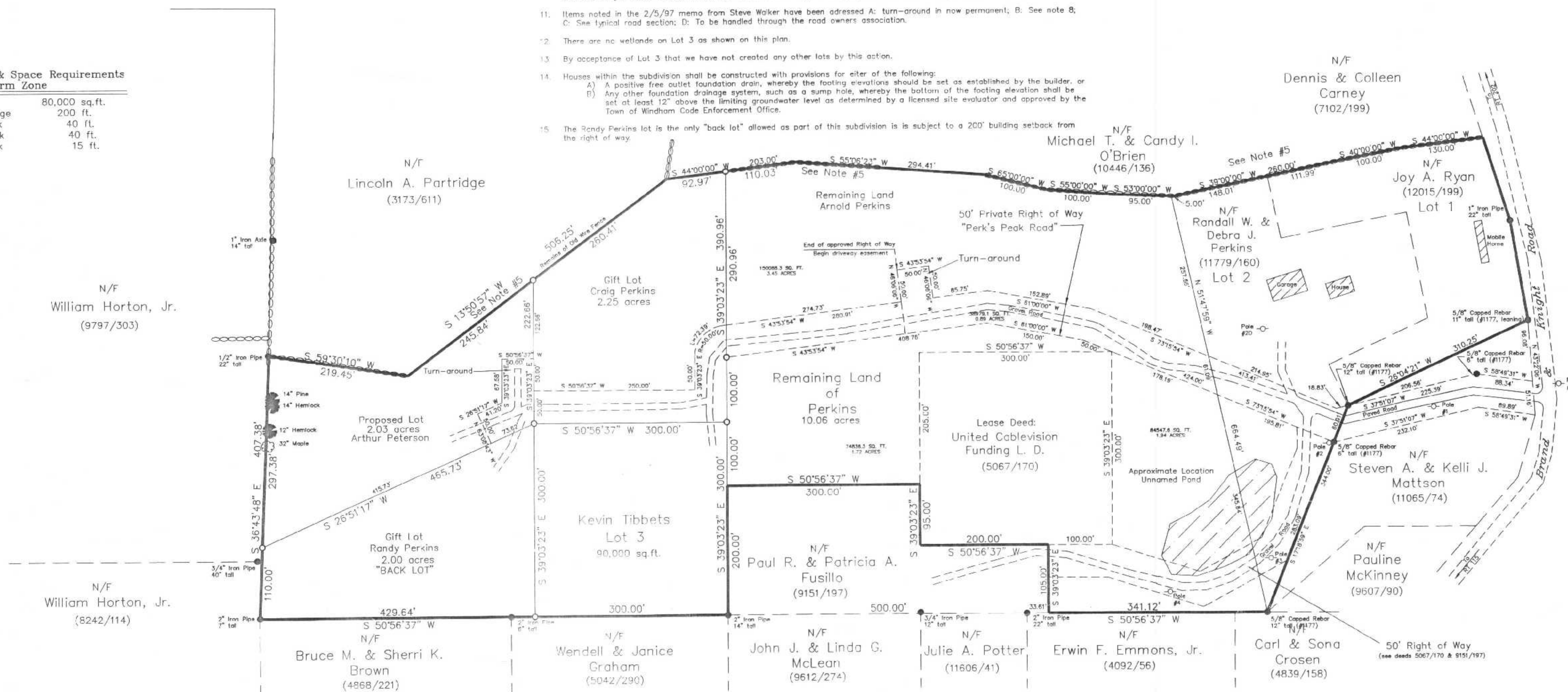


NOTES

- Owner of record is Arnold R. Perkins by warranty deed recorded in the Cumberland County registry of Deeds in Book #4098 Page #191.
- All bearings are referenced to Magnetic North per the plan listed in Note #3 below and calculated from angles of an actual on the ground survey.
- Reference is hereby made to a plan entitled "Standard Boundary Survey for Arnold R. Perkins located in Windham, Maine" dated June 1988 by D. A. Maxfield, Jr.
- Reference is hereby made to a plan by Robert Farthing of land located on Route 115 in Windham, Maine currently owned by Horton date unknown.
- Exchange of quit claim deeds is suggested along the southeasterly boundary line common to Partridge, O'Brien and Carney to confirm the stone walls and old wire fence as the true boundary.
- The entire site and / or subdivision shall be developed and / or maintained as depicted on the site and / or subdivision plan and in accordance with all accompanying written submittals and in accordance with any conditions attached by the Planning Board. Approval by the Town Planner shall be required for any minor alterations to or deviations from the approved site and / or subdivision plan, including without limitation: topography, drainage, landscaping, retention of wooded or lawn areas; utilities; size, location and surfacing of parking areas; and location and size of buildings.
- Failure to commence substantial construction of a subdivision or site plan within two (2) years of the date of the Planning Board approval of the plan, shall render the plan null and void.
- A road owners association will be created for the maintenance and snow plowing of the private road shown on this plan to include all lot owners that will utilize the said road. This road will never be presented to the Town for acceptance as a Town Road.
- A waiver has been granted for underground utilities.
- This plan is an amendment to a "Plan for Division of Land of Arnold R. Perkins & Bonita A. Perkins, Windham ~ Maine" dated June 1977 by Edward J. Norris, LS #43 approved by the Windham Planning Board August 1, 1977 and recorded in the Cumberland County Registry of Deeds in plan book 114 page 11 and "Amended Plan for Division of Land of Arnold R. & Bonita A. Perkins off Brand & Knight Road, Windham, Maine for Kevin Tibbets" approved 3/24/97 and recorded in plan book 197 page 157.
- Items noted in the 2/5/97 memo from Steve Walker have been addressed A: turn-around in now permanent; B: See note 8; C: See typical road section; D: To be handled through the road owners association.
- There are no wetlands on Lot 3 as shown on this plan.
- By acceptance of Lot 3 that we have not created any other lots by this action.
- Houses within the subdivision shall be constructed with provisions for either of the following:
A) A positive free outlet foundation drain, whereby the footing elevations should be set as established by the builder, or
B) Any other foundation drainage system, such as a sump hole, whereby the bottom of the footing elevation shall be set at least 12" above the limiting groundwater level as determined by a licensed site evaluator and approved by the Town of Windham Code Enforcement Office.
- The Randy Perkins lot is the only "back lot" allowed as part of this subdivision is subject to a 200' building setback from the right of way.

Minimum Bulk & Space Requirements Farm Zone

Lot Size:	80,000 sq.ft.
Street Frontage	200 ft.
Front Setback	40 ft.
Rear Setback	40 ft.
Side Setback	15 ft.



State of Maine, Cumberland ss.

Registry of Deeds

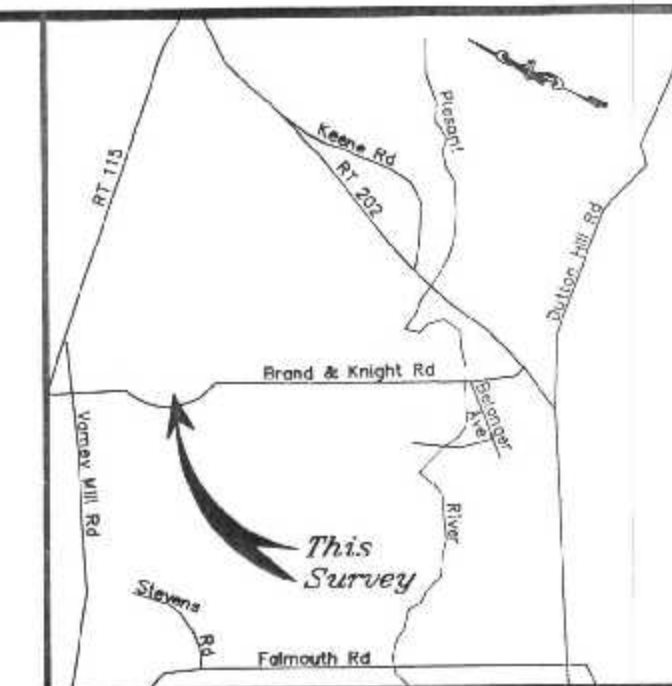
Received 12/01/2004

at 12:38 PM and recorded in

Plan Book 204 Page 866

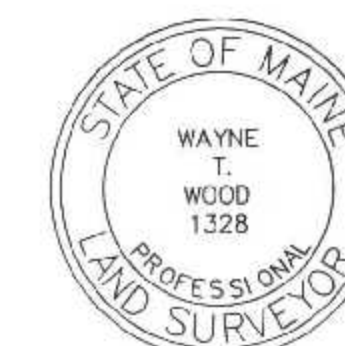
Attest: JOHN B. O'BRIEN

Register



NET RESIDENTIAL ACERAGE CALCULATION for Lot 3

Total Area of Lot 3	90,000 sq.ft.
Area Unsuitable for Development	0 sq.ft.
Net Residential Acreage of Lot 3	90,000 sq.ft.



AMENDED

Plan for Division of Land of
Arnold R. Perkins & Bonita A. Perkins
Off
Brand & Knight Road
Windham, Maine
For
Kevin Tibbets
Perk's Peak Road ~ Windham, ME 04092

WAYNE T. WOOD & CO.

Gray, Maine 04039
Drawn By: KLV/WTW
Scale: 1" = 100'
Drwg. No. 1 of 1
Bk.No. 42

(207)557-3330
Date
February 2003
Job No.
90113

Revised 11/30/04 Moved turn-around at end of proposed road the as-built location approved by Fire Chief