

# Plan Set Showing

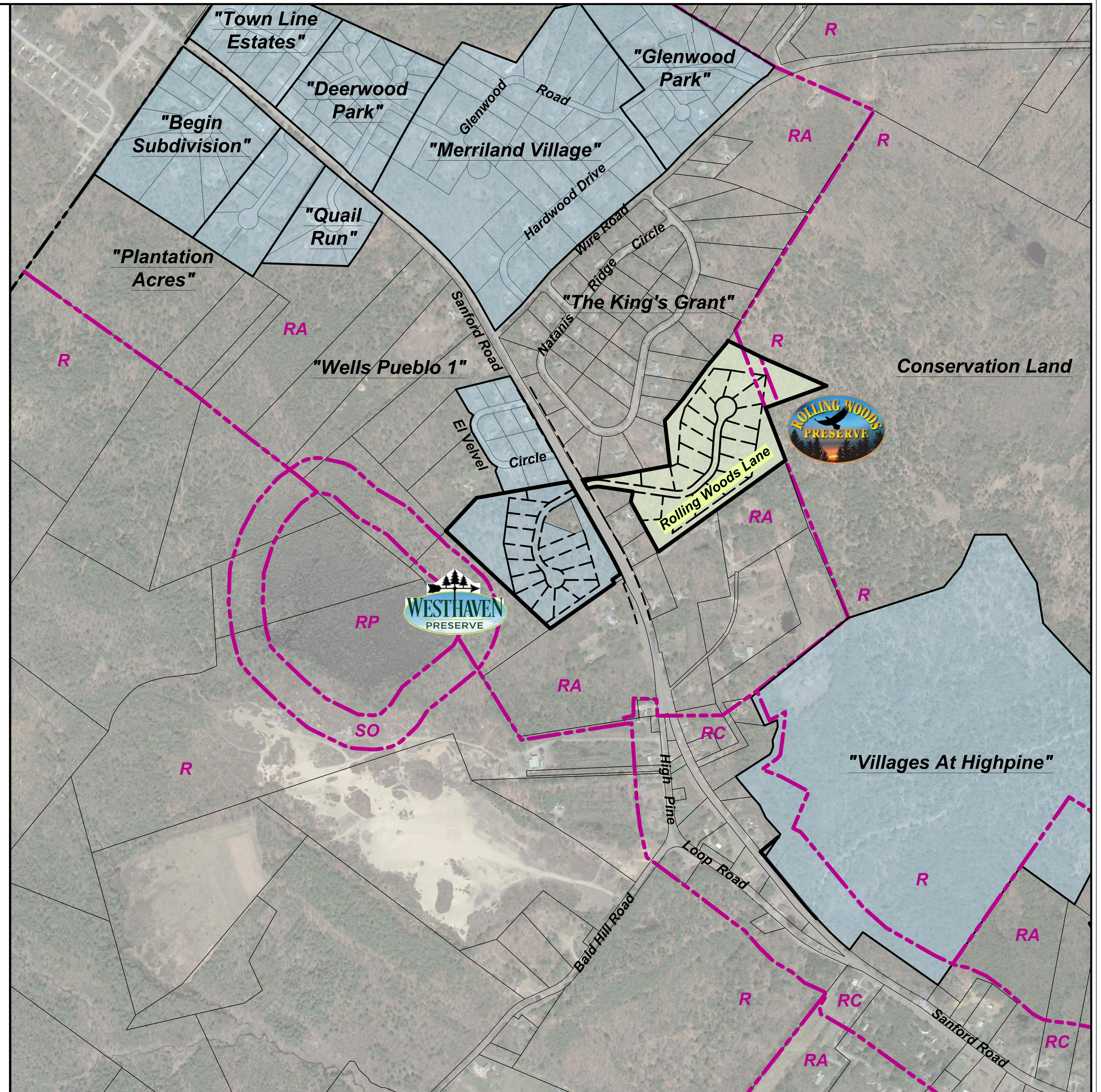


A 17 Lot Residential Subdivision By:

## Jackson Drysdale, LLC

1293 Main Street  
Sanford, Maine 04073

Consultants:



Plan Sheet Index



600 Main Street  
Springvale, Maine 04083  
Phone Number: (207) 324-2119

**CORNER POST**  
Land Surveying  
A DIVISION OF SEBAGO TECHNIQS

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- Sheet 2 - Subdivision Sheet 1
- Sheet 2 - Subdivision Sheet 2

**WALSH**

ENGINEERING ASSOCIATES, INC.  
One Karen Drive, Suite 2A, Westbrook, Maine 04092

- Sheet C1.1 & C1.2 - Existing Conditions & Removals Plan
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- Sheet C5.1, C5.2 & C5.3 - Site Details



MARK HAMPTON ASSOCIATES, INC.  
Soil Evaluation • Wetland Delineations • Soils Surveys • Wetland Permitting  
P.O. Box 1931 Portland, Maine 04104

- No Plan Sheet

Mark Cenci  
Geologic, Inc.

© 1992-2004 Mark Cenci Geologic, Inc.  
1000 Main Street, Sanford, Maine 04073  
Tel: 207 324 2119 • www.markcenci.com

- No Plan Sheet

Notes:

- I. Deed Reference:
a. Lani L. Hilton Kelly & Darin D. Hilton to Jackson, Drysdale & Associates L.L.C. dated November 11, 2022 and recorded at the York County Registry of Deeds in book 19135 page 858.
b. Lani L. Hilton Kelly & Darin D. Hilton and Jackson, Drysdale & Associates, LLC dated October 4, 2022 and recorded at the York County Registry of Deeds in book 19135 page 863.
c. Margaret S. Fogg, Gertrude B. Piper, Mary Wood Bosworth & Robert R. Jordan to George F. Fenderson & Hiram Perkins dated July 2, 1943 and recorded at the York County Registry of Deeds in book 997 page 2.
d. Edward Clark to Samuel Chadbourne dated December 14, 1864 and recorded at the York County Registry of Deeds in book 306 page 346.
e. Committee for Commons to Samuel Emery dated December 30, 1734 and on file at the Town of Wells, Wells Proprietors Book page 61.
f. Committee for Commons to Jonathan Hatch dated October 15, 1772 and on file at the Town of Wells, Wells Proprietors Book page 173.
g. Committee for Commons to Richard Peare dated October 20, 1772 and on file at the Town of Wells, Wells Proprietors Book page 184.
h. Committee for Commons to Benjamin Hatch dated October 20, 1772 and on file at the Town of Wells, Wells Proprietors Book page 184.
i. Joseph D. Lord to Stillman Lord dated May 13, 1855 and recorded at the York County Registry of Deeds in book 321 page 389.
j. George H. Goodale to James Emery dated October 7, 1854 and recorded at the York County Registry of Deeds in book 237 page 352.
k. Committee for Commons to Joseph Eaton dated October 20, 1772 and on file at the Town of Wells, Wells Proprietors Book page 185.
l. Karl P. & Harissa M. Hilton to Ethel M. & Paul M. McKeon dated October 17, 1944 and recorded at the York County Registry of Deeds in book 1033 page 232.
m. Karl P., Jr. & David P. Hilton to Salvatore & Charlotte Stefanelli dated April 9, 1965 and recorded at the York County Registry of Deeds in book 1662 page 125.
n. Lani L. Hilton Kelly & Darin D. Hilton to The Patterson Companies, LLC dated October 14, 2022 and recorded at the York County Registry of Deeds in book 19135 page 868.

- 2. Plan Reference:
a. "Plan Showing A Boundary Survey For Highpine Properties, LLC" dated July 10, 2019, revised through July 8, 2021, surveyed by Corner Post Land Surveying, Inc. and recorded in York County Registry of Deeds in plan book 417 page 36.
b. "State of Maine Department of Transportation Right of Way Map State Highway 77 (Route 109) Federal Aid Project No. NH-7998(20E) (Part III)" sheets 14 of 23 dated March, 2011 and prepared by Peter A. Belanger and recorded in York County Registry of Deeds in plan book 371 page 31.
c. "State of Maine Department of Transportation Right of Way Map State Highway 77 (Route 109) Federal Aid Project No. NH-7998(20E) (Part III)" sheets 13 of 23 dated March, 2011 and prepared by Peter A. Belanger and recorded in York County Registry of Deeds in plan book 371 page 30.
d. "State of Maine Department of Transportation Right of Way Map State Highway 77 (Route 109) Federal Aid Project No. NH-7998(20E) (Part III)" sheets 17 of 23 dated March, 2011 and prepared by Peter A. Belanger and recorded in York County Registry of Deeds in plan book 371 page 29.
e. "The King's Grant A Subdivision In Wells, Maine Owned By Andrews Enterprises Inc." dated February 28, 1979, revised through May 11, 1986, prepared by Morton & Rose Associates and recorded in York County Registry of Deeds in plan book 148 page 33.
f. "Natanis Ridge A Subdivision In Wells, Maine Owned By Charles E. & Robert C. Hamlyn" dated February 28, 1979, prepared by Morton & Rose Associates and recorded in York County Registry of Deeds in plan book 98 page 9.
g. "Plan Showing Land Surveyed For James L. Wiggin" dated January 1979, surveyed by T.W. Bullard and recorded in York County Registry of Deeds in plan book 96 page 44.
h. "Plan Showing A Boundary Survey For Allen E. & Linda J. Downs" dated December 9, 2005, revised September 9, 2012, and surveyed by Corner Post Land Surveying, Inc. (unrecorded).
i. "Plan Showing Remaining Land Of Linda J. Downs" dated March 24, 2005, and surveyed by Corner Post Land Surveying, Inc. (unrecorded).
j. "Plan Showing A Boundary Survey For Highpine Properties, LLC" dated July 21, 2004, revised through August 8, 2008, and surveyed by Corner Post Land Surveying, Inc. (unrecorded).
k. "Plan Showing A Survey Of Land Of Charles E. & Robert C. Hamlyn" dated January 20, 1970, and surveyed by Libby & Dow (unrecorded).

- 3. Basis of Bearings:
Bearings shown hereon are Grid North and refer to the Maine State Plane Coordinate System, Maine West Zone 401, FIPS Zone 5002, North American Datum 1983, Units: Feet. Determined utilizing a Leica GS14 "RTK GPS Unit" (Real Time Kinematic Global Positioning System).

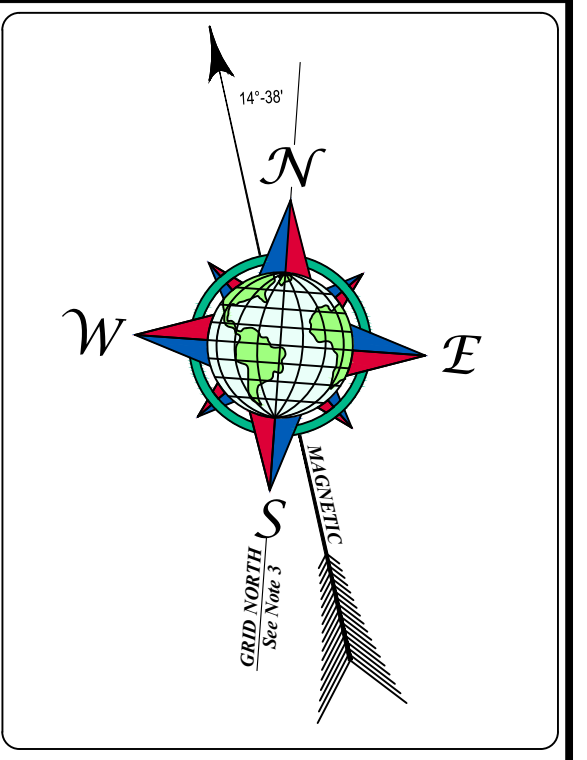
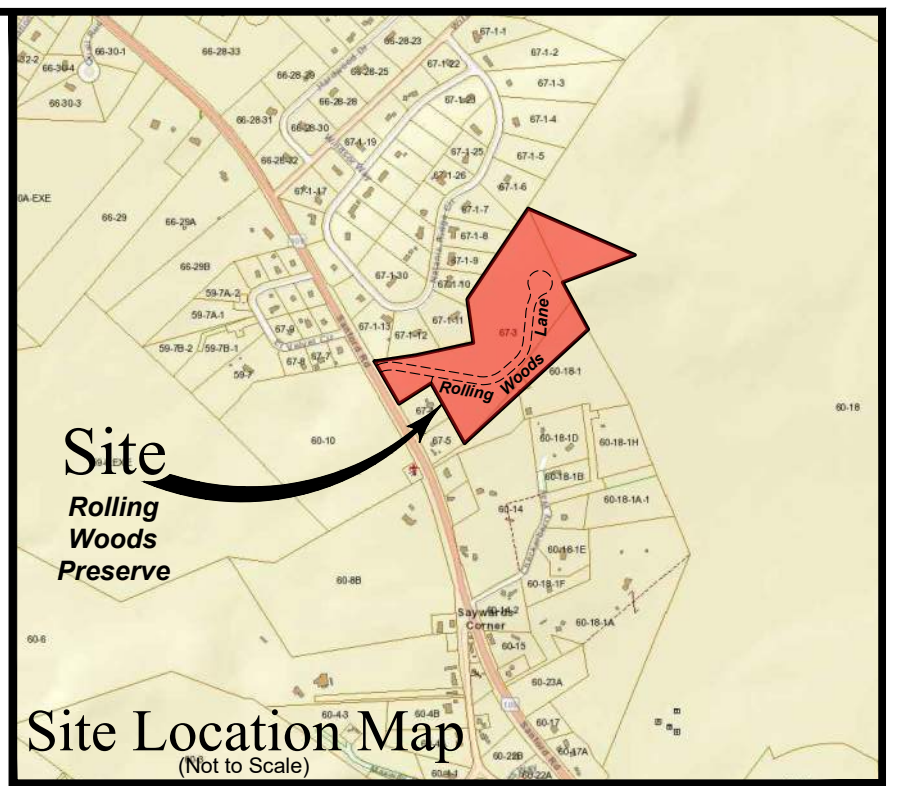
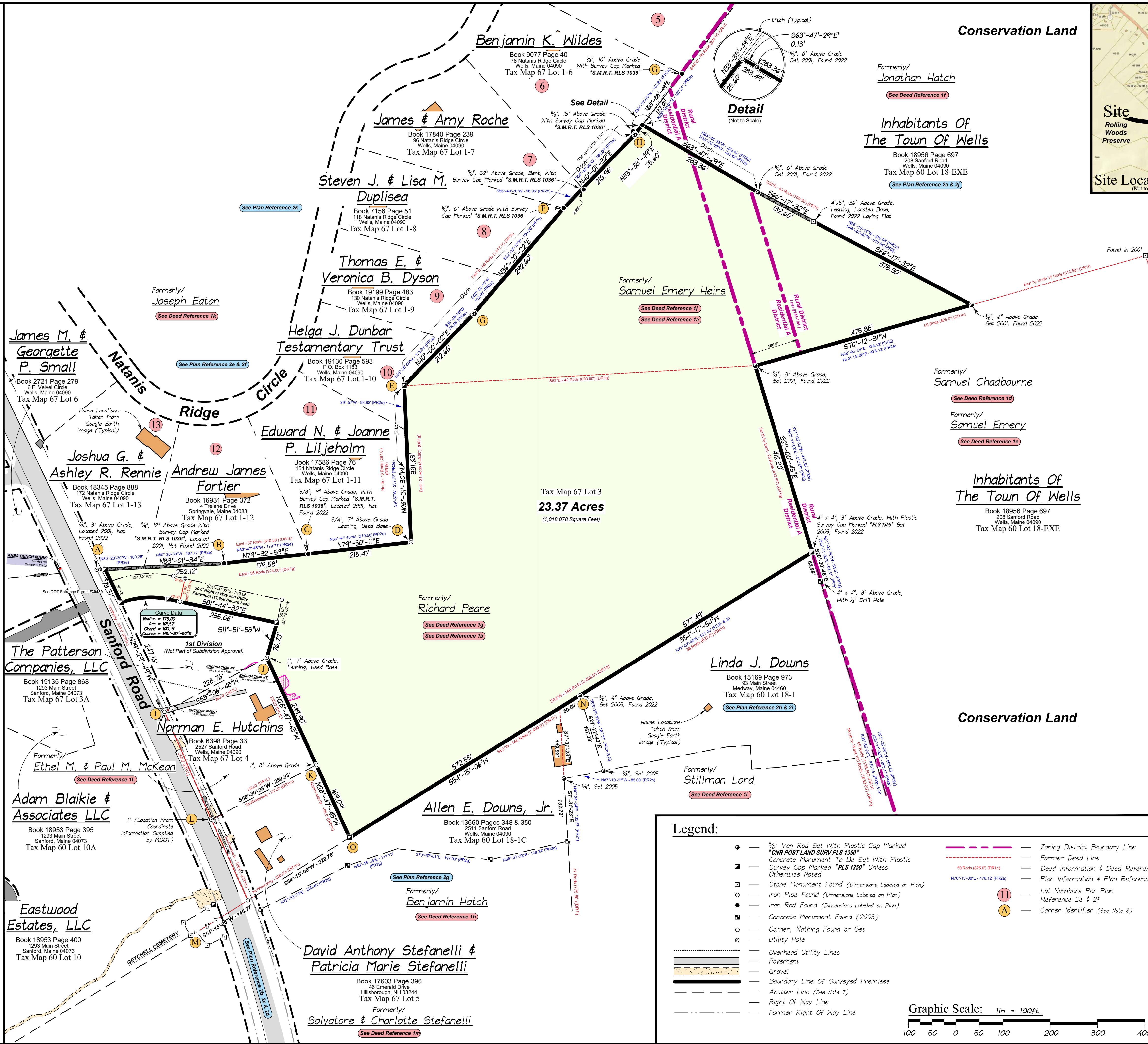
- 4. Road Record:
State Route 109, 90' wide see Plan References 2b, 2c & 2d.

- 5. Certification:
The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

- 6. Underground Utilities:
No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any underground utility, municipal or public service. For information concerning these utilities or facilities please contact the appropriate agencies.

- 7. Abutter Lines:
The abutter lines shown hereon are for reference purposes only. Any conflicts between the abutter lines shown hereon and existing monumentation should be resolved with a boundary survey, no assumptions should be made based on these abutter lines.

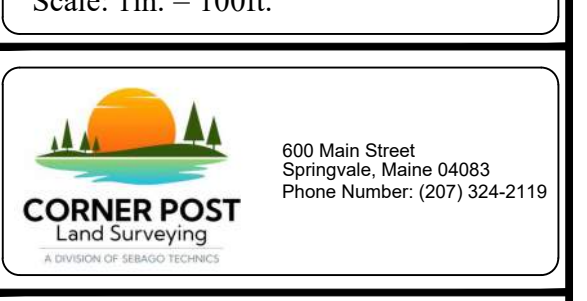
- 8. Reproduction Notes:
A This corner was located in 2001 and has since been destroyed. Therefore, held the 2001 position as being the "IRON" shown on Plan Reference 2k and as monumenting the corner of Lot 13 as shown on Plan Reference 2e & 2f.
B This corner was located in 2001 and relocated in 2022. Held the 2022 location as being the "IRON TO BE SET" shown on Plan Reference 2e & 2f.
C This corner was located in 2001 and relocated in 2022. Held the 2022 location as being the "IRON TO BE SET" shown on Plan Reference 2e & 2f.
D This corner was located in 2001 and relocated in 2022. Held the 2022 location as being the "IRON" shown on Plan Reference 2k, 2e & 2f.
E To reproduce missing corner placed the mathematics of Plan Reference 2e & 2f on Corner F and rotated into Corner G as shown on Plan Reference 2e & 2f.
F Held as being the "IRON TO BE SET" shown on Plan Reference 2e & 2f.
G To reproduce missing corner placed the mathematics of Plan Reference 2e & 2f on Corner F and rotated into Corner G as shown on Plan Reference 2e & 2f.
H To reproduce missing corner placed the mathematics of Plan Reference 2e & 2f on Corner F and rotated into Corner G as shown on Plan Reference 2e & 2f.
I To reproduce missing corner held the dead distance of 333.0 feet measured along the former sideline of Sanford Road as described in Deed Reference 1L.
J Held as monumenting the corner described in Deed Reference 1L.
K Held as monumenting the corner described in Deed Reference 1L & 1m.
L Held as monumenting the corner described in Deed Reference 1L & 1m.
M Held as monumenting the line between Deed Reference 1h & 1g.
N Held as being the iron rod set shown on Plan Reference 2h & 2i and as monumenting the line between Deed Reference 1h & 1g.
O To reproduce missing corner projected Line J-K and intersected Line M-N as described Deed Reference 1m.



YORK, ss REGISTRY OF DEEDS
Received:
at \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M, and
Filed in Plan Book \_\_\_\_\_ Page \_\_\_\_\_
ATTEST:
Register

Copyright © Corner Post Land Surveying, Inc. All rights reserved.
Survey File Name: 2021116.crd
CAD File Name: 2021116.dwg
Drawn By: JAH
Job Number: 2021116
Revisions table with columns for Revisions, Date, and By.

Plan Showing A Boundary Survey For
Jackson, Drysdale & Associates L.L.C.
1293 Main Street Sanford, Maine 04073
Property Located On
Sanford Road (State Route 109)
In
Wells, Maine
December 5, 2022
Scale: 1 in. = 100ft.



I hereby certify that this boundary survey conforms to the Maine Board of Licensure for Professional Land Surveyors, Chapter 40, Standards of Practice.
DANA A. LIBBY
PROFESSIONAL LAND SURVEYOR
NO. 1350
Dana A. Libby
Professional Land Surveyor 1350 06-13-2023

Legend:
- 1/4" Iron Rod Set With Plastic Cap Marked "CNR POST LAND SURV PLS 1350"
- Concrete Monument To Be Set With Plastic Survey Cap Marked "PLS 1350" Unless Otherwise Noted
- Stone Monument Found (Dimensions Labeled on Plan)
- Iron Pipe Found (Dimensions Labeled on Plan)
- Iron Rod Found (Dimensions Labeled on Plan)
- Concrete Monument Found (2005)
- Corner, Nothing Found or Set
- Utility Pole
- Overhead Utility Lines
- Pavement
- Gravel
- Boundary Line Of Surveyed Premises
- Abutter Line (See Note 7)
- Right Of Way Line
- Former Right Of Way Line
- Zoning District Boundary Line
- Former Deed Line
- Deed Information & Deed Reference
- Plan Information & Plan Reference
- Lot Numbers Per Plan Reference 2e & 2f
- Corner Identifier (See Note 8)
Graphic Scale: 1 in = 100ft.



