| Curve Table | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
| C1 | 1671.21' | 50.41' | 50.40' | S09°-35'-49"E |
| C2 | 1671.21' | 149.21' | 149.16' | S03°-01'-34"E |
| C3 | 1671.21' | 44.56' | 44.56' | S04°-30'-57"E |
| C4 | 2028.54' | 49.23' | 49.23' | N16°-35'-04"W |
| C5 | 2028.54' | 40.00' | 40.00' | N15°-09'-28"W |
| C6 | 2028.54' | 16.51' | 16.51' | N14°-21'-35"W |
| C7 | 116.84' | 60.38' | 59.70' | N09°-40'-21"E |
| C8 | 216.74' | 56.44' | 54.58' | S49°-18'-52"W |
| C9 | 69.64' | 76.57' | 72.77' | N65°-31'-29"E |
| C10 | 125.28' | 71.38' | 70.42' | S80°-41'-36"W |
| C11 | 75.00' | 113.53' | 103.00' | N76°-51'-12"E |
| C12 | 151.55' | 60.16' | 59.76' | S71°-09'-26"E |
| C13 | 166.55' | 57.34' | 57.11' | N72°-39'-06"W |
| C14 | 51.57' | 24.30' | 24.07' | S86°-39'-55"E |
| C15 | 165.23' | 94.18' | 92.91' | S80°-41'-36"W |
| C16 | 216.64' | 32.59' | 30.17' | N65°-31'-29"E |
| C17 | 69.74' | 55.91' | 54.41' | S49°-18'-52"W |
| C18 | 75.84' | 34.53' | 34.08' | N09°-40'-21"E |
| C19 | 55.00' | 25.26' | 25.04' | S20°-34'-51"W |
| C20 | 65.00' | 72.74' | 69.00' | N39°-28'-54"E |
| C21 | 45.00' | 57.36' | 56.50' | S72°-46'-49"E |
| C22 | 70.00' | 48.09' | 47.15' | N75°-11'-41"W |
| C23 | 330.00' | 58.91' | 58.83' | S80°-00'-36"W |
| C24 | 50.00' | 60.94' | 57.48' | S83°-16'-52"E |
| C25 | 195.00' | 115.36' | 113.69' | S28°-58'-36"W |
| C26 | 20.00' | 19.24' | 18.51' | S73°-28'-50"W |
| C27 | 55.00' | 43.71' | 43.54' | S20°-06'-26"W |
| C28 | 40.00' | 30.47' | 29.74' | S83°-16'-52"E |
| C29 | 370.00' | 66.05' | 65.96' | S80°-00'-36"W |
| C30 | 50.00' | 75.57' | 74.09' | N75°-11'-41"W |
| C31 | 55.00' | 50.82' | 49.03' | S81°-54'-11"E |
| C32 | 25.00' | 27.98' | 26.54' | N39°-28'-54"E |
| C33 | 45.00' | 43.64' | 43.25' | S20°-34'-51"W |
| C34 | 155.00' | 39.71' | 39.60' | S01°-07'-46"W |
| C35 | 155.00' | 47.99' | 47.80' | S27°-20'-15"W |
| C36 | 45.00' | 30.42' | 30.21' | N80°-42'-55"E |

| Line Table | | | | | |
|---|---|---|---|---|---|
| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
| L1 | N74°-44'-25"E | 58.78' | L24 | N07°-25'-20"E | 34.52' |
| L2 | S75°-29'-43"E | 22.76' | L25 | N71°-32'-27"E | 9.08' |
| L3 | N34°-01'-26"E | 24.92' | L26 | S61°-27'-24"E | 164.26' |
| L4 | S82°-58'-40"E | 20.65' | L27 | S63°-28'-52"E | 193.96' |
| L5 | N64°-21'-56"E | 40.00' | L28 | S12°-01'-45"W | 41.31' |
| L6 | S86°-12'-59"E | 94.14' | L29 | S12°-01'-45"W | 61.02' |
| L7 | N33°-24'-25"E | 94.35' | L30 | S45°-55'-24"W | 31.24' |
| L8 | S25°-38'-04"E | 26.30' | L31 | N78°-57'-43"W | 22.84' |
| L9 | S16°-42'-23"W | 63.62' | L32 | N78°-57'-43"W | 48.94' |
| L10 | S02°-10'-47"W | 57.68' | L33 | N85°-25'-20"E | 27.84' |
| L11 | S05°-09'-02"W | 32.38' | L34 | S78°-57'-43"E | 21.93' |
| L12 | S74°-43'-58"W | 42.68' | L35 | N45°-55'-24"E | 20.80' |
| L13 | N35°-09'-22"E | 46.23' | L36 | N12°-01'-45"E | 71.36' |
| L14 | N02°-10'-47"E | 42.78' | L37 | S63°-28'-52"E | 43.64' |
| L15 | N16°-42'-13"E | 53.22' | L38 | S63°-28'-52"E | 41.31' |
| L16 | N25°-38'-04"W | 10.81' | L39 | N61°-28'-52"W | 120.00' |
| L17 | N82°-58'-40"W | 20.65' | L40 | N61°-27'-24"W | 164.97' |
| L18 | S34°-01'-26"W | 24.92' | L41 | S74°-53'-46"W | 45.58' |
| L19 | N75°-29'-43"W | 22.76' | L42 | S85°-07'-27"W | 123.87' |
| L20 | S74°-44'-25"W | 58.85' | L43 | S71°-32'-27"W | 9.08' |
| L21 | N33°-24'-25"E | 24.97' | L44 | S07°-25'-20"W | 34.52' |
| L22 | S64°-46'-49"E | 74.17' | L45 | S33°-44'-22"W | 34.80' |
| L23 | S07°-28'-34"W | 15.00' | L46 | S80°-03'-14"W | 11.93' |
| | | | L47 | S65°-30'-50"E | 73.62' |

## Notes:

1. **Deed Reference:**
   a. **James R. Boldebook** to **James R. Boldebook, Trustee of the Federal Road Realty Trust** dated August 18, 2010 and recorded at the York County Registry of Deeds in book 15978 page 1.
   b. **James R. Boldebook, Trustee of the Shaker Pond Realty Trust** to **James R. Boldebook, Trustee of the Shaker Pond Realty Trust** dated August 18, 2010 and recorded at the York County Registry of Deeds in book 15977 page 992.
   c. **James R. Boldebook** to **James R. Boldebook, Trustee of the Shaker Pond Realty Trust** dated August 18, 2010 and recorded at the York County Registry of Deeds in book 14826 page 337.
   d. **Arlene Forte** to **James R. Boldebook** dated October 2, 1996 and recorded at the York County Registry of Deeds in book 8020 page 72.
2. **Plan Reference:**
   a. **"Plan Showing A Standard Boundary Survey Made For Arlene Forte Trustee of the Arlene Forte Revocable Trust"** dated July, 1989, revised April 4, 1990, May 21, 1990 & January 3, 1997, surveyed by John D. Bruckler and recorded at the York County Registry of Deeds in plan book 232 page 49.
3. **Basis of Bearings:**
   Bearings shown hereon are Grid North and refer to the Maine State Plane Coordinate System, Maine West Zone 4101, FIPS Zone 1802, North American Datum 1983, Unit: Feet. Determined utilizing a Leica GS09 "RTK GPS Unit" (Real Time Kinematic Global Positioning System).
4. **Road Record:**
   **Federal Street**, 3 rods wide (49.50'). See layout dated 1791 on file at the York County Commissioners Office in volume 12 page 353.
5. **Certification:**
   The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
6. **Underground Utilities:**
   No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any underground utility, municipal or public service. For information concerning these utilities or facilities please contact the appropriate agencies.
7. **Abutter Lines:**
   The abutter lines shown herein are for reference purposes only. Any conflicts between the abutter lines shown hereon and existing monumentation should be resolved with a boundary survey, no assumptions should be made based on these abutter lines.
8. **Shaker Pond** is a "Great Pond" which is subject to seasonal fluctuations in the water level. No attempt has been made by this survey to locate, establish or otherwise show limits of fluctuation, if any, that may affect portions of the surveyed premises. The property line along **Shaker Pond** is a meandering line and extends to the "Low Water Mark". No attempt has been made by this survey to locate, establish or otherwise show the "Low Water Mark."
9. **Topographic Information:**
   Topographic information shown hereon was downloaded from the Maine State GIS Web Site at URL: http://megis.maine.gov/catalog/contours2ft_1k.es.shtml. This is a composite data layer of 2' contours created from lidar data collected in Maine between 2006 and 2013. The contours were created using GDAL tools and an interval of 2'. Due to the fact that some areas were collected at high tide, some areas do not have contours that have a zero-value. The data are referenced to NAVD88. Vertical accuracy is 12cm or better.
10. **Septic:**
    **On Shaker Pond** will have on-site subsurface wastewater disposal system. For design and soil suitability pertaining to the septic disposal areas see **"Subsurface Wastewater Disposal System Application" Form HHE-200** dated June 28, 2017 prepared by **Mark J. Hampton, C.S.S. #216, L.S.E. #263.**
11. **Water:**
    **On Shaker Pond** will utilize an on site private water supply.
12. **On Shaker Pond** will form a Homeowner's Association and part of the requirements of this Association will be that Pondview Lane and Winding Lane will be kept clear of snow during the winter months..

## Legend:

- ⅝" Iron Rod Set With Plastic Cap Marked "CNR POST LAND SURV PLS 1350"
- Concrete Monument To Be Set
- Iron Pipe Found (Dimensions Labeled on Plan)
- Iron Rod Found (Dimensions Labeled on Plan)
- Corner, Nothing Found or Set
- Utility Pole
- Overhead Utility Lines
- Pavement (Existing)
- Gravel (Existing)
- Boundary Line Of Surveyed Premises
- Proposed Lot Lines
- Revised Lot Lines
- Abutter Line (See Note 7)
- Right Of Way Line
- Proposed Right Of Way Line
- Revised Right Of Way Line
- 320 — Contour Lines (10' Interval) (See Note 9)
- 322 — Contour Lines (2' Interval) (See Note 9)
- Approximate Edge Of Tree Growth (Existing)
- Zoning District Boundary Line
- Wading Bird Habitat Buffer Line
- Resource Protection District
- National Wetland Inventory Line
- Resource Protection District
- FEMA Flood Hazard Zone Line
- TP#1 — Soil Test Pit And Number (See Note 10)
- Light Pole
- Existing Well

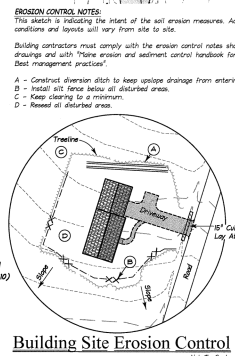
Graphic Scale: 1in. = 60ft.

60 30 0 30 60 120 180 240

**EROSION CONTROL NOTES:**
This sketch is indicating the intent of the soil erosion measures. Actual site conditions and layouts will vary from site to site.

Building contractors must comply with the erosion control notes shown on these drawings and with "Maine erosion and sediment control handbook for construction: Best management practices".

A - Construct diversion ditch to keep upslope drainage from entering site.
B - Install silt fence below all disturbed areas.
C - Keep clearing to a minimum.
D - Reseed all disturbed areas.




Building Site Erosion Control
Not To Scale




### Current Zoning Requirements:

Zone: **Critical Rural District**
Minimum Lot Size: **217,800 Square Feet or 5 Acres**
Minimum Street Frontage: **360.0'**
Minimum Right of Way Setback: **75'**
Minimum Side Setback: **25.0'**
Minimum Rear Setback: **360.0'**
Maximum Lot Coverage Residential: **10%**

Zone: **Shoreland Limited Residential District**
Minimum Lot Size: **217,800 Square Feet or 5 Acres**
Minimum Street Frontage: **400.0'**
Minimum Shore Frontage: **200.0'**
Minimum Right of Way Setback: **50'**
Minimum Side Setback: **25.0'**
Minimum Rear Setback: **360.0'**
Maximum Lot Coverage Residential: **20%**

### Proposed Contract Zoning Requirements:

Proposed Use: **Residential - Over Age 55**
Minimum Net Lot Area Per Unit Outside of Resource Protection District: **35,000 Square Feet**
Minimum Street Frontage: **0**
Minimum Right of Way Setback: **25'**
Minimum Side Setback: **25.0'**
Minimum Rear Setback: **25.0'**
Maximum Lot Coverage Outside the Resource Protection District: **25%**

### Dry Hydrant Detail

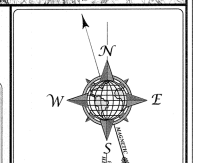






Approved By: Date:

Planning Board




YORK, ss REGISTRY OF DEEDS
Received: Oct 18 2021
at 11 h 49 m A M, and
Filed in Plan Book 419 Page 95
ATTEST: Nancy E. Harwood

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| | |
|---|---|
| Survey File Name: | 2017015.crd |
| CAD File Name: | 2017015.dwg |
| Drawn By: | DAL |
| Job Number: | 2017015 |

| Revisions | Date | By |
|---|---|---|
| 1. Revised to show location of Dry Hydrant, notation about Winding Lane intersections and added Note 12. | 9-05-2017 | DAL |
| 2. Revised to show new lot line locations. | 11-14-2017 | DAL |
| 3. Revised Lots 1 & 4A, added Open Space and added Note 13. | 04-18-2018 | DAL |
| 4. Added buildings and driveway on Lot 4B, revised right of way to Lot 4b and revised Zone Table and Title Block. | 07-06-2021 | DAL |
| 5. Added building & existing conditions on Lot 3, revised Zone Table and Title Block, added Note 14. | 09-09-2021 | DAL |
| 6. Added building on Lot 2, revised Notes, Zone Table & Lots 2, 3, & 4, 40 right of way, & open space total. | 09-15-2021 | DAL |
| 7. Revised Lot 4B, revised boundary lines & revised Right Of Way. | 09-17-2021 | JMH |

Revision to Plan Book 395 Page 2
A Plan Of A Contract Zone & Subdivision Showing

# On Shaker Pond

A 55 And Over Residential Development of 6 Lots By

## James R. Boldebook

Property Located On
Federal Street & Shaker Pond
In
Alfred, Maine

July 17, 2017 Scale: 1in. = 60ft.

Corner Post Land Surveying, Inc.
600 Main Street
Springvale, Maine 04083
Phone Number: (207) 324-2179

I hereby certify that, this boundary survey conforms to the Maine Board of Licensure for Professional Land Surveyors, Chapter 90, Standards of Practice.

STATE OF MAINE
DANA A. LIBBY
NO. 1350
PROFESSIONAL LAND SURVEYOR

Dana A. Libby
Professional Land Surveyor: 1350
10-17-2021

SHEET 1