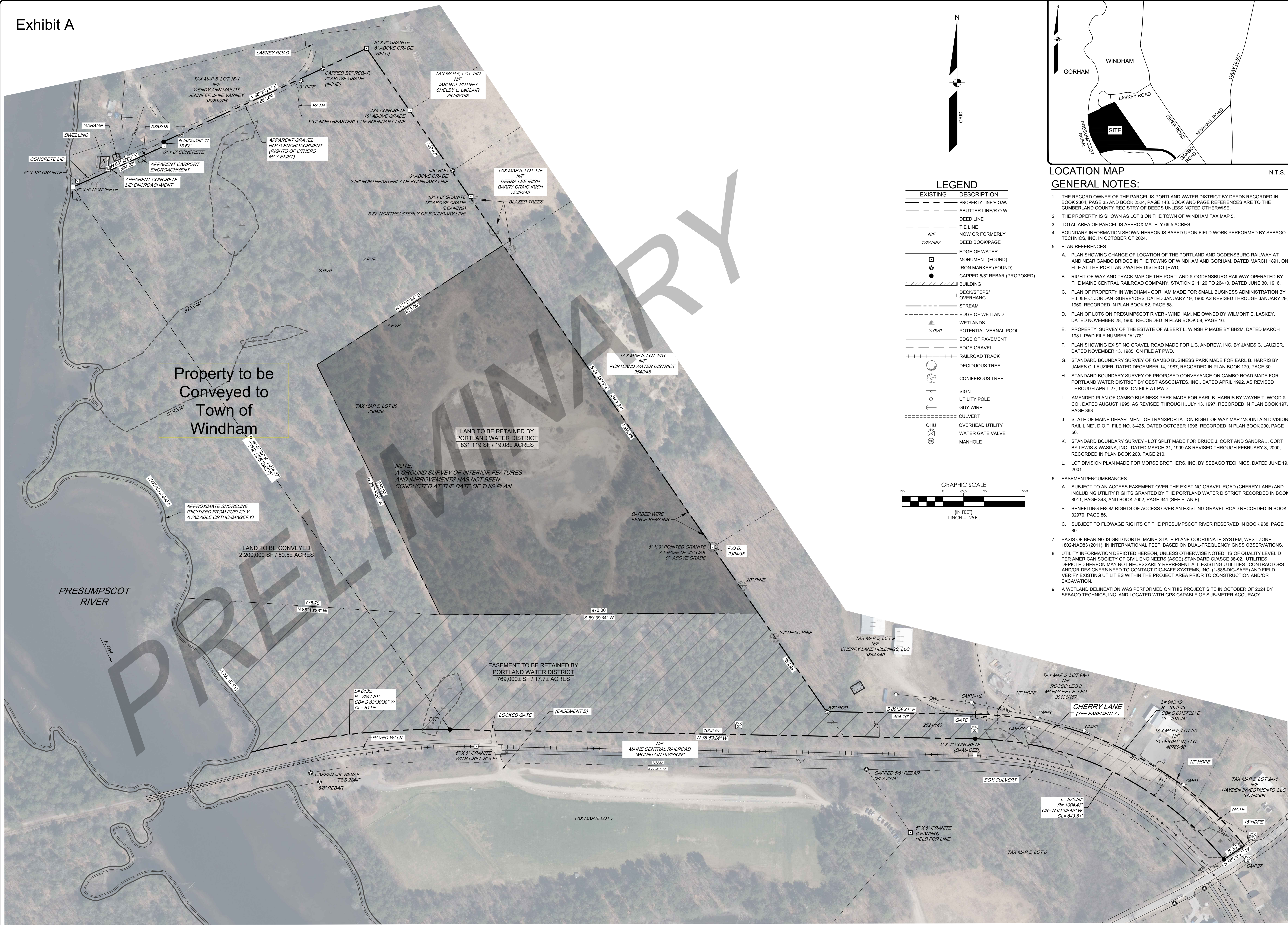


Exhibit A

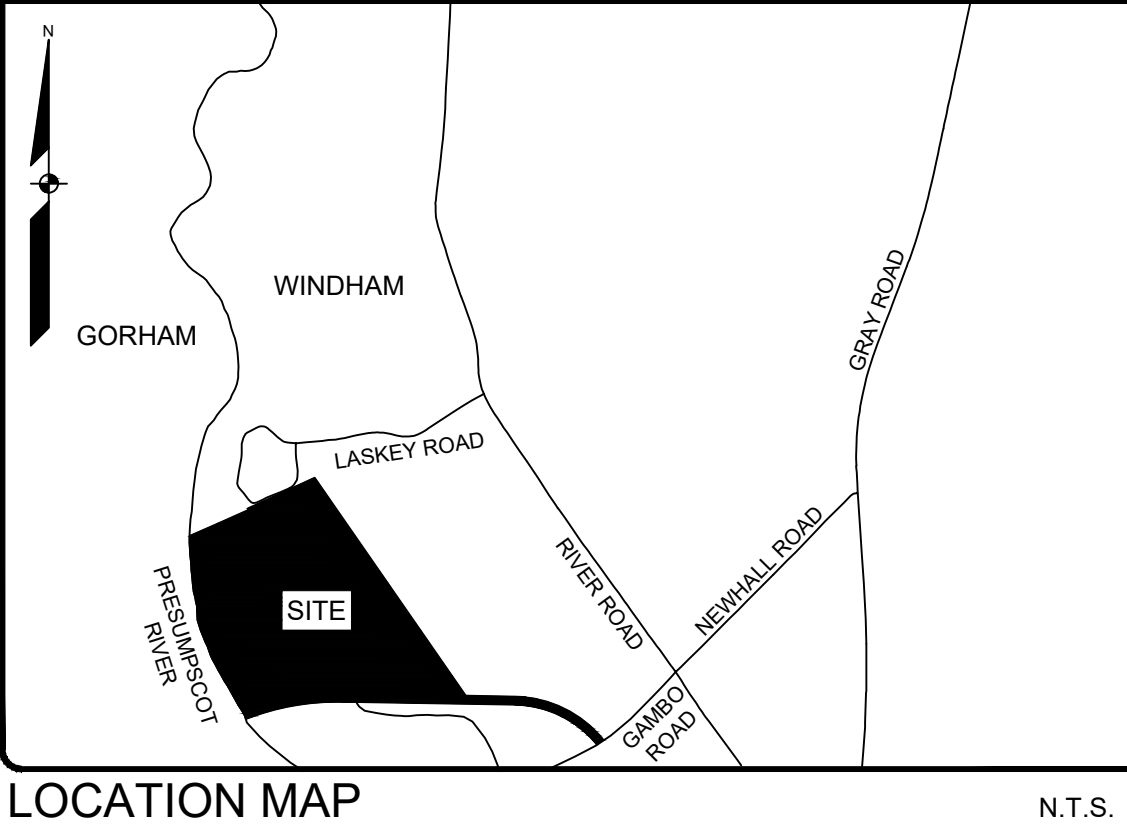


LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	DEED LINE
---	TIE LINE
---	NOW OR FORMERLY DEED BOOK/PAGE
---	EDGE OF WATER MONUMENT (FOUND)
---	IRON MARKER (FOUND)
---	CAPPED 5/8" REBAR (PROPOSED)
---	BUILDING
---	DECK/STEPS/OVERHANG
---	STREAM
---	EDGE OF WETLAND
---	WETLANDS
---	POTENTIAL VERNAL POOL
---	EDGE OF PAVEMENT
---	EDGE GRAVEL
---	RAILROAD TRACK
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	SIGN
---	UTILITY POLE
---	GUY WIRE
---	CULVERT
---	OVERHEAD UTILITY
---	WATER GATE VALVE
---	MANHOLE

GRAPHIC SCALE

125 0 42.5 125 250 (IN FEET)
1 INCH = 125 FT.



GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS PORTLAND WATER DISTRICT BY DEEDS RECORDED IN BOOK 2304, PAGE 35 AND BOOK 2554, PAGE 143. BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS UNLESS NOTED OTHERWISE.
- THE PROPERTY IS SHOWN AS LOT 8 ON THE TOWN OF WINDHAM TAX MAP 5.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 69.5 ACRES.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. IN OCTOBER OF 2024.
- PLAN REFERENCES:
 - PLAN SHOWING CHANGE OF LOCATION OF THE PORTLAND AND OGDENSBURG RAILWAY AT AND NEAR GAMBO BRIDGE IN THE TOWNS OF WINDHAM AND GORHAM, DATED MARCH 1891, ON FILE AT THE PORTLAND WATER DISTRICT (P.W.D.).
 - RIGHT-OF-WAY AND TRACK MAP OF THE PORTLAND & OGDENSBURG RAILWAY OPERATED BY THE MAINE CENTRAL RAILROAD COMPANY, STATION 211+20 TO 264+0, DATED JUNE 30, 1916.
 - PLAN OF PROPERTY IN WINDHAM - GORHAM MADE FOR SMALL BUSINESS ADMINISTRATION BY H.I. & E.C. JORDAN - SURVEYORS, DATED JANUARY 19, 1960 AS REVISED THROUGH JANUARY 29, 1960, RECORDED IN PLAN BOOK 52, PAGE 58.
 - PLAN OF LOTS ON PRESUMPCOT RIVER - WINDHAM, ME OWNED BY WILMONT E. LASKEY, DATED NOVEMBER 28, 1960, RECORDED IN PLAN BOOK 58, PAGE 16.
 - PROPERTY SURVEY OF THE ESTATE OF ALBERT L. WINSHIP MADE BY BH2M, DATED MARCH 1981, PWD FILE NUMBER "A1178".
 - PLAN SHOWING EXISTING GRAVEL ROAD MADE FOR L.C. ANDREW, INC. BY JAMES C. LAUZIER, DATED NOVEMBER 13, 1985, ON FILE AT PWD.
 - STANDARD BOUNDARY SURVEY OF GAMBO BUSINESS PARK MADE FOR EARL B. HARRIS BY JAMES C. LAUZIER, DATED DECEMBER 14, 1987, RECORDED IN PLAN BOOK 170, PAGE 30.
 - STANDARD BOUNDARY SURVEY OF PROPOSED CONVEYANCE ON GAMBO ROAD MADE FOR PORTLAND WATER DISTRICT BY OEST ASSOCIATES, INC., DATED APRIL 1992, AS REVISED THROUGH APRIL 27, 1992, ON FILE AT PWD.
 - AMENDED PLAN OF GAMBO BUSINESS PARK MADE FOR EARL B. HARRIS BY WAYNE T. WOOD & CO., DATED AUGUST 1995, AS REVISED THROUGH JULY 13, 1997, RECORDED IN PLAN BOOK 197, PAGE 363.
 - STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP "MOUNTAIN DIVISION RAIL LINE", D.O.T. FILE NO. 3-425, DATED OCTOBER 1996, RECORDED IN PLAN BOOK 200, PAGE 56.
 - STANDARD BOUNDARY SURVEY - LOT SPLIT MADE FOR BRUCE J. CORT AND SANDRA J. CORT BY LEWIS & WASINA, INC., DATED MARCH 31, 1999 AS REVISED FEBRUARY 3, 2000, RECORDED IN PLAN BOOK 200, PAGE 210.
 - LOT DIVISION PLAN MADE FOR MORSE BROTHERS, INC. BY SEBAGO TECHINCS, DATED JUNE 19, 2001.
- EASEMENT/ENCUMBRANCES:
 - SUBJECT TO AN ACCESS EASEMENT OVER THE EXISTING GRAVEL ROAD (CHERRY LANE) AND INCLUDING UTILITY RIGHTS GRANTED BY THE PORTLAND WATER DISTRICT RECORDED IN BOOK 8911, PAGE 348, AND BOOK 7002, PAGE 341 (SEE PLAN F).
 - BENEFITING FROM RIGHTS OF ACCESS OVER AN EXISTING GRAVEL ROAD RECORDED IN BOOK 32970, PAGE 86.
 - SUBJECT TO FLOWAGE RIGHTS OF THE PRESUMPCOT RIVER RESERVED IN BOOK 938, PAGE 80.
- BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83 (2011), IN INTERNATIONAL FEET, BASED ON DUAL-FREQUENCY GNSS OBSERVATIONS.
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C145-02. UTILITIES DEPICTED HEREON 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 WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN OCTOBER OF 2024 BY SEBAGO TECHINCS, INC. AND LOCATED WITH GPS CAPABLE OF SUB-METER ACCURACY.

PRELIMINARY

DESIGNED -
DRAWN JMC
CHECKED JMS
DATE 11/07/2024
SCALE 1" = 125'
PROJECT 240452

PRELIMINARY WORKSHEET
OF: CHERRY LANE PWD PROPERTY
CHERRY LANE
WINDHAM, MAINE 04062
FOR: WINDHAM DEPARTMENT OF PUBLIC WORKS
185 WINDHAM CENTER ROAD
WINDHAM, MAINE 04062

SEBAGO
TECHINCS
SERAGOTECHINCS.COM
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South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

240452.dwg, TAB ED