

LEGEND:

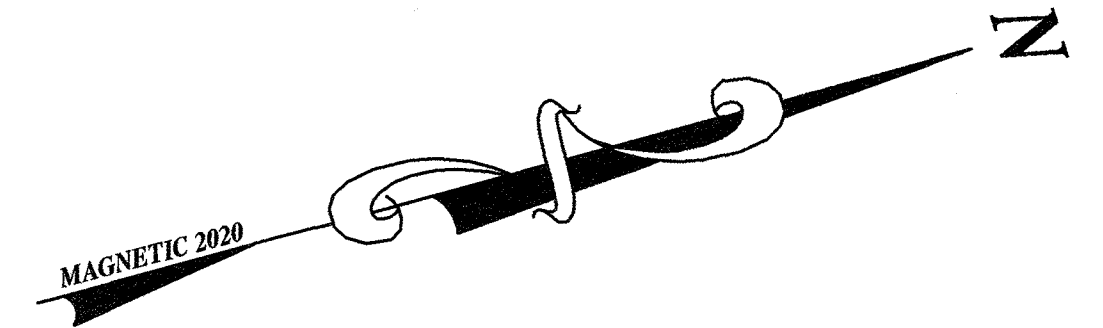
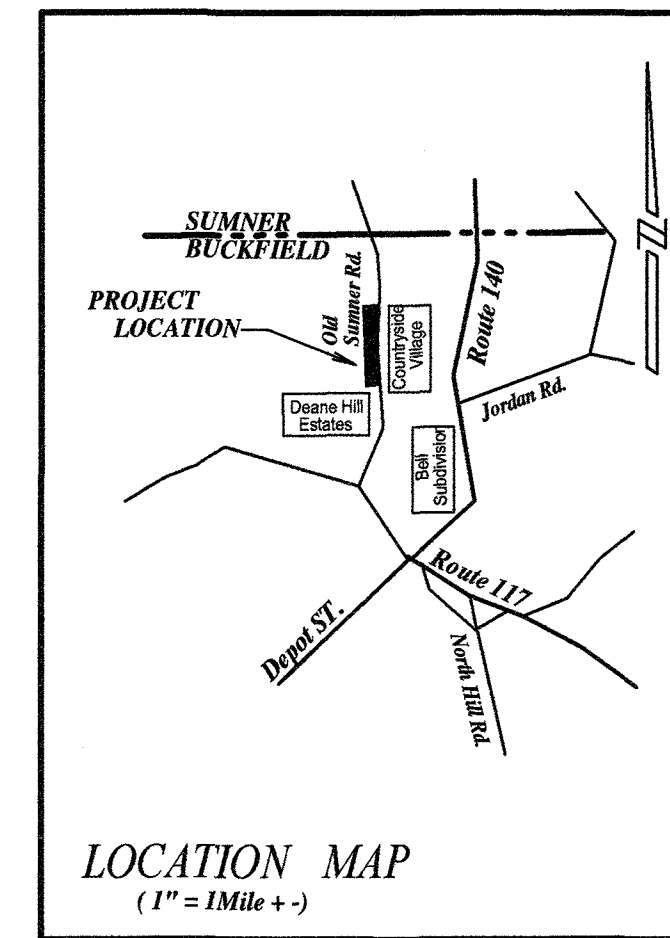
- 5/8th inch rebar with plastic cap inscribed K.F. Farrar P.L.S. #2021 set or to be set upon approval of subdivision.
- ⊙ 1/2 or 5/8th inch rebar with Surveyor i.d. cap set 02/2020.
- ⊙ 5/8th inch rebar with Surveyor i.d. cap found.
- + Angle point in boundary not monumented.
- Locus perimeter and subdivision interior boundary line
- - - Abutter line or Right of Way line
- Edge of pavement
- ⊕ Soil Test Pit location
- Edge of Wetland
- Municipal Setback Line 25.0' front, side and rear typical
- 2956 / 183 Oxford County Registry of Deeds book & page reference eastern District, (unless noted otherwise).

NOTES:

- 1.) Record ownership of the parcel surveyed can be found in a Quitclaim Deed with covenant from Keith Allen Real Estate, LLC to A - 1 Properties, LLC dated August 13, 2019 and recorded in Book 5474, page 689, Oxford County Registry of Deeds Eastern District.
- 2.) Bearings shown on this plat are referenced to local Magnetic Meridian February, 2021 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 of Lot 16, Block 4 on Map 7 Town of Buckfield Assessor's Maps.
- 6.) Record owners mailing address:
A - 1 Properties
P.O. Box 221
Norway, Maine 04268

SUBDIVISION NOTES:

- 1.) Lots 1 thru 9 will have individual wastewater disposal systems see attached soils test reports prepared by Walter S. Horton, S.E. # 57, 67 Middle Ridge Road, Bridgton, ME. 04009 and Justin Berry, S.E. #389, 436 Waterford Road, Norway, Maine.
- 2.) Soils test pits as shown on this plat are as located in the field.
- 3.) Lots 1 thru 9 will have individual wells for domestic water supply.
- 4.) Total acreage of lots 1 thru 9 = 22.45 acres.
- 5.) No unregistered motor vehicles will be allowed on lots 1 thru 9 unless used for road or land maintenance, or unless garaged.
- 6.) There will be no camping or tenting on lots 1 thru 9 unless Dwelling is constructed.
- 7.) All building exteriors must be installed and finished within one year of start of construction, there shall be no visible tarp, 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.
- 10.) Contours lines are interpreted from a 7.5' Topographic Quadangle Map and are at an interval of 5' vertically.
- 11.) The Subdivided Premises is not located within a Special Flood Hazard Area per Buckfield FIRM Panel 1115D dated 07/07/09 Community No. 230090.
- 12.) The subdivided premises is not located over a sand and gravel aquifer per maps available on the Maine Geolibrary Data Catalog.
- 13.) The subdivided premises has not been identified by the Maine Department of Inland Fisheries and Wildlife as a high or moderate wildlife habitat.
- 14.) The Subdivided Premises is located within the East Branch Nezinscot River Watershed.
- 15.) Excavation Contractors and Home Owners shall use the Maine Department of Environmental Protection Erosion and Sediment Control Best Management Practices when performing earthwork activities.
- 16.) Individual Lot Owners and or Contractors are responsible for any required permitting of regulated activities in or near wetland areas.
- 17.) Lots 4, 5 and 9 shall access the Old Sumner Road from the existing 60' wide appurtenant access and utility easements as shown.
- 18.) Any driveway type crossing shall require an adequate sized culvert to allow water flow.

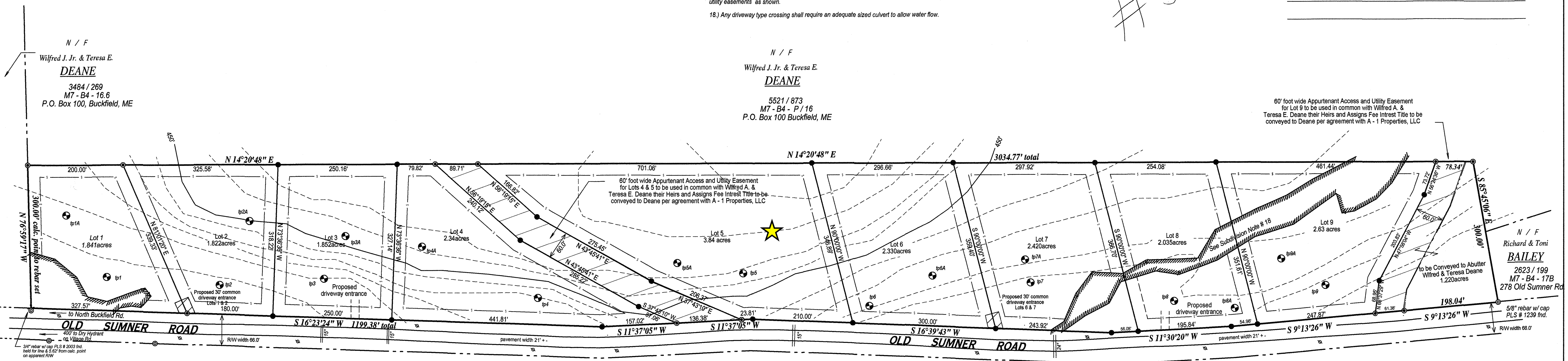


Approved by the Town of Buckfield Planning Board Date:

[Signatures] 10/12/2022
 10/12/22
 10/11/22
 10-12-22

Conditions for Approval:

5757



Parcels 10, 15, 16, 18 ELL - MOR Properties, LLC P.O. Box 585, Dixfield ME 04224
 Parcels 10.3 & 10.4A Peter Laliberte 23 Village Lane
 Parcel 9 Tracy L. Chabot - Abut 219 Old Sumner Rd.
 Parcel 8 Christopher & Christine McLiesh 233 Old Sumner Rd.
 Parcel 17 Lisa Severy 251 Old Sumner Rd.
 Parcel 5 Bryan D. Dumont 263 Old Sumner Rd.

SURVEYORS STATEMENT:

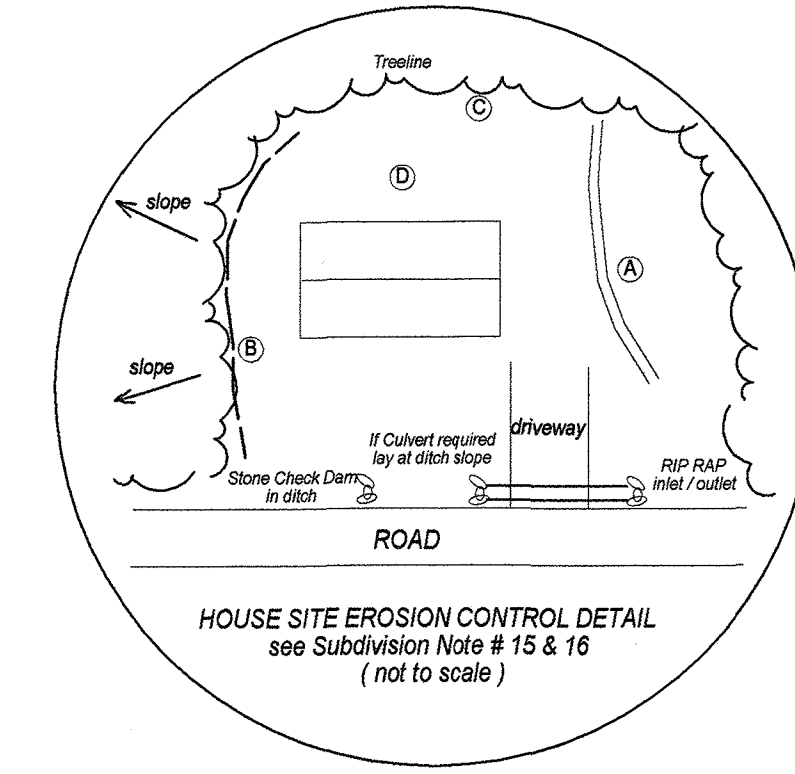
I hereby state exclusively to A - 1 Properties, LLC that this plat depicts the result of a field survey conducted on the premises in the month of February, 2020 and conforms with Chapter 90 of the Maine Board of Licensure for Professional Land Surveyors Rules- Part 1 (Professional Standards) and portions 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
 Date: *SA 12 2022*
 Attest: *Melinda Henrich*
 Deputy Registrar

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

STATE OF MAINE

Oxford s.s. Registry of Deeds
 Received *October 19, 2022*
 At *8:10:55* A.M. and Recorded
 as plan file NO. *5757*
 Attest: *Melinda Henrich*
 Deputy Registrar



This sketch is indicating the intent of the soil erosion measures actual site conditions and layouts will vary from site to site.

A. Construct Diversion Ditch to keep upslope drainage area from entering site
 B. Install Sediment Barriers below all disturbed areas
 C. Keep clearing to minimum
 D. Reseed all disturbed areas

LONE OAKS SUBDIVISION

of property located along
Old Sumner Road
Buckfield, Maine
 LAND OF
A - 1 PROPERTIES, LLC

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

Date of Survey: February, 2020 Scale: 1" = 100'
 Date of Plan: April 13, 2022 - 07/25/22 - 09/13/22
 graphic scale in feet Job # 020006wms

