

Approved by the Town of  
Windham Planning Board:

Signed:

APPROVED JULY 28, 2014

By R. M. S. Donk

Margaret Pichbelle

Scott E. Hennigar

James E. Cummings

Date:

7/28/14

### CONDITIONS OF APPROVAL

Approval is dependant upon, and limited to, the proposals and plans contained in the application dated May 2014, as amended June 2014, and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board, and any variation from such plans, proposals and supporting documents and representations are subject to review and approval by the Planning Board or the Town Planner in accordance with Section 913 of the Subdivision Ordinance.

N/F  
Andre Saade  
Sarah C. Lockridge  
(29,104/307)  
(30,273/35)  
Tax Map 10A, Lot 24-9

N/F  
Abnaki, LLC  
(See Note 8)  
Access Easement  
S 47°54'11" E 182.62'  
S 47°54'11" E 203.13'  
Reserved For Future  
(See Note 9)  
Public Road

N/F  
Michelle Afthim  
(30,309/83)  
Lot Area  
86,597 sq.ft.  
Tax Map 10A, Lot 24C-5

N/F  
Scott E. Hennigar  
Lea M. Henniger  
(29,527/211)  
Tax Map 10, Lot 23

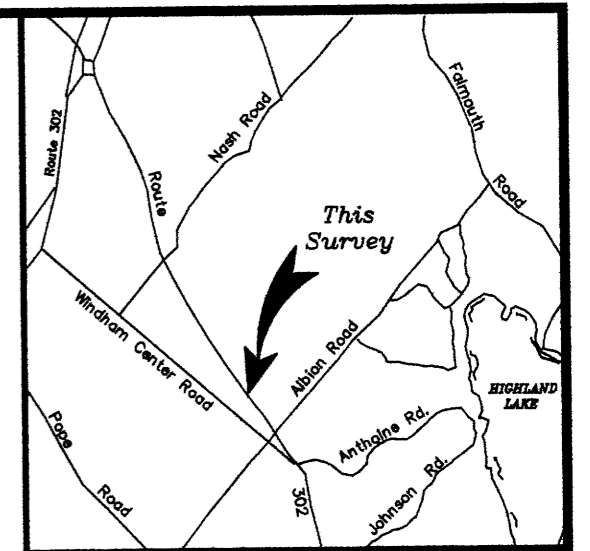
N/F  
James E. Cummings  
(29,567/129)  
Tax Map 10A, Lot 24C

### NOTES

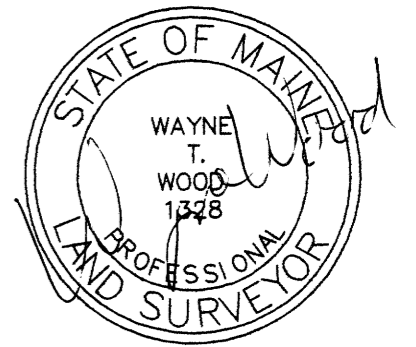
- Owner of record is Michelle Afthim by deeds recorded in the Cumberland County Registry of Deeds in book 30,309 page 83 and book 24,065 page 236.
- All bearings are Magnetic of the year 2002 as per the plan in reference 1 and calculated from angles of an actual on the ground survey.
- This property is shown as Lot 24-8 and Lot 24C-5 on Tax Map 10A.
- There are no wetlands or steep slopes on this parcel.
- This parcel is in the Farm Residential Zoning District.
- No portions of this property fall within a special flood hazard zone as defined by FEMA.
- This amendment added land aquired from an abutter to Lot 8 of the Pheasant Ridge Subdivision on which the owner intends to build a new home for themselves and than sell the original lot.
- The deed from Abnaki, LLC to the Town of Windham (25,776/175) dedicates this parcel to the Town only if it is used for connecting Pheasant Ridge Drive to another public road.
- This area is intended to be used only for the interconnection between Pheasant Ridge Drive and another public road.

Pheasant Ridge Subdivision

Pheasant Ridge Drive



VICINITY MAP



### LEGEND

- 5/8" Capped Rebar (#1328) to be Set
- Iron Pipe or Pin Found as Noted
- Stone Wall
- Utility Pole
- Existing Structure
- N/F Now or Formerly of
- (21,954/138) Deed Book and Page Reference

### PLAN REFERENCES

- "Plan of Land on Roosevelt Trail (RT 302) in Windham, Maine for Jim Cummings" dated June 2012 by Wayne T. Wood & Co.
- "Boundary Survey at 26 Davis Avenue ~ Windham, Maine made for Henri Brady" dated November 2011 by Owen Haskell, Inc.
- "Plan of Property in Windham, Maine drawn for Frank Avery" dated July 1990 by Survey, Inc.
- "Plan of Pheasant Ridge for John Vozella, Albion Road, Windham, Maine" dated February 1975 by C.R. Storer, Inc. recorded in the Cumberland County Registry of Deeds in plan book 106 on page 17.
- "Plan of Property in Windham, Maine for Frank E. Avery" dated October 1972 by H.I. & E.C. Jordan rerecorded in the Cumberland County Registry of Deeds in plan book 93 on page 52.
- "Plan of land on Roosevelt Trail for Scott E. Hennigar" by Survey, Inc.

### Amended Plan

Lot 8 Pheasant Ridge Subdivision

On  
Pheasant Ridge Drive  
In  
Windham, Maine  
For  
Shelly Afthim

22 Pheasant Ridge Drive ~ Windham, ME 04062

WAYNE

WOOD & CO.

Gray, Maine 04039  
Drwn. By: KIW/WTW  
Scale: 1" = 60'  
Checked By: WTW  
Bk.No. 127, 134

(207)657-3330  
Date  
June 2014  
Job No.  
214011

