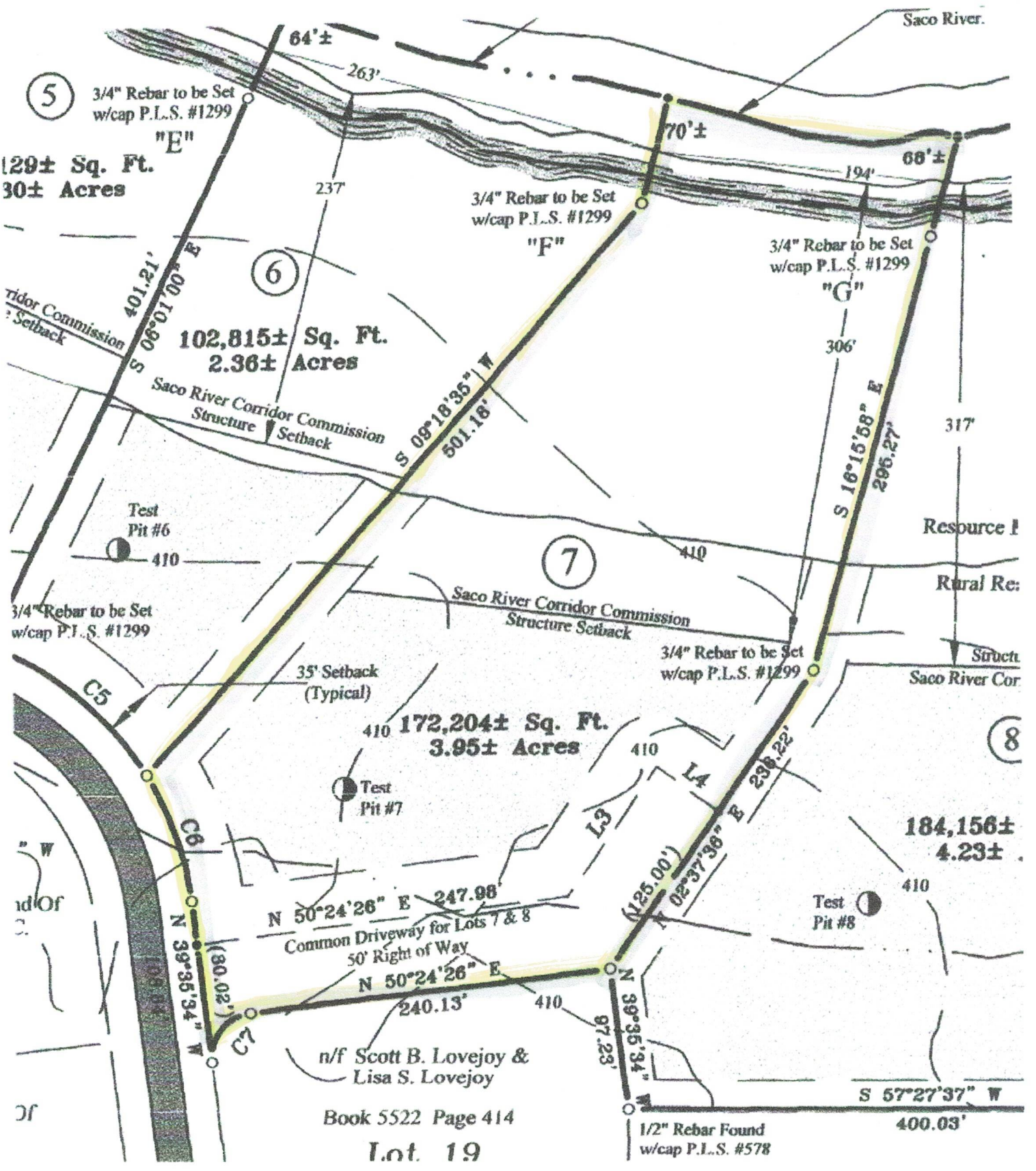

Saco River.
64'±
263'
70'±
68'±
194'
5
3/4" Rebar to be Set
w/cap P.L.S. #1299
"E"
129± Sq. Ft.
30± Acres
237'
3/4" Rebar to be Set
w/cap P.L.S. #1299
"F"
3/4" Rebar to be Set
w/cap P.L.S. #1299
"G"
306'
317'
6
102,815± Sq. Ft.
2.36± Acres
Saco River Corridor Commission
Structure Setback
S 06°01'00" E
401.21'
S 09°18'35" W
501.18'
S 16°15'58" E
296.27'
Test
Pit #6
410
7
Saco River Corridor Commission
Structure Setback
Resource P
Rural Re
3/4" Rebar to be Set
w/cap P.L.S. #1299
35' Setback
(Typical)
C5
410
172,204± Sq. Ft.
3.95± Acres
Test
Pit #7
L3
L4
C6
N 50°24'26" E 247.98'
Common Driveway for Lots 7 & 8
50' Right of Way
N 02°37'36" E 238.22'
(N25.00')
8
184,156±
4.23±
Test
Pit #8
410
N 39°35'34" W
(80.02')
C7
N 50°24'26" E
240.13'
410
N 39°35'34" W
97.23'
n/f Scott B. Lovejoy &
Lisa S. Lovejoy
Book 5522 Page 414
Lot 19
S 57°27'37" W
400.03'
1/2" Rebar Found
w/cap P.L.S. #578

OXFORD, SS

Registry of Deeds

Received: DECEMBER 23, 2020

at 12 h. 54 m. P M.

Vol. #5523 Page N/A

Attest Cheryl Crockett
REGISTER

PURSUANT TO TITLE 30A, M.S.R.A., 4401 et. seq., THIS PLAN IS APPROVED BY THE TOWN OF FRYEBURG PLANNING BOARD, DATED AT FRYEBURG, MAINE THIS _____ DAY OF _____, 2020

_____

_____

_____

_____

_____

_____

_____

#5523

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	213.00'	139.00'	136.55'	S 19°08'47" W	37°23'28"	72.08'
C2	213.00'	61.66'	61.44'	S 46°08'05" W	16°35'09"	31.05'
C3	213.00'	83.29'	82.76'	S 65°37'49" W	22°24'12"	42.16'
C4	213.00'	19.39'	19.38'	S 79°26'24" W	5°12'54"	9.70'
C5	213.00'	127.16'	125.28'	N 80°51'00" W	34°12'18"	65.54'
C6	213.00'	89.80'	89.13'	N 51°40'12" W	24°09'17"	45.56'
C7	30.00'	47.12'	42.43'	S 05°24'26" W	90°00'00"	30.00'

BEARINGS & DISTANCES

LINE	BEARING	DISTANCE
"A"–"B"	S 07°49'52" E	451.93'
"B"–"C"	S 89°15'21" E	280.55'
"C"–"D"	N 89°16'03" E	319.42'
"D"–"E"	N 81°28'29" E	269.86'
"E"–"F"	N 73°21'09" E	289.70'
"F"–"G"	N 65°13'03" E	193.16'
"G"–"H"	N 63°19'02" E	194.23'

LINE	BEARING	DISTANCE
L1	N 65°21'39" E	50.00
L2	S 24°38'21" E	94.87'
L3	N 02°37'36" E	102.85'
L4	S 87°22'24" E	50.00'

SETBACKS

35' Setback along Christopher Street & Right of Ways
20' Side & Rear Property Line Setback
50' Rear Property Line Setback/Buffer (Lots 1 & 2 only)



LOCATION MAP
Scale: 1" = 2000'±

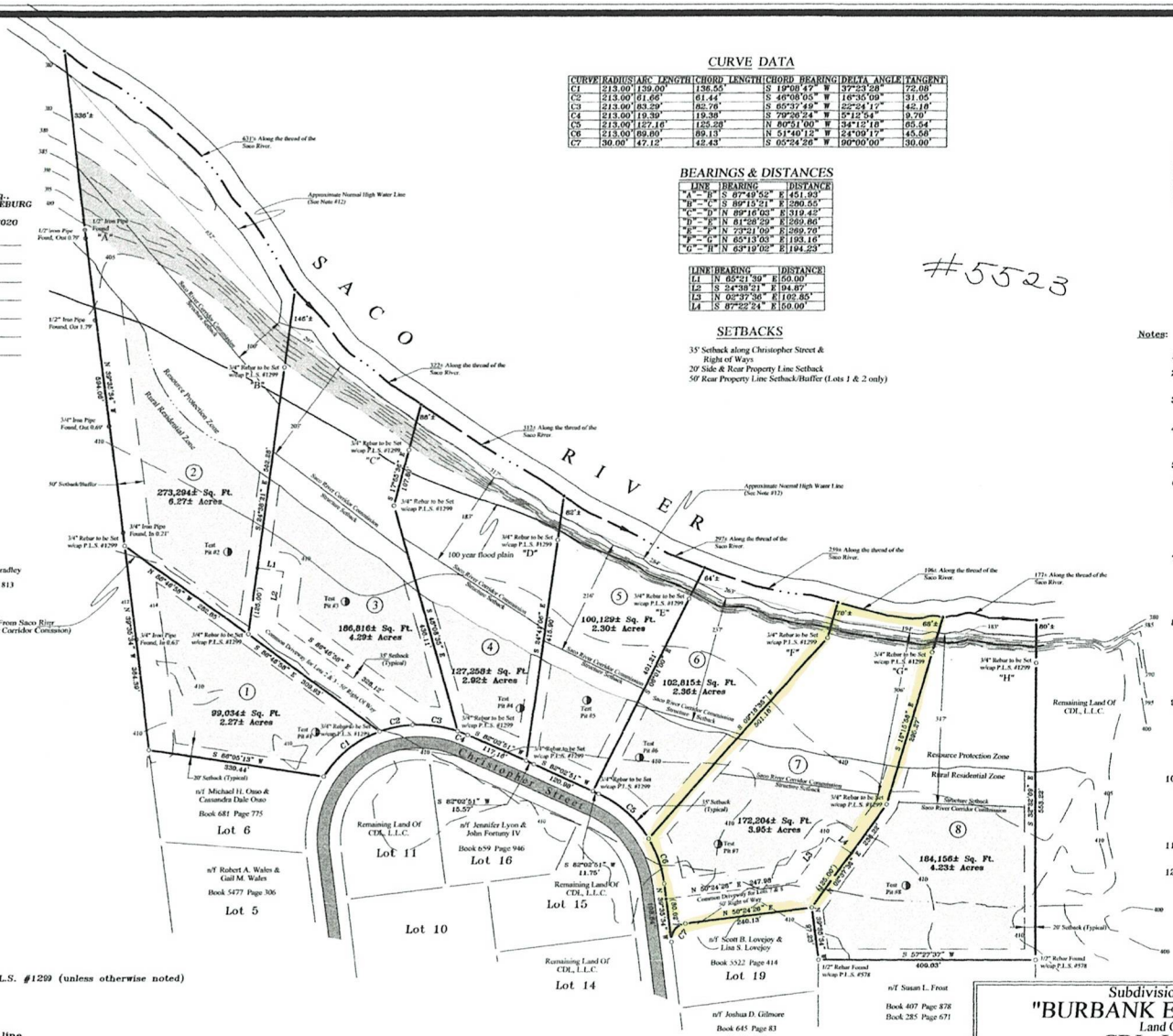
Notes:

1. Basis of Bearings: Magnetic North 1997. (see note #7)
2. All deed and plan references refer to the Oxford County Registry of Deeds.
3. Traverse error of closure, using a 5 second theodolite and EDM, was less than 1 : 50,000.
4. Owner Of Record: CDL, L.L.C.
   PO Box 147
   Fryeburg, ME 04037
5. Source of Title: Book 536 Page 988.
6. Reference made to plan entitled ""BURBANK ESTATES AMENDED II" - 19 LOT SUBDIVISION - Land Of - THIBODEAU & SEITZ - Tax Map 14 Parcel 38A - Town Of Fryeburg, Oxford County, Maine" Prepared by: Bliss & Associates, Lovell, Maine Dated: February 2, 2006, Revised: 7/31/2006 Plan Book 16 Page 81 & 82
7. Reference made to plan entitled "STANDARD BOUNDARY SURVEY - Land of - RICHARD KRASKER MAINE REALTY TRUST - Town of Fryeburg, Oxford County, Maine" Prepared by Bliss & Associates, Lovell, Maine Dated: April 15, 1998.
8. Total Acreage of Development:

	1,245,726± Sq. Ft.	28.60± Acres
Resource Protection, Flood Plain & 25% Slope	610,823± Sq. Ft.	14.02± Acres
Right Of Ways:	40,158± Sq. Ft.	0.92± Acres
594,747± Sq. Ft. x 15% =	89,212± Sq. Ft.	2.05± Acres
Net Residential Acreage:	505,535± Sq. Ft.	11.60 Acres

9. Contour intervals depicted hereon were derived from field measurements and observations taken on 9/07/2001 thru 12/07/2001. An elevation of 409.050' was transferred from U.S.G.S. chiseled square painted "UE 409.1" at the West Fryeburg Cemetery on Route 113 (West Fryeburg Road) to the property depicted hereon.
10. Access onto Christopher Street for Lot 3 shall be restricted to the Common Driveway location depicted hereon.
    Access onto Christopher Street for Lot 7 shall be restricted to the Common Driveway location depicted hereon.
11. Reference made to "Declaration Of Covenants, Conditions, Restrictions and Easements", to be recorded.
12. Development of any portion of a lot within 500 feet of the Normal High Water Line of the Saco River requires a permit from the Saco River Corridor Commission. The Normal High Water Line of the Saco River is changing due to erosion. The location of the Normal High Water Line shall be verified prior to applying "500 Foot Rule" for development and construction.





LEGEND:

- iron pipe
- 3/4" rebar found w/cap P.L.S. #1299 (unless otherwise noted)
- stone bound
- edge of gravel road
- edge of paved road
- utility pole
- overhead utilities
- angle point along property line
- stonewall
- Saco River
- drill hole
- railroad spike
- support pole
- support line
- n/f now or formerly
- 25% slope shading
- building envelope shading
- Test Pit #1 test pit

Scale: 1" = 100'

STATE OF MAINE F. JONATHAN BLISS 1299 PROFESSIONAL LAND SURVEYOR

Subdivision Plan
"BURBANK ESTATES II"
Land Of
CDL, L.L.C.
Christopher Street
Town Of Fryeburg, Oxford County, Maine

Date:	December 3, 2020	Revisions:	Revised to Co. Of. RPR 12/1/2020
Scale:	1" = 100'		
Field Book:	DC	Surveyed By:	RPR, COB, KHJ, FJB
Disk No.	2001-2-01-090	Drawn By:	RPR
Sheet	1 of 1	Checked By:	F.J. Bliss P.L.S. #1299

BLISS & ASSOCIATES, INC.
P.O. BOX 113
LOVELL, MAINE 04051
Phone: 207-925-1468
blissinc@fairpoint.net
blisslandsurveying.com

Project No. 01-0901I