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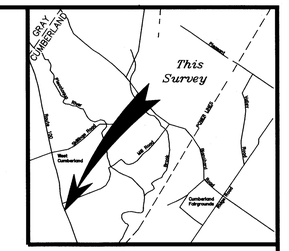
PLAN REFERENCES

1. "Proposed Lot Division on Lower Methodist Road ~ Cumberland, Maine for Gene Stratton" dated January 2009 by Wayne T. Wood & Co.
2. "Standard Boundary Survey on Route 100 in Cumberland, Maine for Elvin Copp" dated July 2007 by Wayne T. Wood & Co.
3. "Castlerock Business Park Subdivision Plan prepared for Elvin H. Copp" dated June 2006 by Terradyn Consultants L.L.C. recorded in the Cumberland County Registry of Deeds in Plan Book 208 on Page 186.
4. "Preliminary Plan ~ Standard Boundary Survey on Mill Road & Route 100 Cumberland, Maine for Mike Wilson" dated October 1998 by Wayne T. Wood & Co.
5. "Plan for a Private Way off Gray Road in Cumberland, Maine for Arthur Yanuci" dated April 24, 1998 by Daniel T. C. LaPoint, recorded in the Cumberland County Registry of Deeds in Plan Book 199 on Page 170.
6. "Preliminary Plan ~ Land in Cumberland, Maine belonging to Gene Stratton" dated October 1991 by Leroy A. Witham.
7. "Standard Boundary Survey Plan of Land Route 100 & Mill Road ~ Cumberland, Maine for Mabel Wilson" dated March 7, 1991 by Daniel T. C. LaPoint.
8. "Phase II Estate Division ~ Phase I Boundary Retracement Standard Boundary Survey ~ Plan of Land on Mill Road & Route 100 in Cumberland, Maine for James H. Wilson Estate" dated March 25, 1990 by Daniel T. C. Lapoint.
9. "Standard Boundary Survey Plan of Land on Route 100 in Cumberland, Maine for Michael Wilson & Estate of James Wilson" dated May 25, 1988 by Daniel T. C. LaPoint recorded in the Cumberland County Registry of Deeds in Plan Book 172 on Page 47.
10. "Plan of Property ~ Gray Road – Route 100 ~ Cumberland, Maine made for Parker Brooks" dated March 7, 1985 by R. P. Titcomb Associates, Inc.
11. "Plan of Morrison Hill Acres for Mabel Wilson ~ Route 100 & Methodist Road Cumberland, Maine" dated May 17, 1983 by C. R. Storer, Inc. recorded in the Cumberland County Registry of Deeds in Plan Book 138 on Page 43.



VICINITY MAP

NOTES

1. Owner of record is Doris Wilson by deed of distribution by Michael M. Wilson recorded in the Cumberland County Registry of Deeds in Book 14,243 on Page 170.
2. All bearings are referenced to Magnetic North of the Year 1991 as per the plan listed in Plan Reference #3 below and are calculated from angles of an actual on the ground survey.
3. The subject parcel is shown as lot #6 on the Town of Cumberland Tax Map #U18.
4. Wetlands shown on this plan are as delineated by Sweet Associates and were located by a Leica Total Station survey instrument.
5. The total lot area is 717,398 sq. ft. (16.47 acres) with a 147,594 sq.ft. of wetlands.
6. Elevations are referenced to the NGVD 1988 datum.
7. This parcel is in the CZA zoning district.
8. All roadways are proposed to be Public Roads and shall be designed and constructed in accordance with the approved CZA.
9. The roadways shall be designed in accordance with the Residential Sub–Collector Roadway Standards as further modified bellow:
   - Right of way width = 50 feet
   - Pavement width = 22 feet
   - Gravel shoulder (one side) = 4 feet
   - Sidewalk (one side) = 5 feet
   - Esplande (sidewalk) = 4 feet

LEGEND

- 5/8" Capped Rebar (#1328) to be Set
- Iron Pipe or Pin Found as Noted
- Stone Monument Found as Noted
- Hardwood Tree with Wire
- Softwood Tree with Wire
- Utility Pole
- Wetlands
- 180' Existing Contours
- N/F Now or Formerly of
- (14,737/222) Deed Book and Page Reference
- Angle Point
- Soils Test Pit

State of Maine, Cumberland ss.
Registry of Deeds
Recieved Feb 21 20 13
at 9 h 17 m AM and recorded in
Plan Book 213 Page 42
Attest: Pamela E. Lovley Register

Approved by the Town of Cumberland Planning Board:

Conditions: _____

Signed: _____

Date: _____

Final Plan

Morrison's Hill Neighborhood
On
Route 100
In
Cumberland, Maine
For
Walnut Hill Investment, Inc.
P. O. Box 307 ~ Cumberland, ME 04021

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

Drwn. By: KLW/WTW	Date: November 2012
Scale: 1" = 60'	Job No. 212052
Chkd. By WTW	
Bk.No. 128	