

APPROVED BY
TOWN OF WOODSTOCK
PLANNING BOARD

DATE _____

CONDITIONS OF APPROVAL

D.E.P. approval of StormWater Control Plan
and permit for access road.

DEED RESTRICTIONS

1. No lot may be further divided or subdivided;
2. There shall be no single or double wide mobile homes. Modular housing permitted;
3. Each lot shall be used for single family residential use only, with the exception of a home office;
4. No more than one unregistered motor vehicle may be kept upon any lot;
5. Only domesticated pets shall be kept, maintained or allowed upon any lot. No boarding or breeding kennels may be kept or maintained on any lot;
6. All structures erected or placed on the premises shall be promptly and expeditiously completed and thereafter maintained in a neat and orderly manner;
7. Each lot owner agrees to become a member of the road association to be established for maintenance of the roadway depicted on the plan of the Rustic Outlook subdivision.

NOTES

1. Lloyd L. Poland deed reference - Bk.3697 Pg.164 (Parcel 5).
2. Bearings refer to State Plane NAD 83 Maine West Grid North.
3. Total area of subdivision (Lots 1-12) - 58.17 acres.
4. Wetland identification provided by Jones Associates.
5. Wetland boundaries were identified and delineated according to U.S. Army Corps of Engineers standard techniques (1987).
6. Wetland flags were located using Global Positioning System (GPS) technology with expected average accuracy of sub-meter. This method is recognized by both state and federal agencies.
7. Iron rods, to be set, are 3/4" rebar, 4' long, with cap P.L.S. #1093, set to within 12" of ground surface, unless otherwise noted.
8. Deed references are to Oxford County Registry of Deeds.
9. A vegetated buffer 25' wide shall be preserved along the side boundaries of all lots. Tree cutting is restricted to removal of dead or dying trees for safety reasons.
10. All subdivision boundaries, except roadlines, are blazed and painted orange.

REMAINING LAND
OF
LLOYD L. POLAND
Bk.3697 Pg.164
(Parcel 5)

LINE TABLE

HAMMER HEAD TURN AROUND

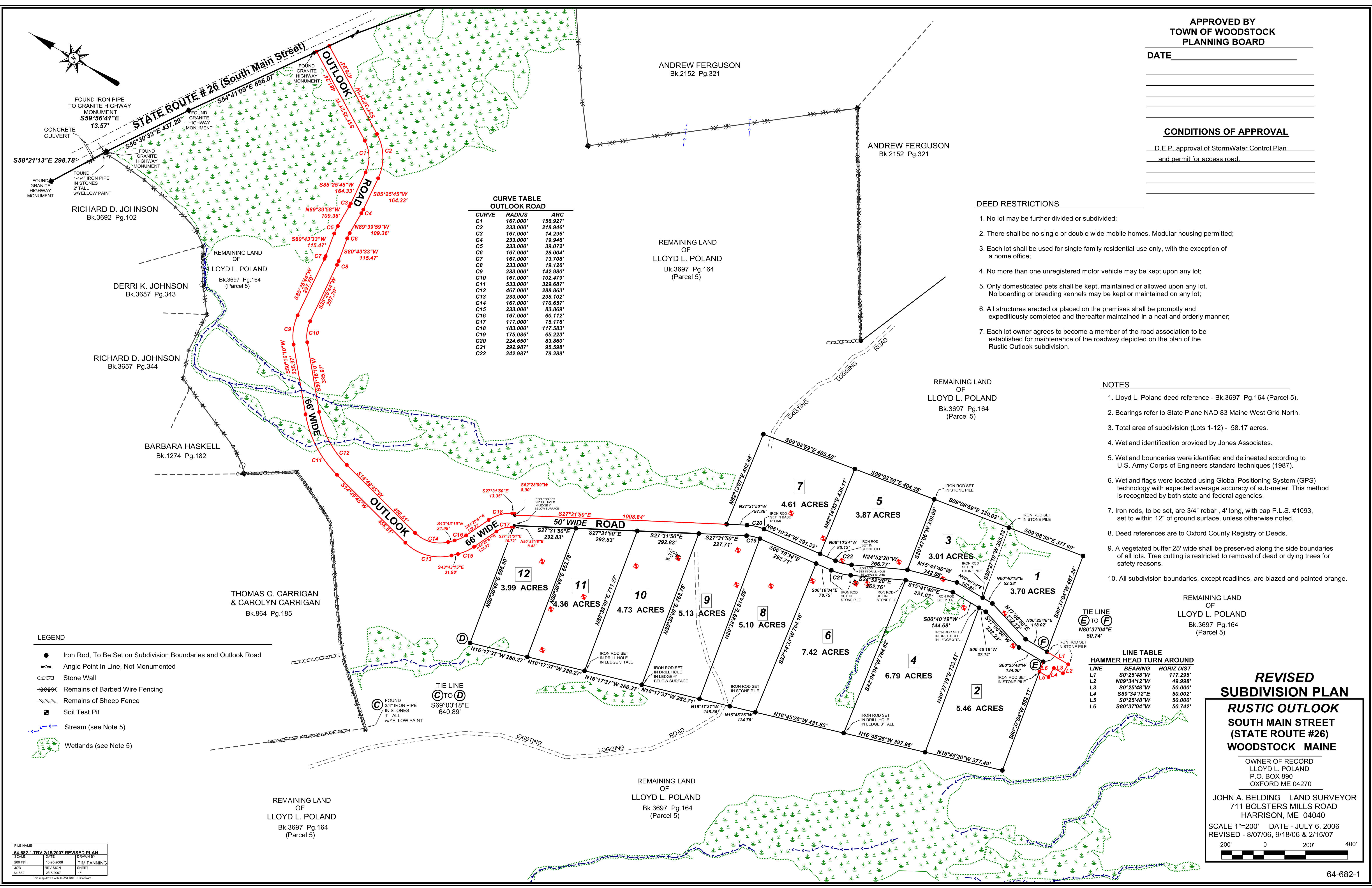
LINE	BEARING	HORIZ DIST
L1	S0°25'48"W	117.295'
L2	N89°34'12"W	49.998'
L3	S0°25'48"W	50.000'
L4	S89°34'12"E	50.002'
L5	S0°25'48"W	50.000'
L6	S80°37'04"W	50.742'

**REVISED
SUBDIVISION PLAN
RUSTIC OUTLOOK
SOUTH MAIN STREET
(STATE ROUTE #26)
WOODSTOCK MAINE**

OWNER OF RECORD
LLOYD L. POLAND
P.O. BOX 890
OXFORD ME 04270

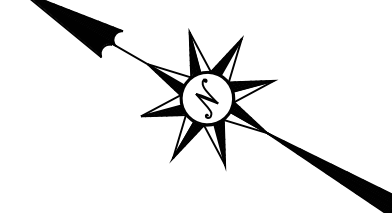
JOHN A. BELDING LAND SURVEYOR
711 BOLSTERS MILLS ROAD
HARRISON, ME 04040

SCALE 1"=200' DATE - JULY 6, 2006
REVISED - 8/07/06, 9/18/06 & 2/15/07



**CURVE TABLE
OUTLOOK ROAD**

CURVE	RADIUS	ARC
C1	167.000'	156.927'
C2	233.000'	218.946'
C3	167.000'	14.296'
C4	233.000'	19.946'
C5	233.000'	59.272'
C6	167.000'	28.004'
C7	167.000'	13.708'
C8	233.000'	19.126'
C9	233.000'	142.980'
C10	167.000'	102.479'
C11	533.000'	329.687'
C12	467.000'	288.863'
C13	233.000'	238.102'
C14	167.000'	170.657'
C15	233.000'	83.869'
C16	167.000'	60.112'
C17	117.000'	75.176'
C18	183.000'	117.583'
C19	175.000'	65.223'
C20	224.650'	83.860'
C21	292.987'	95.598'
C22	242.987'	79.289'



- LEGEND**
- Iron Rod, To Be Set on Subdivision Boundaries and Outlook Road
 - Angle Point In Line, Not Monumented
 - Stone Wall
 - Remains of Barbed Wire Fencing
 - Remains of Sheep Fence
 - Soil Test Pit
 - Stream (see Note 5)
 - Wetlands (see Note 5)

FILE NAME: 64-682-1.TRV 2/15/2007 REVISED PLAN

SCALE	DATE	DRAWN BY
200' = 1"	10-20-2008	TJM/FANNING
JOB	REVISION	SHEET
64-682	2/15/2007	1/1