



Sebago Technics, Inc.  
75 John Roberts Road-Suite 4A  
South Portland, ME 04106-6963

Phone (207) 200-2100 FAX (207) 856-2206

TO Stephen Puleo  
Town Planner  
8 School Road  
Windham, Maine 04062

## LETTER OF TRANSMITTAL

Hand Delivered

DATE: AUGUST 20, 2021	STI Project 21600
ATTENTION: Stephen Puleo, Town of Windham	
RE:	
Kelli Lane	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Shop drawings ☐ Prints ☒ Plans ☐ Samples ☐ Specifications  
☒ Copy of letter ☐ Shop drawings ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
3	2021-08-20		Ammended Subdivision Aplication
5	2021-08-20	1	Full Size Plas
1	2021-08-20	1	Aplication Fee (Check)

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☒ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: \_\_\_\_\_

COPY TO: \_\_\_\_\_

Signed: Matthew W. Ek

*If enclosures are not as noted, kindly notify us at once.*



August 19, 2021  
21600

Steve Puleo, Town Planner  
Town of Windham  
8 School Street  
Windham, Maine 04062

**Amended Subdivision Application, Kelli Lane Subdivision**

Dear Steve:

On behalf Janet Morrell, we are pleased to submit the enclosed plan and associated documentation for a Subdivision Amendment for the Kelli Lane Subdivision. The original Kelli Lane Subdivision, by Sebago Technics, Inc., for Ed Locke, was dated February 17, 1987, approved by the Windham Planning Board on March 23, 1987 and recorded in the Cumberland County Registry of Deeds (CCRD) in Plan Book 162 Page 4. The Amended Subdivision Plan of Kelli Lane Subdivision, by Sebago Technics, Inc., for Custom Built Homes, was dated January 25, 1988, approved by the Planning Board on March 28, 1988 and recorded in the CCRD in Plan Book 170 Page 46.

This Second Amended Subdivision Plan is to correct a land transfer that occurred in 2004. The owners of Lot 4, Frank K. Atherton and Katherine P. Atherton, conveyed a 5,372 square foot portion of Lot 3, within the Kelli Lane Subdivision, to their daughter, Janet S. Morrell and son in law, Dale S. Morrell, as abutters. This left Lot 3 with 51,015 square feet which is more than the required 50,000 square feet, but the Lot amendment was not brought to the Planning Board for approval. We are simply trying to correct that conveyance with the Second Amended Subdivision Plan.

This application package includes the completed Amended Subdivision Application form. Many of the items we deemed Not Applicable (N/A). The new plan includes the updated Net Residential Area Calculations which shows that the conveyance of the 5,372 s.f. portion of Lot 3 still leaves the subdivision with adequate area allowing for 9.64 Lots while the previous subdivision allowed for 9.83 and the subdivision only has the original 8 lots. We have attached the deed referenced above which was recorded in Deed Book 21500 Page 14, and the easements affecting the property as requested in the application.

Please find the application, required attachments and fee enclosed for your consideration. Thank you for your time and attention to the application. Please contact me if you have any questions or require additional information.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "Matthew W. Ek".

Matthew W. Ek, PLS  
Director of Survey/GIS Advancement

MWE:  
Enc.

# TOWN OF WINDHAM AMENDED SUBDIVISION APPLICATION

## **Amended Plan**

(Section 913 – Revisions to Approved Plans)

The original signed copy of this application must be accompanied by:

- The required application and review escrow fees,
- Five (5) collated submission packets, which must include
  - A copy of the approved plan.
  - Full size paper copy of the proposed revised plan.
    - The revised plan shall indicate that it is the revision of a previously approved and recorded plan and shall show the title of the subdivision and the book and page or cabinet and sheet on which the original plan is recorded at the Registry of Deeds.
  - A bound copy of the required information found in Section 913 of the Land Use Ordinance.
    - The application shall include enough supporting information to allow the Board to make a determination that the proposed revisions meet the standards of Section 900 and the criteria of the State statute.
    - If the revision involves the creation of additional lots or dwelling units, the procedures for Preliminary Plan approval shall be followed. If the revision involves only modifications of the approved plan, without the creation of additional lots or dwelling units, the procedures for final plan approval shall be followed. The checklist below offers a brief description of the requirements for a new Minor Subdivision Final Plan application that is appropriate for most amended subdivision applications to determine when supporting information is necessary. Please see the Statutory Review Criteria in Section 902 and the Performance and Design Standards in Section 910 of the Land Use Ordinance for additional detail. The Board's scope of review shall be limited to those portions of the plan which are proposed to be changed.
- Electronic submission in PDF format of:
  - All plans, maps, and drawings.
    - These may be submitted as a single PDF file or a PDF for each sheet in the plan set.
  - A PDF of the required information found in Section 910 of the Land Use Ordinance

The submission deadline for Final plans is three (3) weeks before the Planning Board meeting for which it will be scheduled.

Applicants are strongly encouraged to schedule a brief submission meeting with Planning Staff, to walk through the application checklist at the time a Planning Board submission is made. This will allow applicants to receive a determination of completeness, or a punch list of outstanding items, at the time a submission is made.

If you have questions about the submission requirements, please contact:

Windham Planning Department	(207) 894-5960, ext. 2
Steve Puleo, Town Planner	<a href="mailto:sjpuleo@windhammaine.us">sjpuleo@windhammaine.us</a>
Amanda Lessard, Planning Director	<a href="mailto:allessard@windhammaine.us">allessard@windhammaine.us</a>

## Amended Subdivision

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Project Name: Kelli Lane Subdivision

Tax Map: 14 Lot: 22-1 to 22-8

Number of lots/dwelling units: 8 Estimated road length: 1,160 FT.

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

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### Contact Information

#### 1. Applicant

Name: Janet Morrell

Mailing Address: 418 Pope Rd., Windham, ME 04062

Telephone: 207-838-9573 Fax: N/A E-mail: N/A

#### 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: Matthew Ek, PLS

Company Name: Sebago Technics Inc.

Mailing Address: 75 John Roberts Rd., Suite 4A, S. Portland ME 04106

Telephone: 207-200-2058 Fax: 207-856-2206 E-mail: mek@sebagotechnics.com

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



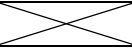
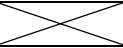
Signature

August 19, 2021

Date

**Amended Subdivision - Minor Final Subdivision Submission Requirements (not all may be applicable)**

<b>A. Mandatory Written Information</b>		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.	N/A	
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		
	i. Estimated costs of development, and itemization of major costs	N/A	
	ii. Financing - provide one of the following:		
	a. Letter of commitment to fund from financial institution, governmental agency, or other funding agency	N/A	
	b. Annual corporate report with explanatory material showing availability of liquid assets to finance development	N/A	
	c. Bank statement showing availability of funds if personally financing development	N/A	
	d. Cash equity commitment	N/A	
	e. Financial plan for remaining financing	N/A	
	f. Letter from financial institution indicating an intention to finance	N/A	
	iii. If a corporation, Certificate of Good Standing from the Secretary of State	N/A	
11	Technical Capacity		
	i. A statement of the applicant's experience and training related to the nature of the development, including developments receiving permits from the Town.	N/A	
	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.	N/A	
12	Name and contact information for the road association who's private way or road is used to access the subdivision (if applicable)	N/A	

<b>B. Mandatory Plan Information</b>		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:		
	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	✓	
	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	N/A	
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.	N/A	
15	Written offers of cessation to the Town of all public open space shown on the plan.	N/A	
16	All conditions of approval and/or waivers required or granted by the Planning Board, with the exception of waivers from the submission requirements.	N/A	
17	Boundaries of any flood hazard areas and the 100-year flood elevation as depicted on the Town's Flood Insurance Rate Map	N/A	
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	

<b>C. Submission information for which a waiver may be granted.</b>		<b>Applicant</b>	<b>Staff</b>
1	Contour lines at intervals of 5 feet, or at lesser intervals as the Planning Board may require	✓	
2	Description of how stumps and demolition debris will be disposed of	N/A	
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.	N/A	
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).	N/A	
5	If subsurface wastewater disposal systems (septic) are proposed, a hydrogeologic assessment prepared by a Maine Licensed Site Evaluator or Certified Geologist.	N/A	
6	Show location of driveways	✓	
<b>Electronic Submission</b>		✓	

MAINE REAL ESTATE TAX PAID

WARRANTY DEED

**FRANK K. ATHERTON** and **KATHERINE P. ATHERTON** of Windham, Cumberland County, Maine being married for consideration paid grant to **JANET S. MORRELL** and **DALE S. MORRELL** whose mailing address is 49 Page Road, Windham, ME 04062 with WARRANTY COVENANTS, as joint tenants, the land in Windham, County of Cumberland, State of Maine bounded and described as follows:

See Exhibit A attached hereto  
and incorporated herewith

Witness our hands and seals this 14 day of June, 2004.

  
Frank K. Atherton

  
Katherine P. Atherton

STATE OF MAINE  
Cumberland, ss.

June 14, 2004

Then personally appeared the above-named Frank A. Atherton and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
Notary Public

Typed Name of Notary:

BRENDA D. PILLSBURY  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES: 6/30/10

SEAL



**EXHIBIT A**

A certain lot or parcel of land situated in the Town of Windham, County of Cumberland, and State of Maine, being more particularly bounded and described as follows:

Beginning at a 5/8" rebar marking the easterly most corner of land now or formerly of Atherton, Grantor herein as described in deed book 7767, Page 28, recorded in Cumberland County Registry of Deeds, also being Lot 3 as shown on Amended Subdivision Plan of Kelli Lane recorded in plan book 170, Page 46 of the Cumberland County Registry of Deeds; thence south  $45^{\circ}45'00''$  west along land now or formerly of Morrell as described in deed book 14337, page 350, recorded in the Cumberland County Registry of Deeds, 21.44 feet to an iron pipe; thence south  $75^{\circ}36'35''$  west continuing along land now or formerly of Morrell, 69.05 feet to a no. 5 rebar; thence north  $19^{\circ}38'23''$  west across land of Grantor herein, 113.41 feet to a no. 5 rebar at land now or formerly of Manos as described in deed book 11976, page 297 recorded in the Cumberland County Registry of Deeds, also being Lot 2 of the above described plan; thence  $58^{\circ}10'32''$  east along land now or formerly of Manos, 141.65 feet to the point of beginning.

Said parcel contains 5,372 square feet and is a portion of land described in deed book 7767, Page 28, recorded in the Cumberland County Registry of Deeds. Bearings are magnetic of the year 1994. Said parcel subject to easement and/or right of ways of record.

This is a gift from Parents to Daughter and Son-in-Law.

Received  
Recorded Register of Deeds  
Jul 02, 2004 01:55:30P  
Cumberland County  
John B O'Brien

consideration, paid by Central Maine Power Company, a Maine corporation of Augusta, Maine, the receipt whereof is hereby acknowledged, does hereby grant to the Central Maine Power Company, its successors and assigns, the right to set and maintain one pole over and across my land situated in the Town of Gray County of Cumberland said State, together with fixtures and wires connecting to convey electricity to my residence and also the right to attach wires and appliances for guying from said pole where necessary to and into my land, the location of the pole to be as follows: In a westerly direction from pole #138 on Birchwood Road Little Sebago Lake.

Also with the right to enter upon my said land for the purpose of trimming and cutting such tree or trees as may in the judgment of said Central Maine Power Company, its successors or assigns, interfere with or endanger said electric lines or their operation.

IN WITNESS WHEREOF, the said Morris P. Lerman and Lillian A. Lerman wife of the said Morris P. Lerman joining in this right and easement as grantor and relinquishing and conveying her rights by descent and all other rights in the above described easement, have hereunto set their hand(s) and seal(s) this 1st day of August 1950.

Signed, Sealed and Delivered in the presence of

Earl C. Skillings

Morris P. Lerman Seal

G. E. Comeras

Lillian A. Lerman Seal

STATE OF MAINE,

Cumberland ss.

August 1, 1950

Personally appeared the above named Morris P. Lerman and acknowledged this instrument to be his free act and deed, before me,

Earl C. Skillings

Justice of the Peace

Received October 3, 1950 at 3h, 25m, P.M., and recorded according to the original.

(1200) 11-46  
1000

PERMIT OR EASEMENT FOR POLE LOCATIONS  
ON PRIVATE PROPERTY

KNOW ALL MEN BY THESE PRESENTS, That I, Harriett G. Page of Windham in the County of Cumberland and State of Maine, in consideration of one Dollar (\$1.00) paid by CENTRAL MAINE POWER COMPANY, a Maine corporation having its principal office at Augusta, in the County of Kennebec, said State, the receipt whereof I do hereby acknowledge, do hereby grant to the Central Maine Power Company, its successors and assigns, the right to set and maintain Four poles over and across my land situated in the town of Windham, County of Cumberland said State, together with fixtures and wires connecting to convey electricity and also the right to attach wires and appliances for guying from said poles where necessary to and into my land, the location of said poles to be as follows:

Beginning at a point in the southerly side line of Page Road, about 200' west-

Page  
to  
Central  
Maine  
Power  
Co.  
Permit

erly from the westerly side line of T. R. Trail; thence extending southerly as now staked to a two pole fixture near the mill of Kenneth Mains.

Also with the right to enter upon my said land for the purpose of trimming and cutting such tree or trees as may in the judgment of said Central Maine Power Company, its successors or assigns, interfere with or endanger said electric lines or their operation.

IN WITNESS WHEREOF, the said Harriett G. Page (widow) has hereunto set her hand and seal this 7th day of April 1950.

Signed, Sealed and Delivered in the presence of

Earl C. Skillings Harriett G. Page Seal  
STATE OF MAINE,  
Cumberland ss. April 7, 1950

Personally appeared the above named Harriett G. Page and acknowledged this instrument to be her free act and deed, before me,

Earl C. Skillings  
Justice of the Peace.

Received October 3, 1950 at 3h, 25m, P.M., and recorded according to the original. -

Robinson  
&  
to  
Central  
Maine  
Power  
Co.  
Permit

(1200) 5-47 PERMIT OR EASEMENT FOR POLE LOCATIONS  
2,000 ON PRIVATE PROPERTY

KNOW ALL MEN BY THESE PRESENTS, That Lee P. Robinson and Marjorie E. Robinson of Gorham in the County of Cumberland and State of Maine, in consideration of One Dollar and other valuable consideration, paid by Central Maine Power Company, a Maine corporation of Augusta, Maine, the receipt whereof is hereby acknowledged, does hereby grant to the Central Maine Power Company, its successors and assigns, the right to set and maintain one poleg over and across my land situated in the Town of Gorham County of Cumberland said State, together with fixtures and wires connecting to convey electricity and also the right to attach wires and appliances for guying from said poles where necessary to and into my land, the location of the poles to be as follows: as now staked, extending southwesterly from the southwesterly side line of the Moshers Corner - South Windham Rd. to land of the Lachance Brothers Brick Company. Pole #5

Also with the right to enter upon my said land for the purpose of trimming and cutting such tree or trees as may in the judgment of said Central Maine Power Company, its successors or assigns, interfere with or endanger said electric lines or their operation.

IN WITNESS WHEREOF, the said Lee P. Robinson and Marjorie E. Robinson being Husband & Wife have hereunto set their hand(s) and seal(s) this 3rd day of May 1950.

Signed, Sealed and Delivered in the presence of

Earle L. Mitchell Lee P. Robinson Seal  
To both Marjorie E. Robinson Seal

Know all Men by these Presents,

299

That WE, FRANK K. ATHERTON and KATHERINE P. ATHERTON, both of the Town of Windham, County of Cumberland and State of Maine,

in consideration of one dollar and other valuable consideration,

paid by JANET L. SYLVESTER, of Windham, in the County of Cumberland and State of Maine, and being unmarried,

~~whose mailing address is~~

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Janet L. Sylvester, her heirs and assigns forever,

~~and her heirs and assigns forever~~

a certain lot or parcel of land located in the Town of Windham, County of Cumberland and State of Maine and being bounded and described as follows:

Commencing at an iron in the southerly sideline of Page Road in said Windham, at a point two hundred thirty (230) feet southeasterly by said sideline from a granite monument marking an angle in said Page Road, said point of beginning being also the southerly corner of a parcel of land conveyed to George A. Vokey, Jr. and Gail L. Vokey by Raymond E. Howland and Betty C. Howland by deed dated 1979 and recorded in the Cumberland County Registry of Deeds in Book 4222, Page 195; thence westerly by land of the said Vokey one hundred seventy-nine and seven-tenths (179.7) feet, more or less, to an iron in the southwesterly corner of the said Vokey land; thence continuing on the same course as immediately above described, and by other land of the grantors herein eighty-five (85) feet, more or less, to the easterly sideline of a right-of-way owned by the Portland Pipeline Corp.; thence southerly by the easterly sideline of said right-of-way three hundred twenty-three (323) feet, more or less, to a point where the northerly sideline of land conveyed to Barbara Howard by Robert A. Irish by deed dated July 24, 1975 and recorded in said Registry of Deeds in Book 3718, Page 78, and also being the sideline of Lot No. Three (3) as shown on a plan dated September 8, 1960, made by A. E. Sanders, C. E., and recorded in said Registry of Deeds in Plan Book 54, Page 4, projected southwesterly intersects the said easterly sideline of said right-of-way; thence northeasterly by said projection, one hundred ninety (190) feet, more or less, to the northwesterly corner of land conveyed to the said Barbara Howard by Harry L. Gray, C.T.A., for the Estate of Ruby Schellinger, by deed dated June 27, 1966 and recorded in said Registry of Deeds in Book 2964, Page 65; thence continuing northeasterly by said Howard land one hundred thirty (130) feet, more or less, to the said southerly sideline of said Page Road; thence northerly by the said sideline of Page Road sixty-eight and fifty-five hundredths (68.55) feet, more or less, to the point of beginning.

Subject to the rights of the grantors, their heirs or assigns, to use the abandoned wood road, sometimes referred to as Harmon Road, and which borders the northerly edge of the above described parcel, such use shall be restricted to the ingress and egress to other land of these grantors, and shall include the right to install

utilities. Said roadway right-of-way to be fifty (50) feet in width, perpendicular to the northerly sideline of the premises conveyed herein.

Being a portion of land conveyed to the grantors herein by deed dated July 27, 1966 and recorded in said Registry of Deeds in Book 2974, Page 250, and being triangular in shape and containing 50,300 square feet, more or less.

Grantor and Grantee herein are parent and child and this transaction is a gift without consideration.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Janet L. Sylvester,

~~her~~ <sup>her</sup> heirs and assigns, to their own use and behoof forever.

**And** we do covenant with the said Grantee ~~her~~ <sup>her</sup> heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, except as aforementioned;

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid;

and that we and our heirs shall and will warrant and defend the same to the said

Grantee ~~her~~ <sup>her</sup> heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** We the said Frank K. Atherton and Katherine P. Atherton, being husband and wife,

~~next~~

~~husband/wife of the said~~

joining in this deed as Grantors and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hands and seals this twenty-first day of the month of August, A.D. 1979.

Signed, Sealed and Delivered  
in presence of

Brian R. Olson, to both

Frank K. Atherton

Katherine P. Atherton

State of Maine, County of Cumberland

on August 21, 1979.

Then personally appeared the above named Frank K. Atherton and Katherine P. Atherton

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Brian R. Olson

AUG 24 1979

MY COMMISSION EXPIRES  
DECEMBER 29, 1983

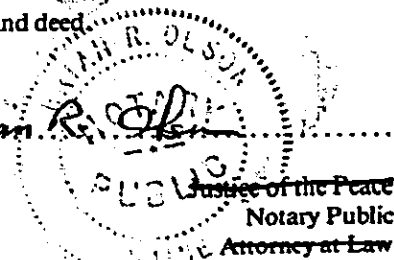
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 12 H 37 M P.M. and recorded in

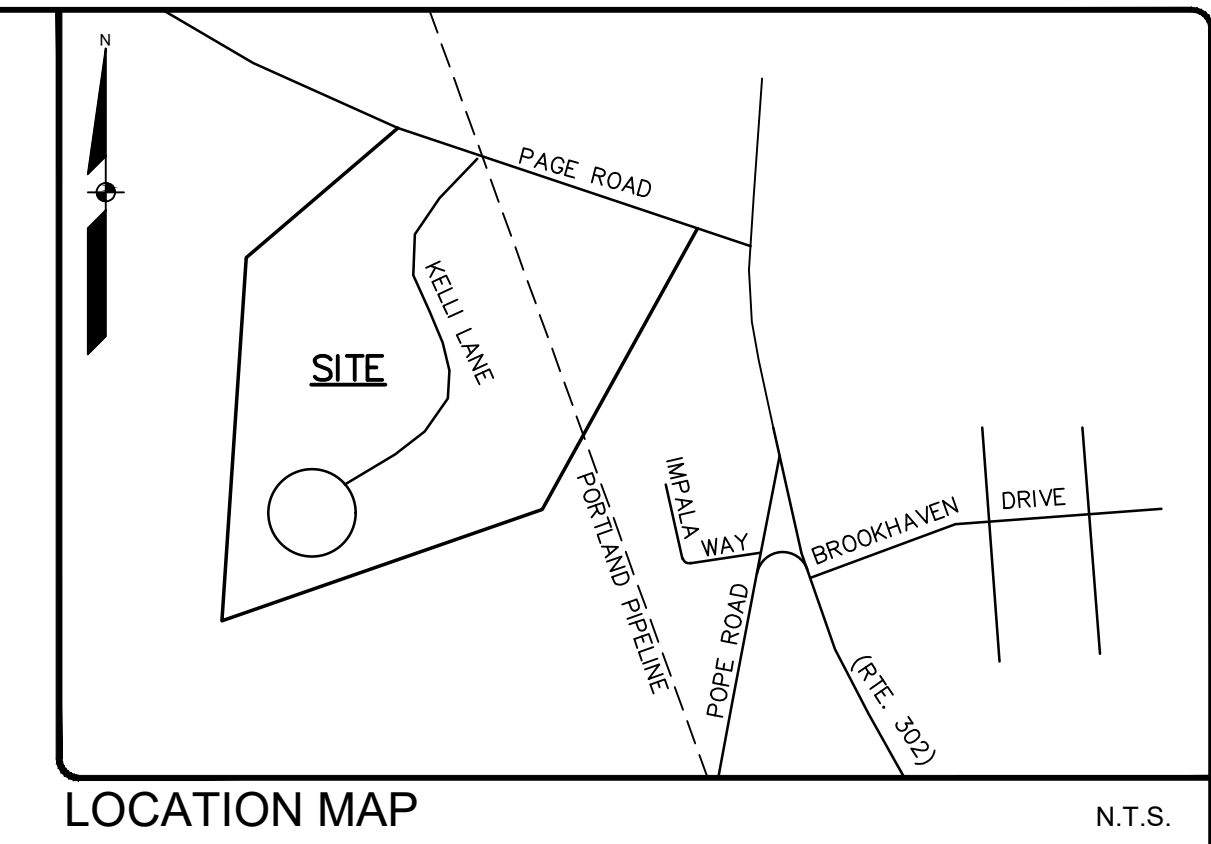
BOOK 4481

PAGE 299

Leah S. Gibbels DEPUTY Register







## LOCATION MAP

## GENERAL NOTES

1. THE PREVIOUS RECORD OWNER OF THE PROPERTY IS FRANK & KATHERINE ATHERTON.
2. DEED REFERENCE: CUMBERLAND COUNTYRegistry DEEDS BOOK 4796, PAGE 628 AND BOOK 7766, PAGE 320.
3. THE PROPERTY IS LOCATED ON THE TOWN OF WINDHAM TAX MAP 14 LOTS 22-1 THROUGH LOTS 22-4.
4. THE BOUNDARY SHOWN HEREON CONFORMS TO THE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS OF PRACTICE CATEGORY I, CONDITION II.
5. TOPOGRAPHIC SURVEY PERFORMED BY SEBAGO TECHNICS INC. WESTBROOK MAINE, DECEMBER 1996.
6. THIS LOT IS IN THE FARM-RESIDENTIAL ZONE.
7. SPACE AND BULK STANDARDS:

MINIMUM LOT SIZES:	50,000 S.F.
MINIMUM STREET FRONTAGE:	150 FEET
MINIMUM REAR YARD:	10 FEET
MINIMUM SIDE YARD:	10 FEET
MINIMUM FRONT YARD:	30 FEET
8. PLAN REFERENCES:
  - a) PLAN OF LAND TO BE CONVEYED BY CLYDE S. & NORMA E. PAGE TO FRANK R. ATHERTON ET AL. DATED 06-08-85 BY EDWARD J. NORRIS R.L.S.#43.
  - b) SURVEY PLAN OF LOT FOR JANET SYLVESTER DATED 08-07-79 BY EDWARD J. NORRIS.
  - c) TRACING OF PLAN OF PORTION OF RIVER ROAD DATED 09-10-55 BY H.I. & E.C. JORDAN RECORDED IN PLAN BOOK 7, PAGE 8.
  - d) TRACING OF PLAN OF PAGE RATION DATED 10-14-55 BY H.I. & E.C. JORDAN RECORDED IN PLAN BOOK 7, PAGE 6.
  - e) "PLAN OF LAND IN WINDHAM MAINE" SURVEYED FOR HARRIETT G. SKILLINS BY E.A. SAUNDERS C.E. DATED 09-08-80 RECORDED IN PLAN BOOK 54, PAGE 4.
  - f) AMENDED SUBDIVISION PLAN OF KELLI LANE SUBDIVISION, WINDHAM MAINE FOR CHASE BUILT HOMES BY SEBAGO TECHNICS INC. DATED 1-25-88 AND REVISED THROUGH 1/25/88. RECORDED IN PLAN BOOK 170, PAGE 46.
9. EASEMENTS:
  - a) PORTLAND PIPELINE CO. TO FRANK K. & KATHERINE P. ATHERTON. DATED 08-03-79 (RECORDED DEED).
  - b) POLE EASEMENT: HARRIETT G. PAGE TO CENTRAL MAINE POWER CO. DATED 04-07-50. RECORDED IN BOOK 2222, PAGE 71.
  - c) RIGHT-OF-WAY, 50' WIDE, CALLED "HARMOND ROAD" RIGHTS OWNED BY FRANK J. & KATHERINE P. ATHERTON RECORDED IN BOOK 4481, PAGE 299.
10. NO CONSTRUCTION SHALL BE PERMITTED WITHIN THE ABANDONED 50' RIGHT-OF-WAY IN LOTS 2 AND 7 UNTIL SUCH TIME THAT ALL PRIVATE INTERESTS ARE RELEASED.
11. PARCEL SHOWN WAS CONVEYED TO JANET L. SYLVESTER (AN ABUTTER) RECORDED IN BOOK 7759, PAGE 327 AND IS NOT INCLUDED IN THIS SUBDIVISION. AREA OF PARCEL CONVEYED IS 4124.87 S.F. (0.09).
12. THE DEVELOPER SHALL PLACE A TREE-BARRIER OR A SITE-IMPERVIOUS FENCE ON HIS PROPERTY ALONG THE PROPERTY LINE OF THE LAND OWNED BY BEVERLY J. LIBBY. THIS TREE FENCE SCREEN SHALL BE REQUIRED BY DEED TO BE MAINTAINED BY EACH PROPERTY OWNER ONCE THE LOTS BORDERING THIS LOT ARE SOLD.
13. THE CONTRACTOR SHALL COORDINATE WITH PORTLAND PIPELINE COMPANY WITH RESPECT TO ROAD CROSSING. A CONCRETE CAP MAY BE REQUIRED IF DEPTH OF COVER IS NOT ACCEPTABLE TO PORTLAND PIPELINE CO. LINE LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
14. THIS PLAN SUPERCEDES A PREVIOUS SUBDIVISION PLAN OF KELLI LANE SUBDIVISION RECORDED IN THE CCRD IN PLAN BOOK 170, PAGE 46.
15. THE 5,372 SQUARE FOOT PARCEL THAT WAS CONVEYED FROM LOT 3 TO DALE AND JANET MORRELL, AS AN ABUTTER, WAS NOT PREVIOUSLY APPROVED BY THE PLANNING BOARD. SUBSEQUENT TO THAT DEED A PORTION OF THE MORRELL LAND WAS CONVEYED TO TIMOTHY R. TANDBERG, JR IN DEED BOOK 35873 PAGE 226. THE 5,372 SQUARE FOOT PORTION OF LOT 3 WAS INTENDED TO BE CONVEYED TO MR. TANDBERG BUT THE METES AND BOUNDS DESCRIPTION DID NOT INCLUDE IT. A CORRECTIVE DEED IS BEING PREPARED TO CONVEY THE 5,372 SQUARE FEET AS ORIGINALLY INTENDED.

APPROVAL-  
TOWN OF WINDHAM  
PLANNING BOARD

DATE \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_

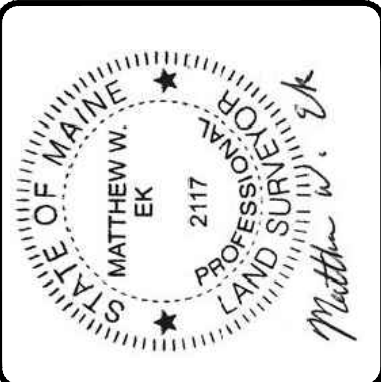
AMENDMENT NOTE:

THIS PLAN SUPERSEDES THE PREVIOUSLY APPROVED AMENDED SUBDIVISION OF KELLI LANE SUBDIVISION RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1707 PAGE 46. THIS AMENDMENTS PURPOSE IS TO OBTAIN PLANNING BOARD APPROVAL TO REMOVE THE 5,372 SQUARE FEET OF LAND THAT WAS PREVIOUSLY CONVEYED FROM LOT 3 TO THE ABUTTER AT THAT TIME, DALE AND JANET MORRELL, IN DEED BOOK 21500 PAGE 14, FROM THE SUBDIVISION.

STATE OF MAINE, CUMBERLAND  
COUNTY SS, REGISTRY OF DEEDS

RECEIVED \_\_\_\_\_, 20\_\_\_\_\_  
AT \_\_\_\_ H \_\_\_\_ M \_\_\_\_\_ M AND  
RECORDED IN \_\_\_\_\_  
PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

ATTEST: \_\_\_\_\_ REGISTER

[illegible]

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[WWW.SEBAGOTECHNICS.COM](http://WWW.SEBAGOTECHNICS.COM)  
75 John Roberts Rd.  
South Portland, ME 04106  
Tel. 207-207-2100

## SECOND AMENDED SUBDIVISION PLAN

SECOND AMENDED SUBD  
OF:  
KELLI LANE SUBDIVISION  
WINDHAM, MAINE

FOR RECORD OWNER:

FOR RECORD OWNER:  
**JANET MORRELL**  
418 POPE ROAD  
WINDHAM, MAINE

DESIGNED	-
DRAWN	SRM
CHECKED	TSL/MWE
DATE	08/10/21
SCALE	1" = 60'
PROJECT	21600

SHEET 1 OF 1

21600SB.dwg, TAB:MWE