

REFERENCES

- 1.) PLAN ENTITLED "DIVISION OF PROPERTY" MADE FOR ROBERT MAGUIRE DATED JANUARY 26, 1999 BY CULLENBERG LAND SURVEYING.
- 2.) PLAN ENTITLED "PLAN OF PROPERTY" MADE FOR CLAUDE & JANICE HILTON DATED FEBRUARY 29, 2000 BY CULLENBERG LAND SURVEYING.
- 3.) STANDARD BOUNDARY SURVEY MADE FOR MARY R. & CECIL A. RYDER JR. DATED 6/21/1999 BY ROYAL RIVER SURVEY CO. AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 199, PAGE 387.
- 4.) PLAN OF RIGHT OF WAY (RYDER ROAD) MADE FOR BOB MAGUIRE DATED FEBRUARY 23, 2013 BY CULLENBERG LAND SURVEYING AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 213, PAGE 86.
- 5.) PLAN OF PROPERTY NORTH ROAD MADE FOR BOB MAGUIRE DATED DECEMBER 8, 2008 BY CULLENBERG LAND SURVEYING AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 214, PAGE 411.
- 6.) AMENDED PLAN OF PROPERTY NORTH ROAD MADE FOR BOB MAGUIRE, DATED DECEMBER 8, 2008 AND AMENDED DECEMBER 1, 2014 BY CULLENBERG LAND SURVEYING AS APPROVED BY THE PLANNING BOARD, DATED DECEMBER 10, 2014, AND RECORDED DECEMBER 17, 2104 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 214, PAGE 510.

WAIVERS:

- 1.) PERFORMANCE GUARANTEE (ARTICLE II.D.3.b.3): THAT SPECIAL CIRCUMSTANCES DO EXIST THAT WOULD JUSTIFY THE WAIVER OF THE PERFORMANCE GUARANTEE FOR THE LID IMPROVEMENTS TO BE INSTALLED ON INDIVIDUAL LOTS, INCLUDING THAT THE LID IMPROVEMENTS ARE ENSURED THROUGH THE BUILDING PERMIT PROCESS AND ARE COMMITTED THROUGH A CONDITION OF APPROVAL, THE PLANNING BOARD THEREFORE GRANTS THE REQUESTED WAIVER OF PERFORMANCE GUARANTEE FOR THIS DEVELOPMENT.

CONDITIONS OF APPROVAL:

- 1.) A COMPLETE SUB-SURFACE WASTE WATER SYSTEM DESIGN WILL BE REQUIRED BEFORE CONSTRUCTION OF THE HOME STARTS.
- 2.) PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE NEW DWELLINGS ON EACH LOT, THE BUILDING PERMIT APPLICANT MUST SUBMIT TO THE TOWN ENGINEER A PLAN SHOWING GRADING, SIZING AND LANDSCAPING OF THE BMP'S AND HOW STORMWATER RUNOFF WILL BE CAPTURED AND DIRECTED TO THE BMP'S. ISSUANCE OF A BUILDING PERMIT SHOULD BE CONTINGENT ON THE TOWN ENGINEER APPROVING THE PROPOSED PLAN FOR SITE SPECIFIC STORMWATER MANAGEMENT.
- 3.) DEEDS FOR LOTS 1, 2 AND 3 SHALL INCLUDE LANGUAGE REQUIRING HOMEOWNERS TO MAINTAIN INFILTRATION RAIN GARDENS IN PERPETUITY.
- 4.) EACH NEW HOME CONSTRUCTED ON LOTS 1, 2 AND 3 SHALL HAVE NEPA APPROVED RESIDENTIAL SPRINKLER SYSTEMS.
- 5.) COPIES OF ALL FINAL DECLARATIONS, ROAD MAINTENANCE AGREEMENTS AND DEED RESTRICTIONS SHALL BE PROVIDED TO THE TOWN PLANNING DEPARTMENT.
- 6.) A PRE-CONSTRUCTION WORK MEETING SHALL BE HELD BETWEEN THE CONTRACTOR AND THE TOWN PRIOR TO BEGINNING CONSTRUCTION ON LOTS 1, 2 AND 3.

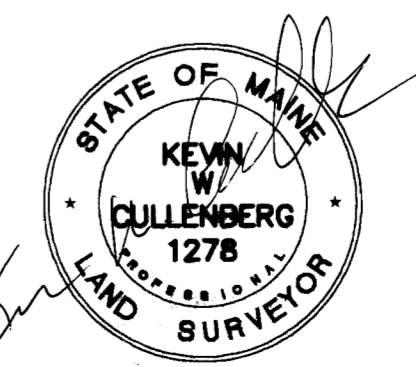
NOTES

- 1.) BEARINGS ARE REFERENCED TO MAGNETIC NORTH 1993.
- 2.) EASEMENT WILL BE GRANTED FOR OVERHEAD UTILITIES FROM NORTH ROAD TO PARCEL B-1 AND PARCEL B-2.
- 3.) TAX MAP 19, LOT 23 & 23-2
- 4.) THIS SUBDIVISION PLAN IS SUBJECT TO THE FOLLOWING WAIVERS GRANTED BY THE PLANNING BOARD IN PRELIMINARY PLAN REVIEW:
 1. TRAFFIC AND STORMWATER REPORTS.
 2. STREET TREES, ESPLANADES AND SIDEWALKS.
- 5.) THE REMAINING LAND IS EXEMPT FROM SUBDIVISION REVIEW PER § 4404 (4) (A) (1).

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- MONUMENT FOUND
- UTILITY POLE
- EDGE OF PAVEMENT
- ▲ EXISTING BUILDING
- *** FENCE LINE
- STONE WALL
- ⊙ WELL
- CATCHBASIN
- SEWER MANHOLE
- ⊕ HYDRANT
- N/F NOW OR FORMERLY
- ⬇ WET AREA
- TEST BORING

State of Maine, Cumberland SS.
 Registry of Deeds
 Received December 15, 2015
 at 10:20 a.m. A.M. and recorded in
 Plan Book 215 Page 506
Kevin W. Cullenberg
 Register



KEVIN W. CULLENBERG PLS 1278

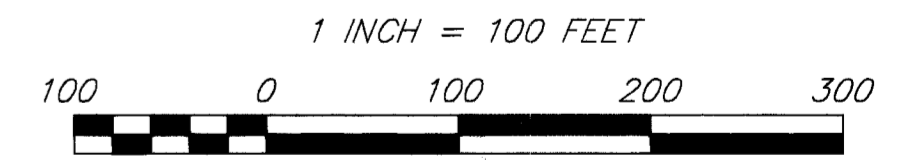
APPROVED BY THE TOWN OF YARMOUTH, MAINE
 PLANNING BOARD dated 12-10-15

David...
of...
...

CUMBERLAND ss. REGISTRY OF DEEDS
 RECEIVED _____, 20____
 at _____ H. _____ M. _____
 PLAN BOOK _____ PAGE _____
 ATTEST _____
 _____ REGISTER

OWNER OF RECORD

- PARCEL A**
 CARLA JEAN & ROBERT MAGUIRE LIVING TRUST
 26355/105
 26453/204
- PARCEL B**
 ROBERT MAGUIRE LIVING TRUST
 26453/205
- RYDER ROAD RIGHT OF WAY**
 ROBERT & CARLA J. MAGUIRE
 30499/236



MINOR SUBDIVISION PLAN
WATERSIDE SUBDIVISION
 NORTH ROAD YARMOUTH, MAINE
 MADE FOR
BOB MAGUIRE
 636 NORTH ROAD YARMOUTH, MAINE
 AUGUST 25, 2015
 BY
 CULLENBERG LAND SURVEYING
 892 OLD DANVILLE ROAD
 AUBURN, MAINE 04210
 (207) 777-1150