

NOTES:

1. THE INTENT OF THIS PLAN IS TO DIVIDE LOT 073 AS SHOWN ON THE TOWN OF YORK TAX MAP 218 INTO TWO SEPARATE PARCELS OF LAND HAVING 120 FEET OF FRONTAGE ON A PRIVATE RIGHT OF WAY.
2. REFERENCE IS MADE TO THE CONTRACTUAL AGREEMENT BETWEEN THE PROFESSIONAL LAND SURVEYOR AND THE CLIENT. CERTAINLY EXCLUSIVITY TO THE CLIENT THAT THIS PLAN HAS BEEN MADE TO THE NORMAL STANDARD OF CARE, AND THIS SURVEY GENERALLY CONFORMS TO THE BOARD OF LICENSES FOR PROFESSIONAL LAND SURVEYORS STANDARDS.
3. THE PARCEL EFFECTED BY THIS DIVISION IS SHOWN ON THE TOWN OF YORK TAX MAP 218 BEING LOT 073.
4. THE OWNERS OF RECORD FOR THE PARCEL BEING SURVEYED IS DESCRIBED IN A DEED FROM JANUARY 15, 1980, TO ROBERT L. WEIL AND KATHLEEN A. WEIL (TRUSTEES) OF THE WEIL FAMILY TRUST DATED JUNE 4, 2006, RECORDED JUNE 5, 2006 AT THE YORK COUNTY REGISTRY OF DEEDS, BOOK 15048, PAGE 558.
5. THE BASIS OF SURVEY FOR THIS SURVEY IS REFERENCED TO MAGNETIC NORTH OF NOVEMBER 1800, SEE Y.C.R.D. PLAN BOOK 183 PAGE 48.
6. ALL BOOK AND PAGE NUMBERS REFER TO THE YORK COUNTY REGISTRY OF DEEDS.
7. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF YORK TAX RECORDS AND ARE SUBJECT TO CHANGE.
8. ADJUTANT INFORMATION BASED ON THE TOWN OF YORK ASSESSORS RECORDS.
9. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
10. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN, OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. OWNERSHIP OF ADJACENT PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY ON NO WAY INDICATE ALL ENCUMBRANCES, EXPRESSED, IMPLIED OR PRESUMPTIVE.
11. ANY USE OF THIS PLAN AND / OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT RULES AND CLAIMS THAT INFORMATION IS CURRENT, AND THAT NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
12. LOCATION, DEPTH, SIZE, TYPE, EXTENT OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS HAS NOT BEEN DETERMINED BY THE SURVEYOR.
13. THE BOUNDARY LINES SHOWN ARE BASED ON A RANDOM TRAVERSE BY WITH A CLOSURE BETTER THAN 1 PART IN 10,000. THE FIELD WORK WAS PERFORMED BY WILLIAM L. GALLAGHER, PLS ON BEHALF OF ROARING BROOK CONSULTANTS, INC. WITH AROUND 100% SEE TOTAL STATION.
14. THE SURVEY LINES SHOWN ON THIS PLAN ARE NOT BOUNDARY LINES, THEY ONLY SHOULD BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY SURVEY.
15. EXCEPTORS TO THE BOARD OF LICENSES FOR PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
 - A) NO SURVEYORS REPORT WAS PREPARED.
 - B) NO REVISION LEGAL DESCRIPTION PREPARED.
 - C) MONUMENTS WERE NOT SET AT ALL CORNER POINTS (THE MONUMENTS SHOWN ON THIS PLAN WERE SET BY ROARING BROOK CONSULTANTS).
16. THE NET LANDS DEPICTED ON THIS PLAN WERE FLAGGED AND TEST PITS PERFORMED BY CARVE EARTHWORKS SCENES AND LOCATED BY ROARING BROOK CONSULTANTS.
17. REFERENCE IS MADE TO A.I.C.S.A. RULE 33 (B) AND EVIDENCE OF RIGHTS-OF-WAY INSTALLATION OF UTILITY SERVICES, EASEMENTS OR RIGHTS-OF-WAY ESTABLISHED ON OR AFTER JANUARY 1, 1980. THE OWNER OF AN EASEMENT OR RIGHT-OF-WAY DOES NOT HAVE THE RIGHT BY IMPLICATION TO INSTALL UTILITY SERVICES ON OR UNDER THE EASEMENT OR RIGHT-OF-WAY.
18. THE EASEMENT OR RIGHT-OF-WAY IS ORIGINALLY ESTABLISHED IN A WRITTEN INSTRUMENT ENCLOSED ON OR AFTER JANUARY 1, 1980.
19. THE INSTRUMENT DRAWING OR RECORDING THE EASEMENT OR RIGHT-OF-WAY DOES NOT EXPRESSLY INCLUDE THE RIGHT TO INSTALL UTILITY SERVICES.
20. WETLANDS WERE NOT DELINEATED ON LOTS 73A AND 73B.
21. ANY RECURRING RIGHTS WERE NOT DETERMINED DURING THIS SURVEY.
22. THE TOTAL AREA SHOWN ON THIS PLAN FOR LOT 073 EXCEEDS THE CENTER LINE OF THE BROOK. THE LINE SHOWN IS FOR LOT CLOSURE ONLY. THE AREA ABOVE AND BELOW THE SURVEY LINE AS SHOWN IS NOT PART OF THE AREA DEPICTED ON THIS PLAN.
23. ANY EXISTING RIGHTS OR HISTORICAL RECORDS THAT MAY EXIST ALONG THE EXISTING TRAIL AS SHOWN ON THIS PLAN BETWEEN LOTS 068, 073 & 135 FOR ITS USE WAS NOT DETERMINED DURING THIS SURVEY.
24. SEE SURVEYOR'S NOTE.

25. THE TOTAL AREA SHOWN ON THIS PLAN FOR LOT 073 EXCEEDS THE CENTER LINE OF THE BROOK. THE LINE SHOWN IS FOR LOT CLOSURE ONLY. THE AREA ABOVE AND BELOW THE SURVEY LINE AS SHOWN IS NOT PART OF THE AREA DEPICTED ON THIS PLAN.
26. ANY EXISTING RIGHTS OR HISTORICAL RECORDS THAT MAY EXIST ALONG THE EXISTING TRAIL AS SHOWN ON THIS PLAN BETWEEN LOTS 068, 073 & 135 FOR ITS USE WAS NOT DETERMINED DURING THIS SURVEY.
27. SEE SURVEYOR'S NOTE.
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99. SEE SURVEYOR'S NOTE.
100. SEE SURVEYOR'S NOTE.

REFERENCE DEEDS:

1. Y.C.R.D. BOOK 15648 PAGE 558-660
2. Y.C.R.D. BOOK 13054 PAGE 029
3. Y.C.R.D. BOOK 13054 PAGE 031
4. Y.C.R.D. BOOK 7948 PAGE 153
5. Y.C.R.D. BOOK 5209 PAGE 242

ZONING:

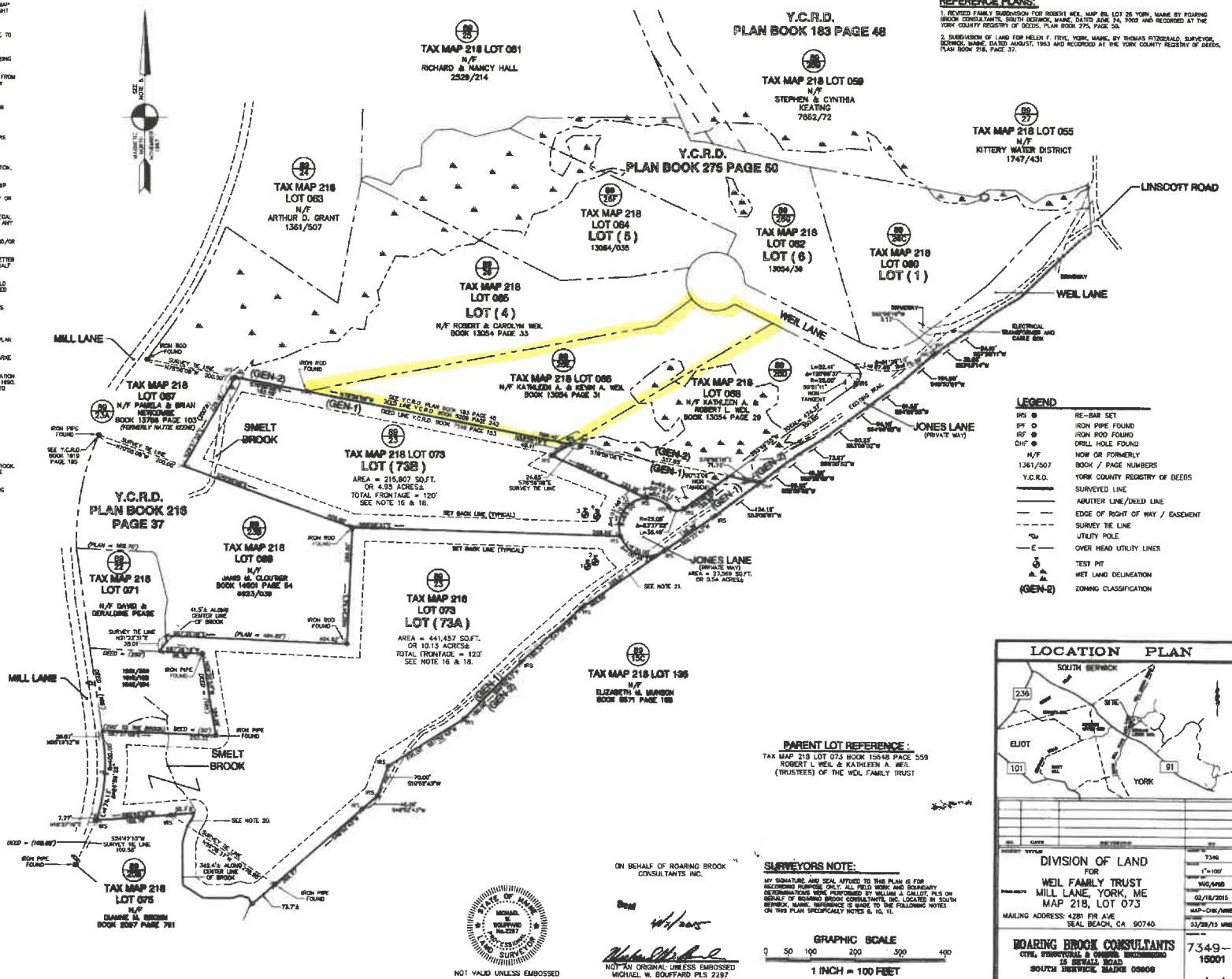
GEN-2	
MINIMUM LAND AREA (SQ.FT.)	130,680
MINIMUM STREET FRONTAGE	200' (SEE 5.2 FOOTNOTE E)
MINIMUM FRONT YARD SET BACK	50'
MINIMUM REAR YARD SET BACK	30'
MINIMUM SIDE YARD SET BACK	30'

GEN-1	
MINIMUM LAND AREA (SQ.FT.)	130,680
MINIMUM STREET FRONTAGE	200' (SEE 5.2 FOOTNOTE F)
MINIMUM FRONT YARD SET BACK	50'
MINIMUM REAR YARD SET BACK	30'
MINIMUM SIDE YARD SET BACK	30'

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RECORDING DATA

YORK COUNTY REGISTRY OF DEEDS
RECEIVED April 11, 2011
AND RECORDED IN PLAN BOOK 315 PAGE 35
ATTEST *Robert D. Lord*
REGISTRAR



REFERENCE PLANS:

1. REVERED FAMILY SUBDIVISION FOR ROBERT WEIL, MAP 218, MADE BY ROARING BROOK CONSULTANTS, SOUTH BEACH, MAINE, DATED JUNE 24, 2008 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS, PLAN BOOK 275, PAGE 50.
2. SUBDIVISION OF LAND FOR WEIL L. TR. YORK, MAINE, BY THOMAS WITZGALL SURVEYOR, SOUTH BEACH, MAINE, DATED AUGUST, 1983 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS, PLAN BOOK 218, PAGE 37.

LEGEND

IRL	IR-BAI SET
IRP	IRON PIPE FOUND
IRH	IRON ROD FOUND
DIF	DRILL HOLE FOUND
N/F	NOW OR FORMERLY
1361/507	BOOK / PAGE NUMBERS
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
---	SURVEYED LINE
---	ADJUTANT LINE/DEED LINE
---	EDGE OF RIGHT OF WAY / EASEMENT
---	SURVEY THE LINE
---	UTILITY POLE
---	OVER HEAD UTILITY LINES
---	TEST PIT
---	WET LAND DELINEATION
(GEN-2)	ZONING CLASSIFICATION

LOCATION PLAN

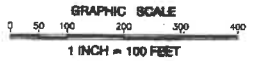


PARENT LOT REFERENCE:

TAX MAP 218 LOT 073 BOOK 15648 PAGE 558
ROBERT L. WEIL & KATHLEEN A. WEIL
(TRUSTEES) OF THE WEIL FAMILY TRUST

SURVEYORS NOTE:

MY DONATIONS AND SEAL AFFIXED TO THIS PLAN IS FOR RECORDING PURPOSES ONLY. ALL FIELD WORK AND BOUNDARY DETERMINATIONS WERE PERFORMED BY WILLIAM L. GALLAGHER, PLS ON BEHALF OF ROARING BROOK CONSULTANTS, INC. LOCATED IN SOUTH BEACH, MAINE. REFERENCE IS MADE TO THE FOLLOWING NOTES ON THIS PLAN SPECIFICALLY NOTES 10 & 11.



ON BEHALF OF ROARING BROOK CONSULTANTS, INC.
Michael W. Bouffard
NOT AN ORIGINAL UNLESS EMBOSSED
MICHAEL W. BOUFFARD PLS 2297