

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

69 MAIN ST. LIVERMORE FALLS, MAINE  
PH: (207) 897-6752 FAX: (207) 897-5404  
WWW.MAIN-LANDDC.COM

PROJECT  
**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

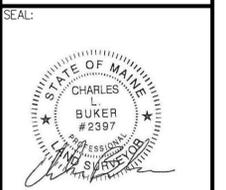
MADE FOR  
**WINDHAM ECONOMIC  
DEVELOPMENT  
CORPORATION**  
8 SCHOOL ROAD,  
WINDHAM, MAINE 04062

DRAWING SCALE:  
50 0 25 50  
( IN FEET )  
1 INCH = 50 FT

REVISION NOTES:  
REVISION 1: 2014-01-10 CLB  
REVISE PLAN TO UPDATE  
CONVEYANCE FOR CHAFFIN POND  
ABODE, LLC  
REVISION 2: 2016-01-27 CLB  
REVISE PLAN TO FOR CONVEYANCE  
TO TOWN OF WINDHAM FOR NEW  
ANGLERS ROAD RIGHT-OF-WAY  
REVISION 3: 2016-12-13 CLB  
REVISE PLAN TO FOR CONVEYANCE  
TO DTP REALTY, LLC

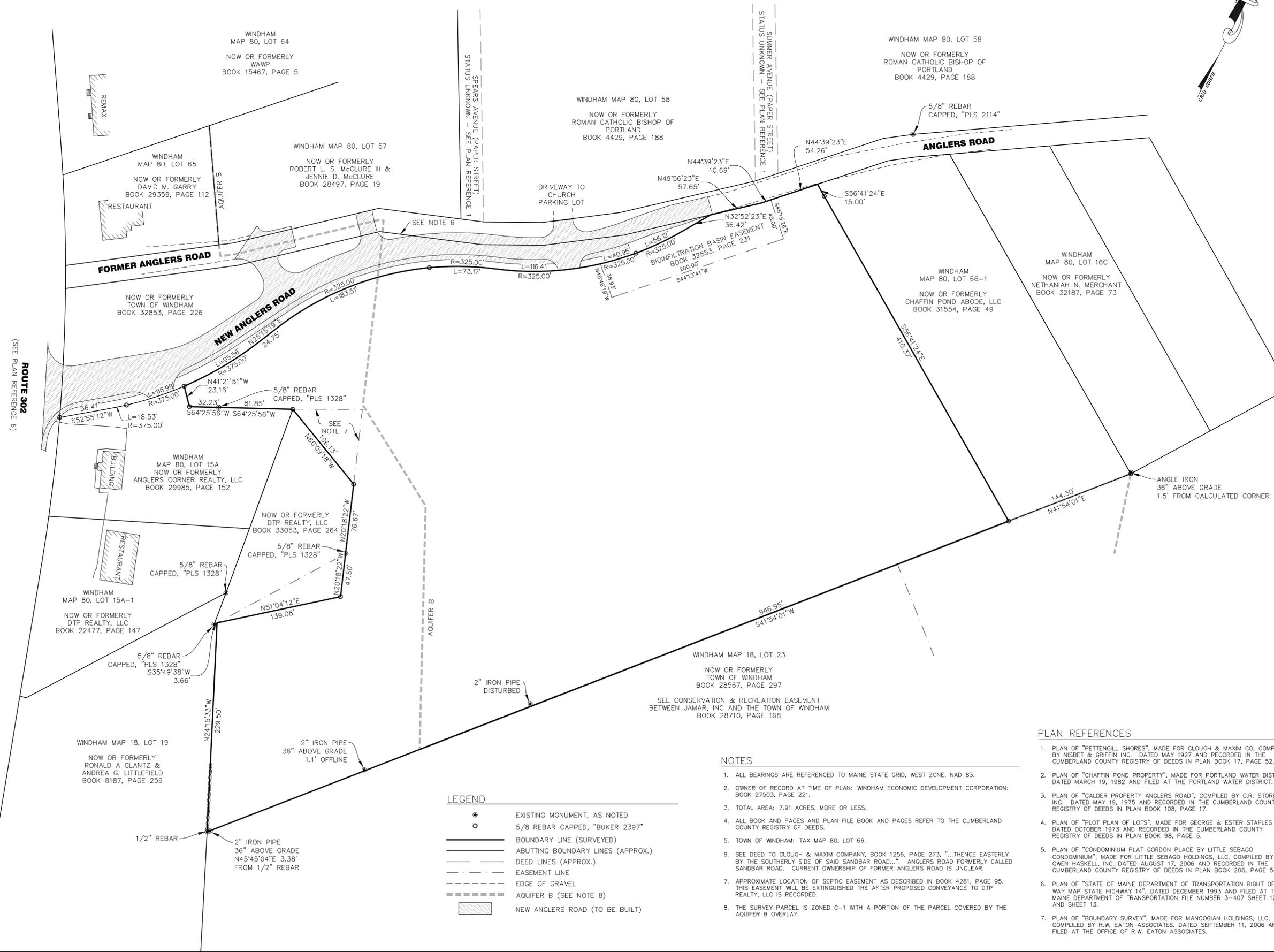
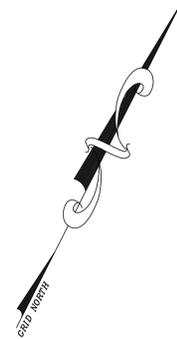
PROJ. MGR: CLB  
DRAWN BY: CLB  
CHECKED BY: TJC  
REVISION NO. 2  
ISSUE DATE: 2014-07-25  
ISSUED FOR: FINAL

**BOUNDARY  
SURVEY  
PLAN**



CHARLES L. BUKER ME PLS #2397  
DRAWING NO.

**S1.1**  
MLDC NO. 14-181 1 OF 6



**NOTES**

- ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD 83.
- OWNER OF RECORD AT TIME OF PLAN: WINDHAM ECONOMIC DEVELOPMENT CORPORATION; BOOK 27503, PAGE 221.
- TOTAL AREA: 7.91 ACRES, MORE OR LESS.
- ALL BOOK AND PAGES AND PLAN FILE BOOK AND PAGES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- TOWN OF WINDHAM: TAX MAP 80, LOT 66.
- 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.
- APPROXIMATE LOCATION OF SEPTIC EASEMENT AS DESCRIBED IN BOOK 4281, PAGE 95. THIS EASEMENT WILL BE EXTINGUISHED THE AFTER PROPOSED CONVEYANCE TO DTP REALTY, LLC IS RECORDED.
- THE SURVEY PARCEL IS ZONED C-1 WITH A PORTION OF THE PARCEL COVERED BY THE AQUIFER B OVERLAY.

**LEGEND**

- EXISTING MONUMENT, AS NOTED
- 5/8 REBAR CAPPED, "BUKER 2397"
- BOUNDARY LINE (SURVEYED)
- - - ABUTTING BOUNDARY LINES (APPROX.)
- - - DEED LINES (APPROX.)
- - - EASEMENT LINE
- - - EDGE OF GRAVEL
- AQUIFER B (SEE NOTE 8)
- NEW ANGLERS ROAD (TO BE BUILT)

ROUTE 302  
(SEE PLAN REFERENCE 6)

WHITES BRIDGE ROAD

WINDHAM  
MAP 80, LOT 64  
NOW OR FORMERLY  
WAMP  
BOOK 15467, PAGE 5

WINDHAM  
MAP 80, LOT 65  
NOW OR FORMERLY  
DAVID M. GARRY  
BOOK 29359, PAGE 112

WINDHAM MAP 80, LOT 57  
NOW OR FORMERLY  
ROBERT L. S. McCLURE III &  
JENNIE D. McCLURE  
BOOK 28497, PAGE 19

WINDHAM MAP 80, LOT 58  
NOW OR FORMERLY  
ROMAN CATHOLIC BISHOP OF  
PORTLAND  
BOOK 4429, PAGE 188

WINDHAM MAP 80, LOT 58  
NOW OR FORMERLY  
ROMAN CATHOLIC BISHOP OF  
PORTLAND  
BOOK 4429, PAGE 188

NOW OR FORMERLY  
TOWN OF WINDHAM  
BOOK 32853, PAGE 226

WINDHAM  
MAP 80, LOT 15A  
NOW OR FORMERLY  
ANGLERS CORNER REALTY, LLC  
BOOK 29985, PAGE 152

WINDHAM  
MAP 80, LOT 15A-1  
NOW OR FORMERLY  
DTP REALTY, LLC  
BOOK 22477, PAGE 147

WINDHAM MAP 18, LOT 19  
NOW OR FORMERLY  
RONALD A GLANTZ &  
ANDREA C. LITTLEFIELD  
BOOK 8187, PAGE 259

NOW OR FORMERLY  
DTP REALTY, LLC  
BOOK 33053, PAGE 264

WINDHAM MAP 18, LOT 23  
NOW OR FORMERLY  
TOWN OF WINDHAM  
BOOK 28567, PAGE 297  
SEE CONSERVATION & RECREATION EASEMENT  
BETWEEN JAMAR, INC AND THE TOWN OF WINDHAM  
BOOK 28710, PAGE 168

WINDHAM  
MAP 80, LOT 66-1  
NOW OR FORMERLY  
CHAFFIN POND ABODE, LLC  
BOOK 31554, PAGE 49

WINDHAM  
MAP 80, LOT 16C  
NOW OR FORMERLY  
NETHANIAH N. MERCHANT  
BOOK 32187, PAGE 73

