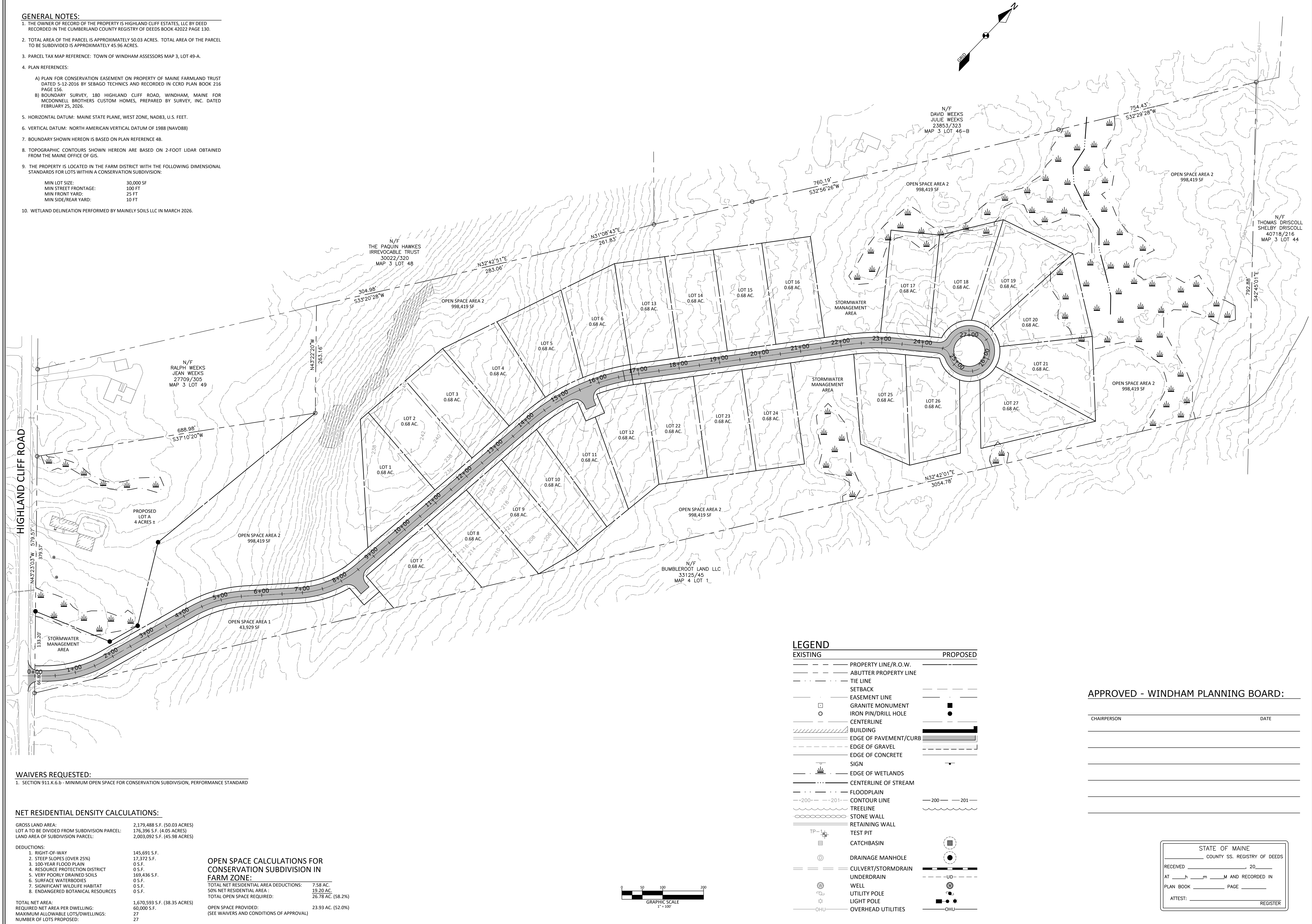


1. THE OWNER OF RECORD OF THE PROPERTY IS HIGHLAND CLIFF ESTATES, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 42022 PAGE 130.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 50.03 ACRES. TOTAL AREA OF THE PARCEL TO BE SUBDIVIDED IS APPROXIMATELY 45.96 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 3, LOT 49-A.
4. PLAN REFERENCES:
 - A) PLAN FOR CONSERVATION EASEMENT ON PROPERTY OF MAINE FARMLAND TRUST DATED 9-12-2016 BY SEBAGO TECHINCS AND RECORDED IN CRD PLAN BOOK 216 PAGE 156.
 - B) BOUNDARY SURVEY, 180 HIGHLAND CLIFF ROAD, WINDHAM, MAINE FOR MCDONALD BROTHERS CUSTOM HOMES, PREPARED BY SURVEY, INC. DATED FEBRUARY 25, 2026.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4B.
8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2-FOOT LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.
9. THE PROPERTY IS LOCATED IN THE FARM DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS FOR LOTS WITHIN A CONSERVATION SUBDIVISION:

MIN LOT SIZE:	30,000 SF
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	25 FT
MIN SIDE/REAR YARD:	10 FT
10. WETLAND DELINEATION PERFORMED BY MAINLY SOILS LLC IN MARCH 2026.



DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

[illegible]

AMENDED SUBDIVISION PLAN

HIGHLAND CLIFF ESTATES
HIGHLAND CLIFF ROAD
WINDHAM, MAINE

FOR:

HIGHLAND CLIFF ESTATES, LLC
391 ROOSEVELT TRAIL
WINDHAM, ME 04622

25073
JOB NUMBER:
1" = 100'
SCALE:
7-8-2026
DATE:
HEET 3 OF _
SB-1