

Approved by the Town of
Windham Planning Board:

Signed:

Date:

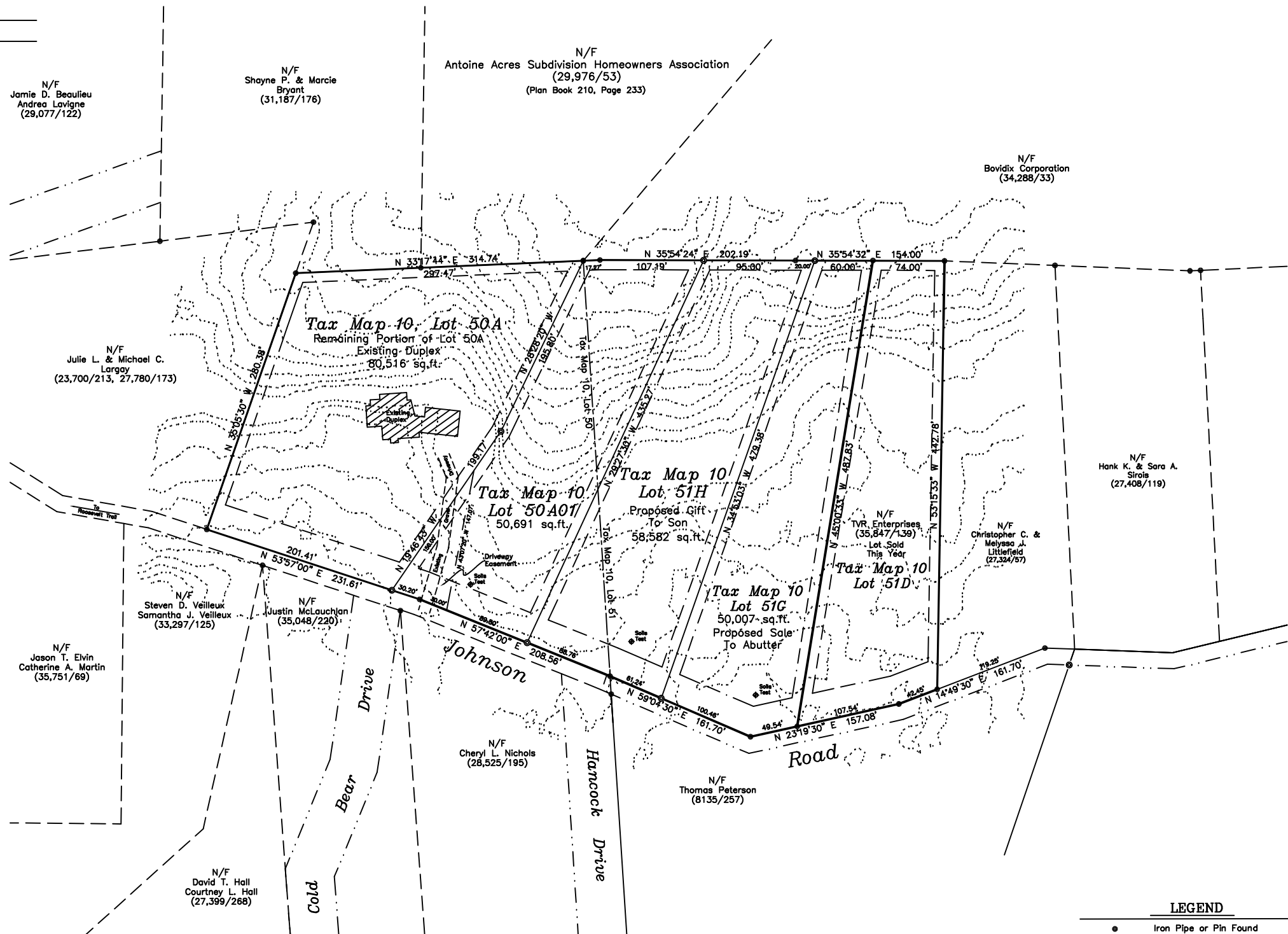
NOTES

1. Owners of record are Thomas A. Peterson and 48 Johnson Road Venture, LLC by deeds recorded in the Cumberland County Registry of Deeds in book 8135 page 257 and book 33,011 page 204.
2. These properties are shown as lot 50A and part of lot 51 on the Town of Windham Tax Map 10 and is in the Farm Residential (FR) Zoning District
3. All bearings are referenced to True North as per the plan in reference 9 and calculated from angles of an actual on the ground survey.
4. There were no wetlands found on this site.
5. No portion of this preprty falls within any Special Flood Hazard Boundary as shown on the applicable FEMA Flood Map.
6. These Lots are to be serviced by individual drilled wells and on-site septic systems.
7. The Johnson Road is a long standing private road.
8. The solid waste generated by each of these lots will be disposed of by the individual lot owners at the Town Transfer Station.
9. A review of the State of Maine webb sites finds that there are no significant wildlife habitats on this site.
10. Stumps and demoullition debris will be removed from these lots and disposed of at an approved facility.
11. Soils information is by James Mancini.

PLAN REFERENCES

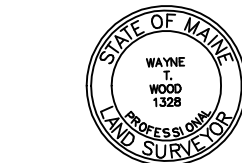
1. "Plan of Land on Johnson Road, Windham, Maine for Thomas Peterson" dated September 2019 by Wayne T. Wood & Co.
2. "Proposed Lot Divisions on Cold Bear Drive, Windham, Maine for Linda Decicco" dated September 2015 by Wayne T. Wood & Co.
3. "Plan of Lot Division on Roosevelt Trail, Windha, Maine for Todd Harrison & Steve Roman" dated November 2013 by Wayne T. Wood & Co.
4. "Proposed Lot Division on Anthoine Road, Windham, Maine for Doug Griffin" dated March 2009 by Wayne T. Wood & Co.
5. "Plan of Land on Cold Bear Drive & Johnson Road, Windham, Maine for David Foster" dated May 2008 by Wayne T. Wood & Co.
6. "Boundary Survey ~ Cold Bear Drive in windham, Maine for Linda A. Decicco" dated Feburary 2008 by survey, Inc.
7. "Standard Boundary Survey ~ Plan of Land Johnson Road Windham, Maine made for Michael A. Kennedy" dated 9/12/85 by James C. Lauzier recorded in plan book 154 page 16.
8. "Standard Boundary Survey ~ Plan of Land Johnson Road Windham, Maine made for Alan G. Gauvain" dated 10/05/88 by James C. Lauzier recorded in plan book 176 page 41.
9. "Standard Boundary Survey ~ Plan of Land Johnson Road Windham, Maine made for Thomas A. Peterson" dated Oct. 1985 by James C. Lauzier recorded in plan book 154 page 129.
10. "Plan of Property in North Windham, ME made for Hale Brothers, Inc." dated July 5, 1978 by Earl Hotchkiss recorded in plan book 124 page 30.

State of Maine, Cumberland ss.
Registry of Deeds
Received _____ 20 ____
at _____ m. and recorded in
Plan Book _____ Page _____
Attest: _____
Register



LEGEND

- Iron Pipe or Pin Found
- 5/8" Capped Rebar Set (#1328)
- ◆ Soils Test
- N/F Now or Formerly of
- (8135/257) CCRD Deed Reference
- ▨ Structures
- - - Building Setback Line
- - - Easement Line



Peterson Subdivision
On
Johnson Road
Windham, Maine
For
Thomas A. Peterson
79 Johnson Road ~ Windham, ME 04082

WAYNE T. WOOD & CO.
Gray, Maine 04039
Drwn. By:WW/KW
Scale: 1" = 60'
Drwg. No. 1 of 1
Bk.No. (207)657-3330
Date November 2019
Job No. 219078S