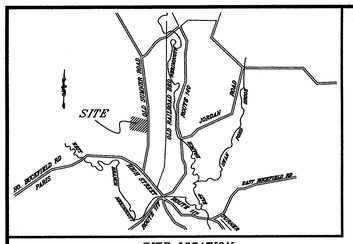
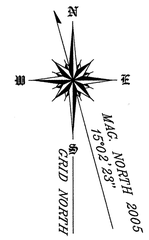
dotloop signature verification: dtlp.us/RE2U-k7eW-4xOB

#25-6239



-- SITE LOCATION --
- NOT TO SCALE -



LEGEND

- PROPERTY LINES
- RIGHT OF WAY/ABUTTING LOT LINES
- EASEMENT LINE
- STONE WALL
- 5/8" CAPPED REBAR SET #2208
- IRON PIN FOUND
- WETLAND
- TP# TEST PIT
- VERNAL POOL
- 75' OFFSET FROM WETLAND OF SPECIAL SIGNIFICANCE
- 250' OFFSET FROM POTENTIAL SIGNIFICANT VERNAL POOL

NOTES:

1. BEARINGS ARE REFERENCED TO MAGNETIC NORTH, AUGUST 2005.
2. DEED REFERENCES ARE MADE TO THE OXFORD COUNTY REGISTRY OF DEEDS, SOUTH PARIS, MAINE.
3. OLD SUMNER ROAD RIGHT OF WAY LIMITS ARE ASSUMED AND BASED ON EXISTING STONE WALLS & TRAVELED WAY.
4. BASED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF BUCKFIELD PANEL NO. 2300179C 1115D DATED JULY 7, 2009. PER MAP NONE OF THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.
5. BASED ON THE MAINE DEPARTMENT OF INLAND FISHERIES AND WILDLIFE THERE ARE NO SIGNIFICANT WILDLIFE HABITATS ASSOCIATED WITH THE PROPERTY BEING SUBDIVIDED.
6. NATURAL RESOURCES SURVEY PERFORMED BY BASSWOOD ENVIRONMENTAL ON MAY 2022. THIS INCLUDED A WETLAND AND STREAM DELINEATION AND WALKOVER TO DETERMINE ANY OTHER RESOURCES OF PARTICULAR REGULATORY IMPORTANCE.
7. SOIL TEST PITS EXCAVATED AND ANALYZED BY ERIC LEMA, LSE #419 FROM BASSWOOD ENVIRONMENTAL
8. WILLY'S WAY IS A 60 FOOT PRIVATE RIGHT OF WAY AS CREATED WITH THE SALE TO DAIGLE.
9. ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE LOT OWNERS AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN.
10. LOTS 1, 2, 3, 4, 5, 6A AND 6B SHALL BE SUBJECT TO THE ROAD MAINTENANCE AGREEMENT DATED OCTOBER 18, 2017 RECORDED AT THE OXFORD COUNTY REGISTRY OF DEEDS IN BOOK 5376, PAGE 611.
11. EACH LOT WILL BE SERVICED WITH INDIVIDUAL WELLS.
12. EACH LOT WILL BE SERVICED WITH INDIVIDUAL SUBSURFACE WASTEWATER TREATMENT SYSTEMS.
13. THE PURPOSE OF THIS PLAN IS TO SHOW REVISION OF LOT 6B WITHIN DEANE'S HILL ESTATES.
    - 2.55 AC. PORTION OF LOT 6B SHOWN ON PLAN REF#6 TO BE ADDED TO LOT 3;
    - 0.44 AC. PORTION OF LOT 6B SHOWN ON PLAN REF#6 TO BE RETAINED (WILLY'S WAY EXTENSION);
    - 2.00 AC. AMENDED LOT 6B TO BE CONVEYED (1.7 AC. REMAINING FROM PLAN REF#6 PLUS 0.3 AC. PORTION OF ABUTTING PROPERTY TM 7-4-16.7);
14. LOT 5 AS SHOWN, SHALL GAIN ACCESS FROM WILLY'S WAY AND NO CURB CUT TO BE ALLOWED OFF OLD SUMNER ROAD.
15. WILLY'S WAY EXTENSION TO BE INCLUDED IN THE ROAD MAINTENANCE AGREEMENT

REFERENCES:

1. SUBDIVISION PLAN ~ COUNTRYSIDE VILLAGE ~ DATED OCTOBER 2, 2006 RECORDED IN THE OXFORD COUNTY REGISTRY OF DEEDS FILE # 4044.
2. REVISED SUBDIVISION PLAN ~ COUNTRYSIDE VILLAGE ~ DATED JANUARY 31, 2007 RECORDED IN THE OXFORD COUNTY REGISTRY OF DEEDS FILE # 4110.
3. REVISED SUBDIVISION PLAN ~ COUNTRYSIDE VILLAGE ~ DATED APRIL 11, 2011 RECORDED IN THE OXFORD COUNTY REGISTRY OF DEEDS FILE # 4732.
4. REVISED SUBDIVISION PLAN ~ COUNTRYSIDE VILLAGE ~ DATED FEBRUARY 12, 2014 RECORDED IN THE OXFORD COUNTY REGISTRY OF DEEDS FILE # 4987.
5. 6 LOT SUBDIVISION PLAN ~ DEANE'S HILL ESTATES ~ DATED APRIL 10, 2017 RECORDED IN THE OXFORD COUNTY REGISTRY OF DEEDS FILE # 5270.
6. DIVISION OF LOT 6, DEANE'S HILL ESTATES ~ DATED APRIL 7, 2022 RECORDED IN THE OXFORD COUNTY REGISTRY OF DEEDS FILE # 5716.
7. AMENDMENT PLAN OF LOT 6B, DEANE'S HILL ESTATES DATED JUNE 5, 2025 PREPARED FOR WILFRED J., JR. & TERESA E. DEANE PREPARED BY DAVIS LAND SURVEYING, LLC RECORDED IN THE OXFORD COUNTY REGISTRY OF DEEDS IN FILE #26-6146.
8. TOWN OF BUCKFIELD TAX MAP 7.

~ LINE TABLES ~
60-FOOT PRIVATE
RIGHT OF WAY CENTERLINE

WILLY'S WAY (A) to (B) to (C)

LINE	BEARING	DISTANCE
L1	S 83°59'55" W	273.33'
L2	N 73°01'55" W	393.80'
L3	N 58°42'03" W	188.95'
L4	N 36°38'27" W	140.31'
L5	S 24°06'50" W	169.62'
L6	S 06°51'42" W	70.66'

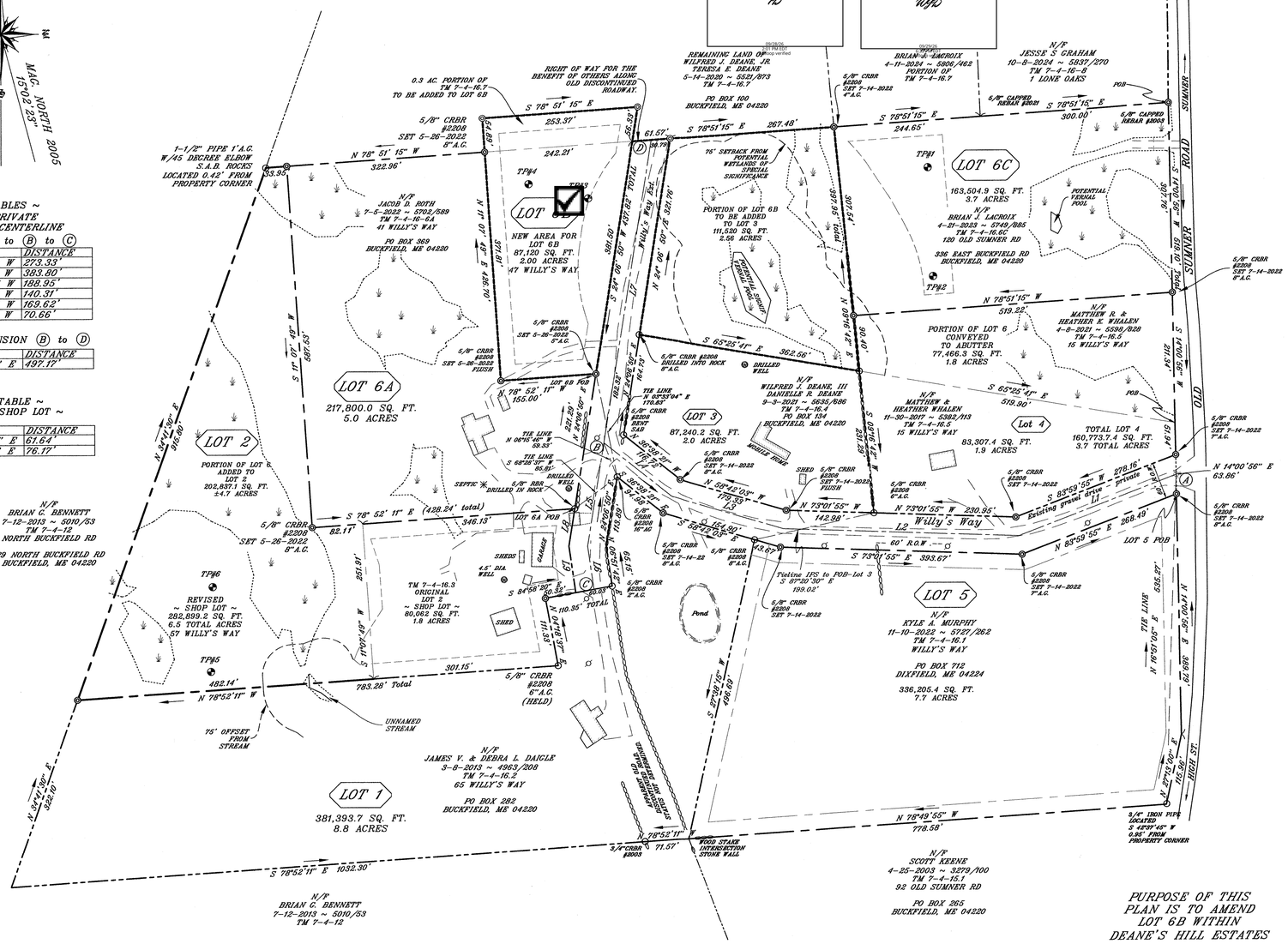
WILLY'S WAY EXTENSION (B) to (D)

LINE	BEARING	DISTANCE
L7	N 24°06'50" E	497.17'

~ LINE TABLE ~
~ LOT 2 - SHOP LOT ~

LINE	BEARING	DISTANCE
L8	N 24°06'50" E	61.64'
L9	N 06°51'42" E	76.17'

N/F
BRIAN C. BENNETT
7-12-2013 ~ 5010/53
TM 7-4-12
129 NORTH BUCKFIELD RD
BUCKFIELD, ME 04220



BUCKFIELD DIMENSION REQUIREMENTS

LOT SIZE: 40,000 SQ. FT
MINIMUM FRONT SETBACK - RIGHT OF WAY: 25 FEET
MINIMUM SIDE & REAR SETBACK: 25 FEET

CONDITIONS OF APPROVAL

TOWN OF BUCKFIELD PLANNING BOARD: DATE:

CHAIRPERSON:
6/30/25
6/30/25
6/30/25

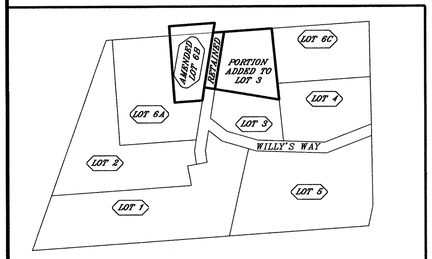
RECORDING INFORMATION:

STATE OF MAINE, OXFORD, ss
REGISTRY OF DEEDS

RECEIVED AUGUST 19 2025
AT 02 HR 22 MIN. P.M. AND RECORDED
IN PLAN BOOK 25-6239 PAGE
ATTEST: Melissa Taylor
REGISTER CLERK

REVISIONS:

NO.	DESCRIPTION:	DATE:
01	CORRECTED NORTH ARROW & ADDED TEXT FOR WILLY'S WAY EXTENSION TO LOT 6B	6/30/2025



DEANE'S HILL ESTATES
NOT TO SCALE

ART. XII - WAIVERS

ART. VIII 8.3.B - ANY STREET CONSTRUCTED IN A SUBDIVISION INTERCONNECTING WITH A PUBLIC WAY MUST BE SURFACED WITH THE SAME TYPE OF MATERIAL AS THE EXISTING PUBLIC WAY IT WILL INTERCONNECT WITH. (WILLY'S WAY IS TO REMAIN A PRIVATE GRAVEL ROAD)

ART. VIII 8.3.4 & ART. VI 6.2.C.19 - STORMWATER DESIGN STANDARDS. (WILLY'S WAY IS AN EXISTING ROADWAY. NO IMPROVEMENTS ARE PROPOSED OTHER THAN CONTINUED REPAIR AND MAINTENANCE IN ACCORDANCE WITH THE ROAD MAINTENANCE AGREEMENT DATED OCTOBER 18, 2017 AND RECORDED AT THE OXFORD COUNTY REGISTRY OF DEEDS IN BOOK 5376, PAGE 644.)

ART. VI. 6.2.C.17 - EROSION CONTROL PLAN. (WILLY'S WAY IS AN EXISTING ROADWAY. NO IMPROVEMENTS ARE PROPOSED OTHER THAN CONTINUED REPAIR AND MAINTENANCE IN ACCORDANCE WITH THE AFOREMENTIONED ROAD MAINTENANCE AGREEMENT.)

ART. VI. 6.2.C.20 - HYDROGEOLOGIC ASSESSMENT (THE PROPERTY IS NOT LOCATED OVER A SIGNIFICANT SAND AND GRAVEL AQUIFER PER MAPS FROM THE MAINE GEOLOGIC SURVEY. TEST PIT ANALYSIS CONDUCTED BY ERIC LEMA, LSE #419 OF BASSWOOD ENVIRONMENTAL INDICATES THAT THE PROPERTY CONTAINS SUITABLE SOILS FOR BUILDING SITES AND SUBSURFACE WASTEWATER DISPOSAL SYSTEMS. IT IS ANTICIPATED THAT THERE WILL BE NO ADVERSE IMPACT ON GROUND WATER QUANTITY OR QUALITY FROM THE SUBDIVISION. WITH RESIDENTIAL DEVELOPMENT. THE MAJOR CONCERN IS NITRATE CONTAMINATION FROM SEPTIC SYSTEMS. EACH SYSTEM WILL BE INSTALLED TO MEET THE MAINE SUBSURFACE WASTEWATER DISPOSAL RULES, DATED AUGUST 2015, AS AMENDED.)

PURPOSE OF THIS PLAN IS TO AMEND LOT 6B WITHIN DEANE'S HILL ESTATES

OWNER OF RECORD:

WILFRED J. DEANE, JR.
TERESA E. DEANE
PO BOX 100
BUCKFIELD, MAINE 04220

TAX MAP 7-4, LOT 16.6
BOOK 3484, PAGE 269
FEBRUARY 18, 2004
&
BOOK 5674, PAGE 828
FEBRUARY 18, 2022

PORTION OF TAX MAP 7-4-16.7
BOOK 5521, PAGE 873
MAY 14, 2020

SCALE : 1" = 100'

0 50' 100' 200' 300' 400'

NOTE:
THIS PLAN SUPERSEDES PLAN FILE #25-6146 BASED ON MINOR ERRORS FOUND AFTER RECORDING.

THIS PLAN IS NOT VALID UNLESS EMBOSSED

STATE OF MAINE
STUART D. DAVIS
2208
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATION:
I, STUART D. DAVIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MAINE, HEREBY CERTIFY THAT THIS PLAN IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL; THAT ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED; AND THAT ALL ANGLES AND DISTANCES ARE CORRECTLY SHOWN. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS IN THE STATE OF MAINE AS S.A. TITLE 32, CHAPTER 141 AND MAINE DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION, CHAPTER 90, STANDARDS OF PRACTICE (CHAPTER 90).

EXCEPT AS FOLLOWS:
1) NO PRINTED REPORT TO DATE.
2) NO DEED DESCRIPTION TO DATE.

DRAWN BY:	DATE:	CHECKED BY:
		SDD

DAVIS LAND SURVEYING, LLC
990 MINOT AVENUE
AUBURN, MAINE 04210
OFFICE (207) 945-3991 ~ CELL (207) 240-3949
EMAIL: stuart@davislandsurveying.net
WEBSITE: www.davislandsurveying.net
JUNE 5, 2025, REVISED JUNE 30, 2025

--- AMENDMENT PLAN OF LOT 6B ---
DEANE'S HILL ESTATES
OLD SUMNER ROAD & WILLY'S WAY, BUCKFIELD, MAINE
WILFRED J., JR. & TERESA E. DEANE
P.O. BOX 100
BUCKFIELD, MAINE 04220

JOB NO.: 25-036
FILE NO.: 682