OUT PARCEL
SEE PLAN - "PLAN OF LAND TO BE RETAINED BY WOLFERTZ" BY OAK POINT ASSOCIATES.

JAMES TITO, et. al.
1865/462

SEE PLAN ENTITLED: "A PROPOSED DIVISION OF ORIN B. EDWARDS FARM" BY LIBBY & DOW DATED JUNE 4, 1963. RECORDED YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 35 PAGE 45.

OLD POOL ROAD

Channel Cove Lane (Private Road)

Landing Way (Private Road)

LINE PER SURVEY OF JOHN ROSSBOROUGH RECORDED YCRD PLAN BOOK 43, PAGE 29

1 — 21,015 s.f.
2 — 25,159 s.f.
3 — 22,871 s.f.
4 — 26,002 s.f.
5 — 23,404 s.f.
6 — 25,540 s.f.
7 — 30,632 s.f.
8 — 33,339 s.f.
9 — 30,312 s.f.
10 — 31,749 s.f.
11 — 46,821 s.f.
12 — 32,994 s.f.
13 — 27,287 s.f.
14 — 38,999 s.f.
15 — 33,605 s.f.
16 — 21,009 s.f.
17 — 24,509 s.f.
18 — 23,734 s.f.
19 — 23,874 s.f.
20 — 21,742 s.f.
21 — 22,066 s.f.
22 — 22,027 s.f.
23 — 40,590 s.f.
24 — 25,613 s.f.
24A — 9594 s.f.

30,492 s.f. 0.7 ACRES

152.71 TOTAL (152.81 PLAN)

BUILDING SETBACK LINE

10' GRADING & LANDSCAPE EASEMENT

30' DRAINAGE EASEMENT

20' PEDESTRIAN EASEMENT

30' DRAINAGE & PEDESTRIAN EASEMENT

LANDSCAPED COMMON AREA 2,326 s.f.

HEIRS OF JOHN MURPHY and OTHERS 530/416

SETBACK LINE

GARNET F. COLPITTS 2063/842

CLARK W. CLEMMER 3273/01

GARY R. DESMARAIS 2476/311

WM. H. EVELETH 3128/306

RICHARD P. OUELLETTE 2620/38

ROBERT M. TOBIN 2098/375

ROBERT M. TOBIN 2105/26

JEAN W. JONES 2312/71

ANDREW P. SCONTRAS 2221/111

ROBERT J. RILEY 2662/133

SEE PLAN ENTITLED "ANCHORAGE BAY TERRACE" BY LIBBY & DOW DATED JULY 23, 1970. RECORDED YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 49, PAGE 41.

MAGNETIC NORTH JULY 1985

N 46-31-10 E TIE COURSE

REGISTRY OF DEEDS
Received SEP 18 1985
at 8:53 A.M.
Filed in Plan book 141 Page 41
ATTEST: Ann M. Pingree, Register

32205

Approved

City of Biddeford Planning Board Date 9/11/85

Philip Morse Chairman

Michael P. Contreca 9/11/85

Robert L. Schad

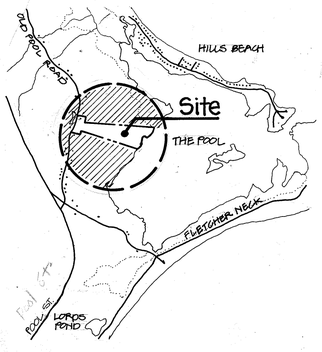
Gerard L. Beaudet

Wilbert Bacon

Centerline Curve Data

	CURVE 1	CURVE 2	CURVE 3	CURVE 4
Δ	13-36-22	19-29-22	71-01-02	51-42-35
R	1000.00	1000.00	400.00	250.00
L	237.47	340.16	495.91	226.63
T	119.30	171.74	286.50	121.15
CH	236.92	338.82	464.76	218.05

Location Map 1" = 2000'



Legend

- PROJECT PROPERTY LINE
- LOT LINE
- EXISTING STRUCTURE
- CEMETERY
- IRON FOUND
- 5/8" REBAR TO BE SET
- STONE MON. FOUND
- GRANITE MON. TO BE SET
- EXISTING STONEWALL

General Notes

1. RECORD OWNER OF THE PROPERTY: CAROLINE L. WOLFERTZ. RECORDED IN YORK COUNTY REGISTRY OF DEEDS IN BOOK 972, PG. 187.
2. BOUNDARY SURVEY BY LAND-USE CONSULTANTS, PORTLAND, MAINE DATED JULY, 1985.
3. THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS, FOR A CATEGORY 1 CONDITION 2 STANDARD BOUNDARY SURVEY.
4. PROJECT AREA IS IN SR-1 ZONE:
   MIN. LOT SIZE : 20,000 s.f.
   MIN. LOT FRONTAGE : 100'
5. AREA SUMMARY
   TOTAL LOT AREA : 15.89 AC.
   ROAD R.O.W. : 2.32 AC.
   COMMON AREA : .05 AC.
   TOTAL AREA : 18.21 AC.

6. ALL LOT OWNERS SHALL BE MEMBERS OF THE CHANNEL COVE HOMEOWNER'S ASSOCIATION and SUBJECT TO ITS BY-LAWS.
7. CHANNEL COVE LANE and LANDING WAY TO BE OWNED and MAINTAINED AS PRIVATE ROADS BY THE CHANNEL COVE HOMEOWNERS ASSOCIATION. NO MUNICIPAL SERVICES TO BE PROVIDED - (SNOW PLOWING, TRASH PICK-UP, or ROAD REPAIR)
8. LOTS 11, 12, 14 and 16 MAY BE SUBJECT TO STANDARDS OF THE BIDDEFORD SHORELAND ZONING ORDINANCE AND/OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD HAZARD BOUNDARY MAPPING.
9. NO DWELLING SHALL BE ERECTED ON LOT 24A. LOT 24A TO BE USED BY LOT 24 FOR SUBSURFACE SEWAGE DISPOSAL
10. REFERENCE IS MADE TO A PLAN OF THE LOUIS PARCEL BY JOHN ROSSBOROUGH, RLS, RECORDED YCRD PLAN BOOK 43, PAGE 29.

STATE OF MAINE — JEFFREY M. McALLISTER 1263 — REGISTERED LAND SURVEYOR

9.10.85	CURVE DATA, NOTES, AREA SUMMARY
DATE:	REVISIONS:

Channel Cove

Old Pool Road
Biddeford, Maine

Final Subdivision Plan

LAND BANK, Inc.
P.O. Box 225
Biddeford, Maine 04005

DATE: SEPT. 5, 1985	JOB NO: 1659
DRN: GWF RJZ CHK:	FIELD BK: 162
SCALE: 1" = 60'	SHEET 1 OF 1

FEET 0 10 20 40 60 100 180
METERS

LAND USE CONSULTANTS
Land Planners • Engineers • Surveyors
17 Commercial Street, Portland, Maine 04101
207-772-8392