LEGEND

SYMBOL	DESCRIPTION
⊡ GMF	GRANITE MONUMENT FOUND
○ IPF/IRF	IRON PIPE/ROD FOUND
◉ IRS	5/8" IRON ROD W/ CAP TO BE SET
⌀	UTILITY POLE
	DECIDUOUS TREE
	CONIFEROUS TREE
	PROPERTY LINE
	LIMIT OF WETLANDS
130	EXISTING CONTOUR
A.G.	ABOVE GROUND
N/F	NOW OR FORMERLY
	STONE WALL
	EXISTING EASEMENT
	STUMP W/ BARBED WIRE
⊡ GMS	GRANITE MONUMENT TO BE SET

MAG.-1991

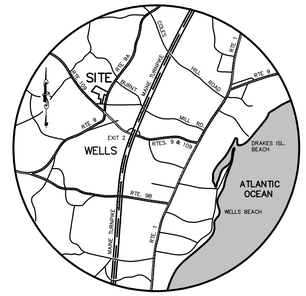
LINE/CURVE DATA

L1	N25°27'30"W	50.46'	L14	N61°09'46"W	17.47'
L2	S55°03'23"W	129.37'	L15	N61°26'00"W	54.40'
L3	S50°19'26"E	321.11'	L16	N60°53'45"W	80.14'
L4	S48°43'58"W	83.42'	L17	N61°08'21"W	50.29'
L5	N63°58'04"W	200.00'	L18	N61°25'04"W	57.77'
L6	S47°05'53"W	162.57'	L19	N60°33'27"W	70.33'
L7	S40°38'53"W	160.00'	L20	S60°40'28"E	128.02'
L8	S32°43'43"W	250.00'	L21	S64°10'15"E	119.94'
L9	S22°25'56"W	225.95'	L22	N67°33'01"W	37.77'
L10	S61°38'40"E	200.00'	L23	N68°09'16"W	66.42'
L11	S21°55'06"W	27.60'	L24	N77°13'33"W	112.79'
L12	N61°25'04"W	175.00'	L25	N76°42'54"W	32.80'
L13	N22°03'14"E	26.34'	C1	R=25.00'	L=37.43'

CONTINUED ON SHEET 1

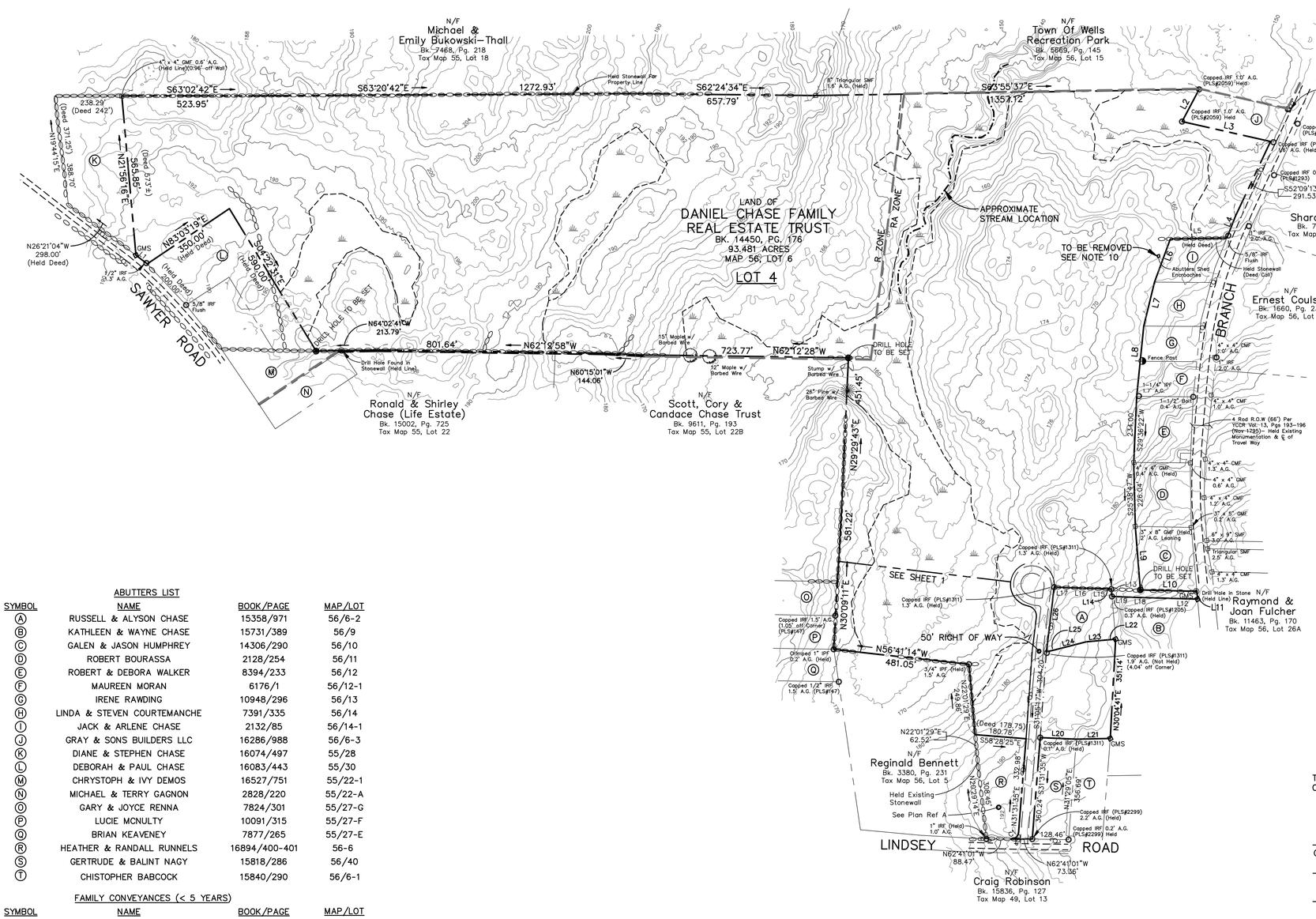
STANDARD CONDITIONS OF APPROVAL

1. ANY SUBDIVISION NOT RECORDED IN THE REGISTRY OF DEEDS WITHIN 90 DAYS OF THE DATE UPON WHICH THE PLAN IS APPROVED AND SIGNED BY THE BOARD SHALL BECOME NULL AND VOID, UNLESS AN EXTENSION IS GRANTED BY THE BOARD IN WRITING BEFORE THE EXPIRATION OF THE NINETY-DAY PERIOD. (§202-9C(2))
2. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A PRINCIPAL STRUCTURE IN THE SUBDIVISION, THE APPLICANT SHALL PRESENT EVIDENCE OF SUITABLE WATER SUPPLY TO THE CODE ENFORCEMENT OFFICER. THE EVIDENCE SHALL CONSIST OF THE RESULTS OF A PRIMARY INORGANIC WATER ANALYSIS PERFORMED UPON THE WELL TO SERVE THE STRUCTURE, INDICATING THE GROUNDWATER MEETS THE PRIMARY DRINKING WATER STANDARDS OF THE MAINE RULES RELATING TO DRINKING WATER FOR THOSE CATEGORIES TESTED. (§202-12F(2)(B)(4))
3. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT IN ANY APPROVED SUBDIVISION, THE SUBDIVIDER SHALL PROVIDE THE CODE ENFORCEMENT OFFICER WITH A LETTER FROM A REGISTERED LAND SURVEYOR STATING THAT ALL MONUMENTATION SHOWN ON THE PLAN FOR THE LOT RECEIVING THE BUILDING PERMIT AND FOR THE APPROVED SUBDIVISION PERIMETER BOUNDARIES OR PHASE THEREIN AS APPROVED BY THE PLANNING BOARD HAS BEEN INSTALLED. (§202-11A(5))
4. NO CHANGES, ERASURES, MODIFICATION OR REVISIONS SHALL BE MADE IN ANY FINAL PLAN AFTER APPROVAL HAS BEEN GIVEN BY THE PLANNING BOARD AND ENDORSED IN WRITING ON THE PLAN, UNLESS THE REVISED FINAL PLAN IS FIRST SUBMITTED AND THE BOARD APPROVES ANY MODIFICATIONS, EXCEPT IN ACCORDANCE WITH § 202-10A(3). (§202-9C(4))
5. THE APPROVAL BY THE BOARD OF A SUBDIVISION PLAN SHALL NOT BE DEEMED TO CONSTITUTE OR BE EVIDENCE OF ANY ACCEPTANCE BY THE MUNICIPALITY OF ANY STREET, EASEMENT OR OTHER AREA SHOWN ON SUCH PLAN. (§202-9C(5))
6. FAILURE TO COMMENCE SUBSTANTIAL CONSTRUCTION OF THE SUBDIVISION WITHIN FIVE YEARS OF THE DATE OF APPROVAL AND SIGNING OF THE PLAN SHALL RENDER THE PLAN NULL AND VOID. (§202-9C(6)) N/A



LOCATION MAP

SCALE: 1" = 2 MILES



ABUTTERS LIST

SYMBOL	NAME	BOOK/PAGE	MAP/LOT
(A)	RUSSELL & ALYSON CHASE	15358/971	56/6-2
(B)	KATHLEEN & WAYNE CHASE	15731/389	56/9
(C)	GALEN & JASON HUMPHREY	14306/290	56/10
(D)	ROBERT BOURASSA	2128/254	56/11
(E)	ROBERT & DEBORA WALKER	8394/233	56/12
(F)	MAUREEN MORAN	6176/1	56/12-1
(G)	IRENE RAWDING	10948/296	56/13
(H)	LINDA & STEVEN COURTEMANCHE	7391/335	56/14
(I)	JACK & ARLENE CHASE	2132/85	56/14-1
(J)	GRAY & SONS BUILDERS LLC	16286/988	56/6-3
(K)	DIANE & STEPHEN CHASE	16074/497	55/28
(L)	DEBORAH & PAUL CHASE	16083/443	55/30
(M)	CHRYSTOPH & IVY DEMOS	16527/751	55/22-1
(N)	MICHAEL & TERRY GAGNON	2828/220	55/22-A
(O)	GARY & JOYCE RENNA	7824/301	55/27-G
(P)	LUCIE MCNULTY	10091/315	55/27-F
(Q)	BRIAN KEAVENEY	7877/265	55/27-E
(R)	HEATHER & RANDALL RUNNELS	16894/400-401	56-6
(S)	GERTRUDE & BALINT NAGY	15818/286	56/40
(T)	CHISTOPHER BABCOCK	15840/290	56/6-1

FAMILY CONVEYANCES (< 5 YEARS)

SYMBOL	NAME	BOOK/PAGE	MAP/LOT
(K)	DIANE & STEPHEN CHASE	16074/497	55/28
(L)	DEBORAH & PAUL CHASE	16083/443	55/30
(R)	HEATHER & RANDALL RUNNELS	16894/400-401	56/6-4

OUTSALE

SYMBOL	NAME	BOOK/PAGE	MAP/LOT
(J)	GRAY & SONS BUILDERS LLC	16286/988	56/6-3

YORK COUNTY REGISTRY OF DEEDS

RECEIVED _____ AT _____ H _____ M _____M

AND RECORDED IN BOOK _____ PAGE _____

ATTEST _____ REGISTRAR

Scale: 1" = 200'

200' 0 100' 200' 400'

NOTES:

1. OWNER: THE DANIEL CHASE FAMILY REAL ESTATE TRUST P.O. BOX 26 WELLS, MAINE 04090
2. ENGINEER: ROBERT C. LIBBY JR., PLS#2190 BH2M 28 STATE STREET GORHAM, MAINE
3. WETLANDS & SOILS: MARK HAMPTON, C.S.S. #216, L.C.E. #263 MARK HAMPTON ASSOCIATES PORTLAND, MAINE
4. DEED REFERENCE: BK. 14450, PG. 176 BK. 6797, PG. 177
5. TAX MAP REFERENCE: MAP 56, LOT 6
6. ZONING: RESIDENTIAL A (RA) RURAL (R)
7. PARCEL AREA: 102.764 ACRES
8. PLAN REFERENCES:
   A. PLAN OF LAND TO BE CONVEYED BY DANIEL CHASE FAMILY REAL ESTATE TRUST TO RUSSELL & ALYSON CHASE, LAND LOCATED NORTH OF LINDSEY ROAD, WELLS, MAINE, DATED 1/28/08 BY POST ROAD SURVEYING.
   B. AMENDED FINAL PLAN, ELSIE ELIZABETH ESTATES, BRANCH AND LINDSEY ROADS, WELLS, MAINE FOR THE DANIEL CHASE FAMILY REAL ESTATE TRUST, DATED AUG. 2012, BY BH2M AND RECORDED IN THE Y.C.R.D. PLAN BOOK 364, PAGE 48.
   C. PROPERTY SURVEY FOR INGER L. ATKINS, WELLS, MAINE, DATED 7/83 BY CHARLES E. LAWSON, PLS#147 AND RECORDED IN THE Y.C.R.D. IN PLAN BOOK 125, PAGE 37.
   D. SURVEY OF LAND OF RONALD AND SARLEY CHASE, WELLS, MAINE, DATED JULY 20, 1975, BY JOHN ROSSBOROUGH, PLS#231 AND RECORDED IN THE Y.C.R.D. IN PLAN BOOK 76, PAGE 2.
9. TOPOGRAPHY: STATE OF MAINE, MAINE OFFICE OF GIS, TOWN OF WELLS 2' CONTOUR MAP
10. ABUTTER SHALL BE NOTIFIED AND EXISTING ENCROACHMENT REMOVED NO LATER THAN JUNE 30, 2016.

THIS PLAN REVIEWED AND APPROVED BY THE TOWN OF WELLS PLANNING BOARD.

_____ DATE

_____ CHAIR

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT

STATE OF MAINE ROBERT C. LIBBY JR. 2190 LICENSED LAND SURVEYOR

_____ ROBERT C. LIBBY JR. PLS #2190

NO.	DATE	REVISION DESCRIPTION
1	12/15/14	Rev'd. Lot 3 and Open Space
2	1/20/15	Submitted to the Town of Wells
3	3/4/15	Rev'd. for Town Review
4	4/1/15	Rev'd for Town Review
5	4/30/15	Rev'd Per Planning Review
6	5/4/15	Rev'd Per Planning Review
7	6/1/15	Rev'd Per Planning Review
8	7/20/15	Submitted for Final Approval

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel. (207) 839-2771
Fax (207) 839-8250

Record Owner:
The Daniel Chase Family Real Estate Trust
P.O. Box 26
Wells, Maine 04090

STANDARD BOUNDARY SURVEY SUBDIVISION GRAND TRAIL PLACE

LINDSEY ROAD
WELLS, MAINE

DESIGNED	DATE
Survey	Sept. 2014
DRAWN	SCALE
Dept.	1" = 200'
CHECKED	JOB. NO.
R. Libby Jr.	14076

SHEET 2

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