# PLAN SHOWING
# CLEAR VIEW ESTATES
# SECTION #3
## A SUBDIVISION BY


**MARCEL DUBOIS** R.F.D. BRIMESTONE RD. BIDDEFORD, ME. 04005

**ARUNDEL, MAINE**


SCALE 1 IN = 100 FT. OCT. 31, 1980
REVISED APRIL 1, 1981


DOW & COULOMBE INC.
ENGINEERS & SURVEYORS
86 PARK STREET
SACO, MAINE
04072


DEED REFERENCE:
MADORE TO DUBOIS
BOOK 1837, PG. 677

0 50 100 200 300 400
GRAPHIC SCALE

NOTES:

1 ANY LOT MAY BE SUBJECT TO TRANSFORMER PAD EASEMENT 10'x10' TO STRADDLE LOT LINES AT STREETS.

2 FOR TOPOGRAPHIC INFORMATION SEE PLAN COMPILED BY JAMES W. SEWELL CO. DATED 11-16-75.

3 TOTAL AREA EQUALS 115 ACRES - AREA SUBDIVIDED THIS SECTION EQUALS 61.65 ACRES.

4 FOR SOILS INFORMATION SEE REPORT BY RICHARD SWEET DATED 5-18-76. SUPPLEMENT 7-26-76, & SITE EVALUATION REPORT BY WILLIAM PIERCE L.E. #166 DATED 3-24-81.

5 ON SITE SEWAGE DISPOSAL SYSTEMS TO BE UTILIZED.

6 SEE D.E.P. ORDER NO. 86-2978-31030.

7 FOR FURTHER INFORMATION SEE PRELIMINARY PLANS AND SUBMISSIONS ON FILE WITH ARUNDEL PLANNING BOARD & D.E.P.

8 LEACHING FIELDS FOR WASTEWATER DISPOSAL SYSTEMS MUST BE BUILT AT APPROVED TEST PIT LOCATIONS.

9 BEARING REFER TO 1976 MAGNETIC MERIDIAN UNLESS OTHERWISE NOTED.

10 NOTE 50' CONSERVATION & DRAINAGE EASEMENTS FOR ENVIRONMENTAL PROTECTION PURPOSES ALONG STREAM THROUGH LOTS 17, 52, 50, 51, 53, 9 AND BOTH STREAMS THROUGH LOT #10. OTHER EASEMENTS ON LOTS #5, 31, 32, 33, 36, & 38.

11 CULVERTS TO BE ASPHALT COATED CORRUGATED METAL PIPE.

12 IN AREAS WHERE NO TREES EXIST, DECIDUOUS TREES ATLEAST 2" IN DIAMETER SHALL BE PLANTED ON BOTH SIDES OF ROAD AT APPROXIMATELY 100 FT. INTERVALS.

13 ALL REQUIRED IMPROVEMENTS SHALL BE IN PLACE AND INSPECTED BY THE PLANNING BOARD, OR ITS REPRESENTATIVE, BEFORE BUILDING PERMITS MAY BE ISSUED FOR LOTS.

14 LOTS # 6, 8, 9, 14, 15, 34, 35, 38, 48, 51 ARE NOT ACCEPTED FOR ON SITE SEWAGE DISPOSAL AT THIS TIME.

(DUTCH ELM GOLF COURSE)

1602/333

SET IRON ROD — FOUND TALL IRON PIPE — SET IRON ROD — SET IRON ROD

N 55°-45'-30" E - 255.31' — N 60°-21'-00" E — N 58°-45'-30" E - 216.90' — N 52°-34'-30" E - 477.67'

80.00' — 175.31' — 34.80' — 102.48' — 108.01' — 108.89' — 116.27' — 361.40'

FOUND TALL IRON PIPE

N 36°-00'-30" E — 280.00'

74,052 SQ. FT. 1.70 AC.

(14) T.P. 17X — T.P. 16X

N 53°-47'-00" W — 141.43'

SET IRON RODS

N 61°-19'-30" W — 148.12'

N 30°-29'-00" W — 148.10'

SET IRON ROD

N 59°-29'-30" W — 207.76'

N 34°-14'-30" W — 221.41'

(15) 55,269 SQ. FT. 1.27 AC. — T.P. 15A

(16) 45,853 SQ. FT. 1.05 AC. — T.P. 16A — T.P. 16B

N 34°-14'-30" W — 243.10'

(17) 43,876 SQ. FT. 1.01 AC. — T.P. 17A

N 34°-14'-30" W - 195.00'

BOOK #10 SEE NOTE

N 34°-14'-30" W — 201.43'

(18) OPEN SPACE LOT 73,960 SQ. FT. 1.69 AC.

S 25°-06'-30" E — 240.00'

20' TYP. — SET BACK LINES — 50' TYP.

BUILDING — 224.90' — 223.57'

R = 696.40' — ARC = 99.83' — P.T. — P.R.C.

N 57°-14'-15" E — 24" CULVERT

P.T. ARC = 91.23' — P.R.C. CH = N 61°-50'-30" E - 147.18' — R = 1153.58'

R = 636.40'

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MAPLEWOOD DRIVE

LAUREL LOOP

ARC = 252.46' — R = 30' — A = 11.77' — T.P. 13X — T.P. 14A — S 88°-13'-00" W — 53.85' — R = 25' — R = 137.56' — 58.31' — A = 68.51' — P.C. — N 46°-31'-30" E

A = 26.62' — S 88°-13'-00" W — A = 55.35' — T.P. 13B — A = 39.25' — R = 25' — A = 39.25' — R = 137.56' — P.C. — STREET SIGN

182.92' — 115.44' — T.P. 53C — 150.00' — N 46°-31'-30" E

(53) 62,457 SQ. FT. 1.43 AC. — T.P. 53A — BUILDING — BANK — SEE NOTE #10 — 239.08' — S 32°-45'-45" E

(54) 44,765 SQ. FT. 1.03 AC. — T.P. 54A — S 41°-00'-15" E — 191.30'

ARC = 144.81' — T = 104.16' — R = 77.56'

F.T. — P.C. — R = 137.56' — A = 93.37' — F.T.

150.00' — CLEAR VIEW DRIVE

N 63°-14'-45" E — 270.42'

N 25°-33'-15" E — 180.00'

T.P. 53B — T.P. 52B — T.P. 52A

(52) 90,057 SQ. FT. 2.07 AC.

S 02°-42'-30" E — 405.00'

SEE NOTE #10 — BROOK — TOP OF BANK

(51) 95,442 SQ. FT. 2.19 AC. — T.P. 51A — T.P. 14X

N 46°-05'-30" W — 365.47'

(49) 56,643 SQ. FT. 1.30 AC. OPEN SPACE LOT

N 63°-14'-45" E - 261.36' — 91.36' — 170.00'

(50) 65,700 SQ. FT. 1.51 AC. — T.P. 50A — SET BACK LINES — 20' TYP.

S 32°-45'-45" E — 266.44'

T.P. 48A — N 63°-14'-45" E — 100.00' — N 36°-49'-15" E — 159.90'

(48) 60,914 SQ. FT. 1.39 AC. — T.P. 19X

S 36°-05'-30" E — 203.13'

HOUSE BURNED DOWN

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HOUSES DEMOLISHED

SECTION #1
10/4/76

(47) 48,159 SQ. FT. 1.11 AC. — T.P. 20X — T.P. 47A — T.P. 47B

S 42°-23'-00" E — 210.66'

R = 443.63' — ARC = 119.32' — P.T. N 31°-15'-30" E — 118.97'

S 44°-58'-00" W — 110.00' — 12" CULVERT — 118.18' — CH. S 34°-55'-00" W — ARC = 118.79' — R = 340.75'

S 44°-58'-00" W — 181.21'

P.C. ARC = 103.19' P.T. — CH. N 31°-15'-30" E — 102.88' — 28.19'

S 29°-33'-30" W — 80.68' — 68.51'

S 29°-33'-30" W — 195.41'

CH. 14.58' — S 30°-35'-00" W — ARC = 14.59'

(5) 99,727 SQ. FT. 2.29 AC. OPEN SPACE LOT

S 70°-31'-00" E — 385.74'

T.P. 5A — T.P. 6E — T.P. 21X — (6) T.P. 6B — 80,695 SQ. FT. 1.85 AC. — T.P. 6C

S 60°-30'-00" E — 433.88' — DRAINAGE EASEMENT

T.P. 7B — 207.58' — 50' TYP.

(7) 77,630 SQ. FT. 1.78 AC. — T.P. 7A

S 60°-30'-00" E — 368.62'

256.06' — S 43°-16'-00" E

T.P. 5B — T.P. 5C — 124.91' — 164.81' — S 03°-E

216.40' — 309.47' — S 53°-10'-30" W — 650.78'

SET IRON ROD.

T.P. 12X — T.P. 8B — (8) 60,817 SQ. FT. 1.40 AC. — T.P. 18X

S 34°-13'-00" E — 223.85' — 20' TYP.

T.P. 8A — 285.22'

SET IRON ROD

S 18°-57'-30" E — 319.45'

SEE NOTE #10

(9) 64,711 SQ. FT. 1.49 AC. — T.P. 11X — T.P. 9A

288.68' — 723.83'

S 52°-19'-30" W

SET IRON ROD

149.93'

FOUND TALL IRON PIPE.

N/F JAMES KING
2225/256

(DUTCH ELM GOLF COURSE) 1602/333

N 30°-31'-00" E — 234.75'

(11) 49,459 SQ. FT. 1.14 AC. — T.P. 11A

N 30°-31'-00" E — 264.34'

T.P. 22X — T.P. 15X

BROOK — TOP — BANK

(10) 94,695 SQ. FT. 2.17 AC. — T.P. 10A

N 35°-14'-00" W — 325.89'

SET IRON ROD.

P.C. — CH. S 62°-14'-00" E — ARC = 110.19' — P.C. — CH. S 38°-22'-00" E — ARC = 151.65'

CH. S 16°-34'-30" E - 228.06' — ARC = 228.06'

CH = N 59°-27'-30" E - 378.23' — R = 405.00'

ARC = 393.53' — P.T.

24" CULVERT — CH = N 73°-50'-00" E - 214.80' — ARC = 216.75'

CH. S 45°-04'-00" W - 248.75' — ARC = 251.82'

50' TYP.

S 29°-33'-30" W — 207.58'

S 60°-30'-00" E — 368.62'

S 43°-16'-00" E — 256.06'

S 60°-30'-00" E — 433.88' — DRAINAGE EASEMENT

S 53°-10'-30" W — 309.47' — 216.40'

S 52°-19'-30" W — 288.68' — 723.83' — 650.78'

SET IRON ROD

SET IRON ROD.

SET I

TRUE NORTH — MAG. 1976

YORK, ss. REGISTRY OF DEEDS
Received APR 6 1981
at 3 h 25 m P M, and
Filed in Plan Book 112 Page 40
ATTEST: Phyllis F. Deschambeault
Register

10.00 pd