

NOTES

- 1) Book and Page references are to the Cumberland County Registry of Deeds, unless otherwise noted.
- 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, West Zone, NAD83.
- 3) Utility information on this plan is approximate, based on location of visible features. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
- 4) A portion of the property lies within Zone A (base flood elevations and flood hazard factors not determined) based on FRM Community #230055 Panel #2B, effective date November 15, 1984.
- 5) Project area was covered by snow and ice at the time of the survey and some features may have been obscured and not shown on this plan.
- 6) North Road is 4 rods (66' wide as described in a layout and taking recorded in the Cumberland County Commissioner Records in Volume 3, Page 355.
- 7) Zoning district boundaries are approximate, based on locations shown on the Town of Yarmouth Zoning Map. Boundary limit of MDR Zone approximately 285' from centerline of North Road.
- 8) The extents of the Resource Protection District (RPD) have been approximated based on field location of the apparent upland edge of Pratt's Brook and identification of areas of slope greater than 20%. Other RPD areas within the property may exist, according to the Town of Yarmouth Zoning Ordinance.

PLAN REFERENCES

- 1) Plan of Land on North Road made for the Town of Yarmouth by Owen Haskell, Inc. dated January 12, 1987 recorded in Plan Book 161, Page 38.
- 2) Standard Boundary Survey made for Patrick T. Jackson by Owen Haskell, Inc. dated July 17, 1989.
- 3) Standard Boundary Survey between North Road & Carville Street made for the Town of Yarmouth by Owen Haskell, Inc. dated March 16, 1999 recorded in Plan Book 199, Page 213.
- 4) Standard Boundary Survey of Ledge Road made for Michael & Rebecca Rusby by Wayne T. Wood & Co. dated September, 1997 as revised through April 4, 2004 recorded in Plan Book 200, Page 183.
- 5) Plan of Gunsee Parcel made for the Town of Yarmouth by Royal River Survey Co. dated February 3, 2003.
- 6) Application of Approved Subdivision Plan made for John Everett by Owen Haskell, Inc. dated November 18, 2016 recorded in Plan Book 217, Page 27.

EASEMENTS/ ENCUMBRANCES

- 1) Subject to a Gisting Only Easement granted to Central Maine Power Company recorded in Book 15176, Page 14.

LAND AREA

217.600± sq. ft. / 5.0± acres

OWNERS OF RECORD

William P. Humphries
Greta V. Parson
557 North Road
Book 28248, Page 131



PLAN OF
Boundary Survey & Lot Division
Yarmouth, Maine

MADE FOR
William Humphries
Yarmouth, Maine

JOB #220102 DATE: January 20, 2021 SCALE: 1" = 50'
BOOK #929
220102.dwg
FILE #6233

Titcomb Associates
133 Gray Road, Falmouth, Maine 04105
(207)757-5199 www.titcombsurvey.com



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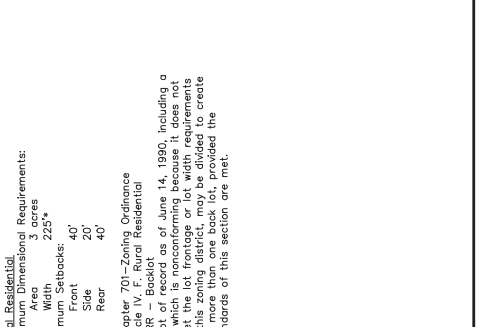
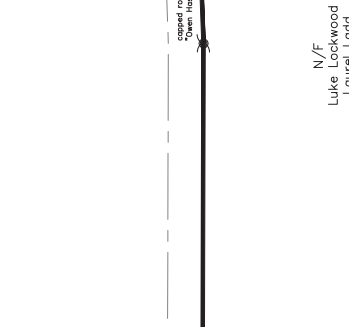
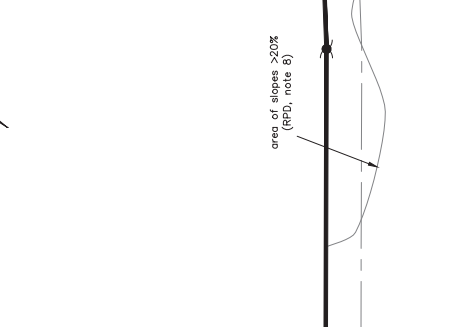
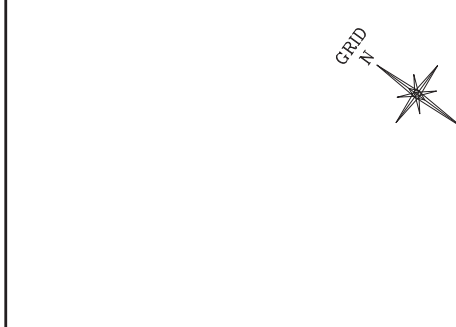
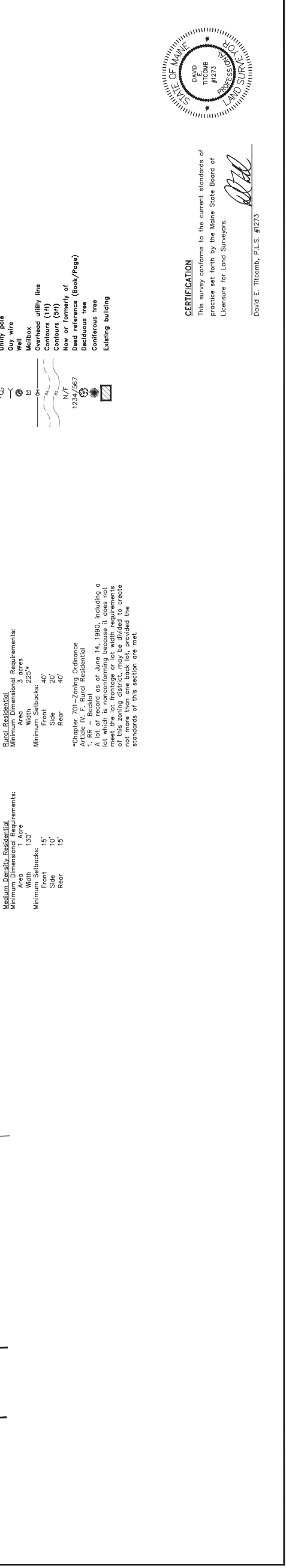
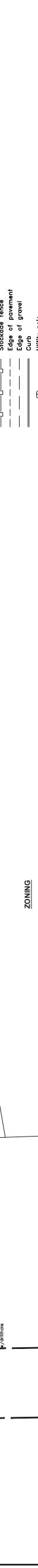
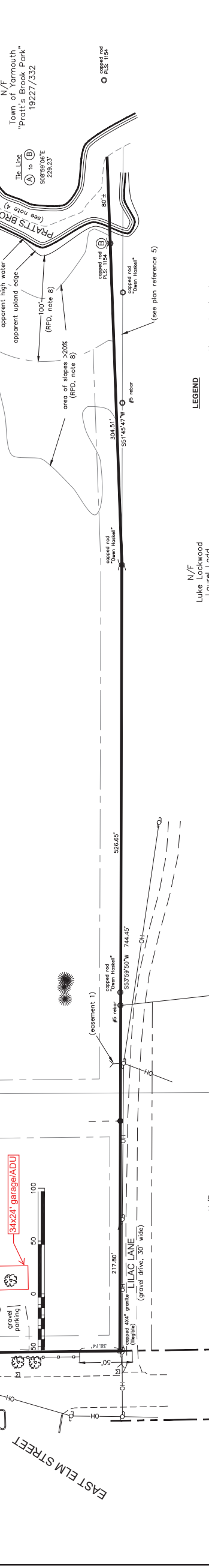
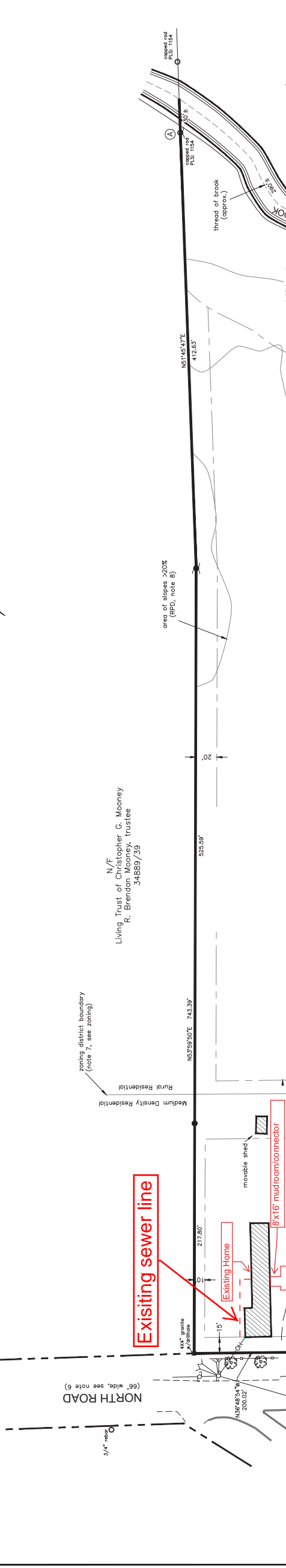


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JOB #220102 DATE: January 20, 2021 SCALE: 1" = 50'
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ZONING

Medium Density Residential
Area 1 Acre
Minimum Dimensional Requirements:
Width 130'
Side 15'
Rear 15'

Rural Residential
Area 3 acres
Minimum Dimensional Requirements:
Width 225'
Side 40'
Rear 40'

*Chapter 701 - Zoning Ordinance
Article 11, F. Rural Residential
1. RR - Backlot
A lot of record as of June 14, 1990, including a lot of record as of June 14, 1990, which does not meet the lot frontage or lot width requirements of this zoning district, may be divided to create not more than one back lot, provided the standards of this section are met.

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CERTIFICATION

This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

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