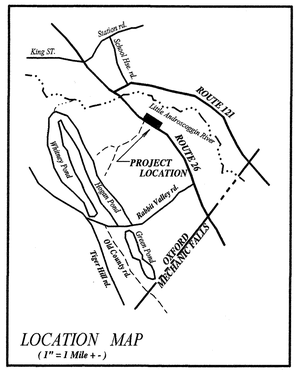
LEGEND :

- ● 1/2 or 5/8th inch rebar with plastic cap inscribed K.F. Farrar P.L.S. #2021 set or to be set upon approval of subdivision.
- ◎ 5/8th inch rebar with plastic cap found PLS # 2021
- ✦ Angle point in boundary not monumented.
- ——— Locus perimeter & interior boundary line
- —— · —— Abutter line
- —— - —— 60' wide Easement sideline
- ——— Edge of pavement
- — — — — Building Window per Municipal Setback Requirements
- 2956 / 183 Oxford County Registry of Deeds book & page reference eastern District, (unless noted otherwise).



LOCATION MAP
(1" = 1 Mile + -)

NOTES :

1.) Record ownership of the parcel surveyed can be found in a Quitclaim Deed with Covenant from Stephen A. Roderick and Sandra T. Roderick to 4 OF US, LLC dated September 09, 2019 and recorded in Book 5479, page 602. And in a Warranty Deed from I — to 4 OF US, LLC dated January 00,2021 and recorded in Book 0000, page 000 Oxford County Registry of Deeds Eastern District. 21 5550 96

2.) Bearings shown on this plat are referenced to local Magnetic Meridian January, 2019 as determined with a hand held compass.

3.) This Survey was compiled for Western Maine Surveying Inc. by Kenneth F. Farrar Maine P.L.S. license # 2021, this surveyor reserves the right to be held harmless to all third party claims. This includes conformance with road building standard's and BMP's for any earthwork or construction.

4.) This survey was performed with a 05" electronic total station the perimeter traverse linear error of closure was better than 1:10.000.

6.) The parcel subdivided can be identified as a portion of Parcel 1B on Map R-02 Town of Oxford Assessor's Maps.

7.) Record owners mailing address:

4 OF US, LLC
28 Tower Road
Oxford, Maine 04270

8.) Lots 1 thru 14 are not affected by any Conservation Contract Areas as described in Book 2760, Page 274 O.C.R.D.

9.) Lots 2 thru 9 are not currently located in a Special Flood Hazard Area as shown on FEMA - FIRM Panels 1264D and 1427D Town of Oxford, Maine Community No. 230869.

SUBDIVISION NOTES:

1.) Total acreage of lots 1 thru 14 = 10.19 acres
Total acreage of Private Road = 1.56 acres

Total acreage of Development = 11.75 acres

2.) No single or double wide mobile homes will be allowed.

3.) No unregistered motor vehicles will be allowed on lots 1 thru 14 unless used for road or land maintenance, or unless garaged.

4.) All building exteriors must be installed and finished within one year of start of construction, there shall be no visible typar, tar paper or any unfinished siding or roofing after one year from start. Foundations cannot be used for living quarters, until the dewelling is finished.

5.) All trash, debris, etc. shall be kept in closed containers & out of site of the road except on trash collection days.

6.) No Camping, Tenting or RV - ing on lots until dwelling is built.

7.) Only Home Occupation Businesses allowed.

8.) Excavation Contractors and or lot owners shall use the " Maine Erosion and Sediment Control Best Management Practices " handbook for all earthwork actvities.

9.) Property lines marked in the field are for reference only and shall not be used for municipal setback compliance.

10.) Municipal Setback Requirements :

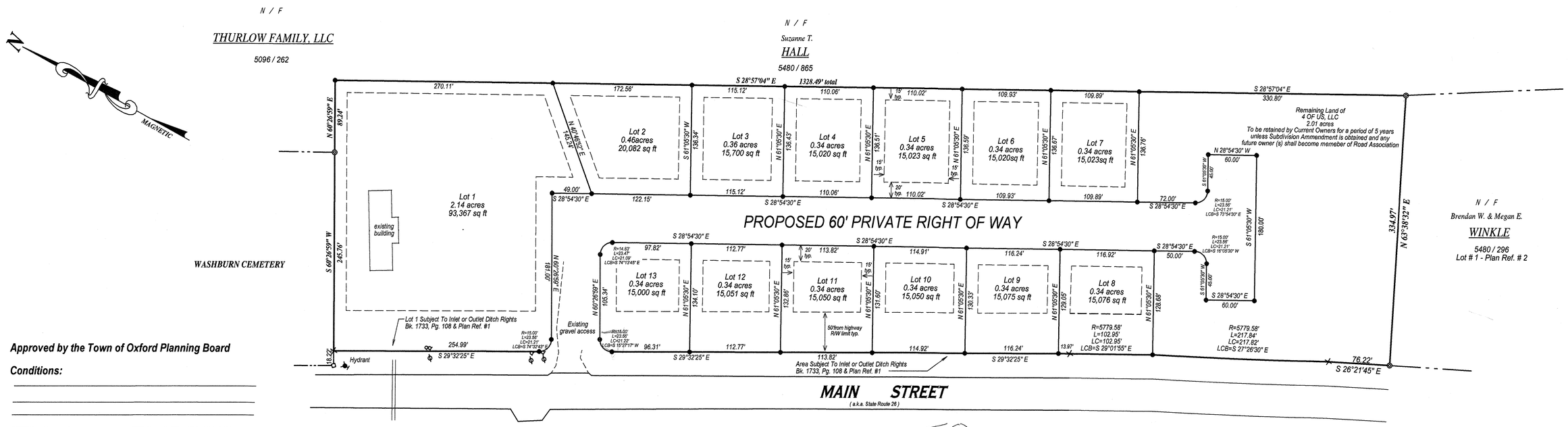
From Route 26 Right of Way limit = 50.00'
From center of Private Right of Way = 50.00'
From Side and Rear Lot Lines = 15.00'

ROAD ASSOCIATION

The grantees agree that in order to maintain and improve the private and common right of way as now or may hereafter be established and designated, the owner of each lot shall pay annually to the Right of Way Association , within 30 days after billed, their proportionate share of the annual cost of maintaining and improving the said right of way, said cost not to be less than $400.00 per year. The share assessed to each lot shall be 1/14th of the annual maintenance and improvements as deemed necessary by the right of way association. In the event that actual expense is less than $400.00 per lot then the right of way association shall keep the balance in an account to be used for anticipated cost of improvements & repairs. While an owner owns more than one lot they shall be responsible for payment for as many lots as they own per year.

All lots are subject to lien rights, in the event that the annual payment is not made to the Association. The Association shall consist of each lot owner in this Subdivision and shall each have one vote, with a majority vote ruling on final decisions. In the event one owner has title to more than one lot they shall have only one vote in regards to the right of way association. The officers of the Association shall be elected annually by majority vote.

All of the above rules shall be made a part of each deed. The right of way road shall remain private unless the owners petition the Town of Oxford to accept the road as a Town Road and only if the Town accepts said road shall it become a public right of way at which time the right of way association shall become in-active.



#5550

Approved by the Town of Oxford Planning Board

Conditions:

Signed :

Date :
03/11/2021

SURVEYORS STATEMENT :

I hereby state exclusively to 4 OF US, LLC that this plat depicts the result of a field survey conducted on the premises in the month of July, 2020 and conforms with Chapter 90 of the Maine Board of Licensure for Professional Land Surveyors Rules- Part 1 (Professional Standards) and portions of Part - 2 (Technical Standards) which were not excepted. No Legal Description or Surveyors Report prepared.

1/18/21

Kenneth F. Farrar
Maine P.L.S. License No. 2021 Date

SEAL

NOT A VALID COPY WITHOUT THE EMBOSSED SEAL OF THE PROFESSIONAL LAND SURVEYOR ABOVE

STATE OF MAINE
Oxford s.s. Registry of Deeds
Recieved MARCH 31, 2021
At 1 h 58m P M. and Recorded as plan file NO. 5550
Attest:
Registrar

PLAN REFERENCES :

1.) " State of Maine Department of Transportation Right of Way Map - State Highway 16 " dated December, 1989, Sheets 2-4. D.O.T FILE No. 9-261. Plan File No. 2841 and 2842 O.C.R.D.

2.) " Final Subdivision Plan - Division of Land Thurlow Family, LLC " dated March 01, 2019 and recorded as Plan File No. 5371 O.C.R.D.

PRELIMINARY SUBDIVISION PLAN
DIVISION of LAND
4 OF US, LLC

of property located along

Main Street
Oxford, Maine

LAND OF

4 OF US, LLC

PREPARED FOR

WESTERN MAINE SURVEYING INC.
1560 MAIN STREET OXFORD, MAINE
(207) 743-9240

Date of Survey: July, 2020 Scale: 1" = 60'
Date of Plan: Jnaury 15, 2021

graphic scale in feet job # 18047duplex

0' 30' 60' 120' 180' 240'