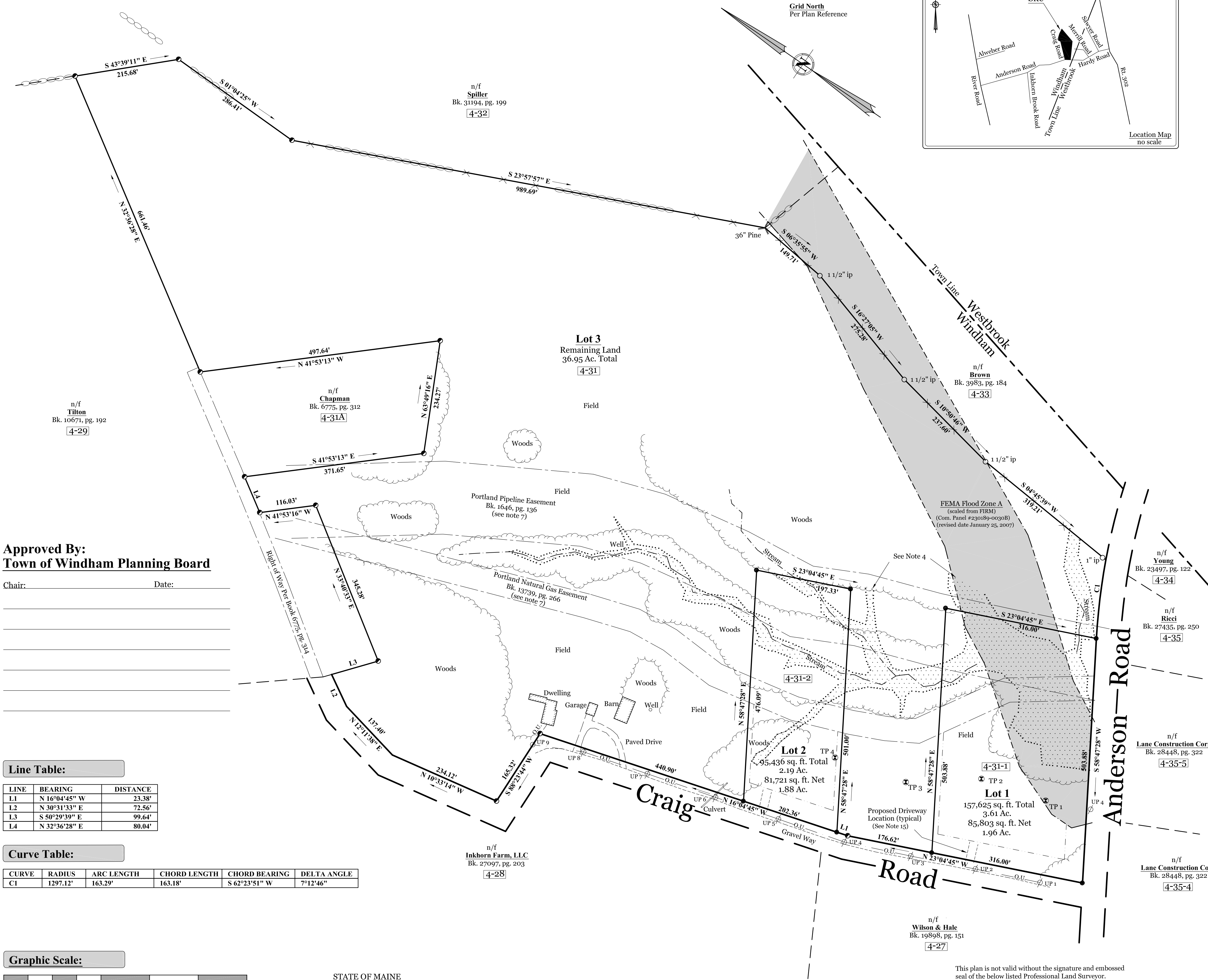




Approved By:
Town of Windham Planning Board

Chair: _____ Date: _____

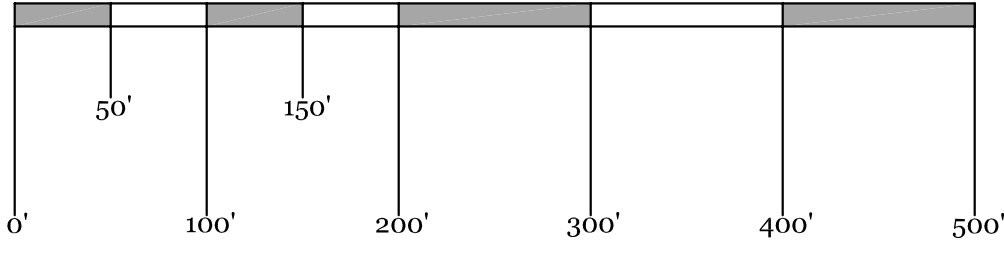
Line Table:

LINE	BEARING	DISTANCE
L1	N 16°04'45" W	23.38'
L2	N 30°31'33" E	72.56'
L3	S 50°29'39" E	99.64'
L4	N 32°36'28" E	80.04'

Curve Table:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CI	1297.12'	163.29'	163.18'	S 62°23'51" W	7°12'46"

Graphic Scale:



STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED _____, 20____
AT ____ hr. ____ min. ____ m, AND RECORDED IN
PLAN BOOK _____, PAGE _____
ATTEST _____ REGISTER

Standard Condition Of Approval
Approval is dependent upon, and limited to, the proposals and plans contained in the application dated February 8, 2017, as amended June 14, 2017, and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board, and any variation from such plans, proposals and supporting documents and representations are subject to review and approval by the Planning Board or the Town Planner in accordance with Section 913 of the Land Use Ordinance.

This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor.

Middle Branch, LLC Professional Land Surveyors

Brad R. Lodge, P.L.S. #2057 (agent) Date: _____

Plan Reference:

"Boundary Survey, 15 Craig Road, Windham, Maine For Scott Chapman", dated November 19, 2008 by Survey, Inc.

General Notes:

- Subject parcel is depicted as Lot 31 on Town of Windham Assessor's Map 4.
- Subject parcel contains 42.75 acres, total.
- Perimeter boundaries shown hereon are taken from the above noted Plan Reference. Certification is to interior boundaries only.
- Wetland boundaries shown hereon were delineated by Jim Logan of Albert Frick Associates, and located and mapped by this office. Wetlands northeasterly of Portland Pipeline Easement have not been delineated or mapped.
- Soils test pits shown hereon were performed by Jim Logan of Albert Frick Associates, and located and mapped by this office.
- Lots shown hereon will utilize on site water and septic.
- The Portland Pipeline and Portland Natural Gas Easements shown hereon are approximate, as taken from the above noted Plan Reference and apparent markings on the ground.
- There are no significant wildlife habitats or endangered botanical resources located on this site per review of Maine GIS on-line maps and data, and Maine "Beginning with Habitat" on-line maps.
- This plan is not intended to depict limits or extent of fee title ownership. Opinion of title should be rendered by a title attorney.
- This office reserves the right to be held harmless to all third party claims.
- Reference is made to "Contract For Land Surveying Services" between Middle Branch, LLC Professional Land Surveyors and the below listed client(s) for exceptions made from Chapter 90, Part 2, "Technical Standards Of Practice". Said contract shall be considered an integral part of this survey.
- This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
- This survey does not purport to reflect any of the following:
 - easements other than those that are visible or specifically stated in the referenced documents.
 - building setback compliance or restrictive covenants.
 - the location of any underground utilities or structures.
- This survey has been performed in accordance with Maine Board Of Licensure for Professional Land Surveyors Rules, Chapter 90, Part 2.
- Culverts shall be installed in the ditch line of Craig Road at driveway locations. The proposed locations shown hereon are approximate and final locations may vary from that shown.

Zoning:

Farm District:
Minimum Lot Size: 80,000 s.f.
Net Residential Density: 60,000 s.f.
Minimum Frontage: 200'
Minimum Front Setback: 40'
Minimum Side & Rear Setback: 10'
Maximum Building Height: 35'
Maximum Building Coverage: 25%

Locus Deed Reference:

James H. Chapman
Personal Representative of the Estate of Lucille Thompson Chapman
to
David Moore and Krista Moore
dated February 16, 2016 and recorded at the Cumberland County Registry of Deeds in Book 32925, page 330.

Legend:

- #5 steel rebar with survey cap #2057 to be set
- #5 steel rebar with survey cap #2390 per Plan reference
- Iron pin found per Plan Reference
- Approximate abutter line (not surveyed)
- Edge of Gravel
- Edge of Pavement
- O.U. Overhead Utilities
- Setback Line
- Edge of wetland (see note #4)
- Found remains of barbed wire fence
- Stonewall
- Assessor's map and lot number
- Utility Pole (number noted)
- Soils Test Pit (see note #5)
- Edge of woods

Revised 6/14/2017: Added assessor's map / lot numbers and standard condition of approval

Final Plan
3 Lot Minor Subdivision
Prepared For
David & Krista Moore
15 Craig Road, Windham, Maine

MIDDLE BRANCH, LLC
PROFESSIONAL LAND SURVEYORS
1A DEPOT STREET, P.O. BOX 618
ALFRED, MAINE 04002-0618
TEL. (207)324-8712 FAX (207)324-6100

Record Owner: David & Krista Moore 24 Hidden Brook Drive Gorham, Maine 04038	Drawn By:	BRL	Survey Date:	4/6/2016
	Chkd. By:	DLW / MRL	Plan Date:	5/30/2017
Book No.: 422-5	Dwg. No.	2161609R1	Scale:	1" = 100'
	Job No.	2161609	Sheet No.	1 of 1