

NOTES

- (1) BOUNDARIES ARE REFERENCED TO MAGNETIC NORTH 1990.
 (2) ALL ANGLE REFERENCES ARE TO THE CUMBERLAND COUNTY PLATING RECORDS.
 (3) A 30' UNDISTURBED VEGETATION BUFFER WILL BE MAINTAINED AROUND THE PERIMETER OF THE DEVELOPMENT PER GRAY'S CLUSTER ORDINANCE.
 (4) A 30' UNDISTURBED VEGETATION BUFFER WILL BE MAINTAINED BETWEEN D.E.P. REGULATED WETLANDS AND DEVELOPMENT WINDING.
 (5) GRANITE MONUMENTS WILL BE SET AT STREET INTERSECTIONS AND POINTS OF CURVATURE. IRON PINS WILL BE SET AT THE PROPERTY CORNERS.
 (6) A 30' UNDISTURBED VEGETATION BUFFER WILL BE MAINTAINED BETWEEN D.E.P. REGULATED WETLANDS AND DEVELOPMENT WINDING.
 (7) WETLAND AREAS WILL REMAIN UNDISTURBED UNLESS PRIOR APPROVALS AND/OR PERMITS ARE OBTAINED FROM THE PROPER LOCAL, STATE, AND FEDERAL AUTHORITIES.
 (8) DENSITY AND OPEN SPACE CALCULATIONS WERE BASED ON THE DEVELOPMENT OF PHASE I AND II. THE ENTIRE OPEN SPACE FOR PHASE I AND II WAS DEDICATED DURING PHASE I WITH THE UNDERSTANDING THAT WHEN PHASE 2 IS CONSTRUCTED NO FURTHER DEDICATION OF OPEN SPACE WILL BE REQUIRED.

CURVE	ARC LENGTH	CURVE TABLE	RADIUS	TANGENT
C1	36.68	03°-36'-00"	520.00	33.24
C2	48.50	04°-36'-00"	690.00	44.24
C3	118.89	05°-36'-00"	1720.00	110.24
C4	118.89	05°-36'-00"	1720.00	110.24
C5	118.89	05°-36'-00"	1720.00	110.24
C6	118.89	05°-36'-00"	1720.00	110.24
C7	118.89	05°-36'-00"	1720.00	110.24
C8	118.89	05°-36'-00"	1720.00	110.24
C9	118.89	05°-36'-00"	1720.00	110.24
C10	118.89	05°-36'-00"	1720.00	110.24
C11	118.89	05°-36'-00"	1720.00	110.24
C12	118.89	05°-36'-00"	1720.00	110.24
C13	118.89	05°-36'-00"	1720.00	110.24
C14	118.89	05°-36'-00"	1720.00	110.24

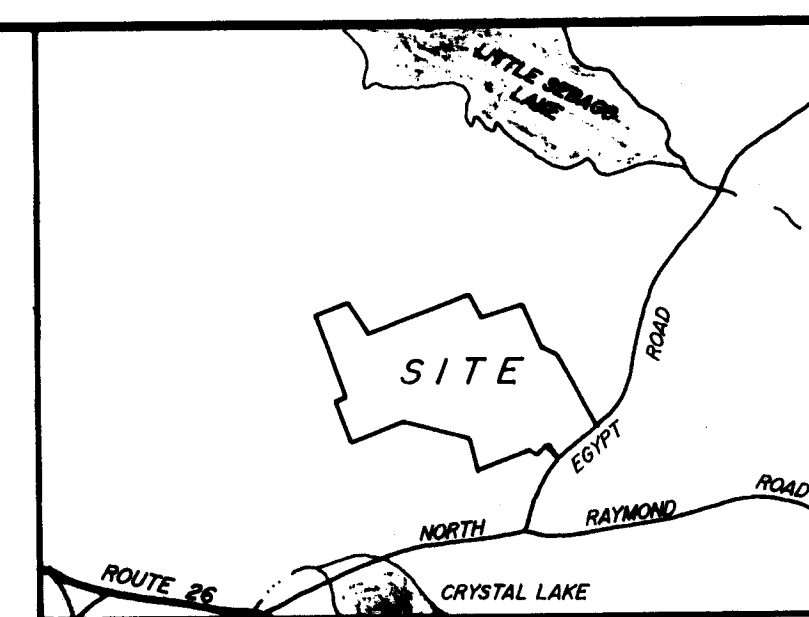
(9) CLEARING ON LOTS 45, 46, 52-67, and 79 SHALL BE LIMITED TO 10,000 S.F. BUFFERS SHALL FOLLOW THE NO DISTURBANCE STANDARD AS DESCRIBED IN SECTION 18. BUFFERS OF THE SITE LOCATION OF DEVELOPMENT APPLICATION FOR THIS PROJECT OR IN THE HOME OWNERS ASSOCIATION COVENANTS AND RESTRICTIONS FOR THIS PROJECT.

LINE	DISTANCE	BEARING
L1	30.00	S 11°-00'-00" E
L2	30.00	S 33°-00'-00" E
L3	30.00	S 55°-00'-00" E
L4	30.00	S 77°-00'-00" E
L5	30.00	S 99°-00'-00" E
L6	30.00	S 121°-00'-00" E
L7	30.00	S 143°-00'-00" E
L8	30.00	S 165°-00'-00" E
L9	30.00	S 187°-00'-00" E
L10	30.00	S 209°-00'-00" E
L11	30.00	S 231°-00'-00" E
L12	30.00	S 253°-00'-00" E
L13	30.00	S 275°-00'-00" E
L14	30.00	S 297°-00'-00" E
L15	30.00	S 319°-00'-00" E
L16	30.00	S 341°-00'-00" E
L17	30.00	S 363°-00'-00" E
L18	30.00	S 385°-00'-00" E
L19	30.00	S 407°-00'-00" E

L20	50.39	N 72°-37'-21" W
L21	168.69	N 24°-28'-53" E
L22	107.44	N 48°-31'-14" E
L23	38.64	N 11°-13'-24" W
L24	75.61	N 58°-59'-14" W
L25	190.34	N 47°-15'-04" E
L26	50.07	S 45°-44'-44" E
L27	126.32	S 47°-15'-04" W
L28	30.11	S 58°-59'-14" E
L29	89.50	S 11°-13'-24" E
L30	125.51	S 48°-31'-14" W
L31	151.74	S 24°-28'-53" W

N/F
Howard L. Cole
2625/39

1 INCH = 100 FEET
 0 100 200 300



Site Location
(N.T.S.)

REFERENCES

- (1) PLAN OF PROPERTY IN GRAY, MAINE FOR LAURENCE A. NICOL, ET AL. BY SURVEY, INC. DATED APRIL 1985, RECORDED IN PLAN BOOK 147, PAGE 39.
 (2) PLAN OF PROPERTY IN GRAY, MAINE FOR JONES ASSOCIATES BY SURVEY, INC. DATED JANUARY 1986, RECORDED IN PLAN BOOK 168, PAGE 20.
 (3) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID PROJECT C20-10 (201), DATED MARCH 1980, D.O.T. FILE NO. 3-287 (UNRECORDED).
 (4) PLAN OF TAMMACK FOR ROBERT BURNS BY C.R. STORER, INC. DATED MARCH 25, 1976, RECORDED IN PLAN BOOK 113, PAGE 27.
 (5) PLAN OF TAMMACK II FOR ROBERT BURNS BY C.R. STORER, INC. DATED 08/22/76, RECORDED IN PLAN BOOK 115, PAGE 36.
 (6) PLAN OF TAMMACK III FOR ROBERT BURNS BY C.R. STORER, INC. DATED 2/22/77, RECORDED IN PLAN BOOK 115, PAGE 76.
 (7) "TOWN OF GRAY" COMPILED & DRAWN FROM A PLAN BELONGING TO SAMUEL MEYOUTH AND GEOLOGICAL MAP, BY H.M. FOSTER, C.E. DATED MAY 5TH, 1906, RECORDED IN PLAN BOOK 24, PAGE 6.
 (8) PLAN OF MOODLOT OWNED BY GORDON FRASER BY DANNY O. CHAMBERLAND, PLS #1062, DATED 6/1/90, UNRECORDED.
 (9) STANDARD BOUNDARY SURVEY MADE FOR MAY MEADOW, INC. BY TITCOMB ASSOCIATES DATED 2/13/90, RECORDED IN PLAN BOOK 193, PAGE 2.
 (10) PLAN OF MAY MEADOW WOODS MADE FOR MAY MEADOW, INC. BY TITCOMB ASSOCIATES DATED 5/29/92, RECORDED IN PLAN BOOK 193, PAGE 3.

LOT AREAS

Lot#	Square Feet
45	143,096
46	40,670
47	158,489
48	41,412
49	41,866
50	40,657
51	40,580
52	158,489
53	233,589
54	232,847
55	156,712
56	75,072
57	75,780
58	64,389
59	100,589
60	158,888
61	176,897
62	62,513
63	41,155
64	40,533
65	40,881
66	40,889
67	40,334
68	40,432
69	40,739
70	41,543
71	40,748
72	41,144
73	40,542
74	40,261
75	40,589
76	40,488
77	40,889
78	40,589
79	363,550

Approved by the Town of Gray
Planning Board dated JUNE 25, 1998

Charles D. Douch
William J. Douch
Henry Douch

NOTE: This plan amends the previous plan approved on 4/11/96 by modifying Lots 45 & 79 and the terminus of May Meadow Drive.

OWNERS OF RECORD

May Meadow Inc.
(aka Jones Associates)
4496/031
4673/323
4729/251
7044/077
7122/066
8085/229
9651/099

ZONE

RRA - Cluster Ordinance
 Minimum Lot Size: 40,000 square feet
 Minimum Frontage: 100 feet
 Setbacks: Front and Rear: 45 feet
 Side: 23 feet

AREA

Lots (Phase I) 3,137,514 s.f. / 71.6 acres
 Lots (Phase II) 2,979,275 s.f. / 68.4 acres
 Road (Phase I) 284,489 s.f. / 6.5 acres
 Road (Phase II) 215,841 s.f. / 5.0 acres
 Open 3,948,408 s.f. / 90.6 acres
 Total 10,557,526 s.f. / 242.4 acres

State of Maine, Cumberland as
Registry of Deeds
Received July 1, 1998
at 4:02pm P.M. and recorded in
Plan Book 198 Page 204

Attest:
John B. O'Brien, Register

Approved by the Town of Gray Planning Board
dated 4-11-96

John B. O'Brien
John B. O'Brien

This survey conforms to the current standards
of the Maine State Board of Licensure for
Land Surveyors for Category I, Condition II,
except as noted: DEMA

Exceptions:
(1)
(2)
(3)

David E. Titcomb PLS 1273

MAY MEADOW WOODS
Phase II

Egypt Road Gray, Maine

made for
May Meadow Inc.

Job 90104 Book 492 File 5822 Disc 300
February 22, 1995

TITCOMB ASSOCIATES
LAND SURVEYORS / LAND PLANNERS
48 Portland North Business Park, Falmouth, Maine