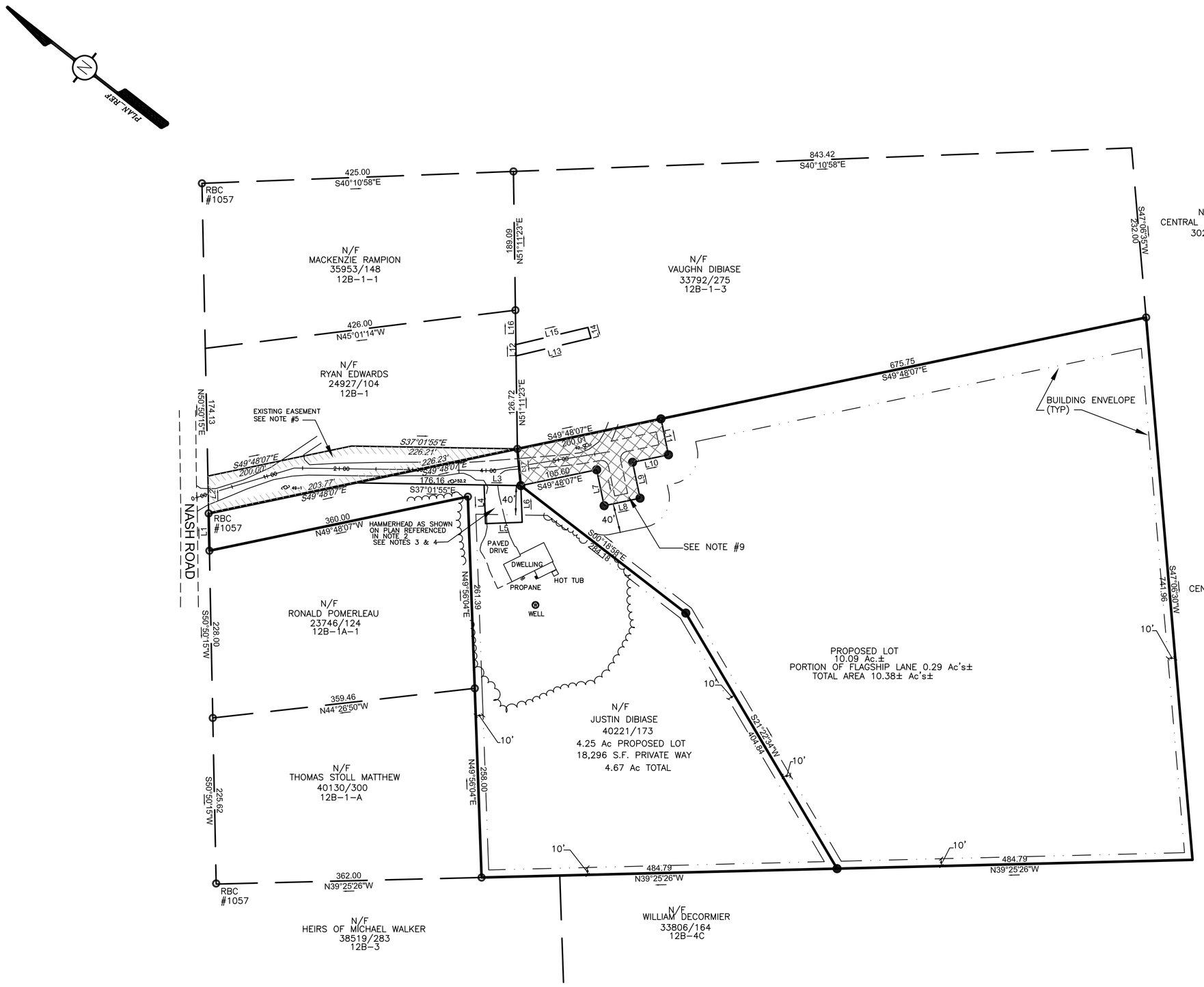
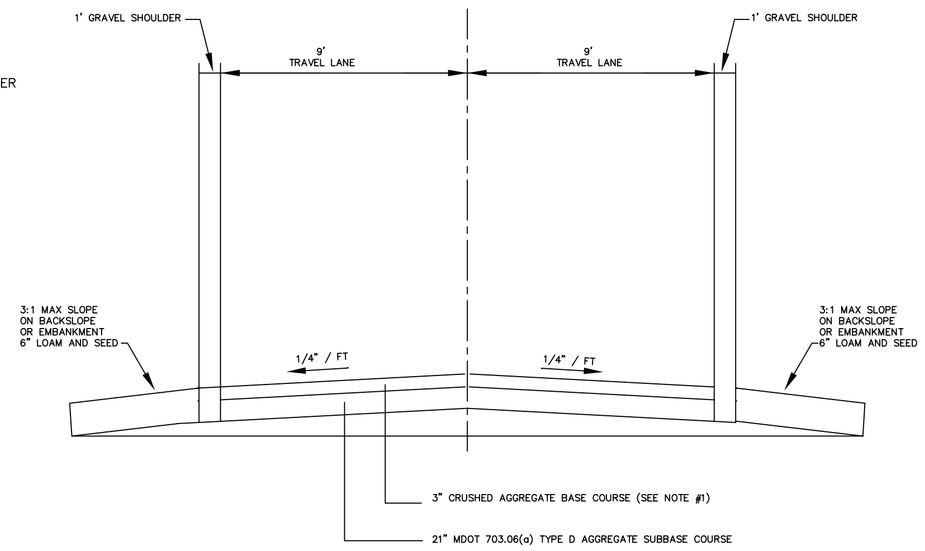


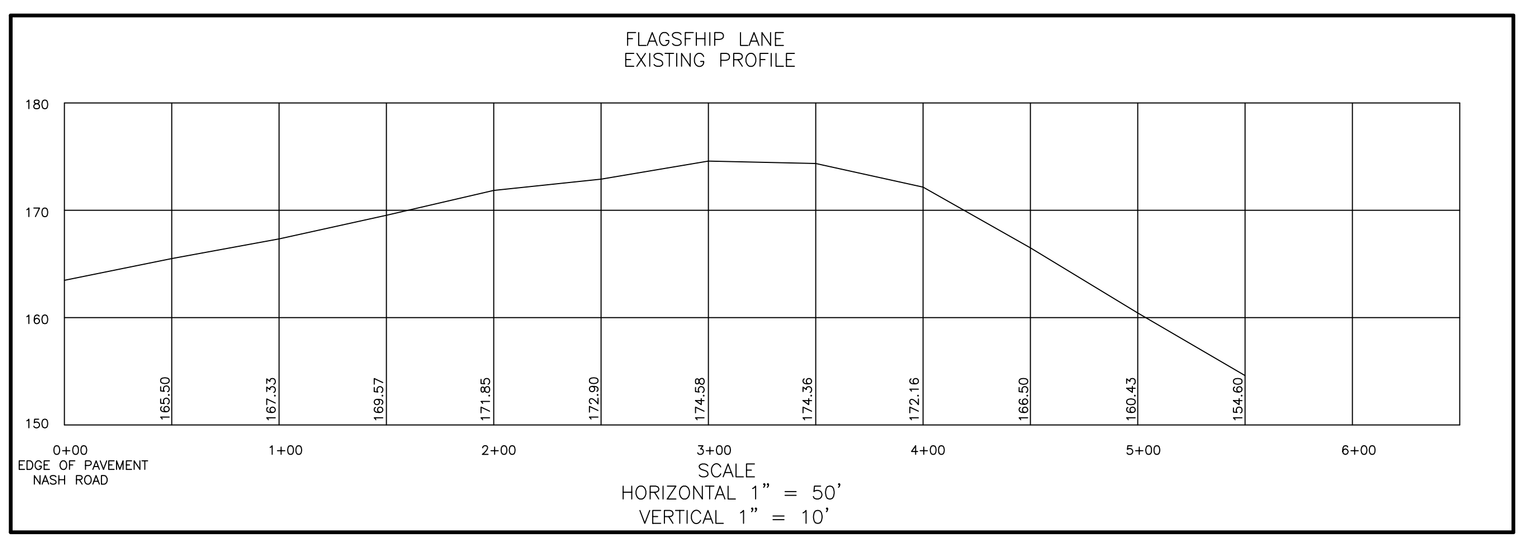

## FLAGSHIP LANE TYPICAL SECTION




## FLAGSHIP LANE NOTES

1. CRUSHED AGGREGATE BASE COURSE SHALL BE MDOT 703.03(a) CRUSHED TYPE A OR RECLAIMED MATERIAL APPROVED BY THE PUBLIC WORKS DEPARTMENT

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 50.87 | N50°50'15"E |
| L2 | 50.87 | N50°50'15"E |
| L3 | 50.07 | S37°01'55"E |
| L4 | 52.65 | S49°56'04"W |
| L5 | 50.00 | S40°03'56"E |
| L6 | 50.00 | N49°56'04"E |
| L7 | 50.00 | S40°11'51"W |
| L8 | 50.00 | S49°48'09"E |
| L9 | 50.00 | N40°11'51"E |
| L10 | 50.00 | S49°48'07"E |
| L11 | 50.01 | N40°11'53"E |
| L12 | 15.37 | N51°11'23"E |
| L13 | 105.00 | N51°24'29"W |
| L14 | 15.01 | S36°06'36"W |
| L15 | 101.00 | S51°24'25"E |
| L16 | 47.00 | N51°11'23"E |
| L17 | 50.31 | S46°35'19"W |




FOR REVIEW ONLY

## LEGEND

- SET #5 REBAR WITH PLASTIC CAP STAMPED "BEST 2336"
- FOUND I#5 REBAR WITH CAP STAMPED WAYNE WOOD PLS #1328 (UNLESS NOTED)
- UTILITY POLE
- (123.45) PARENTHESES DENOTE RECORD DATA
- STONE WALL
- BARB WIRE FENCE (BWF)
- ABUTTER OR RIGHT-OF-WAY LINE
- BOUNDARY LINE
- N/F NOW OR FORMERLY OWNED BY
- TRAVELLED WAY
- OHU OVERHEAD UTILITY LINE
- 1234/567 DEED BOOK AND PAGE (CCRD)
- 45-6-78 TAX MAP-BLOCK-LOT

## NOTES

1. OWNERSHIP OF THE PROPERTY SHOWN CAN BE FOUND IN THE DEED OF AUSTIN WALTER CLARK AND JAMIE WALLACE CLARK TO JUSTIN DIBIASE DATED JUNE 30, 2023 AND RECORDED IN DEED BOOK 40221, PAGE 173 AT THE CUMBERLAND CONTY REGISTRY OF DEEDS (CCRD).

2. PLAN REFERENCE
PLAN ENTITLED DIVISION OF LAND ON NASH ROAD IN WINDHAM MAINE FOR OWNER OF RECORD DIAMOND DEVLOPMENT LLC, DATED APRIL 2013, PREPARED BY WAYNE WOOD & CO AND RECORDED IN DEED BOOK 215, PAGE 187 CCRD.

3. THE TOWN OF WINDHAM HAS REQUESTED THAT THIS HAMMERHEAD BE RELOCATED TO CORRECT A STRUCTURAL SETBACK VIOLATION. THE LOCATION OF THE RELOCATED HAMMERHEAD CORRECTS THE STRUCTURAL SETBACK VIOLATION.

4. THIS HAMMERHEAD IS SUBJECT TO CERTAIN RIGHTS AS DESCRIBED IN A CERTAIN ROAD MAINTAINENCE AGREEMENT DATED JANUARY 27, 2917, AND RECORDED IN DEED BOOK 33792, PAGE 271 CCRD. THESE RIGHTS SHALL REMAIN IN PLACE ALTHOUGH THE HAMMER HEAD HAS BEEN RELOCATED.

5 THE PROPERTY SHOWN HAS THE BENEFIT OF AN ACCESS EASEMENT AS DESCRIBED IN DEED BOOK 24085, PAGE 282 CCRD.

6. THE PROPERTY SHOWN IS IDENTIFIED ON THE TOWN OF WINDHAMS TAX ASSESSORS MAP 12B PARCEL 1-2

7. THE PROPERTY IS LOCATED WITHIN THE FARM ZONE AS SHOWN ON THE TOWN OF WINDHAMS ZONING MAP.

8. BULK AND SPACE REQUIREMENTS FOR THE FARM ZONE ARE AS FOLLOWS

| | | |
|---|---|---|
| MINIMUM LOT SIZE | | 80,000 S.F |
| MINIMUM ROAD FRONTAGE | | 200 FT |
| SETBACKS | | |
| | FRONT | 40' |
| | SIDE | 10' |
| | REAR | 10' |

## NOTES FOR 2nd AMENDMENT

9. THIS PORTION OF FLAGSHIP LANE WILL BE INCLUDED IN THE SALE OF PROPOSED 10.9 Ac. PARCEL AS SHOWN. ALL RIGHTS AND EASEMENTS OF RECORD SHALL REMAIN IN EFFECT.

REVISED 9/3/2026 ADDED PORTION OF FLAGSHIP LANE TO BE INCLUDED WITH PROPOSED LOT

2nd AMENDED PLAN OF
**DIVISION OF LAND ON NASH ROAD**
**IN WINDHAM MAINE FOR**
**OWNER OF RECORD**
**DIAMOND DEVELOPMENTS LLC**
**35 MARKARLYN ST AUBURN ME 04210**
DATED APRIL 2013
RECORDED IN PLAN BOOK 215, PAGE 187
FIRST AMENDED PLAN DATED AUGUST 25, 2025
RECORDED IN PLAN BOOK 225, PAGE 430
CUMBERLAND COUNTY REGISTRY OF DEEDS

SCALE: 1"=100"

JULY 23, 2025
REVISED AUGUST 25, 2025
REVISED SEPTEMBER 3,2026

OWNER:
JUSTIN DIBIASE
7 FLAGSHIP LANE
WINDHAM MAINE 04062

PREPARED FOR:
JUSTIN DIBIASE
7 FLAGSHIP LANE
WINDHAM MAINE 04062


BOUNDARY ENGINEERING SURVEY TECHNOLOGY
25 TUBROS LANE
BUXTON, MAINE 04093
TELEPHONE 929-BEST
FAX 929-2379


JOB NUMBER: 024-025 | DRAWING FILE: LOTSPLIT

0 100' 200' 400'