

FOR REGISTRY USE ONLY

PURPOSE OF AMENDMENT:

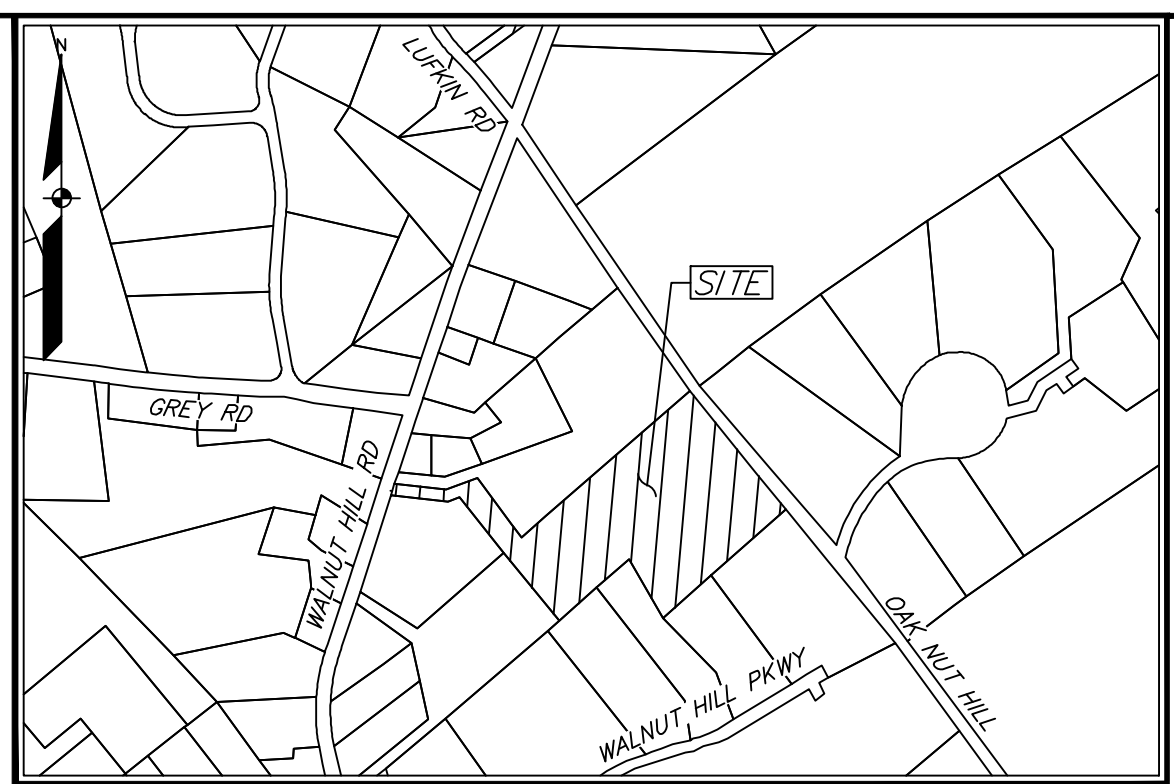
THE SUBJECT PARCELS ARE PART OF LOT DIVISION PLANS APPROVED BY THE NORTH YARMOUTH PLANNING BOARD ON JULY 9, 1985 AND RECORDED AT THE REGISTRY IN PLAN BOOK 148, PAGE 65 AND ON AUGUST 7, 1995 AND RECORDED IN THE REGISTRY IN PLAN BOOK 191, PAGE 118. THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN LOT 4, PLAN BOOK 148, PAGE 65 (TAX MAP 10 LOT 159) AND LOT 2A ON PLAN BOOK 191, PAGE 118 (TAX MAP 10, LOT 148). NO NEW LOTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAN, AND THE RESULTING LOTS ARE NO LESS CONFORMING.

CONDITIONS OF APPROVAL:

THIS PLAN SHALL BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN NINETY (90) DAYS OF THE DATE OF THE PLANNING BOARD APPROVAL. IF THE PLAN IS NOT RECORDED WITHIN THIS TIME, THE APPROVAL SHALL BE NULL AND VOID. REVISED PROPERTY LINES SHOWN HEREON MUST BE MONUMENTED BY SEMI-PERMANENT MARKERS WITHIN 90 DAYS OF THE DATE OF APPROVAL.

LEGEND

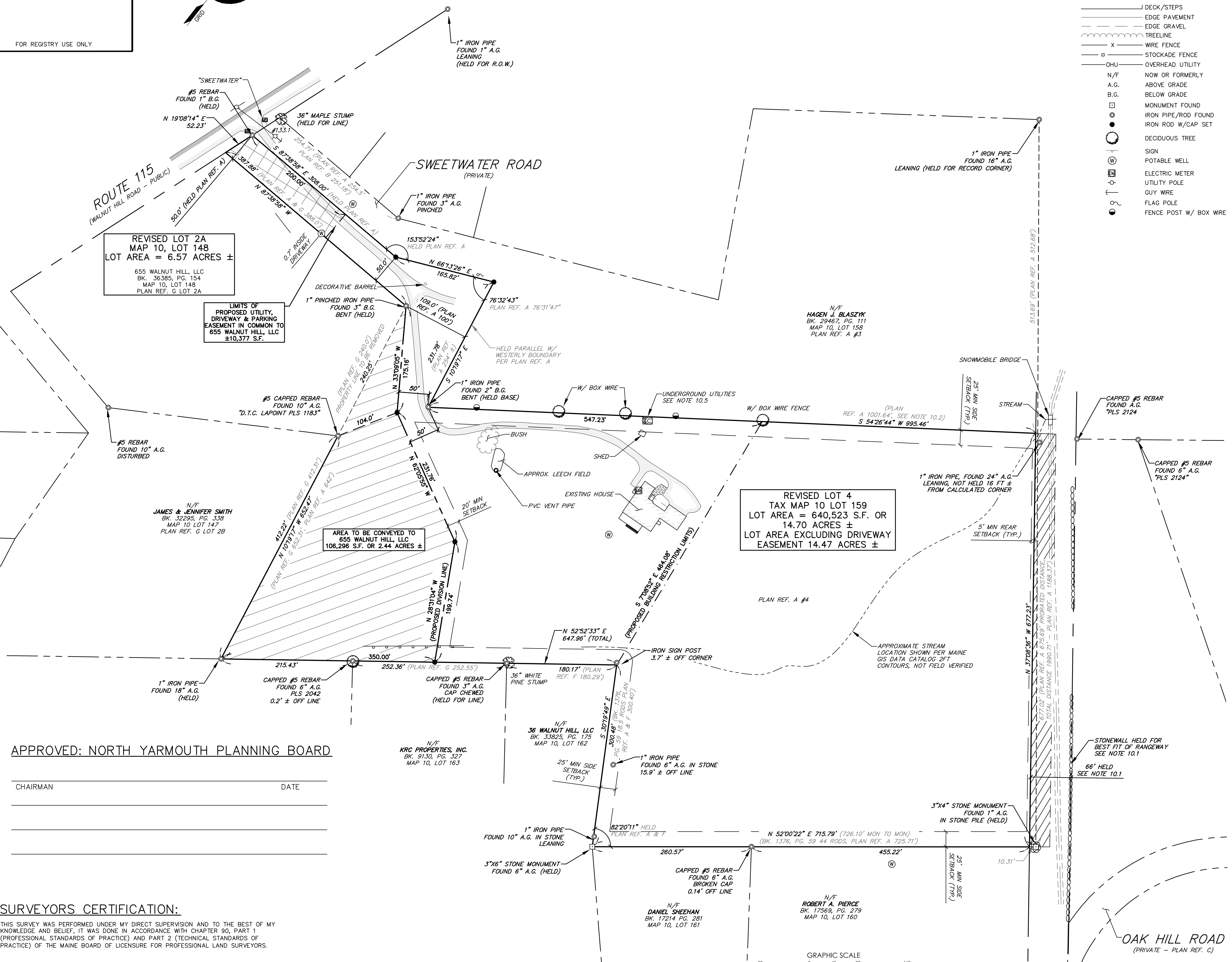
- PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - ABUTTER LINE
- - - RIGHT-OF-WAY LINE
- - - SETBACK
- ▨ BUILDING
- ▬ DECK/STEPS
- ▬ EDGE PAVEMENT
- ▬ EDGE GRAVEL
- ▬ TREELINE
- X WIRE FENCE
- STOCKADE FENCE
- OHU OVERHEAD UTILITY
- N/F NOW OR FORMERLY
- A.G. ABOVE GRADE
- B.G. BELOW GRADE
- MONUMENT FOUND
- IRON PIPE/ROD FOUND
- IRON ROD W/CAP SET
- DECIDUOUS TREE
- SIGN
- POTABLE WELL
- ELECTRIC METER
- UTILITY POLE
- GUY WIRE
- FLAG POLE
- FENCE POST W/ BOX WIRE



LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS 26 SWEETWATER, LLC BY DEED DATED MARCH 30, 2022 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 38304, PAGE 173, AND IS SHOWN AS LOT 147 ON THE TOWN OF NORTH YARMOUTH TAX MAP 10.
- THE PROPERTY IS LOCATED IN THE VILLAGE CENTER DISTRICT AND GROUNDWATER PROTECTION OVERLAY. LAND USE REGULATIONS ARE AS FOLLOWS:
MINIMUM LOT SIZE: 1 ACRE+
MINIMUM STREET FRONTAGE: 18 FT - 100 FT
MINIMUM FRONT YARD: 0 FT - 20 FT MAX
MINIMUM SIDE YARD: 25 FT MAX
MINIMUM REAR YARD: 5 FT MIN
MAXIMUM BUILDING HEIGHT: 3 STORIES, NO HIGHER THAN 50 FT
MAXIMUM BUILDING COVERAGE: 70%
* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION. INFORMATION MUST BE VERIFIED WITH THE APPLICABLE REGULATORY PRIOR TO CONSTRUCTION AND SETBACKS LISTED ARE FOR PRELIMINARY PLANNING PURPOSES ONLY.
** NO REDUCTION IN LOT SIZE IS PERMITTED IN THE GROUNDWATER PROTECTION OVERLAY
- TOTAL AREA OF PARCEL IS APPROXIMATELY 17.09 ACRES (744,800 SF ±).
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND SURVEY COMPLETED BY NORTHERN SURVEY ENGINEERING, LLC IN JUNE, 2022.
- BOOK AND PAGE REFERENCES SHOWN HEREON ARE IN REFERENCE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
- PLAN REFERENCES:
A. "PLAN OF LAND ON ROUTE #115, NORTH YARMOUTH, MAINE, FOR FORD S. REICHE" BY DANIEL T.C. LAPOINT #1183, DATED JUNE 1985 RECORDED IN PLAN BOOK 148, PAGE 65.
B. "BOUNDARY SURVEY 671 WALNUT HILL ROAD, NORTH YARMOUTH, FOR MARK W. PRIMEAU" BY SURVEY, INC. DATED AUGUST, 2005, RECORDED IN PLAN BOOK 206, PAGE 192.
C. "OAK HILL SUBDIVISION, NORTH YARMOUTH, MAINE" BY JAMES D. NADEAU, PLS #2124, DATED NOVEMBER 16, 1999, RECORDED IN PLAN BOOK 200, PAGE 346.
D. "FINAL SUBDIVISION PLAN OF RIDGEWOOD SUBDIVISION, HOMESTEAD ROAD, NORTH YARMOUTH, MAINE MADE FOR MR. PAUL BE NARD" BY OWEN HASKELL, INC. DATED 8-08-2016, RECORDED IN PLAN BOOK 216, PAGE 333.
E. "AMENDED SUBDIVISION PLAN OF RIDGEWOOD SUBDIVISION, HOMESTEAD ROAD, NORTH YARMOUTH, MAINE MADE FOR MR. PAUL BE NARD" BY OWEN HASKELL, INC. DATED 12-22-2017, RECORDED IN PLAN BOOK 218, PAGE 53.
F. "COMMERCIAL SUBDIVISION, ROUTE 115, NORTH YARMOUTH, MAINE" BY SYDESIGN CONSULTANTS, RONALD M. CARPENTER, PLS #2042, DATED AUGUST 2000, RECORDED IN PLAN BOOK 201, PAGE 172.
G. "STANDARD BOUNDARY SURVEY, RESUBDIVISION LOT-2 IN REICHE SUBDIVISION ON ROUTE #115, IN NORTH YARMOUTH, MAINE" BY DANIEL T. LAPOINT, PLS #1183, DATED AUGUST 7, 1991, RECORDED IN PLAN BOOK 191, PAGE 118.
7. BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL SURFACE EVIDENCE LOCATED IN THE FIELD IN CONJUNCTION WITH ANY RECORD INFORMATION AVAILABLE AT THE TIME OF THIS SURVEY (SUE LEVEL C), AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR NORTH YARMOUTH, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230202 0010 B, HAVING AN EFFECTIVE DATE OF JULY 16, 1981. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
10. BOUNDARY NOTES:
10.1. RANGEWAY: THE MUNICIPAL OFFICE OF THE TOWN OF NORTH YARMOUTH PROVIDED LIMITED INFORMATION AVAILABLE FOR THE RANGE ROAD FIRST SHOWN ON PLAN REF. H. THE PUBLIC WORKS DIRECTOR ADVISED THAT THE RANGE WAY IS ABANDONED. TITLE MAY EXIST TO THE CENTER AS WELL AS PUBLIC AND PRIVATE EASEMENTS WITHIN THE RANGEWAY. THIS SURVEY DOES NOT IDENTIFY SPECIFIC RIGHTS THE PUBLIC RETAINED WITHIN THE EASEMENT. NO DOCUMENTED TOWN ACTION WAS TAKEN TO ABANDON THE RANGE WAY PER MRS 3028-A (EFFECTIVE OCT 1, 2021). IT IS PRESUMED THAT THE RANGEWAY WAS CONSIDERED ABANDONED PRIOR TO THE REPEAL OF MRS 3028 IN 2021, DURING WHICH TIME THE RANGEWAY WAS NOT KEPT PASSABLE BY MOTOR VEHICLES FOR THE STATUTORY PERIOD OF 30 YEARS AS DOCUMENTED PER HISTORIC AERIALS (DATED 1970). A 66-FOOT RIGHT OF WAY WAS HELD PER FOUND EVIDENCE OF EXISTING STONEWALLS AND PLAN REF. A, C, F & H.
10.2. THE DIVISION THAT CREATED THE LOCUS PARCEL, MAP 10, LOT 159 (PLAN REF. A LOT #4) AND ABUTTING PARCEL MAP 10, LOT 158 (PLAN REF. A LOT #3) WAS DOCUMENTED ONLY BY PLAN REF. A. THE BEARINGS AND DISTANCES ON PLAN REF. A ARE INCOMPLETE AND DO NOT FORM A MATHEMATICALLY CLOSED FIGURE. THE DIVISION LINE BETWEEN MAP 10, LOT 159 AND MAP 10, 158 WAS DETERMINED BY HOLDING A BEST FIT OF FIELD EVIDENCE AND RECORD DISTANCES.
10.3. RESTRICTIONS AND COVENANTS: BY WILLIAM R. & PAMELA A. FISHER WHEN PLAN REF. A LOTS #3 AND #4 WERE UNDER COMMON OWNERSHIP, SEE BOOK 7127, PAGE 257, DATED APRIL 7, 1986. SEE DEED FOR FULL LANGUAGE.
10.4. DRIVEWAY EASEMENT: THE ABUTTING PROPERTY MAP 10, LOT 158 (PLAN REF. A #3) WAS CONVEYED WITH A DRIVEWAY EASEMENT FIRST REFERENCED IN BOOK 10438, PAGE 176, DATED 1992, WHICH REFERS TO BEING SUBJECT TO AND BENEFITED BY A COMMON DRIVEWAY EASEMENT WITH THE OWNERS OF LOT 4 AS SET FORTH BOOK 9736, PAGE 274, DATED SEPTEMBER 25, 1991. NO REFERENCE TO THE DRIVEWAY EASEMENT WAS FOUND IN THE CONVEYANCES FOR THE LOCUS PARCEL, MAP 10, LOT 147.
10.5. EASEMENT GRANTED BY WILLIAM R. & PAMELA D. FISHER TO CENTRAL MAINE POWER COMPANY & NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY, FOR AN UNDERGROUND CABLE EXTENDING EASTERLY FROM THE LINE UNDER THE LAND NOW OR FORMERLY OF PETER & FRAN MCKINNEY (BK. 7320, PG. 53 DATED JUNE 9, 1986) A DISTANCE OF 710 FT ± TO THE PROPOSED TRANSFORMER #133.2 WALNUT HILL ROAD, SEE BK. 7265, PG. 76, DATED MAY 19, 1986



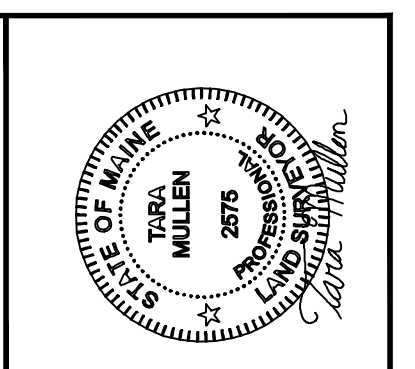
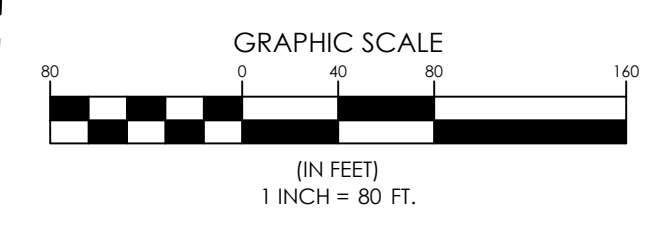
APPROVED: NORTH YARMOUTH PLANNING BOARD

CHAIRMAN	DATE

SURVEYORS CERTIFICATION:

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

Tara Mullen 09/30/2022
TARA M. MULLEN, MAINE PLS 2575 DATE



1	TMM 09/28/22	REVISED TO SHOW 2018 NOAA IMAGE
1	TMM 09/30/22	REVISED DIVISION LINE AND EASEMENTS BETWEEN LOTS 4 & 2A

REVISED BY: DATE: STATUS:
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION
 ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK.



RECORD OWNER:
 26 SWEETWATER, LLC
 BOOK 39304, PAGE 173

SECOND AMENDED SUBDIVISION PLAN
 OF
 LAND OF FORD S. REICHE
 SWEETWATER WAY
 NORTH YARMOUTH, MAINE

FOR:
 MIKE HAIMES
 64 HERSHEY STREET
 PORTLAND, MAINE 04103

DRAWN	CHECKED
TMM	DJH
PROJECT NO.	DATE
22004967A	09/09/22
SHEET SIZE	SCALE
24" X 36"	1" = 80'

SHEET 1 OF 1