



1. THE RECORD OWNER OF THE PARCEL IS ENTERPRISE LOT 3 LLC BY DEED DATED FEBRUARY 14, 2007 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 24858 PAGE 87.
2. THE PROPERTY IS SHOWN ON THE TOWN OF WINDHAM TAX MAPS AS MAP 21 LOT 015-003 AND IS LOCATED IN THE ENTERPRISE DEVELOPMENT DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE ENTERPRISE DEVELOPMENT DISTRICT ARE AS FOLLOWS:  
MINIMUM LOT SIZE: 20,000 S.F. FOR EVERY 300- GAL. OF WATER USAGE  
MINIMUM STREET FRONTAGE: 100 FEET  
MINIMUM FRONT YARD: 40 FEET (NO PARKING)  
MINIMUM SIDE YARD: GREATER OF 30 FEET OR 50% BUILDING HEIGHT  
MINIMUM REAR YARD: GREATER OF 30 FEET OR 50% BUILDING HEIGHT  
MAXIMUM BUILDING HEIGHT: 40 FEET  
MAXIMUM BUILDING COVERAGE: 50%  
\* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 3.88 ACRES.
5. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AERIAL MAPPING BY J.W. SEWALL CO. IN APRIL, 1998 AND GROUND SURVEY BY SEBAGO TECHINCS, INC.
6. PLAN REFERENCES:
  - A. COLONIAL PARK SECTION II, MADE FOR STANLEY QUINN, JR., DATED MAY 28, 1974, AND RECORDED IN THE CCRD IN PLAN BOOK 103 PAGE 40.
  - B. PLAN OF LAND FOR ALLEN LEVENSON, BY WHITMAN & HOWARD, DATED AUGUST 24, 1977, AND RECORDED IN THE CCRD IN PLAN BOOK 117 PAGE 47.
  - C. SURVEY FOR NORTHERN NEW ENGLAND DISTRICT ASSEMBLIES OF GOD IN NORTH WINDHAM, MAINE, BY JOHN PALMITER, DATED DECEMBER 1977, AND RECORDED IN THE CCRD IN PLAN BOOK 118 PAGE 68.
  - D. SITE PLAN OF WINDHAM BUSINESS PARK, FOR WINHAM EXCAVATING, CO., DATED JUNE 30, 1996, AND RECORDED IN THE CCRD IN PLAN BOOK 156 PAGE 45.
  - E. SURVEY OF LAND FOR WOODLAND ESTATES, BY RONALD KENISTON, DATED JULY 7, 1992, AND RECORDED IN THE CCRD IN PLAN BOOK 192 PAGE 268.
  - F. STANDARD BOUNDARY SURVEY PORTION OF THEODORE PIERCE & DAVID DAVIDSON PROPERTY, MADE FOR THEODORE PIERCE, DATED JULY 16, 1993 AND RECORDED IN THE CCRD IN PLAN BOOK 196 PAGE 269.
  - G. OLD PLAN OF WINDHAM, MAINE BY LISLEY & CUMMINGS, RECORDED IN PLAN BOOK 2 PAGE 13.
  - H. MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, FED AID PROJ. NO F-014-(13), S.H.C. FILE NO 3-94, DATED JULY 1954.
  - I. SITE PLAN OF AUTO & TRUCK USED LOT, FOR ALBERT BOZENET, JR., BY SEBAGO TECHINCS, INC., DATED OCTOBER 4, 1994, SITE # 94475.
  - J. PLAN OF PROPERTY OF A PORTION OF WINDHAM PROPERTIES LAND FOR WINDHAM PROPERTIES, C/O R. J. GRONDIN & SONS, DATED APRIL 12, 1995, SITE # 89153.
  - K. OVERALL SITE PLAN OF ROOSEVELT MOTEL FOR DONALD SMITH, BY SEBAGO TECHINCS, INC., LAST REVISED OCTOBER 18, 1999, SITE # 99085.
  - L. STANDARD BOUNDARY SURVEY FOR SHIRLEY COMMOSS, BY SEBAGO TECHINCS, INC., DATED JANUARY 26, 1988, SITE # 86065.
  - M. STANDARD BOUNDARY SURVEY OF A PORTION OF S. D. WARREN LAND FOR R. J. GRONDIN & SONS, BY SEBAGO TECHINCS, INC., DATED AUGUST 30, 1989.
  - N. OVERALL SUBDIVISION PLAN, SHEET 2 OF 8, AND SUBDIVISION PLAN, SHEETS 3 OF 8, OF ENTERPRISE BUSINESS PARK, PHASE 1A, BY SEBAGO TECHINCS, INC., DATED APRIL 1, 2003 THROUGH MAY 15, 2003 AND RECORDED IN THE CCRD IN PLAN BOOK 203 PAGES 357-358.
  - O. AMENDED SUBDIVISION PLAN OF QUARRY RIDGE BUSINESS PARK (PHASE 1A), BY SEBAGO TECHINCS, INC., DATED APRIL 7, 2003 THROUGH MAY 5, 2004 AND RECORDED IN THE CCRD IN PLAN BOOK 204, PAGES 316 & 317 ON MAY 21, 2004.
  - P. OVERALL SUBDIVISION PLAN, SHEET 2 OF 16, AND SUBDIVISION PLANS, SHEETS 3 OF 16, OF QUARRY RIDGE BUSINESS PARK (PHASE 1B) BY SEBAGO TECHINCS, INC., DATED JUNE 9, 2003 AND REVISED THROUGH JANUARY 10, 2006, RECORDED IN THE CCRD IN PLAN BOOK 206 PAGES 106-110.
  - Q. SECOND AMENDED OVERALL SUBDIVISION PLAN OF QUARRY RIDGE BUSINESS PARK (PHASE 1B), BY SEBAGO TECHINCS, INC. DATED JUNE 3, 2003 THROUGH MARCH 27, 2006 AND RECORDED IN THE CCRD IN PLAN BOOK 206 PAGES 397-399.
  - \* PLAN REFERENCE N IS THE ORIGINAL SUBDIVISION, O IS THE FIRST AMENDMENT, P IS THE SECOND AMENDMENT AND Q SHOULD HAVE BEEN LABELED THIRD AMENDMENT.

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DESIGNED	CAB
DRAWN	MRS
CHECKED	MWE
DATE	08/21/2020
SCALE	1" = 250'
PROJECT	20326

SHEET 1 OF 1