

N/F
Stanley A. Smith
Chista A. Ayer
Smith Family North Yarmouth
Irrevocable Land Trust
33351/064
Map 4, Lot 171

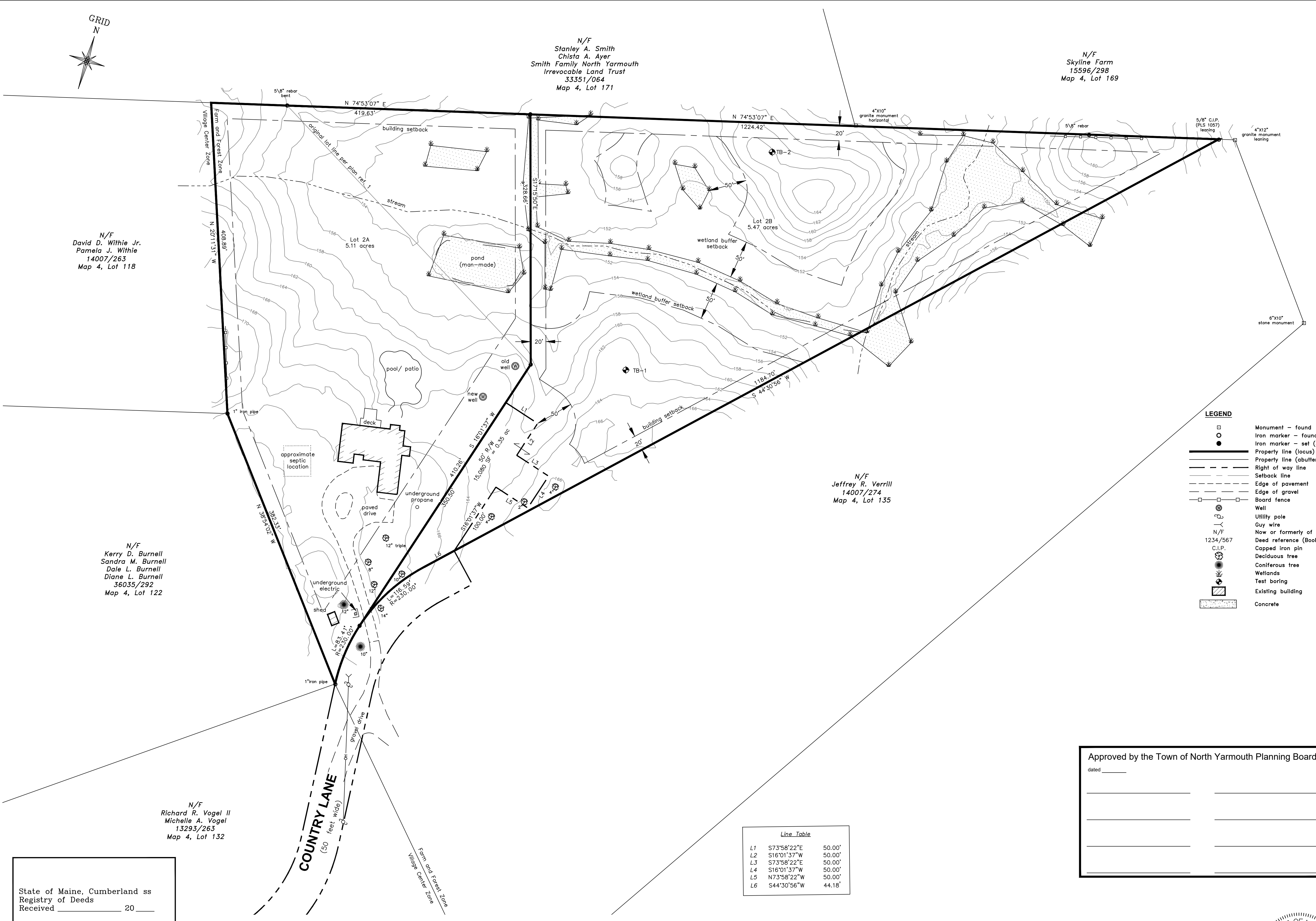
N/F
Skyline Farm
15596/298
Map 4, Lot 169

N/F
David D. Withie Jr.
Pamela J. Withie
14007/263
Map 4, Lot 118

N/F
Jeffrey R. Verrill
14007/274
Map 4, Lot 135

N/F
Kerry D. Burnell
Sandra M. Burnell
Dale L. Burnell
Diane L. Burnell
36035/292
Map 4, Lot 122

N/F
Richard R. Vogel II
Michelle A. Vogel
13293/263
Map 4, Lot 132



VICINITY MAP
No Scale

- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds, unless otherwise noted.
 - 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, West Zone, NAD83.
 - 3) Utility information on this plan is approximate, based on location of visible features. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
 - 4) Property lies within Zone C based on FIRM Community #230202 Panel #0010B, effective date July 16, 1981. It does not lie within a special flood hazard area.
 - 5) Project area was covered by snow and ice at the time of the survey and some features may have been obscured and not shown on this plan.
 - 6) Further lot divisions are prohibited without prior approval of the North Yarmouth Planning Board.
 - 7) The existing dwelling is serviced by an artesian well and on-site septic. The proposed lot will be serviced by an artesian well and on-site septic.
 - 8) Wetland delineation and test boring locations by ChapmanGeo. Wetlands shown have been classified as high value. Wetland and test boring locations have been field verified. 50 foot wetland buffer determined from an average slope of 0-10%.
 - 9) The parcel to be divided had prior Planning Board approval for lot division dated October 28, 1998 (plan ref. 1); but was merged back into one lot in 2005 (per North Yarmouth CEO).
 - 10) Contours derived from Maine Office of GIS LIDAR data. Not field verified.
 - 11) No areas adjacent or within 150 feet of proposed lot division have been identified as conservation land, scenic views, and high or moderate value wildlife habitat.

LEGEND

- Monument - found
- Iron marker - found
- Iron marker - set (#5 rebar)
- Property line (locus)
- - - Property line (abutter)
- - - Right of way line
- - - Setback line
- - - Edge of pavement
- - - Edge of gravel
- Board fence
- ⊙ Well
- ⊙ Utility pole
- ⊙ Guy wire
- N/F Now or formerly of Deed reference (Book/Page)
- 1234/567 Capped iron pin
- ⊙ Deciduous tree
- ⊙ Coniferous tree
- ⊙ Wetlands
- ⊙ Test boring
- ▨ Existing building
- ▨ Concrete

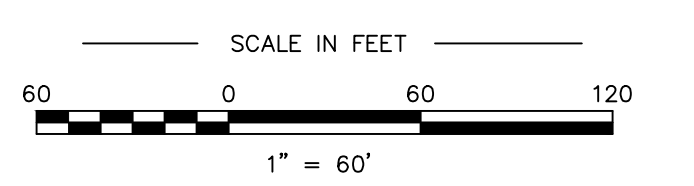
- PLAN REFERENCES**
- 1) Property Plan of Division of Land, made for Dennis A. Fogg by John D. Palmeter, dated September 2, 1998 and revised through October 13, 1998, recorded in Plan Book 198, Page 355.
 - 2) Amended Plan of Division of Land, made for Dwight Verrill & Randall Verrill by John D. Palmeter, dated November 18, 1997, recorded in Plan Book 198, Page 6.

- EASEMENTS / ENCUMBRANCES**
- 1) Parcel benefits from a 50 foot access and utility easement over Country Lane and Country Lane Extension, Granted by Dwight C. Verrill to Dennis A. Fogg and Martine S. Fogg in Book 14009, Page 341.

ZONING- Farm and Forest (FF)

Minimum lot size: 3 acres
Minimum street frontage: 200'
Building setbacks:
front- 50'
side- 20'
rear- 20'

OWNERS OF RECORD	AREA
Thomas McCormick & Ann McCormick 64 Country Lane North Yarmouth, Maine Book 37497, Page 258	Lot 2A: 222,964 square feet/ 5.11 acres Lot 2B: 238,293 square feet/ 5.47 acres 50' right-of-way: 15,080 square feet/ 0.35 acres



Line Table

L1	S73°58'22"E	50.00'
L2	S16°01'37"W	50.00'
L3	S73°58'22"E	50.00'
L4	S16°01'37"W	50.00'
L5	N73°58'22"W	50.00'
L6	S44°30'56"W	44.18'

Approved by the Town of North Yarmouth Planning Board

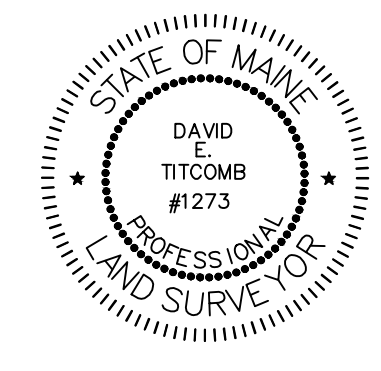
dated _____

State of Maine, Cumberland ss
Registry of Deeds
Received _____ 20____
at ___h___m___M and recorded in
Plan Book _____ Page _____
Attest: _____
Register

CERTIFICATION

This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

David E. Titcomb
David E. Titcomb, P.L.S. #1273



PLAN OF
Amended Plan of Division of Land
64 Country Lane Tax Map 4, Lot 133 North Yarmouth, Maine

MADE FOR
David Banks
281 Veranda Street Portland, Maine

JOB #22009B	DATE: January 7, 2021	SCALE: 1" = 60'
BOOK #915	22009B.dwg	
Sheet 1 of 1	 Titcomb Associates 133 Gray Road, Falmouth, Maine 04105 (207)797-9199 www.titcombsurvey.com	