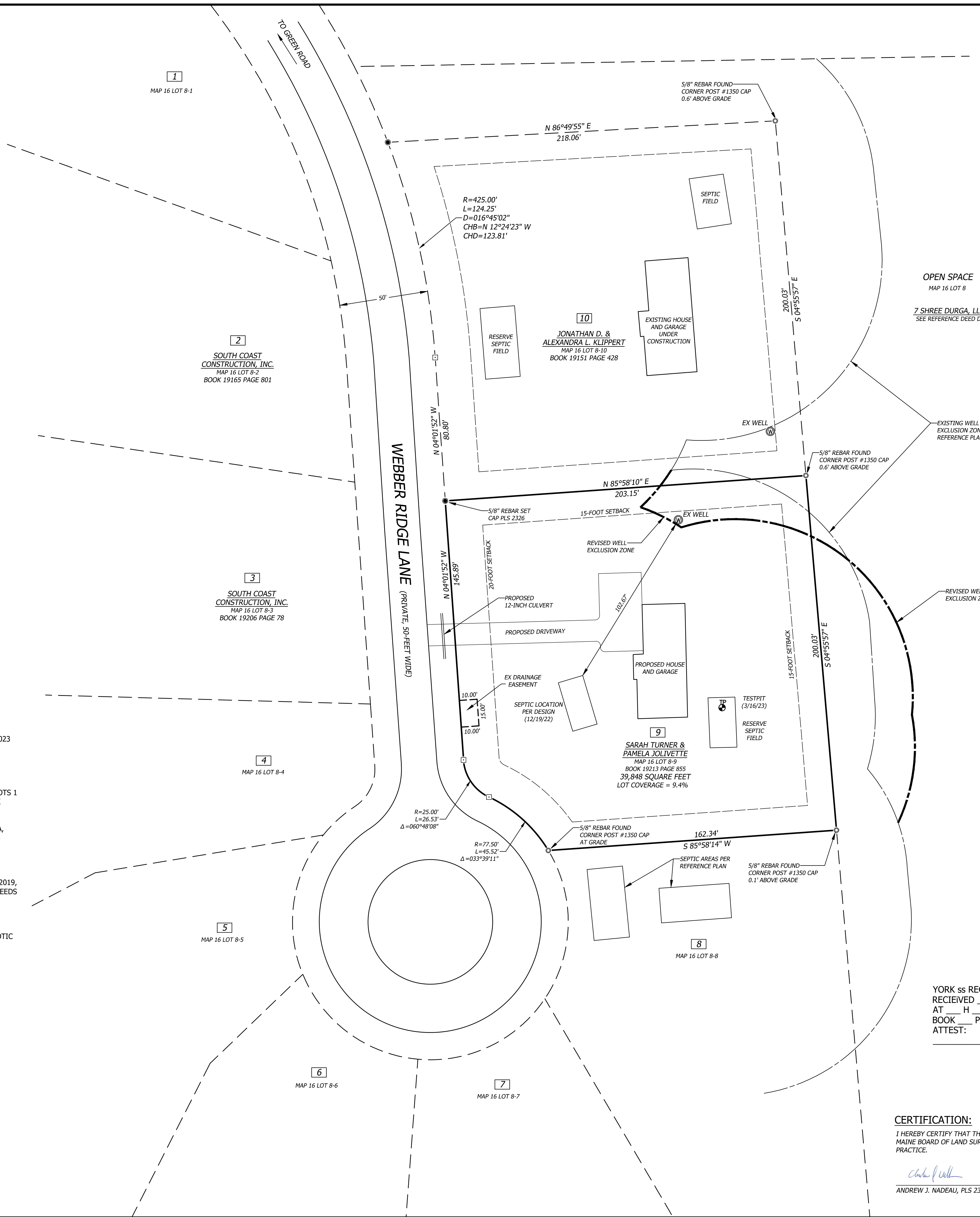


LOCATION MAP
SCALE: 1" = 500'



APPROVAL NOTES/CONDITIONS

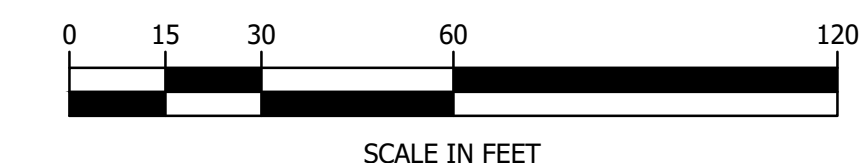
1. THE PURPOSE OF THIS SUBDIVISION PLAN AMENDMENT IS TO REVISE THE SEPTIC SYSTEM LOCATIONS AND WELL LOCATION FOR LOT 8-9.
2. THE PROPERTY IS IDENTIFIED AS TAX MAP 16, LOT 8-9. THE PROPERTY IS PART OF AN EXISTING 10 LOT/DWELLING UNIT RESIDENTIAL CLUSTER SUBDIVISION LOCATED OFF GREEN ROAD.
3. ALL NOTES, RESTRICTIONS AND CONDITIONS OF APPROVAL PART OF THE ORIGINAL AND 1ST AMENDED PLAN TO REMAIN IN EFFECT.
4. THE PROPOSED HOUSE ON LOT 8-9 SHALL BE CONSTRUCTED WITH A SPRINKLER SYSTEM FOR FIRE PROTECTION.
5. PERFORMANCE GUARANTEES HAVE BEEN PROVIDED TO THE TOWN FOR INCOMPLETE CONSTRUCTION ITEMS.

GENERAL NOTES

1. OWNER OF RECORD
SARAH TURNER & PAMELA JOLIVETTE
10 OLD PINE HILL ROAD
SOUTH BERWICK, MAINE 03901
2. REFERENCE DEEDS:
 - A. SOUTH COAST CONSTRUCTION, INC. TO SARAH TURNER AND PAMELA JOLIVETTE DATED MARCH 24, 2023 AND RECORDED IN YORK COUNTY REGISTRY OF DEEDS BOOK 19213 PAGE 855.
 - B. 7 SHREE DURGA, LLC TO THE INHABITANTS OF THE TOWN OF WELLS DATED OCTOBER 24, 2022 AND RECORDED IN YORK COUNTY REGISTRY OF DEEDS BOOK 19139 PAGE 361.
 - C. DECLARATION OF RIGHTS, RESTRICTIONS, COVENANTS & EASEMENTS FOR WEBBER RIDGE PHASE 2 LOTS 1 THRU 10 DATED OCTOBER 24, 2022 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS BOOK 19139 PAGE 350.
 - D. RALPH J. TEDESCO AND MARILYN TEDESCO, TRUSTEES OF JUNIPER REALTY TRUST TO 7 SHREE DURGA, LLC DATED AUGUST 31, 2021 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS BOOK 18788 PAGE 97.
3. REFERENCE PLAN:
 - A. "PLAN SHOWING WEBBER RIDGE SUBDIVISION II FOR GREAT LOTS OF MAINE, LLC." DATED APRIL 22, 2019, SURVEYED BY CORNER POST LAND SURVEYING AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 402 PAGE 50.
4. THE BEARINGS SHOWN HEREON REFER TO THE MAINE COORDINATE SYSTEM, GRID NORTH.
5. THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED ON FEBRUARY 15, 2023 WITH A LEICA TS13 ROBOTIC TOTAL STATION.
6. SURVEYED PREMISES ARE LOCATED IN THE RURAL ZONING DISTRICT AND ARE PART OF A RESIDENTIAL CLUSTER DEVELOPMENT.
SETBACKS ARE:
FROM LOT LINE ABUTTING A STREET RIGHT OF WAY WITHIN THE DEVELOPMENT: 20-FEET
LOT LINE SETBACK: 15-FEET

LEGEND

- IRON ROD SET
- CONCRETE BOUND TO BE SET PER TOWN OF WELLS REQUIREMENTS
- IRON PIPE OR IRON ROD FOUND
- PROPERTY LINE
- - - BUTTER PROPERTY LINE
- - - BUILDING SETBACK



APPROVED BY _____	DATE _____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
PLANNING BOARD, WELLS, MAINE	

YORK ss REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ H _____ M _____, AND RECORDED IN
BOOK _____ PAGE _____
ATTEST: _____
REGISTER

CERTIFICATION:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS WITH THE MAINE BOARD OF LAND SURVEYORS RULES, CHAPTER 90: STANDARDS OF PRACTICE.
Andrew J. Nadeau
ANDREW J. NADEAU, PLS 2326 4/13/23
DATE

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PLAN SHOWING AN AMENDMENT OF
WEBBER RIDGE SUBDIVISION II
(YCRD PLAN BOOK 402 PAGE 50)
PREPARED FOR APPLICANT
SOUTH COAST CONSTRUCTION, INC.
P.O. BOX 298, WELLS, MAINE 04090
LOCATED ON
WEBBER RIDGE LANE
WELLS - MAINE
WELLS TAX MAP 16 LOT 8-9

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

STATE OF MAINE
ANDREW J. NADEAU
PLS 2326
PROFESSIONAL LAND SURVEYOR

DATE: 4/13/2023	PROJECT #: 220021
SURV'D BY: JDN	DRAWN BY: JDN/AJN
CHECK'D BY: ALN	ARCHIVE #: H-____

SHEET 1 OF 1