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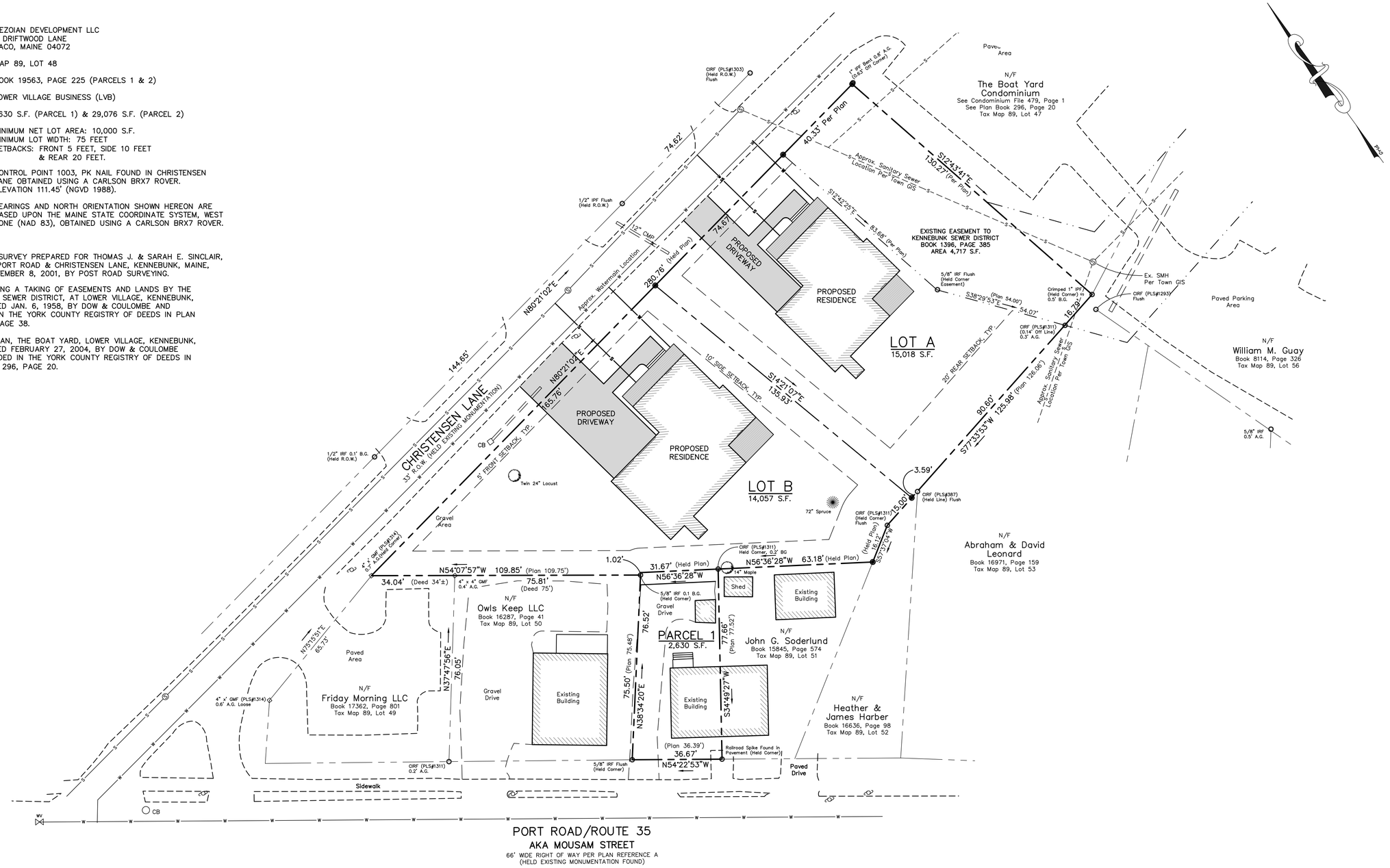
GENERAL NOTES:

1. OWNER: MEZOIAN DEVELOPMENT LLC
   4 DRIFTWOOD LANE
   SACO, MAINE 04072
2. TAX MAP REFERENCE: MAP 89, LOT 48
3. PARCEL DEED REFERENCE: BOOK 19563, PAGE 225 (PARCELS 1 & 2)
4. ZONING: LOWER VILLAGE BUSINESS (LVB)
5. AREA OF PARCEL: 2630 S.F. (PARCEL 1) & 29,076 S.F. (PARCEL 2)
6. MINIMUM REQUIREMENTS: MINIMUM NET LOT AREA: 10,000 S.F.
   MINIMUM LOT WIDTH: 75 FEET
   SETBACKS: FRONT 5 FEET, SIDE 10 FEET
   & REAR 20 FEET.
7. SITE BENCH MARK: CONTROL POINT 1003, PK NAIL FOUND IN CHRISTENSEN LANE OBTAINED USING A CARLSON BRX7 ROVER. ELEVATION 111.45' (NGVD 1988).
8. COORDINATES/BEARINGS: BEARINGS AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON THE MAINE STATE COORDINATE SYSTEM, WEST ZONE (NAD 83), OBTAINED USING A CARLSON BRX7 ROVER.
9. PLAN REFERENCES:
   A. BOUNDARY SURVEY PREPARED FOR THOMAS J. & SARAH E. SINCLAIR, ROUTE 35/PORT ROAD & CHRISTENSEN LANE, KENNEBUNK, MAINE, DATED SEPTEMBER 8, 2001, BY POST ROAD SURVEYING.
   B. PLAN SHOWING A TAKING OF EASEMENTS AND LANDS BY THE KENNEBUNK SEWER DISTRICT, AT LOWER VILLAGE, KENNEBUNK, MAINE, DATED JAN. 6, 1958, BY DOW & COULOMBE AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 26, PAGE 38.
   C. REVISION PLAN, THE BOAT YARD, LOWER VILLAGE, KENNEBUNK, MAINE, DATED FEBRUARY 27, 2004, BY DOW & COULOMBE AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 296, PAGE 20.



LEGEND

SYMBOL	DESCRIPTION
⊡ GMF	GRANITE MONUMENT FOUND
○ IPF/IRF	IRON PIPE/IRON ROD FOUND
○ CIRF	CAPPED IRON ROD FOUND
◉ IRS	5/8" IRON ROD W/ CAP TO BE SET
℄	UTILITY POLE
CB □ ○ CB	CATCH BASIN
Ⓢ	SEWER MANHOLE
WV	WATER VALVE
	HYDRANT
W	EXISTING WATERMAIN
S	EXISTING SEWER LINE
S	APPROXIMATE SEWER LINE
	EXISTING EASEMENT
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	PROPERTY LINE
A.G./B.G.	ABOVE GROUND/BELOW GROUND
N/F	NOW OR FORMERLY

Scale: 1" = 20'

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT

ROBERT C. LIBBY JR. PLS #2190

NO.	DATE	REVISION DESCRIPTION

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
380B Main Street Tel. (207) 839-2771
Gorham, Maine 04038 www.bh2m.com

FOR
Mezoian Development LLC
4 Driftwood Lane
Saco, Maine

LOT DIVISION

LAND OF
MEZOIAN DEVELOPMENT LLC
5 CHRISTENSEN LANE
KENNEBUNK, MAINE

DESIGNED	DATE
-----	----
DRAWN	SCALE
Dept.	1" = 20'
CHECKED	JOB. NO.
----	24221

SHEET
1

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