.83

This survey conforms to current rules & regulations of the Maine State Board of Registration for Land Surveyors

Exceptions:
(1) NO SURVEY REPORT
JOHN D. PALMITER, PLS#1057

John D. Palmiter



STANDARD BOUNDARY SURVEY
PROPERTY PLAN
OF LOT DIVISION
MILLIKEN ROAD & MEEHAN LANE - NO. YARMOUTH, ME.
MADE FOR RECORD OWNER:
STEPHEN & THOMAS MEEHAN, CO-TRUSTEES
DOROTHY MEEHAN LIVING TRUST, U.T.A.
40 MEEHAN LANE - NO. YAR., MAINE, 04097
FIELD BOOK 78 PAGE 30 FILE 7830221
OCTOBER 01, 2022 1" = 60'
JOHN D. PALMITER, PLS#1057
P.O. BOX 74 - GRAY, MAINE, 04039
TELEPHONE (207) 671-7246