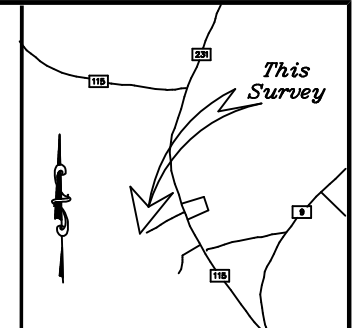


Approved by the Town of North Yarmouth Planning Board:

Conditions: \_\_\_\_\_  
 Signed: \_\_\_\_\_  
 Date: \_\_\_\_\_



VICINITY MAP

PLAN REFERENCES

- "6-Lot Cluster Subdivision Plan ~ Walnut Hills Phase III ~ Third Revised, North Yarmouth, Maine dated April 18, 2005 by S G C Engineering, LLC recorded in the Cumberland County Registry of Deeds in Plan Book 205 on Page 776.
- "Final Plan ~ Standard Boundary Survey ~ 2nd Revised Plan Lot A ~ Walnut Hill Heights Phase III off Henry Road ~ North Yarmouth, Maine for Richard Fortune, IV" dated May 27, 2003 by John D. Palminter recorded in the Cumberland County Registry of Deeds in Plan Book 203 on Page 360.
- "Standard Boundary Survey off Henry Road, North Yarmouth, Maine for Federal Aviation Administration Cumberland ASR9" dated October 3, 1993 by Owen Haskell, Inc. recorded in the Cumberland County Registry of Deeds in Plan Book 194 on Page 197.
- "Plan of Land on the Gray Road, North Yarmouth, Maine made for Ben Grover" dated February 2021 by Wayne T. Wood & Co.

State of Maine, Cumberland ss.  
 Registry of Deeds  
 Received \_\_\_\_\_, 20\_\_\_\_  
 at \_\_\_\_\_ and recorded in  
 Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
 Attest: \_\_\_\_\_  
 Register

NOTES

- Owners of record are Michael Washo and Molly Washo by warranty deed of Armet Capital, LLC recorded in the Cumberland County Registry of Deeds in Book 27,699 on Page 97.
- All bearings are referenced to Magnetic North of the Year 1986 as per the plan listed in Plan Reference #2 below.
- The subject parcel is shown as Lot #100 on the Town of North Yarmouth Tax Map #10 and is in the Village Residential Zoning District.
- Wetlands shown were delineated by Sweet Associates as per the plan listed in Plan Reference #1 below.
- A Certificate of Abandonment by the Planning Board of North Yarmouth, Maine has been recorded in the Cumberland County Registry of Deeds in Book 27,699 on Page 92 to abandon the cluster subdivision as per the plan listed in Plan Reference #1.
- Elevation contours were taken from the plan listed in Plan Reference #1 and are on the NAVD 88 vertical datum.
- Soils information is from Mark Cenei Geologic.
- The portion of Delwin Drive that runs through this property shall be upgraded to the standards for a Private Street as shown in Table 8.2 of the Zoning Ordinance for the length of the property.



LEGEND

- 5/8" Capped Rebar (#1328) to be Set
- Iron Pipe or Pin Found as Noted
- Utility Pole
- ▨ Wetlands
- ◆ Soils Test Pit
- N/F Now or Formerly of
- (23,197/88) Deed Book and Page Reference
- ▨ Wetlands

Central Maine Power Company  
 (2253/200)  
 Section #102



**Preliminary Plan**  
 Revision #4  
**Walnut Hill Heights Phase III**  
 On  
 Henry Road & Delwin Road  
 In  
 North Yarmouth, Maine  
 For Owner of Record  
**Michael Washo**  
 2017 T Street - Scarborough, ME 04107

**WAYNE T. WOOD & CO.**  
 Gray, Maine 04039  
 Drwn. By: WTW/KLW  
 Scale: 1" = 60'  
 Checked By: WTW  
 Bk.No. N/A

(207)657-3330  
 Date August 2022  
 Job No. 221039