

LEGEND:

- 1/2 or 5/8th inch rebar with plastic cap inscribed K.F. Farrar P.L.S. #2021 set or to be set upon approval of subdivision.
- ⊙ 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
- 25' Side & Rear Buffer Area / setback line on Lots 1 thru 7
- 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 Warranty Deed from Michael J.P. Cullinan to A - 1 Properties, LLC dated October 18, 2019 and recorded in Book 5489, page 154, 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) Perimeter information was taken from Plan Reference No. 1 below.
- 6) The parcel subdivided can be identified as lot 51 on Map 4 Town of Norway Assessor's Maps.
- 7) Record owners mailing address:
A - 1 Properties
P.O. Box 299
South Paris, Maine 04281

5652

SUBDIVISION NOTES:

- 1) Lots 1 thru 7 will have individual wells for domestic water supply and 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 plat are as located in the field.
- 3) Total acreage of lots 1 thru 7 = 15.04 acres, including access easement.
- 4) No unregistered motor vehicles will be allowed on lots 1 thru 7 unless used for road or land maintenance, or unless garaged.
- 5) There will be no camping or tenting on lots 1 thru 7 unless Dwelling is constructed.
- 6) All building exteriors must be installed and finished within one year of start of construction, there shall be no visible tyar, 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.
- 7) All trash, debris, etc. shall be kept in closed containers & out of site of the road.
- 8) Only Home Occupation business shall be permitted.
- 9) Excavation Contractors and or Lot Owners shall use the "Maine Erosion and Sediment Control Best Management Practices Handbook" for all earthwork activities.
- 10) The project area is located within the McWain Pond - Middle Crooked River Water Shed District.
- 11) The project area is not located within a Special Flood Hazard Area as determined and shown on FEMA Flood Insurance Rate Map for Norway, Community Number 230096 Panel 1230D date 07/07/2009.
- 12) There shall be no cutting of trees 5" in diameter or larger as measured 4' above ground within the buffer area as shown on this plat. Except for a driveway opening from Sodom Road or unless removal is for reasons of safety or dead / dangerous trees.
- 13) The Town of Norway's Highway Foreman with the assistance of the owner / developer shall site the driveways as per the sitewalk and measurements for site distance with the Town C.E.O. on Dec. 20, 2021 and with the Towns Highway Crew shall install the driveways prior to June 30, 2022
- 14) Lots 1 thru 7 shall have a building envelope of 20,000 square feet.
- 15) Contour lines are interpolated from a U.S.G.S. Quadrangle sheet and are at an interval of 10' vertically.

N / F
Paola Andrea & Marc
VISCOGLIOSO
5543 / 242
Parcel 51 C
340 East 64th St., apt. 5MN
New York, NY 10065

N / F
Paola Andrea & Marc
VISCOGLIOSO
5543 / 242
Parcel 51 C

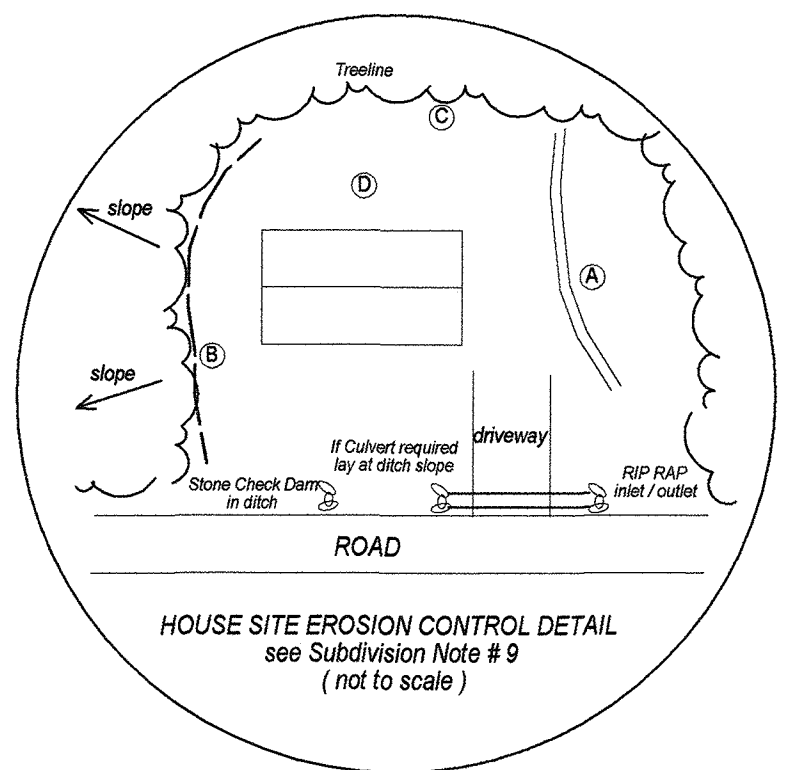
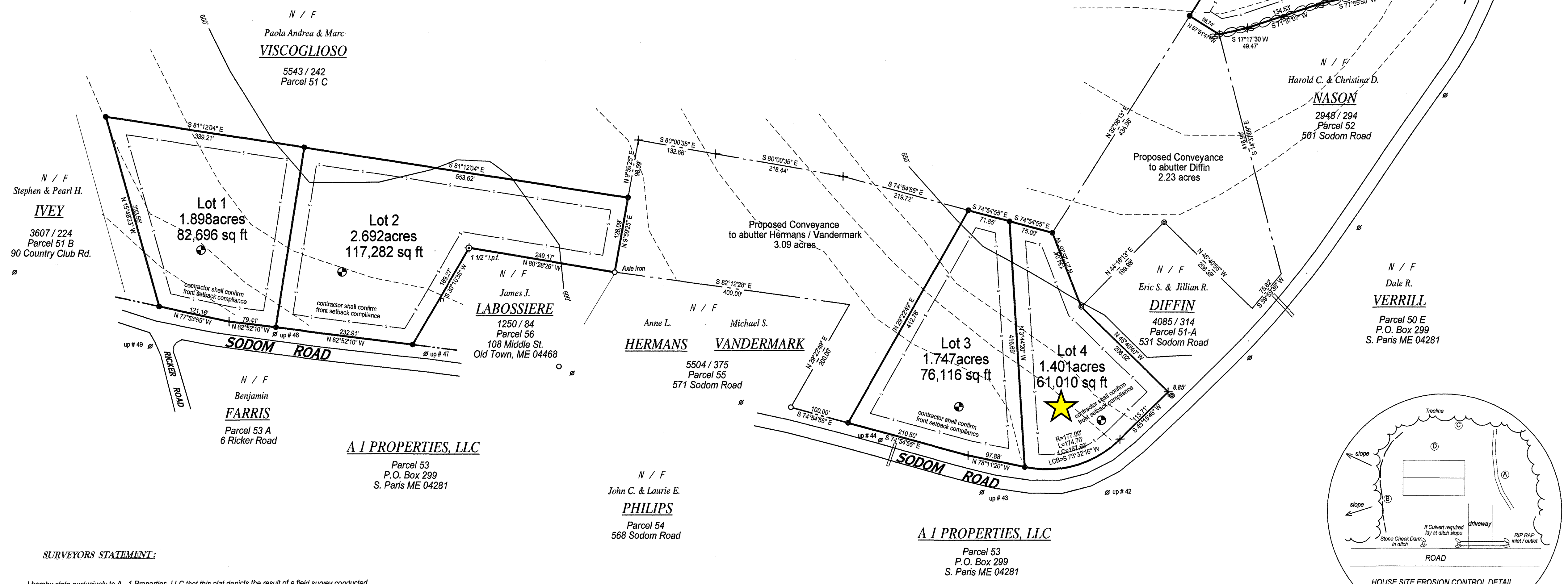
N / F
William P.
FLYNN

Parcel 50 - 25 Frost Hill Rd.
373 Academy Hill Rd.
Newcastle, ME 04553

Approved by the Town of Norway Planning Board

Date: 1/22/22
1/27/2022
1/27/2022
1/27/22

Conditions for Approval:

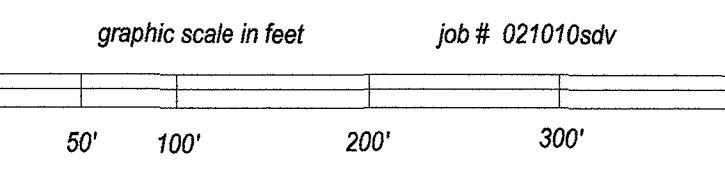


PRELIMINARY SUBDIVISION PLAN of

of property located along
Sodom Road
Norway, 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, 2021 Scale: 1" = 100'
Date of Plan: December 07, 2021



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, 2021 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

Jan. 21, 2022
Date
Seal

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

STATE OF MAINE
Oxford s.s. Registry of Deeds
Received **JANUARY 28, 2022**
At 10:00 P.M. and Recorded
as plan file NO. **5652**
Attest: *Christina...*
Registrar

PLAN REFERENCES

1.) Partial Boundary Retracement Survey for Simply Maine Land, LLC - Sodom Road, Norway, Maine dated 03/31/2020 by Riverside Survey, LLC not recorded.