

ZONING

ZONE: FARM & FOREST DISTRICT AND RESOURCE PROTECTION OVERLAY AND ROYAL RIVER CORRIDOR OVERLAY

MINIMUM LOT SIZE: 3 ACRES
 MAXIMUM RESIDENTIAL DENSITY: 1 RESIDENTIAL UNIT PER 3 ACRES
 SUBDIVISIONS: 1 RESIDENTIAL UNIT PER 3NET RESIDENTIAL ACRES
 MAXIMUM LOT COVERAGE: 20%
 MINIMUM STREET FRONTAGE: 200 FEET
 FRONT SETBACK: 50 FT.
 SIDE SETBACK: 20 FT.
 REAR SETBACK: 20 FT.
 MAXIMUM STRUCTURE HEIGHT: 2.5 STORES, NO HIGHER THAN 35 FT.

SEE TOWN OF YARMOUTH ZONING ORDINANCE FOR ADDITIONAL INFORMATION.

NOTE: THIS SURVEY IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY ALONG A PORTION OF SOPER AND SHAY, RICKETT, AND HANSON, AND A TRIMBLE PATH FINDER (ALSO KNOWN AS GLOBAL POSITIONING SYSTEM, G.P.S., OR SATELLITE SURVEY) SURVEY WHICH YIELDS LOCATIONS WITHIN ABOUT THREE FEET. THE STATE SURVEY STANDARDS WERE WRITTEN BEFORE G.P.S. TECHNOLOGY WAS DEVELOPED. THIS TECHNOLOGY, ON A PROPERTY LIKE THIS, WILL YIELD RESULTS AT LEAST AS ACCURATE AS A CONDITION IV OR COMPASS AND TAPE SURVEY.

TAX MAP 13 LOT 12-39
 N/F
 DAVID T. SPRAGUE
 37843/300

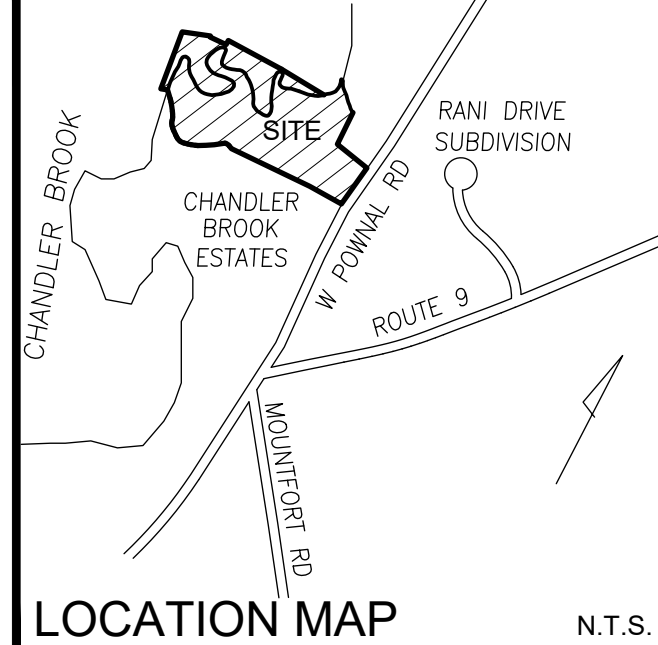
TAX MAP 13 LOT 61-1
 N/F
 ROSEMARY L. FECTEAU, TR.
 30630/110

TAX MAP 13 LOT 59
 N/F
 ANNE-MARIE F. MCKENZIE
 31205/92

TAX MAP 13 LOT 61-1
 N/F
 ROSEMARY L. FECTEAU, TR.
 30630/110

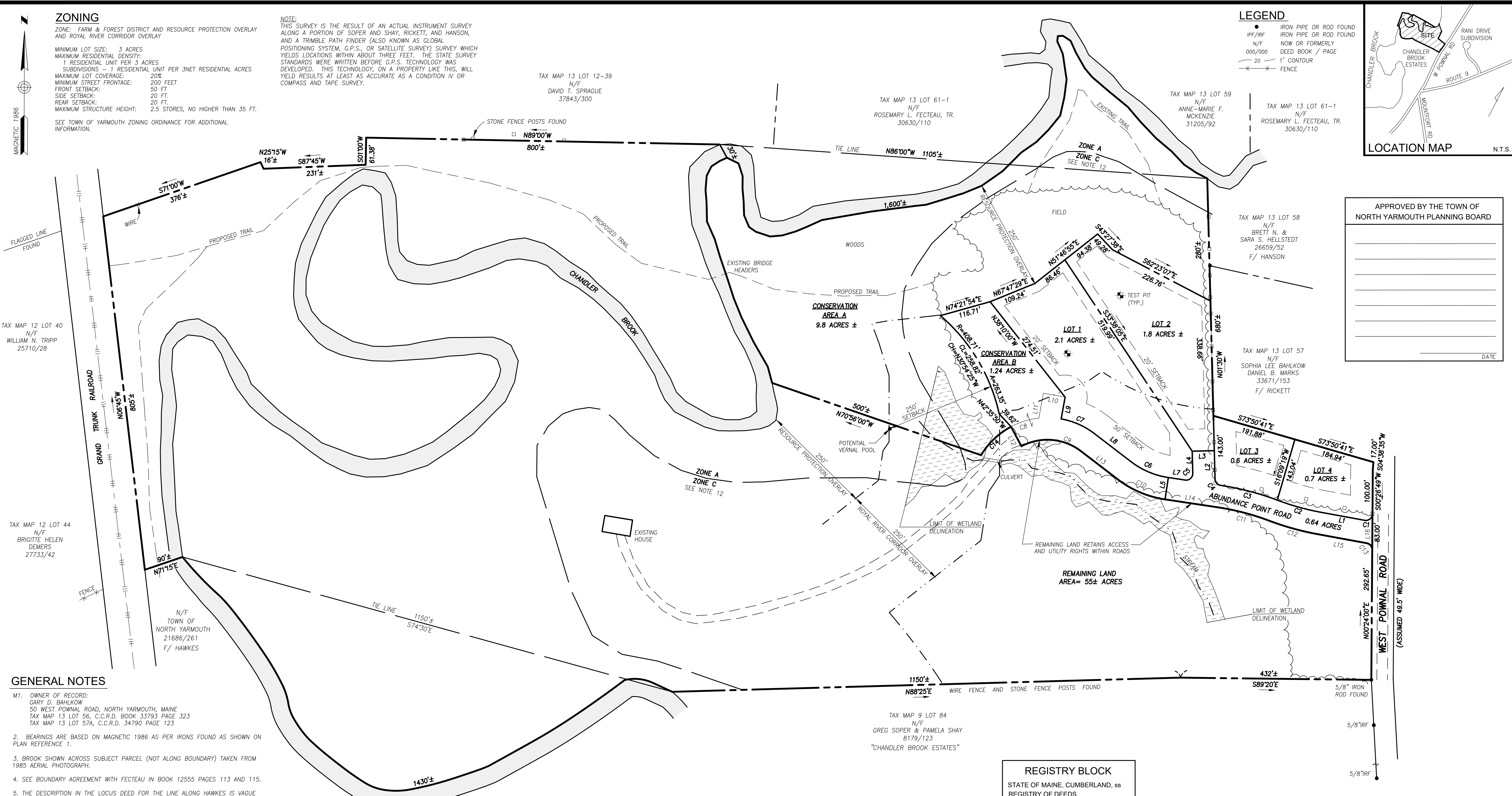
LEGEND

- IRON PIPE OR ROD FOUND
- IRON PIPE OR ROD FOUND
- N/F NOW OR FORMERLY
- 000/000 DEED BOOK / PAGE
- 20' 1" CONTOUR
- X — FENCE



APPROVED BY THE TOWN OF NORTH YARMOUTH PLANNING BOARD

DATE _____



GENERAL NOTES

- M1. OWNER OF RECORD: GARY D. BAHLKOW
50 WEST POWNAL ROAD, NORTH YARMOUTH, MAINE
TAX MAP 13 LOT 56, C.C.R.D. BOOK 33793 PAGE 323
TAX MAP 13 LOT 57A, C.C.R.D. 34790 PAGE 123
2. BEARINGS ARE BASED ON MAGNETIC 1986 AS PER IRONS FOUND AS SHOWN ON PLAN REFERENCE 1.
3. BROOK SHOWN ACROSS SUBJECT PARCEL (NOT ALONG BOUNDARY) TAKEN FROM 1985 AERIAL PHOTOGRAPH.
4. SEE BOUNDARY AGREEMENT WITH FECTEAU IN BOOK 12555 PAGES 113 AND 115.
5. THE DESCRIPTION IN THE LOCUS DEED FOR THE LINE ALONG HAWKES IS VAGUE AND NO EVIDENCE WAS FOUND OF THAT LINE. THE HAWKES DEED APPEARS TO DESCRIBE A STRAIGHT LINE ACROSS THE RAILROAD, AS SHOWN HERE. A BOUNDARY AGREEMENT IS RECOMMENDED WITH HAWKES.
6. THE LINE ALONG SPRAGUE IS POORLY MARKED BUT DESCRIBED WELL IN THE SPRAGUE DEED. MORE FENCE REMAINS WERE FOUND BY THIS FIRM IN 1987 THAN COULD BE FOUND IN 1996, DUE TO DEEP SNOW. THIS LINE SHOULD BE VERIFIED.
7. RIGHTS IN BROOK HAVE NOT BEEN DETERMINED.
8. TRAIL AND EXISTING HOUSE TAKEN FROM PLAN REFERENCE 5 AND IS APPROXIMATE.
9. WETLAND DELINEATION AND EDGE OF VERNAL POOL TAKEN FROM FILE PROVIDED BY WOODLOT ALTERNATIVES.
10. TEST PITS BY SWEET ASSOCIATES. LOCATED BY HAND-HELD GPS.
11. ROYAL RIVER CORRIDOR OVERLAY HAS A SUNSET CLAUSE EXEMPTING OWNERS OF RECORD ON JUNE 14, 2005, UNTIL JAN. 1, 2010. SEE LAND USE ORDINANCE.
12. 100 YEAR FLOOD PLAIN (ZONE A) SCALED FROM FLOOD INSURANCE RATE MAP 230202-0005B EFFECTIVE DATE JULY 16, 1981.

LINE DATA

No.	Bearing	Distance
L1	N79°36'00"W	100.00'
L2	N01°28'50"W	64.11'
L3	N88°31'13"E	50.00'
L4	S01°28'50"E	50.00'
L5	S08°31'13"W	38.46'
L7	N81°28'50"W	38.46'
L8	N52°30'00"W	104.21'
L9	N101°6'35"E	50.00'
L10	N79°43'25"W	50.00'
L11	S101°6'35"W	57.29'
L12	S27°59'25"E	50.00'
L13	S52°30'00"E	104.21'
L14	S81°28'50"E	119.69'
L15	S79°36'00"E	114.11'
L16	N00°24'00"E	83.00'

CURVE DATA

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	100°00'00"	15.00	26.18	22.98	S50°24'00"W
C2	10°18'02"	573.59	103.12	102.98	N74°27'00"W
C3	12°10'50"	623.59	132.57	132.32	N75°23'20"W
C4	80°00'00"	15.00	20.94	19.28	N41°28'50"W
C5	100°00'00"	15.00	26.18	22.98	S48°31'15"W
C6	28°58'47"	183.28	92.70	91.71	N66°59'25"W
C7	27°13'25"	175.00	83.15	82.37	N66°06'45"W
C8	21°39'55"	175.00	66.17	65.78	S72°50'30"W
C9	65°29'26"	125.00	142.88	135.23	S85°14'45"E
C10	28°58'47"	233.28	117.99	116.73	S66°59'25"E
C11	12°10'50"	573.59	121.94	121.71	S75°23'20"E
C12	10°18'02"	623.59	112.11	111.96	S74°27'00"E
C13	86°17'41"	15.11	22.76	20.67	S36°27'09"E
C14	52°39'55"	175.00	160.86	155.25	S57°20'30"W

PLAN REFERENCES

1. "PLAN OF CHANDLER BROOK ESTATES ON WEST POWNAL ROAD, NORTH YARMOUTH, MAINE FOR WILL STACKPOLE DATE 4/13/87" REVISED 5/20/87 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 164, PAGE 25.
2. "STANDARD BOUNDARY SURVEY PLAN OF LAND ON WEST POWNAL ROAD IN NORTH YARMOUTH, MAINE FOR JEFF HANSON DATE DRAWN 7/28/1992 PREPARED BY DANIEL T.C. LAPONT LAND SURVEYORS."
3. "RIGHT OF WAY AND TRACK MAP, ATLANTIC & ST. LAWRENCE RAILROAD OPERATED BY THE GRAND TRUNK RY. CO. OF CANADA, JUNE 30, 1917 V.26/17."
4. "STANDARD BOUNDARY SURVEY ON WEST POWNAL ROAD, NORTH YARMOUTH, ME FOR ESTELLA LAITY, PENNY DEGANCE AND POLLY KAISER DATE JAN. 24, 1996" REVISED 3-6-96 BY OWEN HASKELL, INC.
5. "SKETCH PLAN OXBOW POND SUBDIVISION, TOWN OF NORTH YARMOUTH, GARY BAHLKOW, OWNER APRIL 29, 2005" BY TERENCE J. DEWAN & ASSOCIATES.
6. "RECORDING PLAT, OXBOW POND SUBDIVISION, WEST POWNAL ROAD, NORTH YARMOUTH, MAINE MADE FOR RECORD OWNER GARY BAHLKOW SEPT. 25, 2006" BY OWEN HASKELL, INC.

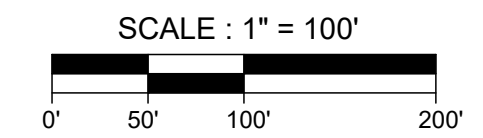
REGISTRY BLOCK

STATE OF MAINE, CUMBERLAND, ss
 REGISTRY OF DEEDS
 RECEIVED _____, 20____
 AT _____ hr. _____ min. _____ m
 AND RECORDED IN
 PLAN BOOK _____, PAGE _____
 ATTEST: _____ REGISTER

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE _____ RANDY R. LOUBIER, PLS #2407



Recording Plat
Oxbow Pond Subdivision
 West Pownal Road, North Yarmouth, Maine
 Made for Record Owner
Gary Bahlkow
 50 West Pownal Road, North Yarmouth, ME

OWEN HASKELL, INC.
 PROFESSIONAL LAND SURVEYORS
 390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424
 DRAWN BY: JCS/JLW DATE: AUGUST 15, 2022 JOB NO. 2006-208 NY
 CHECKED BY: RRL SCALE: 1" = 100' DRWG. NO. 1