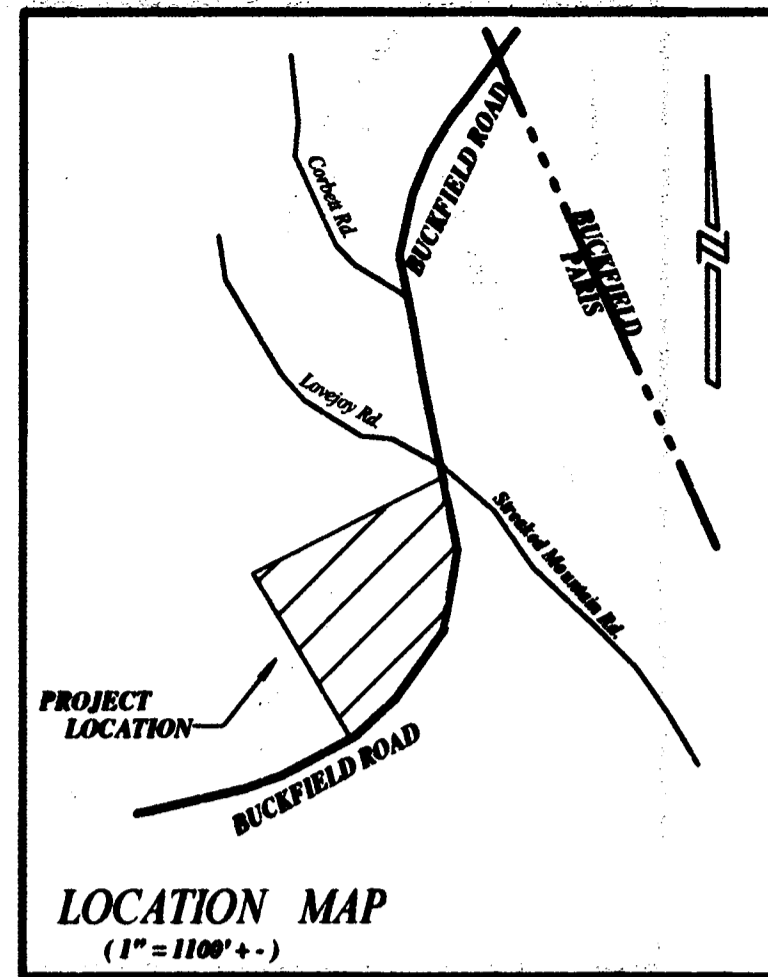


LEGEND:

- 5/8th inch rebar with yellow plastic cap inscribed K.F. Farrar P.L.S. #2021 set or to be set upon approval of subdivision.
- 3/4th inch rebar found.
- Cut Stone found.
- + Angle point in boundary not monumented.
- Locus perimeter boundary line
- - - Proposed Subdivision interior lot line
- - - Abutter line or Right of Way line
- Edge of pavement
- ⊕ Soil Test Pit location
- 2956 / 183 Oxford County Registry of Deeds book & page reference eastern District, (unless noted otherwise).



HIGH RIDGE ESTATES ROAD ASSOCIATION

The grantees agree that in order to maintain and improve the private and common right of way as now or may hereafter be established and designated, the owner of each lot shall pay annually to the Right of Way Association, within 30 days after billed, their proportionate share of the annual cost of maintaining and improving the said right of way, said cost not to be less than \$100.00 per year. The share assessed to each lot shall be 1/4th of the annual maintenance and improvements as deemed necessary by the right of way association. In the event that actual expense is less than \$100.00 per lot then the right of way association shall keep the balance in an account to be used for anticipated cost of improvements & repairs. While an owner owns more than one lot they shall be responsible for payment for as many lots as they own per year.

All lots are subject to lien rights, in the event that the annual payment is not made to the association. The Association shall consist of each lot owner and shall have one vote, with a majority vote ruling on final decisions. In the event one owner has title to more than one lot they shall have only one vote in regards to the right of way association. The officers of the Association shall be elected annually by majority vote.

All of the above rules shall be made a part of each deed. The right of way road shall remain private unless the owners petition the Town of Paris to accept the road as a Town Road and only if the Town accepts said road shall it become a public right of way at which time the right of way association shall become inactive.

NOTES:

- 1.) Record ownership of the parcel surveyed can be found in a Warranty Deed from MAPK Real Estate to Dale R. Verrill dated February 23, 2018 and recorded in Book 5384, page 672, Oxford County Registry of Deeds Eastern District.
- 2.) Bearings shown on this plan are referenced to local Magnetic Meridian July, 2018 as determined with a hand held compass.
- 3.) This Survey was compiled for Western Maine Surveying Inc. by Kenneth F. Farrar Maine P.L.S. license # 2021, this surveyor reserves the right to be held harmless to all third party claims. This includes conformance with road building standards and BMP's for any earthwork or construction.
- 4.) This survey was performed with a 05" electronic total station the perimeter traverse linear error of closure was better than 1:10,000.
- 5.) The parcel subdivided can be identified as a portion lot 33 on map R-13 Town of Paris Assessor's Maps.
- 7.) Record owners mailing address:
Dale R. Verrill
P.O. Box 299
South Paris, Maine 04281
- 8.) Contour lines as shown on this plan are at an interval of 10' feet vertically.

N / F
FREEMAN RESOURCES, LLC
Parcel 31

N / F
Guy Jr.
McALLISTER
1360 / 12
Parcel 42

N / F
Janice A. & Glenn P.
DAVIS
4213 / 340
Parcel 40

N / F
Merton S.
LORD
Parcel 35.1

N / F
THE WENDELL & JUNE SMITH TRUST
Parcel 34.1

N / F
Holly
ELLINGWOOD
Parcel 34.2B

N / F
Martha
DAMON et. als.
Parcel 34.2A

N / F
Norman A. Jr.
MORIN
1654 / 185
Parcel 32

N / F
Everett & Martha
WELCH
Parcel 30.2

N / F
Darren
SNODGRASS
Parcel 34.2

Approved by the Town of Paris
Planning Board Date:

Robert J. Wells 12/26/18
John M. 12-26-18
Francis O. Owsen 12/16/18

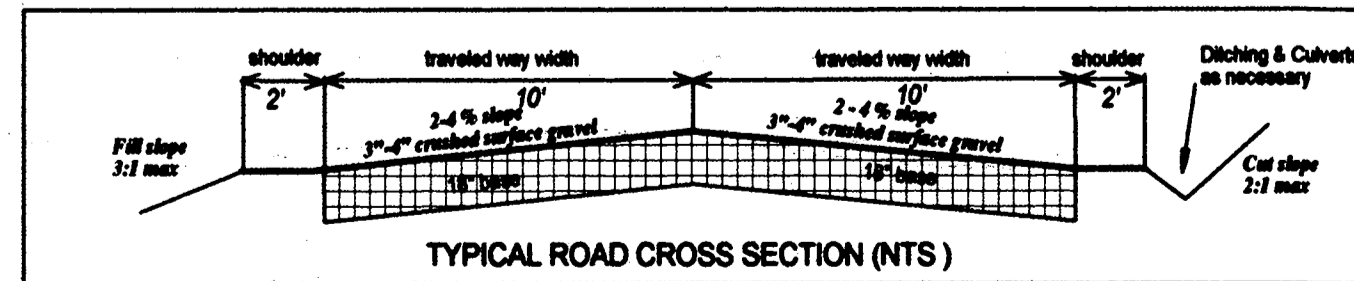
Conditions for Approval:

REMAINING LAND
21.57 acres

PROPOSED CONVEYANCE to
LOYD POLAND
5.00 acres
217,800 sq ft

R=1112.96'
L=267.65'
LC=267.01'
LCB=S 74°34'43" W

R=1399.40'
L=368.59'
LC=359.59'
LCB=S 88°32'34" W



PLAN REFERENCES:

- 1.) "Standard Boundary Survey Land of Daniel Campos III & Rebecca Campos" prepared by Steven J. Smith & Associates, Inc. dated 05, February, 1993, not recorded.
- 2.) "Maine State Highway Commission Plan of Proposed relocation of Third Class Highway No. 2 - Paris - Oxford CO. State Aid Highway No. 2 - Buckfield - Oxford CO. dated June, 1938 and recorded as Plan File # 385 O.C.R.D.
- 3.) "State of Maine Department of Transportation Right of Way Map - State Highway 169" DOT FILE NO. 9-328 dated February, 2004 Sheets 28-33 of 63.

SUBDIVISION NOTES:

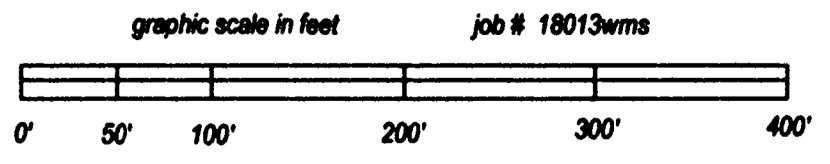
- 1.) Lots 1 thru 4 will have individual wastewater disposal systems see attached soils test reports prepared by Walter S. Horton, S.E. # 67, North Bridgton Road, Bridgton, ME. 04009.
- 2.) Soils test pits as shown on this plan are as located in the field.
- 3.) Total acreage of lots 1 thru 4 = 11.23 acres, including access easement.
- 4.) No single or double wide mobile homes will be allowed.
- 5.) No unregistered motor vehicles will be allowed on lots 1 thru 4 unless used for road or land maintenance, or unless garaged.
- 6.) There will be no camping or tenting on lots 1 thru 4 unless Dwelling is constructed.
- 7.) All building exteriors must be installed and finished within one year of start of construction, there shall be no viable type, tar paper or any unfinished siding or roofing after one year from start. Foundations cannot be used for living quarters, until the dwelling is finished.
- 8.) All trash, debris, etc. shall be kept in closed containers & out of site of the road except on trash collection days.
- 9.) Only Home Occupation business shall be permitted.

FINAL SUBDIVISION PLAN of HIGH RIDGE ESTATES

of property located along
Buckfield Road
Paris, Maine
LAND OF
DALE R. VERRILL

PREPARED FOR
WESTERN MAINE SURVEYING INC.
1560 MAIN STREET OXFORD, MAINE
(207) 743-9240

Date of Survey: July, 2018 Scale: 1" = 100'
Date of Plan: December 01, 2018



SURVEYORS STATEMENT:

I hereby state exclusively to Dale R. Verrill that this plan depicts the result of a field survey conducted on the premises in the month of July, 2018 and conforms with Chapter 90 of the Maine Board of Licensure for Professional Land Surveyors Rules- Part 1 (Professional Standards) and portions of Part - 2 (Technical Standards) which were not excepted. No Legal Description or Surveyors Report prepared. Perimeter boundary lines are based upon Plan Reference No. 1.

Kenneth F. Farrar
Maine P.L.S. License No. 2021

Kenneth F. Farrar
Attest: *Dale R. Verrill*
Registrar

STATE OF MAINE

Oxford s.s. Registry of Deeds
Received 12/21/2019
At 1 h 04 m P.M. and Recorded
as plan file NO. 5356



NOT A VALID COPY WITHOUT THE EMBOSSED SEAL OF THE PROFESSIONAL LAND SURVEYOR ABOVE