

Michael Harris
737 River Rd.
Windham, Me.
04062

I purchased lots 43 and 44 of Hillcrest Estates(737 River Rd.) more than 19 years ago and I have resided there ever since.

Recently I looked into building a home on my second lot, but based on Windham's town setback laws, and the much more stringent bylaws of Hillcrest Estates, I found that I needed to modify the lot line.

The surveyor has kept the two lots the same size, kept the road frontage at 150' each, and allotted for an equal area land swap.

The newly modified lot line follows the hill and tree line in the property, and then turns to follow the existing fence. This allows for lot 44 to still have plenty of room for a new home, septic, well, and an expansive yard.

I hope this is satisfactory to you and look forward to any suggestions or comments you may have.

Thank you for your time.
Michael Harris-

Final Plan - Minor Subdivision

Project Name: HILLCREST ESTATES AMENDMENT LOTS 43 + 44

Tax Map: 8A **Lot:** 43

Number of lots/dwelling units: 2 **Estimated road length:** N/A

Is the total disturbance proposed > 1 acre? ☐ Yes ☒ No

Contact Information

1. Applicant

Name: Michael Harris

Mailing Address: 737 River Rd Windham Me

Telephone: 207-329-1789 **Fax:** _____ **E-mail:** MikeHarris2@MSN.com

2. Record owner of property

☒ (Check here if same as applicant)

Name: _____

Mailing Address: _____

Telephone: _____ **Fax:** _____ **Email:** _____

3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant)

Name: JANE

Company Name: _____

Mailing Address: _____

Telephone: _____ **Fax:** _____ **E-mail:** _____

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.


Signature

3-26-19

Date

Final Plan - Minor Subdivision: Submission Requirements

A.	Mandatory Written Information	Applicant	Staff
1	A fully executed application form, signed by person with right, title, or interest in the property	✓	
2	Evidence of payment of the application and escrow fees	✓	
3	Name, registration number and seal of the Maine Licensed Professional Land Surveyor who conducted the survey	✓	
4	Name, registration number and seal of the licensed professional who prepared the plan (if applicable)	✓	
5	Description of how solid waste generated at the site is to be collected and disposed of.	N/A	
6	Statement from the Maine Inland Fisheries & Wildlife that no significant wildlife habitat exists on the site	N/A	
7	Copies of existing or proposed deed restrictions or covenants.	✓	
8	Copies of existing or proposed easements over the property	✓	
9	Title opinion proving right of access to the proposed subdivision or site for any property proposed for development on or off of a private way or private road	N/A	
10	Financial Capacity. Estimated costs of development, and itemization of major costs	<div></div>	<div></div>
	i. Estimated costs of development, and itemization of major costs		
	ii. Financing - provide one of the following:		
	a. Letter of commitment to fund from financial institution, governmental agency, or other funding agency		
	b. Annual corporate report with explanatory material showing availability of liquid assets to finance development		
	c. Bank statement showing availability of funds if personally financing development		
	d. Cash equity commitment		
	e. Financial plan for remaining financing		
	f. Letter from financial institution indicating an intention to finance		
	iii. If a corporation, Certificate of Good Standing from the Secretary of State		
11	Technical Capacity	<div></div>	<div></div>
	i. A statement of the applicant's experience and training related to the nature of the development, including developments receiving permits from the Town.		
	ii. Resumes or similar documents showing experience and qualifications of full-time, permanent or temporary staff contracted with or employed by the applicant who will design the development.		
12	Name and contact information for the road association who's private way or road is used to access the subdivision (if applicable)	<div></div>	<div></div>

B. Mandatory Plan Information		Applicant	Staff
1	Name of subdivision, date and scale	✓	
2	Stamp of the Maine License Professional Land Surveyor that conducted the survey, including at least one copy of original stamped seal that is embossed and signed	✓	
3	Stamp with date and signature of the Maine Licensed Professional Engineer that prepared the plans.	✓	
4	North arrow identifying all of the following: Grid North, Magnetic North, declination between Grid and Magnetic, and whether Magnetic or Grid bearings were used in the plan design	✓	
5	Location map showing the subdivision within the municipality	✓	
6	Vicinity plan showing the area within 250 feet, to include:	X	X
	i. approximate location of all property lines and acreage of parcels	✓	
	ii. locations, widths, and names of existing, filed, or proposed streets, easements or building footprints	✓	
	iii. location and designations of any public spaces	N/A	
	iv. outline of proposed subdivision, together with its street system and indication of future probably street system, if the proposed subdivision encompasses only part of the applicants entire property.	✓	
7	Standard boundary survey of parcel, including all contiguous land in common ownership within the last 5 years	✓	
8	Existing and proposed street names, pedestrian ways, lot easements, and areas to be reserved or dedicated to public use	✓	
9	All lots within the subdivision, including numbers for each lot, and map and lot number assigned by the Windham Assessing Department	✓	
10	Location of all monuments as required by ordinance	✓	
11	Location of any important or unique natural and site features including, but not limited to wetlands, water bodies, streams, scenic areas, sand and gravel aquifers, significant wildlife habitats, significant fisheries, treelines, historic and/or archaeological resources.	✓	
12	Location of all yard setback lines.	✓	
13	Medium intensity soils map for the area to be subdivided. The Planning Board may require submission of a high intensity soils map in instances where poor soils are evident.	N/A	
14	Location and results of test pits performed by a Maine Licensed Site Evaluator or Certified Soil Scientist if subsurface wastewater disposal systems (septic) are proposed.	↓	
15	Written offers of cessation to the Town of all public open space shown on the plan.		
16	All conditions of approval and/or waivers required or granted by the Planning Board, with the exception of waivers from the submission requirements.		
17	Boundaries of any flood hazard areas and the 100-year flood elevation as depicted on the Town's Flood Insurance Rate Map		
18	For Cluster Subdivisions that do not maximize the development potential of the property being subdivided, a conceptual master plan for the remaining		

land showing future roads, Open Space, and lot layout, consistent with the requirements of 911.K., Custer Developments will be submitted.

N/A

C. Submission information for which a waiver may be granted.		Applicant	Staff
1	Contour lines at intervals of 5 feet, or at lesser intervals as the Planning Board may require	N/A	
2	Description of how stumps and demolition debris will be disposed of		
3	A surface drainage plan or stormwater management plan with profiles and cross-sections showing the design of all facilities and conveyances necessary to meet the stormwater management standards set forth in Section 900.		
4	A soil erosion and sediment control plan prepared by a Maine Licensed Professional Engineer or a Certified Professional in Erosion and Sediment Control (CPESC).		
5	If subsurface wastewater disposal systems (septic) are proposed, a hydrogeologic assessment prepared by a Maine Licensed Site Evaluator or Certified Geologist.		
6	Show location of driveways	✓	
Electronic Submission		✓	

Cumberland County Register of Deeds

Current datetime: 3/7/2019 9:20:48 AM

DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	File Date	Rec Time	Type Desc.
53089	07/23/1999	3:01PM	DEED
# of Pgs.	Book/Page	Doc. Status	
2	14928/49	Verified/Certified	
Town			
WINDHAM			
Grantor	Grantee	Street	Property Description
WARREN JOSEPH M, WARREN NANCY L	HARRIS MICHAEL		
References			
Book/Vlm/Page	Description	Recorded year	

0053089

BK 14928 PG 049

SHORT FORM WARRANTY DEED

Joseph M. Warren and Nancy L. Warren of 1 Summit Road, Windham, Maine, FOR CONSIDERATION PAID, grants to Michael Harris, of 645 Washington Avenue, Portland, Maine, with WARRANTY COVENANTS, the following described real property located in the Town of Windham, County of Cumberland and State of Maine:

Two certain lots or parcels of land, with the buildings thereon, situated in the Town of Windham, County of Cumberland and State of Maine, and being lots #43 and #44 on River Road as shown on a plan entitled Hillcrest Estates made fro Glenn S. Libby by Richard A. Manthorne dated October, 1973, and recorded in the Cumberland County Registry of Deeds in Plan Book 101, page 5, to which plan reference is made for a more particular description.

This conveyance is made subject to utility easements of record.

This conveyance is also made subject to a drainage easement on the Southerly side of Lot #43 as set forth in a deed to Moschetto Construction Co., Inc. from Glenn S. Libby dated September 19, 1979 and recorded in the Cumberland County Registry of Deeds in Book 4497, Page 76.

Said premises are also subject to restrictions as set forth in said deed of Glenn S. Libby to Moschetto Construction Co., Inc. as aforesaid.

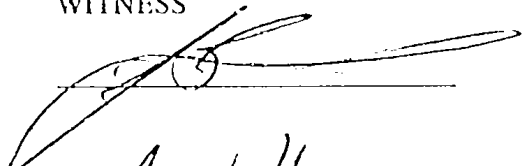
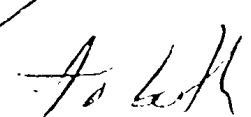
The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

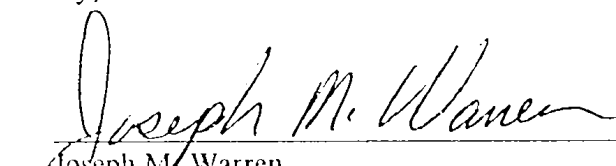
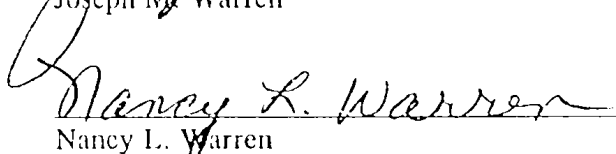
This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantee herein, by acceptance of this deed, assumes and agrees to pay.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors herein by deed of Cheryl Lombard, dated May 25, 1995 and recorded in the Cumberland County Registry of Deeds in Book 11932, Page 062.

WITNESS our hands and seals this 16th day of July, 1999

WITNESS


 Joseph M. Warren

 Nancy L. Warren

MAINE REAL ESTATE TAX PAID

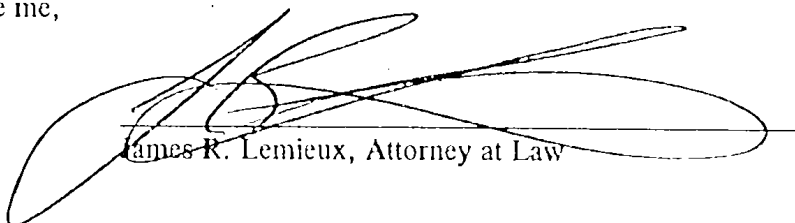
BK 14928PG050

STATE OF MAINE
Cumberland, ss.

July 16, 1999

Personally appeared the above named Joseph M. Warren and Nancy L. Warren and acknowledged the foregoing instrument to be their free act and deed.

Before me,


James R. Lemieux, Attorney at Law

DS
MDH

RECEIVED
RECORDED REGISTRY OF DEEDS
1999 JUL 23 PM 3: 01
CUMBERLAND COUNTY
John B. O'Brien

River Road, Windham

Proposed Parcel A

A certain lot or parcel of land located on the easterly side of River Road, in the Town of Windham, County of Cumberland and State of Maine, being more specifically bounded and described as follows:

BEGINNING at a proposed division line on the easterly side of said River Road, and at the northwesterly corner of the land herein described, said point being located North 10° 29' 27" East, a distance of 150.00' from the northerly corner of Lot 42, as shown on a plan entitled "Hillcrest Estates", recorded in the Cumberland County Registry of Deeds Plan Book 101, Page 5, said Lot 42 also being land, now or formerly, of Peter F. Eskilson, as recorded in the Cumberland County Registry of Deeds, Book 19675, Page 333;

Thence, South 79° 19' 05" East, across land of the grantor, a distance of 57.45', to a point;

Thence, North 60° 17' 30" East, across land of the grantor, a distance of 71.36' to a point;

Thence, North 87° 06' 48" East, across land of the grantor, a distance of 56.59' to a point;

Thence, South 05° 20' 43" East, across land of the grantor, a distance of 35.08' to a point;

Thence, South 10° 40' 55" West, across land of the grantor, a distance of 101.62' to a point;

Thence, South 50° 28' 06" West, across land of the grantor, a distance of 96.54' to a point at land of said Eskilson;

Thence, North 79° 19' 05" West, along land of said Eskilson, a distance of 114.22' to a point;

Thence, North 10° 29' 27" East, along said River Road, a distance of 150.00' to the POINT OF BEGINNING.

The above described lot contains 28,785 square feet or 0.7 acres, more or less.

River Road, Windham

Proposed Parcel B

A certain lot or parcel of land located on the easterly side of River Road, in the Town of Windham, County of Cumberland and State of Maine, being more specifically bounded and described as follows:

BEGINNING at a proposed division line on the easterly side of said River Road, and at the westerly corner of the land herein described, said point being located North 10° 29' 27" East, a distance of 150.00' from the northerly corner of lot 42, as shown on a plan entitled "Hillcrest Estates", recorded in the Cumberland County Registry of Deeds Plan Book 101, Page 5, said lot 42 also being land, now or formerly, of Peter F. Eskilson, as recorded in the Cumberland County Registry of Deeds, Book 19675, Page 333.

Thence, South 79° 19' 05" East, across land of the grantor, a distance of 57.45', to a point;

Thence, North 60° 17' 30" East, across land of the grantor, a distance of 71.36' to a point;

Thence, North 87° 06' 48" East, across land of the grantor, a distance of 56.59' to a point;

Thence, South 05° 20' 43" East, across land of the grantor, a distance of 35.08' to a point;

Thence, South 10° 40' 55" West, across land of the grantor, a distance of 101.62' to a point;

Thence, South 50° 28' 06" West, across land of the grantor, a distance of 96.54' to a point at land of said Eskilson;

Thence, South 79° 19' 05" East, along land of said Eskilson, a distance of 76.78' to a point at land or formerly, of James G. and Donna G. Cobb, as recorded in the Cumberland County Registry of Deeds Book 2962, Page 25;

Thence, North 10° 40' 55" East, along land of said Cobb, a distance of 300.00' to the southerly corner of land, now or formerly, of Joan E. Kirk, as recorded in the Cumberland County Registry of Deeds Book 2992, Page 403;

Thence, North 79° 19' 05" West, along land of said Kirk, a distance of 192.00' to a point on the easterly side of said River Road;

Thence, South 10° 29' 27" West, along said River Road, a distance of 150.00' to the POINT OF BEGINNING.

The above described lot contains 28,785 square feet or 0.7 acres, more or less.

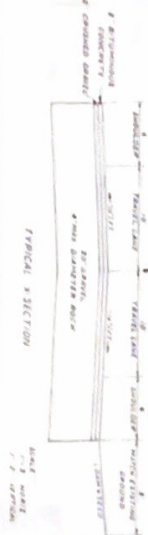
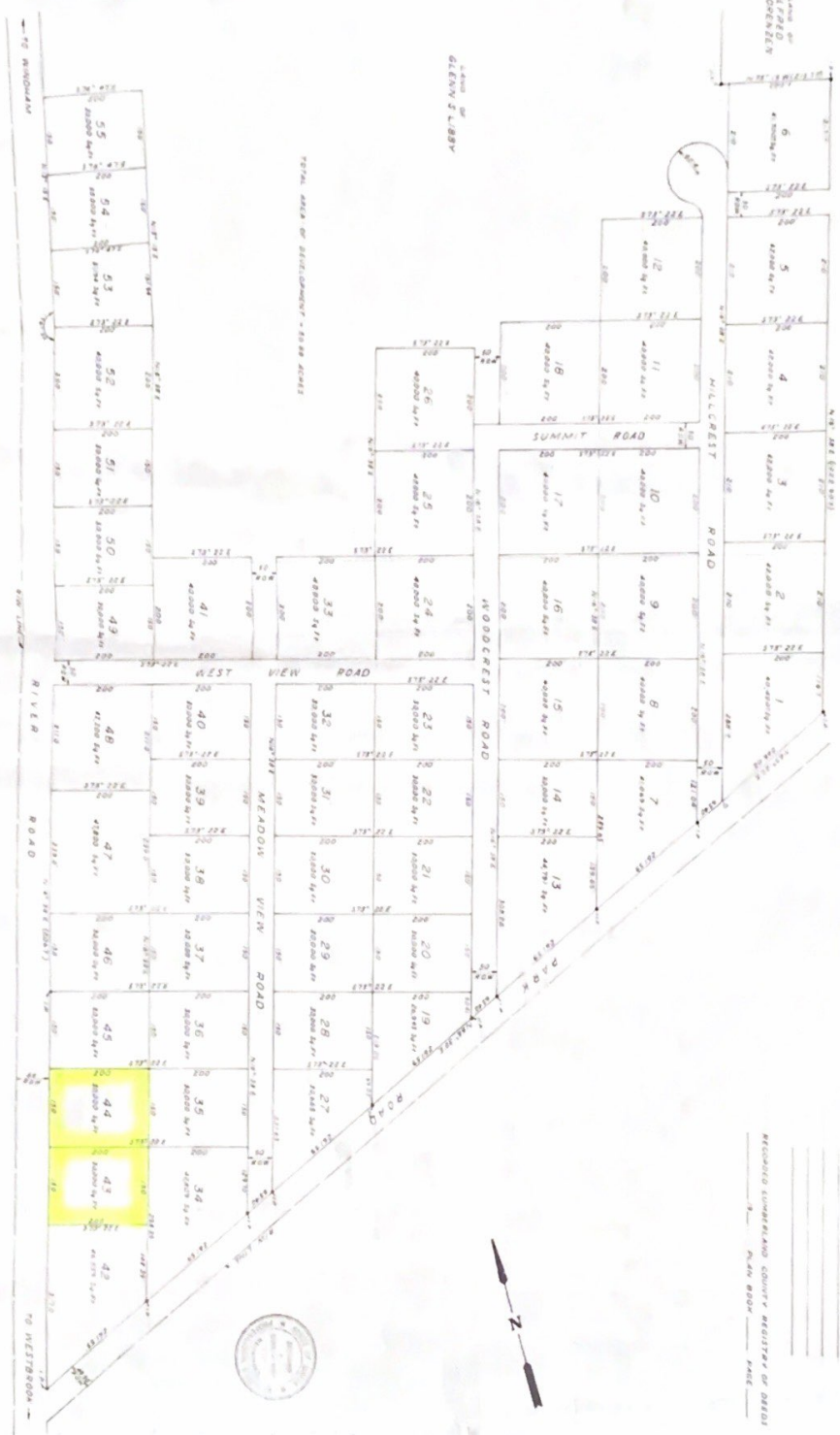
PLAN OF HILLCREST ESTATES

THESE PLANS SHOW THE LOTS AND ROADS OF THE
HILLCREST ESTATES, AS THEY WERE LAYED OUT BY
THE TOWN OF HILLCREST, IN 1888.

1888

RECORDED IN THE CLERK'S OFFICE OF THE
TOWN OF HILLCREST, IN 1888.

1888



ADJUSTED BY THE TOWN OF HILLCREST
IN 1888.

HILLCREST ESTATES	
WINDHAM, MAINE	
GLORY L. LEBBY	
DECEMBER 1913	
RICHARD A. MAYNARD	