

PLAN REFERENCE

*FINAL SUBDIVISION PLAN of HIGH RIDGE ESTATES, of property located along Buckfield Road, Paris, Maine. LAND OF DALE R. VERRILL, dated December 01, 2018, by Western Maine Surveying, Inc., Kenneth F. Farrar, P.L.S. #2021. Plan recorded in the Oxford County Registry of Deeds Plan #5356.

NOTES

- Bearings refer to 2018 magnetic meridian (see plan reference)
- This plan is based on information taken from the plan reference. No field work was done to confirm boundary location.
- Deed references are to the Oxford County Registry of Deeds.
- Iron rods, to be set, are 5/8" rebar, 4' long, with plastic cap P.L.S. #2495, driven to within 12" of the ground surface, unless otherwise noted.
- Record ownership of the parcel being divided can be found in a Warranty Deed from Dale R. Verrill to Simply Maine Land, LLC dated January 17, 2020 and recorded in Book 5503, Page 151, Oxford County Registry of Deeds.
- Record Owners mailing address: Simply Maine Land, LLC
134 Solitude Acres Road
Oxford, ME 04270
- The parcel subdivided can be identified as lot 33 on map R-13 Town of Paris Assessor's Maps.
- Approximate 10' contour lines were taken from Maine GIS and related to the site by submeter GPS.

SUBDIVISION NOTES

- Lots A and B 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.
- Soils test pits as shown on this plan were located by submeter GPS.
- Total acreage of lots A and B - 21.57 acres, includes access easement.
- No single or double wide mobile homes will be allowed.
- No unregistered motor vehicle will be allowed on lots A or B unless used for road or land maintenance, or unless garaged.
- All building exteriors must be installed and finished within one year of start of construction, there shall be no visible typpar, 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.
- All trash, debris, etc. shall be kept in closed containers & out of site of the road except on trash collection days.
- Only Home Occupation business shall be permitted.

LEGEND

- Iron Rod With Cap P.L.S. #2021
○ Calculated From Plan Reference
- ⊙ Iron Pipe Calculated From Plan Reference
- Angle Point In Line Not Monumented
- Power Pole
- ⊕ Test Pit



N/F
FREEMAN RESOURCES, LLC
Bk. 5338 Pg. 680
PARCEL 31

N/F
GUY P. MCALISTER, JR.
Bk. 1360 Pg. 12
PARCEL 42

ASHLEY E. PRIEBE BROWN
Bk. 5499 Pg. 915
PARCEL 40

LOT B
13.02 ACRES
(567,253 SQ FT)
Under Contract

LOT A
8.55 ACRES
(372,430 SQ FT)
Under Contract

SOLD

SOLD

SOLD

2.145 Acres
\$55,900

SOLD

N/F
NORMAN A. MORIN, JR.
Bk. 1654 Pg. 187
PARCEL 32

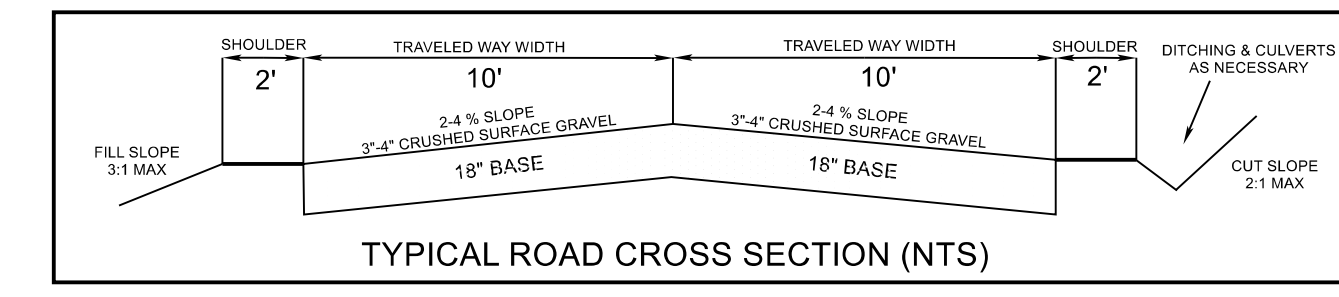
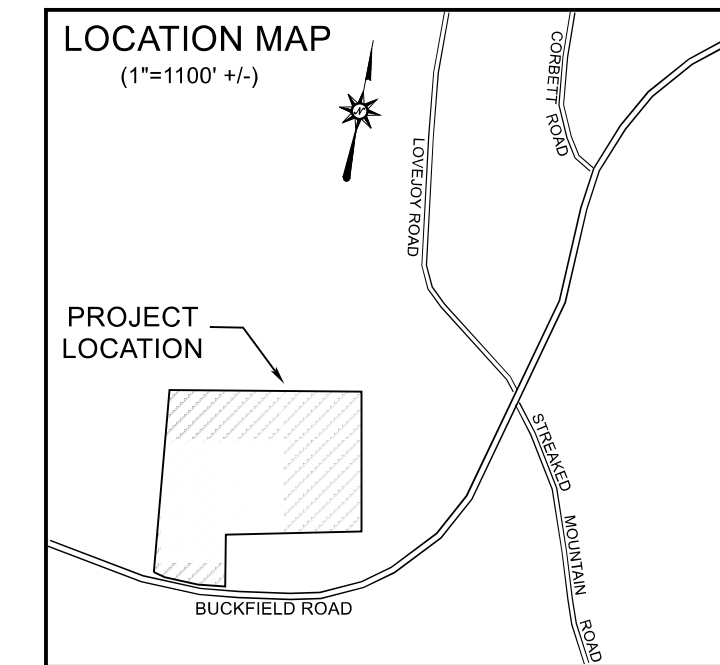
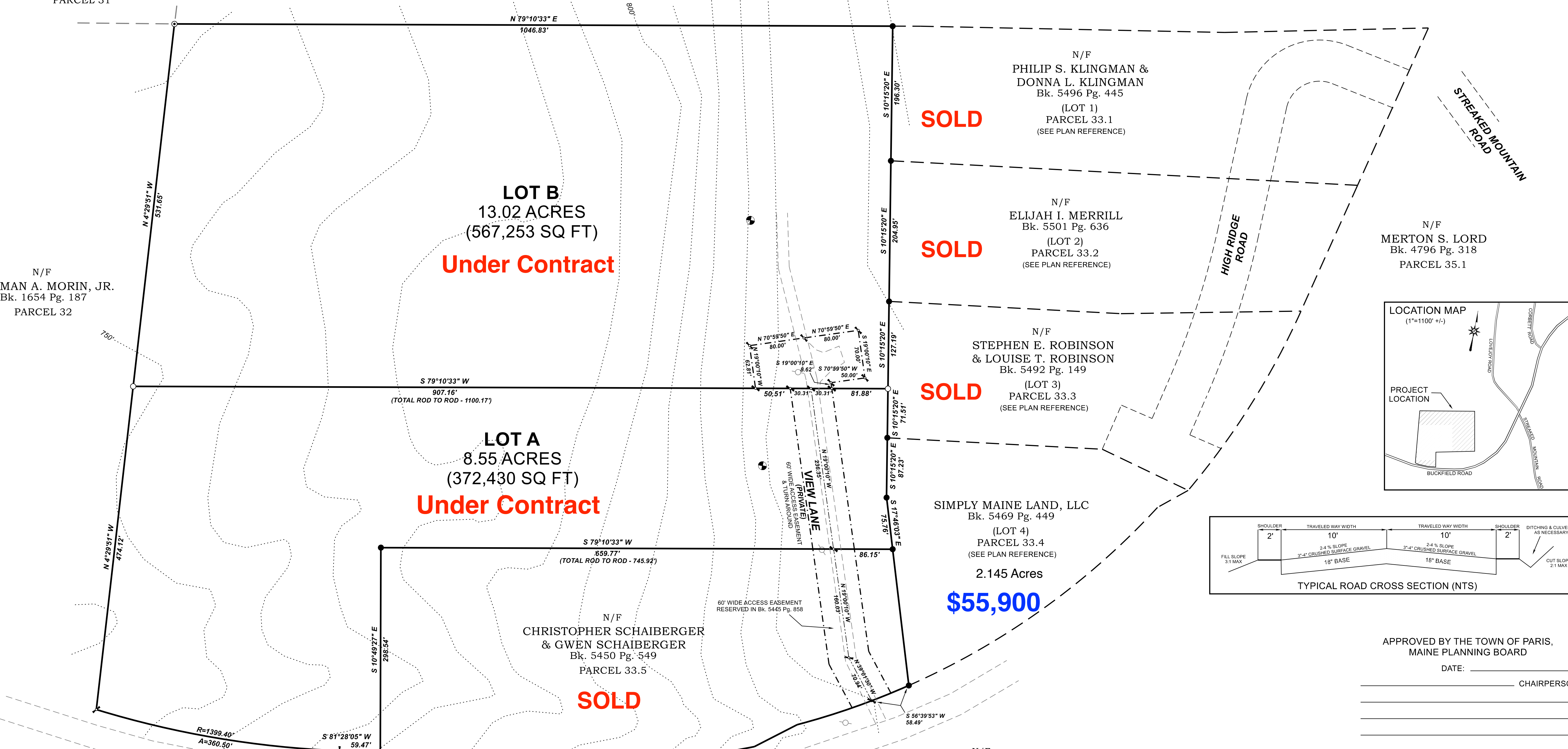
N/F
RYAN RANCH, LLC
Bk. 5454 Pg. 41
PARCEL 30.2

N/F
DARREN SNODGRASS
Bk. 5272 Pg. 464
PARCEL 34.2

N/F
MARTHA A. DAMON &
CHRISTOPHER A. TRIPP
Bk. 4115 Pg. 196
PARCEL 34.2 A

N/F
HOLLY ELLINGWOOD
Bk. 4021 Pg. 11
PARCEL 34.2 B

N/F
THE WENDELL & JUNE
SMITH TRUST
Bk. 3318 Pg. 153
PARCEL 34.1
**APPLEWOOD HEIGHTS
SUBDIVISION**



APPROVED BY THE TOWN OF PARIS,
MAINE PLANNING BOARD

DATE: _____
CHAIRPERSON

WITH THE FOLLOWING CONDITIONS (IF ANY):

STATE OF MAINE
OXFORD COUNTY
REGISTRY OF DEEDS
RECEIVED: _____
AT _____h. _____m.
PLAN VOLUME: _____
ATTEST: _____
REGISTRAR



REV.	BY:	DATE:	DESCRIPTION:

RIVER IDE SURVEY, LLC
711 BOLSTERS MILLS ROAD
HARRISON, ME 04040
207-583-4891

**PROPOSED SUBDIVISION
HIGH RIDGE ESTATES II
FOR SIMPLY MAINE LAND
BUCKFIELD ROAD (STATE ROUTE #117)
PARIS, MAINE**

DATE	SCALE
1-21-2020	1" = 80'

34-2001-D