

**MAIN-LAND**  
DEVELOPMENT  
CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE  
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PLAN SHOWING

**ANGLERS ROAD DEVELOPMENT**

ROUTE 302, TOWN OF WINDHAM,  
COUNTY OF CUMBERLAND,  
STATE OF MAINE

OWNER OF RECORD

**WINDHAM ECONOMIC DEVELOPMENT CORPORATION**

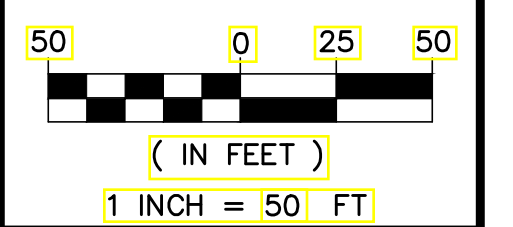
8 SCHOOL ROAD,  
WINDHAM, MAINE 04062

MADE FOR

**WINDHAM ECONOMIC DEVELOPMENT CORPORATION**

8 SCHOOL ROAD,  
WINDHAM, MAINE 04062

DRAWING SCALE:



REVISION NOTES:

PROJ. MGR: CLB  
DRAWN BY: CLB  
CHECKED BY: TUG  
REVISION NO: N/A  
SURVEY DATE: 2015-05-05  
ISSUE DATE: 2018-11-28  
ISSUED FOR: FINAL

**SUBDIVISION PLAN**

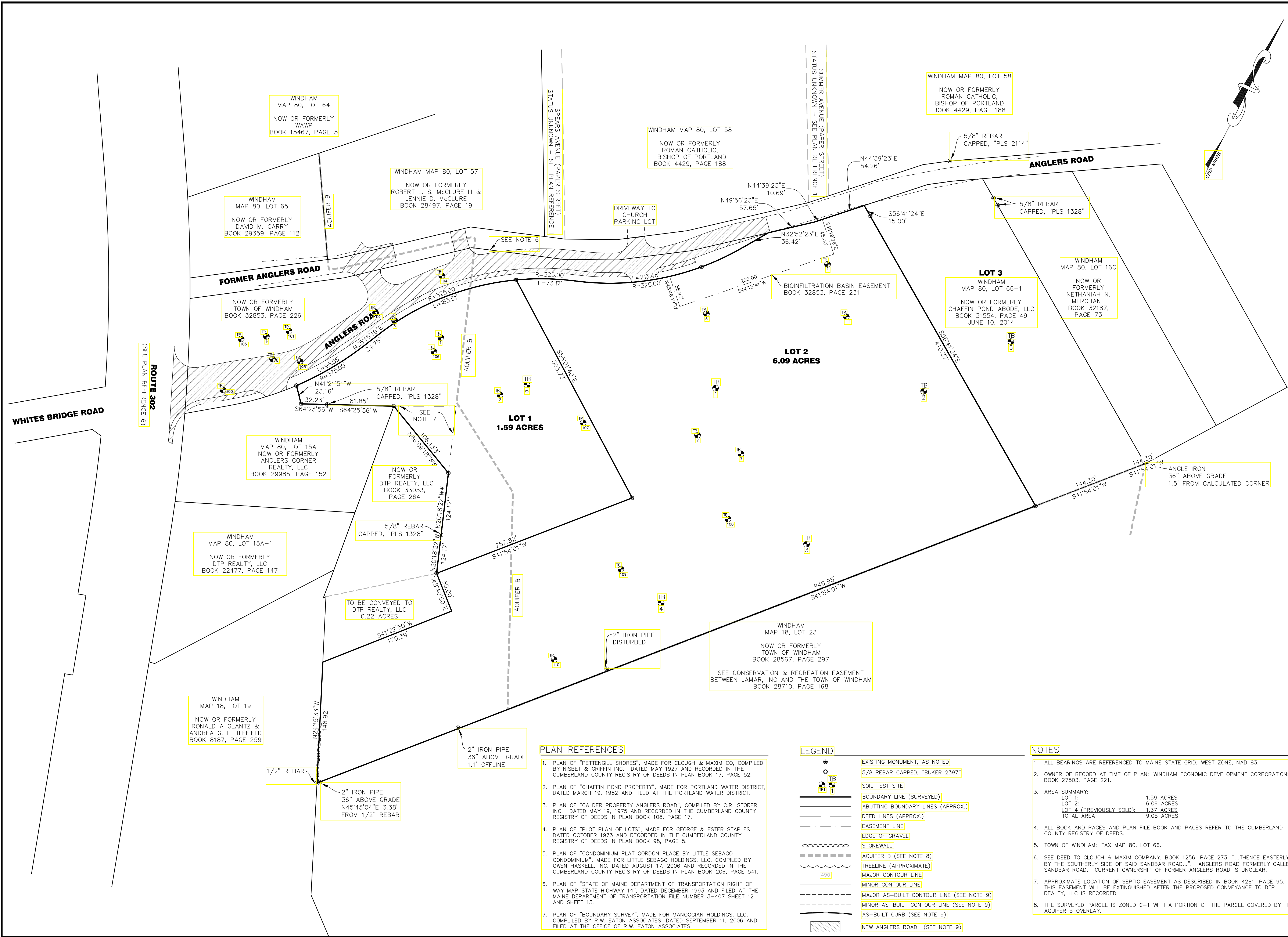
SEAL:

**DRAFT**

CHARLES L. BUKER PLS #2397  
DRAWING NO.

**S1.1**

MLDC NO. 18-245 1 OF 1



**PLAN REFERENCES**

1. PLAN OF "PETTENGILL SHORES", MADE FOR CLOUGH & MAXIM CO, COMPILED BY NISBET & GRIFFIN INC. DATED MAY 1927 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 17, PAGE 52.
2. PLAN OF "CHAFFIN POND PROPERTY", MADE FOR PORTLAND WATER DISTRICT, DATED MARCH 19, 1982 AND FILED AT THE PORTLAND WATER DISTRICT.
3. PLAN OF "CALDER PROPERTY ANGLERS ROAD", COMPILED BY C.R. STORER, INC. DATED MAY 19, 1975 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 108, PAGE 17.
4. PLAN OF "PLOT PLAN OF LOTS", MADE FOR GEORGE & ESTER STAPLES DATED OCTOBER 1973 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 98, PAGE 5.
5. PLAN OF "CONDOMINIUM PLAT GORDON PLACE BY LITTLE SEBAGO CONDOMINIUM", MADE FOR LITTLE SEBAGO HOLDINGS, LLC, COMPILED BY OWEN HASKELL, INC. DATED AUGUST 17, 2006 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 206, PAGE 541.
6. PLAN OF "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY 14", DATED DECEMBER 1993 AND FILED AT THE MAINE DEPARTMENT OF TRANSPORTATION FILE NUMBER 3-407 SHEET 12 AND SHEET 13.
7. PLAN OF "BOUNDARY SURVEY", MADE FOR MANOOGIAN HOLDINGS, LLC, COMPILED BY R.W. EATON ASSOCIATES. DATED SEPTEMBER 11, 2006 AND FILED AT THE OFFICE OF R.W. EATON ASSOCIATES.

**LEGEND**

- EXISTING MONUMENT, AS NOTED
- 5/8" REBAR CAPPED, "BUKER 2397"
- SOIL TEST SITE
- BOUNDARY LINE (SURVEYED)
- ABUTTING BOUNDARY LINES (APPROX.)
- DEED LINES (APPROX.)
- EASEMENT LINE
- EDGE OF GRAVEL
- STONEWALL
- AQUIFER B (SEE NOTE 8)
- TREELINE (APPROXIMATE)
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- MAJOR AS-BUILT CONTOUR LINE (SEE NOTE 9)
- MINOR AS-BUILT CONTOUR LINE (SEE NOTE 9)
- AS-BUILT CURB (SEE NOTE 9)
- NEW ANGLERS ROAD (SEE NOTE 9)

**NOTES**

1. ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD 83.
2. OWNER OF RECORD AT TIME OF PLAN: WINDHAM ECONOMIC DEVELOPMENT CORPORATION: BOOK 27503, PAGE 221.
3. AREA SUMMARY:  
LOT 1: 1.59 ACRES  
LOT 2: 6.09 ACRES  
LOT 4 (PREVIOUSLY SOLD): 1.37 ACRES  
TOTAL AREA: 9.05 ACRES
4. ALL BOOK AND PAGES AND PLAN FILE BOOK AND PAGES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
5. TOWN OF WINDHAM: TAX MAP 80, LOT 66.
6. SEE DEED TO CLOUGH & MAXIM COMPANY, BOOK 1256, PAGE 273, "...THENCE EASTERLY BY THE SOUTHERLY SIDE OF SAID SANDBAR ROAD..." ANGLERS ROAD FORMERLY CALLED SANDBAR ROAD. CURRENT OWNERSHIP OF FORMER ANGLERS ROAD IS UNCLEAR.
7. APPROXIMATE LOCATION OF SEPTIC EASEMENT AS DESCRIBED IN BOOK 4281, PAGE 95. THIS EASEMENT WILL BE EXTINGUISHED AFTER THE PROPOSED CONVEYANCE TO DTP REALTY, LLC IS RECORDED.
8. THE SURVEYED PARCEL IS ZONED C-1 WITH A PORTION OF THE PARCEL COVERED BY THE AQUIFER B OVERLAY.