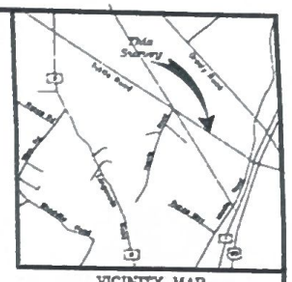
Docusign Envelope ID: 7D5D55B6-60DF-810A-82C1-D87D443D9754

PLAN REFERENCES

1. "Amended Plan for a Private Street Known as Snitger Way in Cumberland, Maine made for Robert P. LeBlanc, Jr. and Corrie G. LeBlanc" dated June 16, 2008 by William Austin recorded in the Cumberland County Registry of Deeds in Plan Book 208 on Page 302.
2. "Property Division ~ 92 Tuttle Road ~ Cumberland, Maine for Peter Gerrity" dated 01/12/05 by Bruce R. Bowman recorded as Page #3 of a deed recorded in the Cumberland County Registry of Deeds in Book 22,256 on Page 3.
3. Sheets 1 & 2 of "Plat Plan ~ Jordan Farm Estates ~ 120 Tuttle Road ~ Cumberland, Maine prepared for Owner/Applicant: Southwoods LLC." dated August 2, 2002 by Mitchell & Associates recorded in the Cumberland County Registry of Deeds in Plan Book 203 on Pages 370 and 371.
4. "Plan for a Private Way at 105 Tuttle Road in Cumberland, Maine for Snitger & Littlefield" dated October 2002 by Daniel T. C. LaPoint recorded in the Cumberland County Registry of Deeds in Plan Book 202 on Page 684.
5. "Plat Plan ~ Flintlock Ridge Subdivision ~ Tuttle Road ~ Cumberland, Maine ~ Client/Owner: The Spaldero Company, LLC." dated June 1999 by Squaw Bay Corp. recorded in the Cumberland County Registry of Deeds in Plan Book 200 on Page 47.
6. "Plan for Private Way and Lot Division ~ Tuttle Road ~ Cumberland, Maine for Daniel Crewe" dated October 1999 by BH2M recorded in the Cumberland County Registry of Deeds in Plan Book 200 on Page 503.
7. "Plan of Land at 98 Tuttle Road ~ Cumberland, Maine for Morris L. & Lynn G. Silver" dated December 1998 by Daniel T. C. LaPoint recorded in the Cumberland County Registry of Deeds in Plan Book 199 on Page 95.
8. "Plan of Land for Peter Gerrity on Tuttle Road ~ Cumberland, Maine" dated 2-5-88 by Delta Engineering, Inc.
9. "Plan of Land on Tuttle Road & Greely Road ~ Cumberland, Maine for Pasquale & Carol A. Spizucco" dated September 24, 1987 Owen Haskell, Inc.



VICINITY MAP

N/F David P. Cowan Lisa N. Cowan (12,615/59)

N/F Joseph J. Charron (18,614/139)

N/F David T. Beaulieu Kristin M. Beaulieu (14,637/158)

N/F David R. Bickerman (26,433/227)

N/F Peter F. Gerrity Marie Gerrity (7221/158)

N/F MPG, LLC (30,818/84)

N/F Julie Ann Jordan (23,092/239)

N/F Carl A. Germann (28,136/98)

N/F Chris A. Bowden Ellen Bowden (27,142/108)

Open Space

N/F Chris A. Bowden Ellen Bowden (27,142/108)

50' Right of Way Use Restrictions See Plan Book 211 Page 182

N/F Paul C. Cloutier (26,237/222)

N/F Julie Ann Jordan (23,092/239)

N/F Kimberly Palmer Dorksy Daniel Mark Dorsky (16,765/280)

N/F John E. Palmer, Jr. Denise K. Palmer (17,277/227)

N/F David R. Steuer Callie C. Steuer (27,415/8)

Proposed Lot 4.18 acres

Proposed Lot 4.50 Acres

Proposed Lot 2.00 acres

50' Access Easement

S 50°35'00" W 1226.17'

S 50°35'00" W 525.00'

S 50°35'00" W 440.20'

S 50°35'00" W 246.79'

S 50°43'50" W 1377.95'

S 45°07'53" W 517.04'

S 50°31'04" W 842.31'

S 41°31'46" W 715.62'

S 50°43'32" W 578.82'

S 50°32'07" W 607.12'

N 41°56'55" W 337.30'

N 41°20'42" W 379.84'

N 41°20'42" W 955.76'

N 41°44'47" W 735.70'

N 50°22'24" W 365.72'

S 50°35'00" W 150.02'

685.00'

166.20'

253.00'

198.87'

307.03'

138.31'

305.05'

53.00'

220.77'

264.00'

0' 100' 200' 300'

Initial SPT

Initial MJD

NOTES

1. Owners of record are Stephen P. Thomas and Nancy A. Dix by warranty deed of Dana Y. Norris and H. Louise Norris recorded in the Cumberland County Registry of Deeds in Book 4847 on Page 289.
2. All bearings are referenced to Magnetic North of the Year 1988 as per the plan referenced in Plan Reference #8 above and are calculated from angles of an actual on the ground survey.
3. The subject parcel is shown on the Town of Cumberland Tax Map #R01 as Lot #67 and falls within the Rural Residential 2 (RR2) zone with the following minimum requirements: 2 acres with 200 foot road frontage and the following setback requirements: Front 50 feet, Rear 75 feet and Side 30 feet with a combined width requirement of 75 feet.

LEGEND

- 5/8" Capped Rebar (#1328) to be Set
- Iron Pipe or Pin Found as Noted
- Stone Wall
- Utility Pole
- Existing Building
- Well
- N/F — Now or Formerly of
- (12,615/59) — Deed Book and Page Reference

STATE OF MAINE WAYNE T. WOOD 1328 PROFESSIONAL LAND SURVEYOR

State of Maine, Cumberland ss.
Registry of Deeds
Received_____20____
at___h___m___ and recorded in
Plan Book_____Page_____
Attest: _____
Register

Plan of Land
On
Tuttle Road
In
Cumberland, Maine
For Owners of Record:
Stephen P. Thomas & Nancy A. Dix
118 Tuttle Rd. ~ Cumberland, ME 04021

WAYNE T. WOOD &CO.
Gray, Maine 04039 (207)657-3330

Drwn. By: KLW/WTW	Date: May 2024
Scale: 1" = 100'	Job No. 212029
Chkd. By: WTW	
Bk No. 127	