

# Land Design Solutions

Land Planning, Site Planning and Landscape Architecture

August 16, 2022

Ms. Tracey Cox, Executive Administrator  
Town of North Yarmouth  
10 Village Square Road  
North Yarmouth, ME 04097

**RE: Perennial Crossing Subdivision Amendment  
Well Easement in the Open Space**

Dear Tracey,

On behalf of Kim and Tuan Chu the owners of lot 1 (12 Long Hill Road) in the Perennial Crossing subdivision, Land Design Solutions (agent) respectfully submits the enclosed Town of North Yarmouth Subdivision Amendment Application and supporting documentation for a proposed well to be located in the open space owned by the Royal River Conservation Trust.

The applicant has been living in the residence on lot 1 since purchasing the property and newly constructed house in 2016, and have consistently had water shortage issues. The well was drilled to a depth of 505 feet and fracked by the original developer, and since then the Chu's have had the well depth extended to 1,305 feet and fracked. None of these well improvement measures has increased the water supply. The Chu's working with Goodwin Well & Water and Danial Locke, Professional Hydrologist with the State of Maine retained the services of geologist Aaron Martin of Ransom Consulting, LLC and Northeast Geophysical to perform a non-invasive electrical resistivity hydrogeologic investigation. The results showed water bearing fractures approximately 400 below ground in an area just behind the lots 1 & 2 in the Subdivision's Common Open Space owned by the Royal River Conservation Trust (RRCT). The RRCT has agreed to work with the Chu's and provide an easement for the proposed well. In addition to the easement from the RRCT the Chu's will need a variance from the Town of North Yarmouth because the proposed well is less than 100 feet from the lot 2 septic system (see "Proposed Well and Existing Septic System Location Sketch" included with this submission. The proposed well is shown in the sketch approximately 63.5' away from the corner of the septic system. The Chu's discussed this previously with Town Staff who appeared amenable to granting the variance given the water situation.



View of proposed well easement area in the open space and lot 1 house



Approximate well location with lot 1 house

**Submission Materials:** The following materials (application & supporting documentation) are enclosed as part of this submission:

Documentation:

- Town of North Yarmouth Planning Board Request for Hearing
- Agent Authorization Letter (Kim & Tuan Chu)
- Fee Calculation Sheet
- North Yarmouth Tax Map
- Aerial Map - town context
- Right, Title & Interest Letter from The Royal River Conservation Trust
- Applicant's lot 1 deed
- Well Easement Deed
- Proposed Well & Existing Septic System Sketch

Project Plans include:

Amended Subdivision Plan 1 of 2

Application Fee:

A check in the amount of \$350.00

We look forward to reviewing the proposed project with the Planning Board and request that this item be placed on the next available Planning Board agenda. Please do not hesitate to contact me with any questions or comments concerning the submitted plans or documentation.

Sincerely,



Peter B. Biegel, ASLA  
Maine Licensed Landscape Architect



TOWN OF NORTH YARMOUTH
PLANNING BOARD
REQUEST FOR HEARING

NAME OF APPLICANT: Kim and Tuan Chu PHONE #: (207) 833-6562
EMAIL: stepdiva2000@gmail.com ALT. PHONE#:
FULL ADDRESS: 12 Long Hill Road, North Yarmouth, Maine 04097
PROPERTY ADDRESS: Perennial Crossing Subdivision Open Space (Haskell & Long Hill Roads)
MAP: 14 LOT: 28 ZONE: Farm and Forest The subdivision parcel was a combination of Farm & Forest and Rural when originally approved in 2005
AGENT/REPRESENTATIVE (if other): Land Design Solutions (contact: Peter Biegel) PHONE #: (207) 939-1717
EMAIL: pbiegel@landdesignsolutions.com
FULL ADDRESS: 1 Faraday Drive, Suite 7, Cumberland, ME 04021

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

- Pre-application Sketch Plan Review
Minor Subdivision
Contract Zoning
Other (Specify): Subdivision Amendment (addition of a well easement in the open space)
Major Subdivision Site Plan Review

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: Peter B. Biegel Date: 8/16/22
Printed Name: Peter Biegel (Land Design Solutions)

Please identify yourself (check one): Agent\*: [checked] Property Owner: [ ]

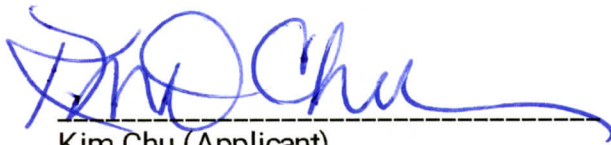
August 4, 2022

**RE: Letter of Agent Authorization**  
Perennial Crossing Subdivision Amendment  
(Well Easement on Conservation Land)

To whom it may concern:

Please consider this letter as authorization for Land Design Solutions to act as the agent relative to local permitting required for the referenced project.

Sincerely,



Kim Chu (Applicant)



Tuan Q. Chu (Applicant)



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

NAME OF APPLICANT: \_\_\_\_\_  
 PROPERTY ADDRESS: \_\_\_\_\_  
 MAP: \_\_\_\_\_ LOT: \_\_\_\_\_

**SITE PLAN FEES**

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

**SUBDIVISION APPROVAL FEES**  
MINOR SUBDIVISION (4 lots or less)

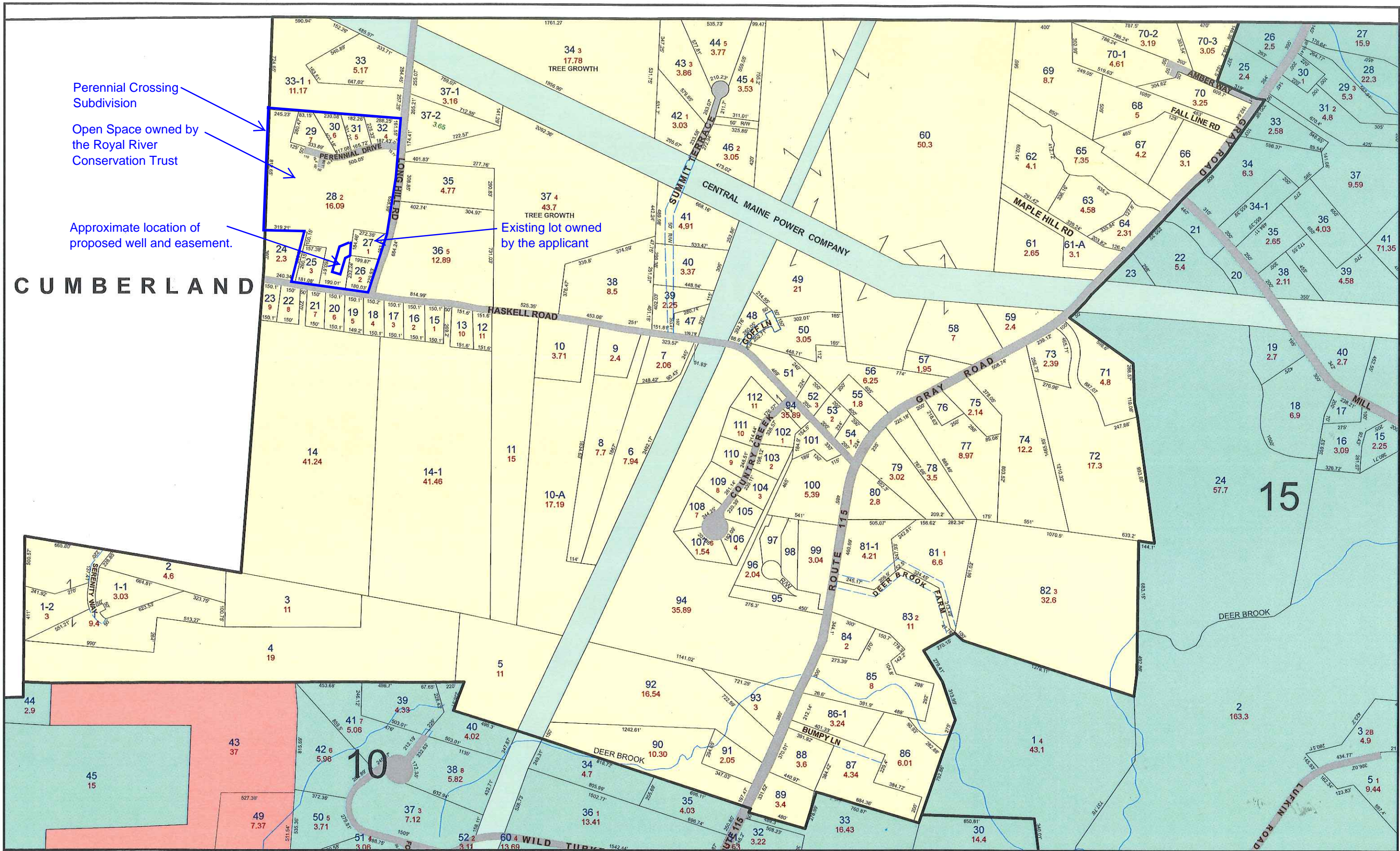
<u>Description</u>	<u>Fees</u>	<u>Total</u>
Non-refundable Application Fee	\$250.00	_____
Each Lot/Dwelling Unit	\$100.00	_____
Technical Review	Cost + \$25.00	_____

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 <span style="color: red; font-size: small;">No lots or dwelling units proposed</span>	\$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.



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

Maps updated - 11/01/2021



# North Yarmouth, Maine

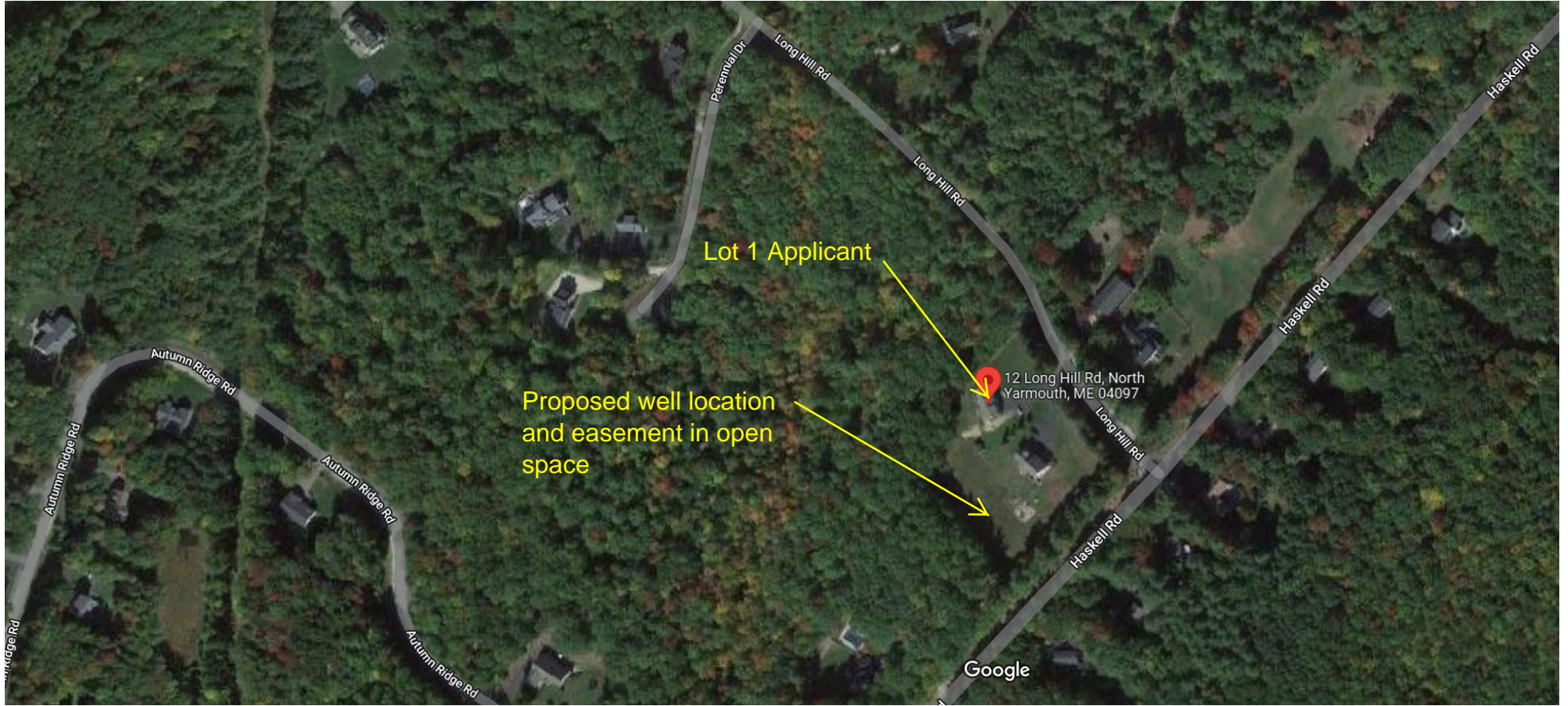


Maps Prepared by:  
**Cumberland County  
Regional Assessing**

0 300 600  
1 inch = 300 Feet

Tax Sheet

**14**



Imagery ©2022 CNES / Airbus, Maine GeoLibrary, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GE0, Map data ©2022 200 ft



12 Long Hill Rd  
North Yarmouth, ME 04097  
Building





# Royal River Conservation Trust

Conserving the Royal River and  
its Hills, Ponds, Farms, Estuaries,  
and Bay

## **Board of Directors**

Emily Sneath Jones, *Yarmouth*  
*President*

Robert Greenleaf, *Yarmouth*  
*Vice President*

Bill Dunn, *Yarmouth*  
*Secretary*

Steve McPike, *Gray*  
*Treasurer*

Christine Force, *Yarmouth*

Jeff Verrill, *Yarmouth*

Rob Wood, *North Yarmouth*

Steve Barr, *North Yarmouth*

Terry DeWan, *New Gloucester*

Ed Gervais, *North Yarmouth*

Mark Power, *New Gloucester*

Bob Humphrey, *Pownal*

David Kitchen, *Yarmouth*

Heather Wiggins Berger,  
*Yarmouth*

Beth Sturtevant, *Yarmouth*

## **Staff**

Alan Stearns  
*Executive Director*

Chad Fierros  
*Stewardship Director*

Adam Pereira  
*Conservation Director*

To: North Yarmouth Planning Board via Chu family  
Fr: Alan Stearns, Executive Director, RRCT (207)215-8315  
[Alan@RRCT.org](mailto:Alan@RRCT.org)

Date: August 4<sup>th</sup>, 2022

Re: Chu family request for a new well on RRCT land (Long Hill & Haskell Roads)

In 2021 the Chu family requested permission in the form of a permanent easement to build a drinking water well on RRCT land with frontage on Long Hill & Haskell Roads to benefit their adjacent private residence. To date, the request has been approved or recommended unanimously by RRCT staff, RRCT's Land Transactions Committee, and RRCT's Board of Directors. We relied upon pro bono review of the Chu's hydrogeology analysis by two different RRCT members, both qualified as engineers and geologists respectively, both concluding that a new well was justified. We consulted only with the most directly affected neighbors Guillaume Meillat [g@meillat.com](mailto:g@meillat.com) and family who responded in writing on August 19, 2021, that they support RRCT facilitation of Chu plans for a new well on RRCT land.

We believe these above actions are sufficient to prove "Right, Title, Interest" for Planning Board action. However we may not complete the planned transaction until two more steps are completed, in no particular order.

STEP #1 or #2: RRCT bylaws require that the disposition of RRCT conservation interests be approved by a supermajority of RRCT voting members following specific written notice to RRCT's membership. RRCT has scheduled its regular annual meeting of the membership on September 13, 2022. RRCT has commissioned a mailing and expects written notice to arrive at all 500+ members homes on or around August 18, 2022. The process is also described and posted for the general public here: <https://rrct.org/events-programs/> though the general public will have no vote. We expect that the ballot will be routine, and that this step will be completed without controversy.

STEP #2 or #1: RRCT deeds are restricted by reference to recorded Planning Board plans and related surveys. We have concluded based on our reading of ordinances and deeds that the Planning Board must amend the plan, and that Code Officer action alone is not sufficient for RRCT deeds to be amended by a grant of a wellhead easement.

We have reviewed final survey (plan amendments) and are today working to draft a wellhead easement to RRCT standards. We see no obstacles for final drafting and final negotiation of terms; my organization has taken the position of helping the Chu family dig their way out of their unfortunate situation.

END.

Lot 1 Parcel Deed

Return to:

DLN: 1001640010096

Tuan Chu  
12 Long Hill Road  
North Yarmouth, ME 04097

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Long Pond LLC**, a Maine limited liability company, with a mailing address of 10 Summit Terrace Falmouth, ME 04105, for consideration paid, grants to **Tuan Chu and Kimberly Bernat**, of 146 Orchard Road, Cumberland, ME 04021, as joint tenants with rights of survivorship and with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A.

MEANING and INTENDING to describe and convey the same premises conveyed to the grantor herein by deed of Dewolfe Development, LLC, dated 4/28/2006 and recorded at Book 24091, Page 48 in the Cumberland County Registry of Deeds.

Executed this 26<sup>th</sup> day of September, 2016.

LONG POND LLC

James Dewolfe  
By: James Dewolfe  
Its: Managing Member, CEO  
Duly Authorized

State of Maine  
County of Cumberland

9/26/2016

Then personally appeared, James Dewolfe, Managing Member (title), duly authorized on behalf of Long Pond LLC, and acknowledged that he/she executed the same for the purposes contained therein.

Amie Nickel  
Notary Public/Attorney at Law Amie Nickel  
Commission expiration: Attorney at Law

JR  
MB

**EXHIBIT A**

A certain lot or parcel of land located on the westerly side of Long Hill Road in the Town of North Yarmouth, County of Cumberland, State of Maine, shown as Lot 1 on the subdivision plan of Perennial Crossing prepared for DeWolfe Development, LLC by SYTDesign Consultants recorded in Plan Book 205, Page 793 on December 20, 2005 in the Cumberland County Registry of Deeds and being more particularly bounded and described as follows:

Beginning at a point on the westerly side of Long Hill Road, said point N 23°45'00" W 229.93 feet northerly from the point of intersection of the northerly right-of-way Haskell Road and westerly right-of-way Long Hill Road, said point also being the northeasterly corner of Lot 2 on aforementioned plan;

Thence S 61°17'31" W along northerly line of said Lot 2 199.87 feet to a point on the easterly side of the portion of the said subdivision deemed as "Open Space". Said point also being the northwesterly corner of lot 2;

Thence N 28°42'29" W along an easterly line of said "Open Space" 184.46 feet to a point;

Thence N 61°17'31' E continuing along a southerly line of said "Open Space" 272.36 feet to a point;

Thence S 10°40'00" E along said "Open Space" 5.00 feet to Long Hill Road;

Thence S 07°10'00" E along the westerly line of said Long Hill Road 193.20 feet to the point of beginning.

The basis of bearing for the above-described parcel is grid north.

Together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Together with and subject to the terms and conditions contained in the Declaration, Protective Covenants and Common Easements for Perennial Crossing dated 4/28/2006 and recorded at Book 24091, Page 32 in the Cumberland County Registry of Deeds. Special note is made to the "Shared Driveway Entrance" language regarding Lots 1 and 2.

TZ  
JP  
KB

## WELL EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that **ROYAL RIVER CONSERVATION TRUST**, a Maine nonprofit corporation in good standing with a mailing address at P.O. Box 90, Yarmouth, Maine 04096, for consideration paid, grants to **TUAN CHU and KIMBERLY M.D. CHU, formerly known as KIMBERLY BERNAT**, a married couple with a mailing address at 12 Long Hill Road, North Yarmouth ME 04097, as joint tenants, an easement interest in a portion of a certain lot or parcel of land, in the Town of North Yarmouth, County of Cumberland and State of Maine, in the location and with the scope as more particularly described as set forth in **Exhibit A**, attached hereto and incorporated herein.

**IN WITNESS WHEREOF**, the said **ROYAL RIVER CONSERVATION TRUST**, has caused this instrument to be executed by Alan Stearns, its duly authorized Executive Director, this \_\_\_\_ day of September, 2022.

\_\_\_\_\_  
ROYAL RIVER CONSERVATION TRUST  
BY: Alan Stearns  
ITS: Executive Director

STATE OF MAINE

COUNTY OF CUMBERLAND, ss.

September \_\_\_\_, 2022

Then personally appeared before me the above named Alan Stearns, in his said capacity as Executive Director of the Royal River Conservation Trust, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Royal River Conservation Trust.

\_\_\_\_\_  
Notary Public/Attorney at Law  
My commission expires/Maine Bar No.:  
Printed name:

**EXHIBIT A**  
**Well Easement, Long Hill Road, North Yarmouth**

An easement for installation, use, repair and maintenance of a drinking water well, together with associated piping, for the benefit of Grantees' land on Long Hill Road, North Yarmouth (reference being had to deed recorded in Book 33476, Page 109 of the Cumberland County Registry of Deeds for a more particular description of the "Benefitted Land"), said easement being situated as follows:

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

Beginning at the most southerly corner of Lot 1 as shown on a plan titled "Subdivision Plat Plan, Perennial Crossing, Long Hill Road, North Yarmouth" dated September 2005 revised 11/30/05 and recorded in the Cumberland County Registry of Deeds Plan Book 205, Page 793. Reference is also made to "Amended Subdivision Plan, Perennial Crossing, Long Hill Road, North Yarmouth" dated August 10, 2022 and recorded in the Cumberland County Registry of Deeds in Plan Book \_\_\_\_, Page \_\_\_\_.

Thence, the following courses and distances across land of Royal River Conservation Trust as described in deed book 24975, page 45, also identified as "Open Space Field-Common Land A" on said recorded plan:

S 47°37'58" W a distance of 25.45 feet;

S 20°24'52" E a distance of 93.06 feet;

S 69°35'08" W a distance of 20.00 feet;

N 20°24'52" W a distance of 158.34 feet;

N 47°37'58" E a distance of 36.13 feet to the southwesterly line of said Lot 1;

Thence, S 28°42'29" E along the southwesterly line of said Lot 1 a distance of 70.00 feet to the point of beginning, containing 4,608 square feet more or less.

This easement is subject to the following terms and conditions:

1. Grantor herein makes no representation whatsoever as to the adequacy of the premises or of the groundwater to serve or function as a drinking water well nor as to the quantity nor quality of the drinking water.
2. The said easement shall be used only to provide drinking water for no more than one (1) single-family residence on the Benefitted Land, and includes the right to take water from the well, and to locate, repair, replace, maintain and operate pipes from said well across said premises (but beneath the surface of said premises) to the Benefitted Land.
3. Grantees shall, at their sole cost and expense, install and maintain said well and associated piping, provided that any and all damage or disturbance to land of the Grantor resulting from such installation, maintenance or repair shall be restored and replaced in its original condition at the expense of the Grantees.

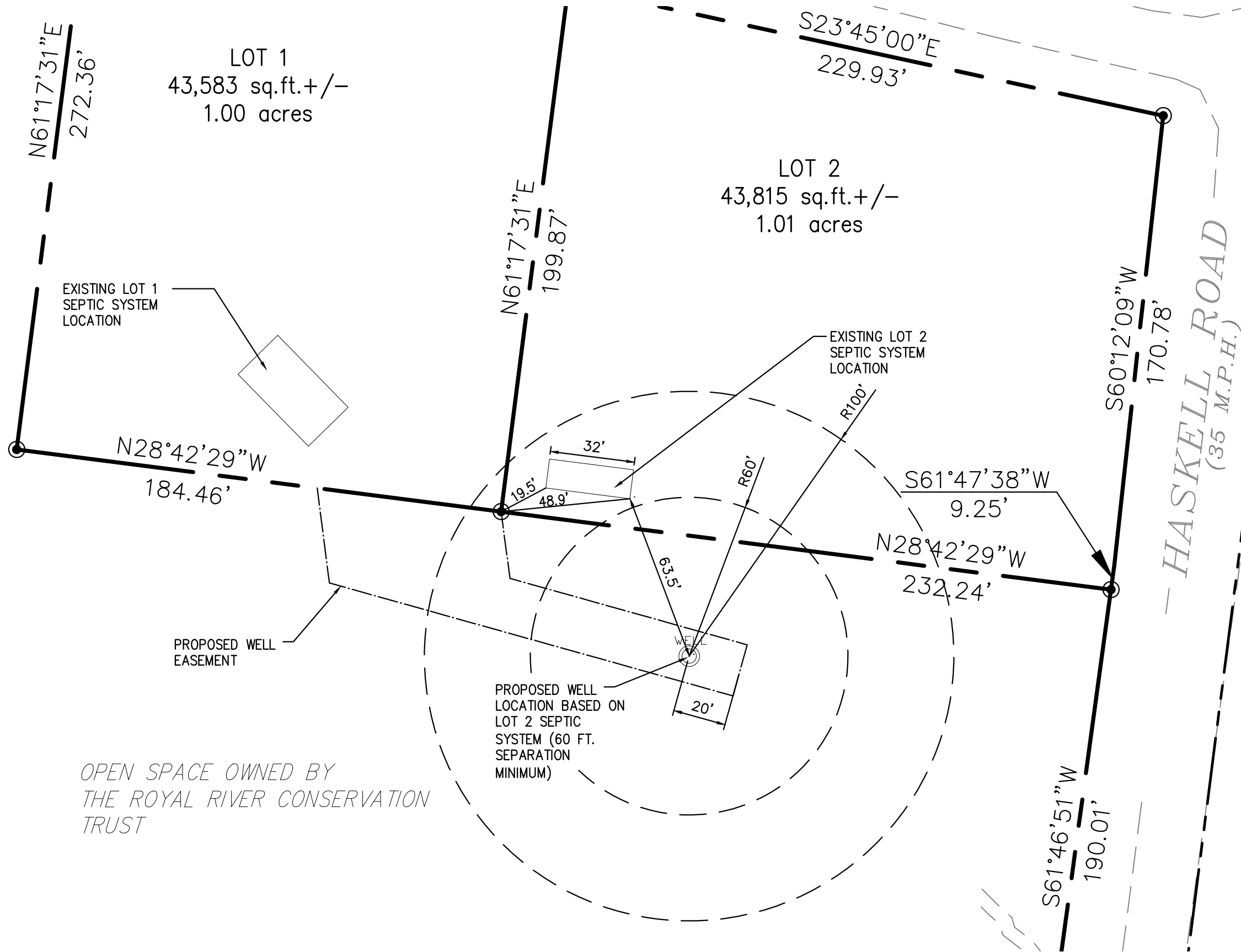
4. Grantees shall, at their sole cost and expense, immediately remedy any malfunction of said well and piping which results in any dangerous condition. Any installations shall be in accordance with all applicable state and local codes and ordinances.

5. Once constructed, the easement shall not be increased in size or capacity or relocated without consent of Grantor.

6. Grantees shall hold the Grantor harmless from any and all liability arising from Grantees' use of said easement, including without limitation any claims or damages arising from any contamination of any water source, failure of the well, or lack of water in the well.

7. Grantees shall obtain approval of the Town of North Yarmouth Planning Board and shall cause to be recorded in the Cumberland County Registry of Deeds the amendment to subdivision plan depicting the location of this easement.

Meaning to encumber a portion only of the premises conveyed to Grantor by deed of Dewolfe Development, LLC dated March 30, 2007 and recorded in the Cumberland County Registry of Deeds in Book 24975, Page 45.



EXISTING LOT 1  
SEPTIC SYSTEM  
LOCATION

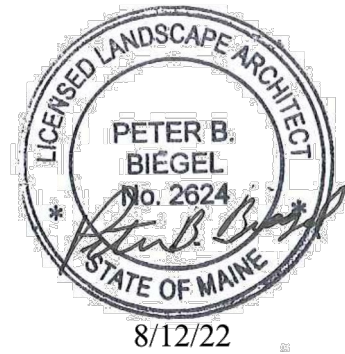
EXISTING LOT 2  
SEPTIC SYSTEM  
LOCATION

PROPOSED WELL  
EASEMENT

PROPOSED WELL  
LOCATION BASED ON  
LOT 2 SEPTIC  
SYSTEM (60 FT.  
SEPARATION  
MINIMUM)

OPEN SPACE OWNED BY  
THE ROYAL RIVER CONSERVATION  
TRUST

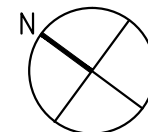
SKETCH NOTES:  
I. SEPTIC SYSTEM LOCATIONS SHOWN  
ARE BASED ON THE FOLLOWING HHE 200  
DESIGNS.  
- LOT 1 HHE-200 PREPARED BY  
RICHARD SWEAT DATED 5/24/15  
  
- LOT 2 HHE-200 PREPARED BY BUD  
HARRIS DATED 11/5/15.



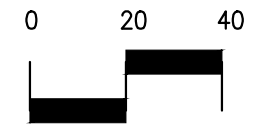
PROPOSED WELL AND EXISTING  
SEPTIC SYSTEM LOCATION SKETCH  
PERENNIAL CROSSING SUBDIVISION

AUGUST 12, 2022

PREPARED BY:  
LAND DESIGN SOLUTIONS  
1 Faraday Dr., Suite 7  
Cumberland, ME 04021



APPROX. NORTH



GRAPHIC SCALE 1"=40'

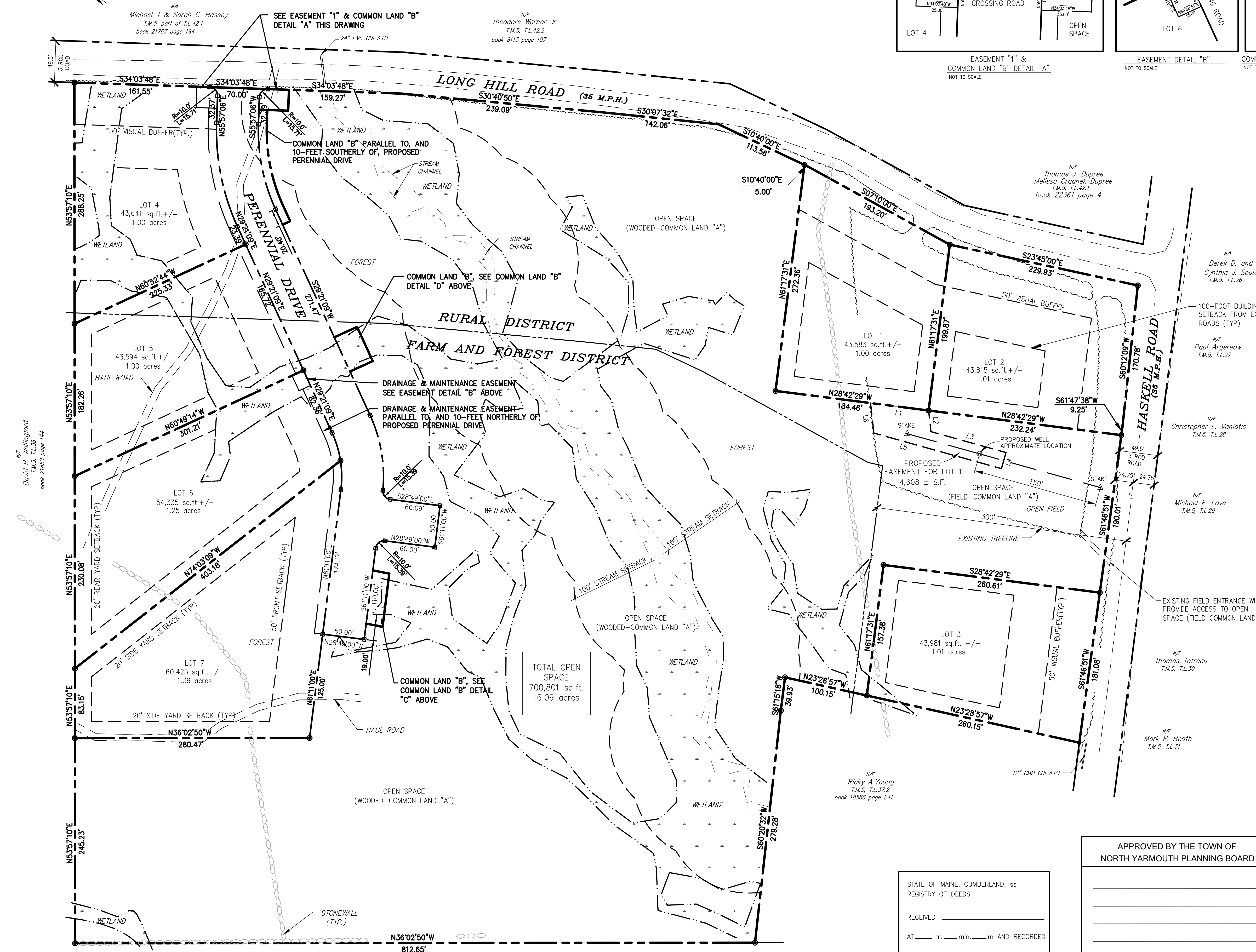
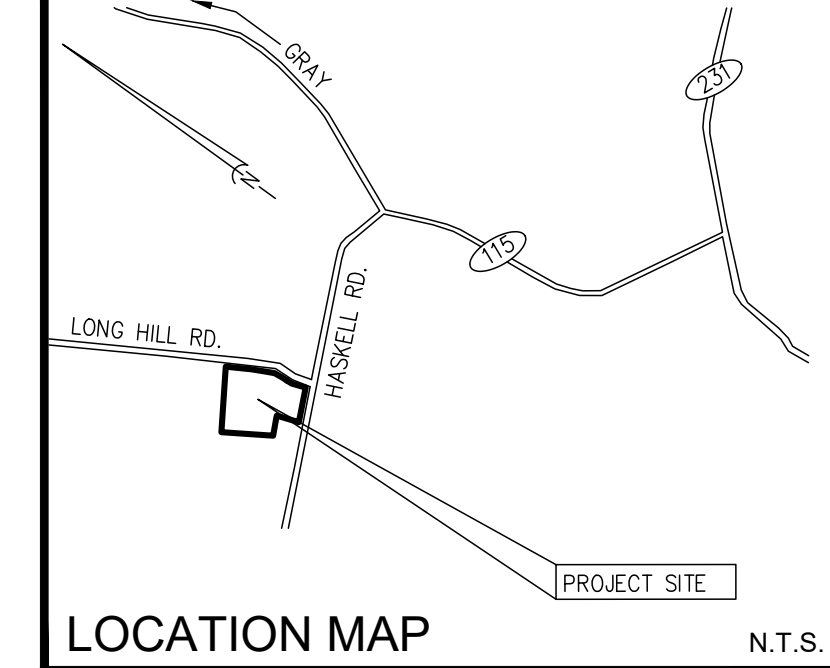
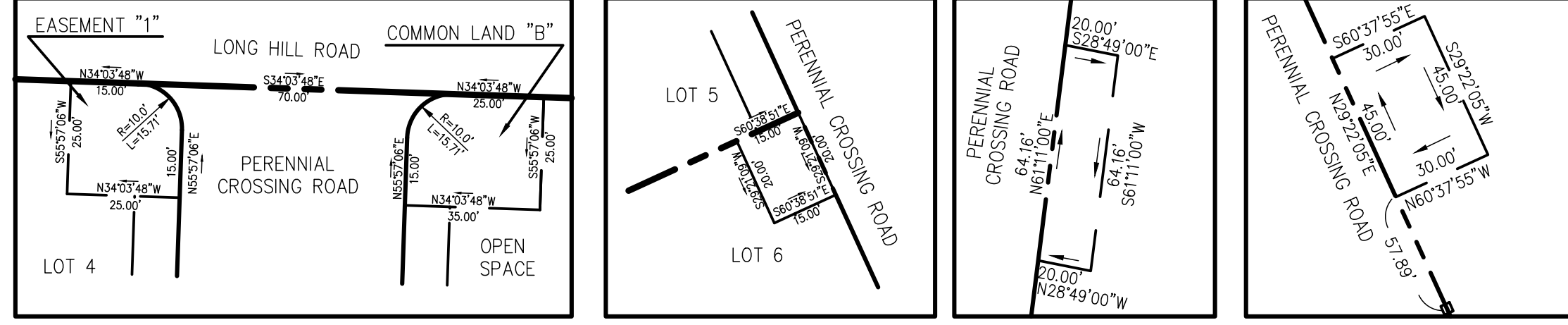
PROPOSED EASEMENT—LOT 1  
4,608 ± S.F.

LINE	BEARING	DISTANCE
L1	S28°42'29"E	70.00'
L2	S47°37'58"W	25.45'
L3	S20°24'52"E	93.06'
L4	S69°35'08"W	20.00'
L5	N20°24'52"W	158.34'
L6	N47°37'58"E	36.13'

LEGEND:

	RIGHT OF WAY		TREELINE
	PROPERTY LINE		EDGE OF PAVEMENT
	SETBACK		CULVERT
	STONEWALL		4"x4"x4" GRANITE MONUMENT (TO BE SET)
	WETLANDS		5/8-INCH REBAR W/SURVEY CAP (TO BE SET)

NOTE: DRAINAGE AND MAINTENANCE EASEMENTS FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENTS OF CULVERTS. EASEMENT A ON LOT 4 SHALL ALSO INCLUDE INSTALLATION AND MAINTENANCE OF A FREE STANDING SUBDIVISION SIGN.



ZONING SUMMARY:

PARCEL SIZE = 24.6 ACRES  
 ZONE: RURAL DISTRICT / FARM & FOREST DISTRICT (300' FROM CENTERLINE OF ROAD RIGHT-OF-WAY)  
 USE: SINGLE FAMILY (PERMITTED)

RURAL DISTRICT - SPATIAL STANDARDS	REQUIRED	PROPOSED
MINIMUM LOT SIZE	2 AC.	1 AC. (CLUSTER)
MINIMUM BUILDING SETBACK FROM EXISTING ROADS	100'	100'
MINIMUM FRONTAGE	300'	158' (CLUSTER)
MINIMUM FRONT YARD	50'	50'
MINIMUM SIDE AND REAR YARD	20'	20'
MAXIMUM BUILDING COVERAGE	10%	N/A (CLUSTER)
MAXIMUM STRUCTURE HEIGHT	2.5 STORIES	2.5 STORIES
SIGHT DISTANCE	240' FOR 35MPH	AS NOTED

FARM AND FOREST DISTRICT - SPATIAL STANDARDS	REQUIRED	PROPOSED
MINIMUM LOT SIZE	3 AC.	1.5 AC. (CLUSTER)
MINIMUM FRONTAGE	200'	85' (CLUSTER)
MINIMUM FRONT YARD	50'	50'
MINIMUM SIDE AND REAR YARD	20'	20'

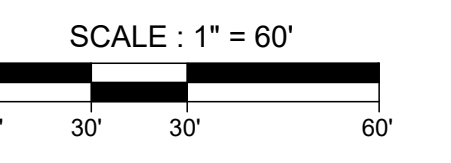
GENERAL NOTES:

- DATUM:  
 -HORIZONTAL DATUM IS BASED ON THE BOUNDARY SURVEY AS PROVIDED BY ROYAL RIVER SURVEY, MAGNETIC 2004.  
 -VERTICAL DATUM IS BASED ON THE TOPOGRAPHIC SURVEY AS PROVIDED BY CULLENBURG LAND SURVEYING, WHICH IS BASED ON APPROXIMATE NGVD-29. (ELEVATIONS ESTABLISHED FROM INTERPOLATION OF FIELD OBSERVATION OF ORCHARD ROAD / LONG HILL ROAD INTERSECTION AND PUBLISHED ELEVATION OF SAME INTERSECTION AS SHOWN ON 7.5 MINUTE QUAD CENTER ME. USGS QUAD MAP)
- STONE WALL & HAUL ROAD LOCATED AND MAPPED WITH SUB-METER GPS. BY ROYAL RIVER SURVEY CO. MAY 2005.
- WETLANDS IDENTIFIED BY BOYLE ASSOCIATES OF SOUTH PORTLAND, AND PEER REVIEWED BY WOODLOT ALTERNATIVES OF TOPSHAM, MAINE, AND WERE LOCATED WITH SUB-METER ACCURACY BY BOYLE ASSOCIATES AND WITH TRADITIONAL GROUND SURVEY METHODS BY CULLENBURG LAND SURVEYING OF AUBURN, MAINE.

PLAN REFERENCES:

- PLAN OF BOUNDARY SURVEY AT HASKELL AND LONG HILL ROAD, NORTH YARMOUTH MADE FOR THEODORE AND ANN WARNER, DATED AUGUST 2004, AND PREPARED BY ROYAL RIVER SURVEY CO., RECORDED IN CCRD IN PLAN BOOK 204 PAGE 611.
- PERENNIAL CROSSING, LONG HILL ROAD, NORTH YARMOUTH, SUBDIVISION PLAN, S-100 REV B 11/30/05 AS PREPARED BY SYTDESIGN CONSULTANTS, RECORDED IN CCRD IN PLAN BOOK 205, PAGE 793.
- PERENNIAL CROSSING, LONG HILL ROAD, NORTH YARMOUTH, SUBDIVISION PLAN, C-101 REV H 2/12/07 AS PREPARED BY SYTDESIGN CONSULTANTS, RECORDED IN CCRD IN PLAN BOOK 207, PAGE 98.

NOTE:  
 THIS PLAN AMENDS PREVIOUSLY RECORDED SUBDIVISION PLAN RECORDED IN PLAN BOOK 205 PAGE 793. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED WELL EASEMENT FOR BENEFIT OF LOT 1 WITHIN OPEN SPACE (FIELD-COMMON LAND "A") AS SHOWN HEREON.



Burton Associates  
 Town of Cumberland T.M.08, T.L.42  
 book 22889 page 237

STATE OF MAINE, CUMBERLAND, ss  
 REGISTRY OF DEEDS

RECEIVED \_\_\_\_\_

AT \_\_\_\_\_ hr. \_\_\_\_\_ min. \_\_\_\_\_ m AND RECORDED

IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

ATTEST: \_\_\_\_\_ REGISTER

APPROVED BY THE TOWN OF  
 NORTH YARMOUTH PLANNING BOARD

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DATE \_\_\_\_\_



**Amended Subdivision Plan**  
**Perennial Crossing**  
 Long Hill Road, North Yarmouth  
 Made for Record Owners  
 Open Space Owner:  
**Royal River Conservation Trust**  
 P.O. Box 90, Yarmouth, Maine  
 Lot 1 Owner: Tuan & Kimberly Chu  
 12 Long Hill Road, North Yarmouth, Maine

**OWEN HASKELL, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: RRS CO. DATE: AUGUST 10, 2022 JOB NO. 2022-166 NY  
 CHECKED BY: RSP/ECB SCALE: 1" = 60' DRWG. NO. 1