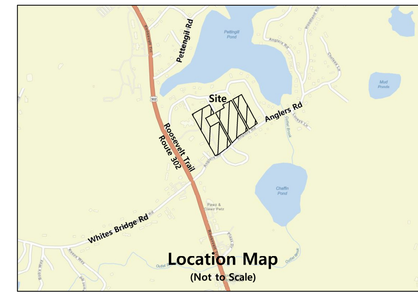

STATE OF MAINE
NICHOLAS RACIOPPI
No. 2621
PROFESSIONAL LAND SURVEYOR

General Notes:

1. The purpose of this plan is to depict the results of a Boundary Retracement and Existing Conditions/Topographic Survey of a portion of the subject parcel as well as to depict a proposed lot divison.
2. All Book and Page numbers refer to the Cumberland County Registry of Deeds, unless otherwise noted.
3. The record owner of the subject parcel is the Roman Catholic Church by a deed dated May 25, 1979 and recorded in Book 4429, Page 186.
4. The subject parcel is shown on the Town of Windham Tax Map 80 as Lot 58 and is located in the Farm District with a portion of the parcel in the B- Aquifer Protection (APB) District and Retirement Community & Care Facility (RCCF).
5. Total area of the surveyed portion of the subject parcel is 301,502 s.f or 6.992 acres, more or less.
6. Boundary and topographic information shown hereon is based on an on the ground survey performed by Terradyn Consultants, LLC.
7. Plan References:

   A. "Revised Plan of Pettengill Shores - Clough & Maxim" dated May 1927, prepared by Nisbet & Griffin Inc., and recorded in Plan Book 17, Page 52.

   B. "Standard Boundary Survey for Our Lady of Perpetual Help Church" dated August 8, 1996, prepared by Lewis & Wasina, Inc. and recorded in Plan Book 199, Page 134.

   C. "Subdivision Plan of Anglers Road Development" with a issue date of June 24, 2019, prepared for Windham Economic Development Corporation, by Main-Land Development Consultants, Inc. and recorded in Plan Book 219, Page 284.

   D. "Amended Subdivision Plan of Anglers Road Commons Apartments" dated July 18, 2019, prepared for Anglers Road Commons, LLC, by DM Roma Consulting Engineers and recorded in Plan Book 219, Page 364.
9. Plan orientation is Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83. Elevations depicted hereon are NAVD88, based on dual-frequency GPS observations and supplemented with Lidar Remote Sensing, collected in 2020 by the State Maine and distributed by the USGS as classified .LAZ point cloud. Ground classifications interpolated at a 10 foot grid, shown at 1 foot contour.

   NAVD88-Geoid18 (2010.0)
   error (95% confidence interval) in meters = 0.043
10. Angler's Road is a private road of variable width and the location is based on existing monuments located in the field. See Angler's Road Association Agreement dated July 21, 2021 and recorded in Book 38493, Page 293. Summer Avenue, Spear Avenue, and Howard Avenue were not constructed at the time of this survey. Fee ownership and rights of access were not investigated as a part of this survey.

    Per a "Notice Pursuant to 23 MRSA Section 3022(2)" dated September 20, 2017 and recorded as Book 34332, Page 36, the proposed and unaccepted ways shown on Plan Reference B.A. (being the unconstructed portions of Summer Avenue, Spear Avenue, and Howard Avenue shown hereon) may be owned by the Town of Windham if not previously Vacated. A request has been made with the Town to research if any portion of these streets have been vacated,

    Per the Town Assessor, the constructed portion of these streets are privately owned.
11. The subject parcel is located within Zone X, Areas of Minimal Flood Hazard, as delineated on the Flood Insurance Rate Map for the Town of Windham, Cumberland County, Community-Panel Number230189 0015 B, having an Effective Date of September 2, 1981.
12. The depth, size, location, existence or nonexistence of underground utilities and/or structures were not investigated as part of this survey. Utilities depicted hereon may not necessarily represent all existing utilities. Owners, contractors, and/or designers need to contact Dig-Safe Systems, Inc. (call 811) and field verify existing utilities prior to digging or breaking ground.
13. An investigation to identify and locate private potable wells was performed on June 8, 2023. It is likely that all wells were not identified and located.

Legend:

Existing	Proposed
Record Property Line/R.O.W.	Proposed Property Line
Abutter Line/R.O.W.	
Deed/Plan Line/R.O.W.	
Building Setback Line	
Edge of Pavement	
Edge of Gravel	
120 Major Contour	
122 Minor Contour	
× 121.3 Spot Elevation	
Chain Link Fence	
Stockade Fence	
W Water Line	
SD Storm Drain	
OHU Overhead Utilities	
Monument (as noted)	
Iron Pipe/Rod (as noted.)	
WV Water Gate Valve	
W Well	
Catch Basin	
Utility Pole	
Guy Wire	

Surveyor's Certification

To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (M.R.S.A Title 32, Chapter 141, Dated April 2001).

Except as Follows:

1. Survey Report Limited to Notes on the Plan
2. No Deed Description to Date

Plan Prepared by: _____

Nicholas Racioppi PLS # 2621

STATE OF MAINE, Cumberland County, SS
REGISTRY OF DEEDS

Received _____

At ____ h ____ m ____M and recorded in

Plan Book _____, Page _____

Attest _____
Registrar

NO.	DATE	REVISION
NO.	DATE	REVISIONS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PROJECT:
DEVELOPERS COLLABORATIVE PARCEL
ANGLERS ROAD, WINDHAM, ME

SHEET TITLE:
BOUNDARY RETRACEMENT & EXISTING CONDITIONS/TOPOGRAPHIC SURVEY

FOR RECORD OWNER:
THE ROMAN CATHOLIC CHURCH
919 ROOSEVELT TRAIL
WINDHAM, MAINE 04062

DATE:	03/27/2023
SCALE:	1"= 40'
JOB NO:	22-179
SHEET:	1 OF 1

Sheet Size: 24" X 36"

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