

UNIT OWNERSHIP		
UNIT #4	KONRAD LECH & SARAH GOERGESON BOOK 39903, PAGE 203 CCRD	
UNIT #5	MICHELE GILLIAM BOOK 39946, PAGE 3356 CCRD	

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.19	S80°22'46"W
L2	31.93	S34°28'05"W
L3	33.56	N66°53'55"W
L4	22.54	N66°53'55"W
L5	12.50	S55°25'28"E
L6	6.62	N56°35'03"W
L7	23.71	N56°35'03"W
L8	27.10	N56°35'03"W
L9	69.72	N04°01'32"E
L10	34.34	S85°58'28"W
L11	20.00	N04°04'48"E
L12	34.36	N85°58'12"W
L13	31.42	N04°01'32"E
L14	50.00	N85°58'28"W
L15	92.09	S06°25'13"W
L16	34.13	N56°20'10"W
L17	54.37	S45°06'43"W
L18	98.43	S35°22'45"W
L19	58.46	S36°01'32"E
L20	39.64	N33°54'16"E
L21	70.00	N33°54'16"E
L22	77.08	N33°54'16"E
L23	30.00	S56°05'44"E
L24	70.00	S42°48'12"E
L25	30.00	N56°05'44"W
L26	31.79	N78°54'16"E
L27	33.26	S01°06'38"E
L28	43.27	S42°48'12"E
L29	28.10	N27°21'05"W
L30	56.72	N30°51'33"E
L31	37.84	S59°25'45"E
L32	38.83	S85°38'45"E
L33	100.30	N27°37'30"E
L34	64.98	N19°21'19"E
L35	87.73	N38°03'06"W
L36	18.59	N72°38'41"W
L37	68.36	S62°43'08"W
L38	85.17	S30°18'02"W
L39	30.00	N59°41'58"W
L40	30.00	N37°18'02"E
L41	50.00	N59°41'58"W
L42	60.00	N30°18'02"E
L43	50.00	N59°41'58"W
L44	60.12	S30°18'02"W
L45	56.72	S78°54'16"E
L46	31.79	S78°54'16"E
L47	81.65	S59°41'58"E
L48	64.98	N59°41'58"E
L49	27.88	N56°22'42"E
L50	67.28	N35°40'05"E
L51	35.00	N66°53'55"W
L52	66.98	N34°28'05"E
L53	185.18	N37°15'59"W
L54	37.68	N34°48'33"E
L55	60.56	N46°07'45"W
L56	13.50	S59°41'58"E

NOTES REGARDING 2ND AMENDED PLAN

- 25. THIS PLAN IS A REVISION OF THE PREVIOUSLY APPROVED SUBDIVISION PLAN ENTITLED SUBDIVISION PLAN OF YOUNGS LANE FREEPORT, CUMBERLAND COUNTY MAINE TAX MAP 26-4A AND RECORDED IN PLAN BOOK 219, PAGE 463 AND THE 1ST AMENDED PLAN RECORDED IN PLAN BOOK 223, PAGE 132 CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 26. THE PURPOSE OF THIS PLAN IS TO RELOCATE THE LEACH FIELDS FOR UNITS 7&8, 9&10, 11&12, 13&14.
- 27. TEST PITS #21, #22, #23 & #24 AS SHOWN WERE PERFORMED AND LOCATED BY HAMPTON ASSOCIATES.
- 28. ADDED 100' WELL EXCLUSION AREA ASSOCIATED WITH PROPOSED LEACHFIELDS. REVISED WELL EXCLUSION AREA ASSOCIATED WITH UNIT 6 BASED UPON FIELD MEASUREMENTS OF EXISTING LEACHFIELD.
- 29. NO ADDITIONAL CHANGES BEYOND NOTES #25-#28 HAVE BEEN MADE.

1ST AMENDED PLAN
CONDITIONS OF APPROVAL

- 1- THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PROJECT REVIEW BOARD APPROVAL ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS SUBMITTED AND APPROVED UNDER THE PROVISIONS OF THIS ORDINANCE GOVERNING REVISIONS TO APPROVED PLANS.
- 2- THIS APPROVAL INCORPORATES RELIANCE ON REPRESENTATIONS FROM THE APPLICANT THAT UNITS 7,8,9,10,11,&12 OF THE CONDOMINIUM ARE OWNED BY THE APPLICANT.
- 3- PRIOR TO THE SALE OF UNIT 6, THE APPLICANT SHALL PROVIDE THE TOWN PLANNER WITH A LETTER FROM A PROFESSIONAL LAND SURVEYOR STATING THAT ALL MONUMENTATION SHOWN ON THE PLAN HAS BEEN INSTALLED.
- 4- THE FINAL SIGNED COPY OF THE RECORDING SHALL BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN NINETY (90) DAYS UPON WHICH THE SIGNED PLAN IS SIGNED OTHERWISE THE PLAN SHALL BECOME NULL AND VOID.
- 5- THE APPLICANT SHALL PROVIDE THE TOWN WITH REVISED DECLARATION REFLECTING THE AMENDMENT SUBJECT TO REVIEW AND APPROVAL BY THE TOWN ATTORNEY.
- 6- THE APPLICANT SHALL PROVIDE THE TOWN WITH A DIGITAL FILE, IN A FORMAT COMPATIBLE WITH THE ASSESSOR'S RECORDS, CONTAINING THE INFORMATION SHOWN ON THE RECORDING PLAN.
- 7- THIS APPROVAL IS SUBJECT TO A LETTER FROM APPLICANTS ATTORNEY THAT THIS APPROVAL IS CONSISTENT WITH THE RIGHTS GRANTED UNDER THE CONDOMINIUM SUBDIVISION DOCUMENTS.

CONDITIONS OF APPROVAL

THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PROJECT REVIEW BOARD APPROVAL ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS SUBMITTED AND APPROVED UNDER THE PROVISIONS OF THIS ORDINANCE GOVERNING REVISIONS TO APPROVED PLANS.

TOWN OF FREEPORT
PROJECT REVIEW BOARD

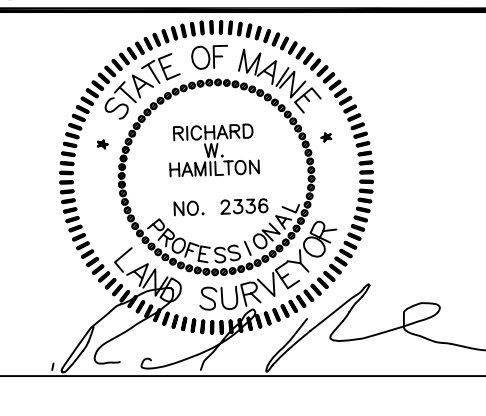
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NOTES REGARDING 1ST AMENDED PLAN

- 18. THIS PLAN IS A REVISION OF THE PREVIOUSLY APPROVED SUBDIVISION PLAN ENTITLED SUBDIVISION PLAN OF YOUNGS LANE FREEPORT, CUMBERLAND COUNTY MAINE TAX MAP 26-4A AND RECORDED IN PLAN BOOK 219, PAGE 463 CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 19. THE PURPOSE OF THIS PLAN IS REALIGN THAT PORTION OF YOUNGS LANE AS HIGHLIGHTED TO CORRECT THE CONSTRUCTION LOCATION OF UNIT #6. THE REALIGNMENT WILL RESULT IN UNIT #6 BEING IN COMPLIANCE WITH THE TOWN OF FREEPORT'S ZONING ORDINANCE IN RESPECT TO THE 25' FRONT STRUCTURAL SETBACK.
- 20. THE UNIT NUMBERS AND FOOTPRINTS AS SHOWN HAVE BEEN UPDATED TO REFLECT THE IDENTIFICATION OF UNITS AS SHOWN ON THE PLAN ENTITLED YOUNGS LANE CONDOMINIUM, YOUNGS LANE FREEPORT CUMBERLAND COUNTY MAINE TAX MAP 26, PARCEL 4A AND RECORDED IN PLAN BOOK 222, PAGE 567 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 21. ABUTTING LAND OWNERS AND UNIT OWNERS HAVE BEEN UPDATED
- 22. THE EXISTING PAVEMENT WITHIN THE PROPOSED REALIGNMENT HAS BEEN ADDED TO THIS PLAN AS SHOWN.
- 23. UPDATED NOTE #15 TO REFLECT EXECUTED BOUNDARY LINE AGREEMENT.
- 24. NO ADDITIONAL CHANGES BEYOND NOTES #18-#23 HAVE BEEN MADE TO THIS PLAN.

CERTIFICATION

THIS SURVEY COMPLIES WITH THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES AS OUTLINED IN CHAPTER 90, PART 2 (TECHNICAL STANDARDS) WITH THE FOLLOWING EXCEPTIONS:
1- NO WRITTEN REPORT PREPARED.



LEGEND	
●	PROPOSED #5 REBAR WITH PLASTIC CAP STAMPED "BEST 2336"
□	PROPOSED 4" x 4" GRANITE MONUMENT
○	FOUND #5 REBAR (STAMPING AS NOTED)
○	FOUND IRON PIPE (SIZE AS NOTED)
○	UTILITY POLE
○	TREE, DECIDUOUS W/ BARB WIRE FENCE (BWF)
○	TREE, CONIFEROUS W/ BARB WIRE FENCE (BWF)
○	PARENTHESES DENOTE RECORD DATA
○	STONE WALL
○	BARB WIRE FENCE (BWF)
○	ABUTTER OR RIGHT-OF-WAY LINE
○	BOUNDARY LINE
○	NOW OR FORMERLY OWNED BY

2ND AMENDED SUBDIVISION PLAN
OF YOUNGS LANE
IN
FREEPORT
CUMBERLAND COUNTY
MAINE
TAX MAP 26 PARCEL 4A-4
RECORDED IN PLAN BOOK 219, PAGE 463
AND 1ST AMENDED IN PLAN BOOK 223, PAGE 132
SCALE: 1"=100' DATE MAY 23, 2023
OWNER: FLETCHER PROPERTY GROUP LLC
FLETCHER PROPERTY GROUP LLC
108 WINN ROAD
FALMOUTH, MAINE 04105
BOUNDARY ENGINEERING SURVEY TECHNOLOGY
25 TUBES ROAD
BUXTON, MAINE 04993
TELEPHONE 929-8837
FAX 929-8837
JOB: 018-012 FLETCHER
DRAWING FILE: 1ST AMENDED SUBDIVISION
3.29.2023
0 100 200 400

NET, RESIDENTIAL DENSITY CALCULATION	
TOTAL PARCEL	49.9 AC
LAND IN EASEMENTS	4.2 AC
LAND IN R.O.W. PROPOSED & EXISTING ROAD & MIXED USE AREA (PARKING)	2.4 AC
*** UNDEVELOPABLE LAND (PRIMARY CONSERVATION AREA)	0.0 AC
DEER WINTERING YARDS & SIGNIFICANT WILDLIFE RESOURCES	0.0 AC
WETLANDS (NON FORESTED)	0.0 AC
WETLANDS (FORESTED) HAVING VERY POORLY DRAINING SOILS	0.0 AC
LAND WITH SLOPES OVER 20%	10.1 AC
LAND IN THE 100' R.F. FLOODPLAIN	1.8 AC
LAND COVERED BY SURFACE WATER (POND, BROOK & STREAM)	8.4 AC
TOTAL SUBTRACTED LAND	15.7 AC
SINGLE FAMILY - 49.9 AC - 15.7 AC = 34.2 AC / 2.5 (SINGLE FAMILY) = 13.6 LOTS ALLOWED	
TWO FAMILY - 49.9 AC - 15.7 AC = 34.2 AC / 1.5 (TWO FAMILY) = 22.8 UNITS ALLOWED	
*** LAND WHICH IS IN MULTIPLE CATEGORIES IS ONLY SUBTRACTED ONCE.	

REQUIRED LAND FOR PROPOSED UNITS	
TOTAL LAND AVAILABLE PER NET RES. DENSITY CALC. =	34.2 AC
6 SINGLE FAMILY UNITS - 6 HOMES X 2.5 AC =	15 AC REQUIRED
4 DUPLEX - 8 UNITS X 1.5 AC =	12 AC REQUIRED
TOTAL ACREAGE REQUIRED =	27 AC (34.2 ACRES AVAILABLE)

OPEN SPACE CALCULATION	
UNDEVELOPABLE LAND =	12.8 AC
PLUS 50% OF DEVELOPABLE LAND (34.2x.50) =	17.1 AC
REQUIRED OPEN SPACE =	29.9 AC
PROPOSED OPEN SPACE =	34.7 AC

SPACE STANDARDS - OPEN SPACE RURAL RESIDENTIAL 1 DISTRICT	
NET RESIDENTIAL DENSITY (SINGLE FAMILY) =	1 UNIT PER 2.5 AC
NET RESIDENTIAL DENSITY (TWO FAMILY) =	1 UNIT PER 1.5 AC
MIN. LOT SIZE (SINGLE FAMILY) =	20,000 S.F.
AVERAGE LOT SIZE (SINGLE FAMILY) =	43,560 S.F. MIN.
MIN. LOT AREA PER DWELLING UNIT (TWO FAMILY) =	20,000 S.F.
AVERAGE LOT AREA PER DWELLING (TWO FAMILY) =	30,000 S.F. MIN.
MIN. ROAD FRONTAGE & LOT WIDTH =	50 FT.
AVERAGE ROAD FRONTAGE & LOT WIDTH =	25 FT. MIN.
FRONT SETBACK =	40 FT. MIN.
REAR SETBACK =	40 FT. MIN.
SIDE SETBACK =	40 FT. MIN.
COMBINED SIDE SETBACK =	40 FT. MIN.
MAXIMUM BUILDING HEIGHT =	35 FT.

PROPOSED SPACE STANDARDS:	
SINGLE FAMILY LOTS	REQUIRED: PROPOSED:
SINGLE FAMILY LOTS TOTAL AREA	139,841 S.F. (3.2 AC)
LOT SIZE LOT 1	20,000 S.F. 54,189 S.F.
LOT SIZE LOT 2	20,000 S.F. 42,841 S.F.
LOT SIZE LOT 3	20,000 S.F. 42,011 S.F.
AVERAGE LOT SIZE (SINGLE FAMILY)	43,560 S.F. 46,347 S.F.
MIXED DEVELOPMENT AREA - TOTAL AREA 425,983 S.F. (9.7 AC)	
DUPLEX UNITS (4 DUPLEXES / 8 UNITS) & SINGLE FAMILY UNITS (3 UNITS) =	11 UNITS TOTAL
MIN. LOT AREA PER DWELLING UNIT	20,000 S.F. 38,723 S.F.
MIN. AVERAGE LOT AREA PER DWELLING	30,000 S.F. 38,723 S.F.

NOTES

- 1. OWNERSHIP OF THE PROPERTY SHOWN CAN BE FOUND IN THE DEED OF REBECCA BALDWIN PERSONAL REPRESENTATIVE OF THE ESTATE OF WALTER YOUNG TO FLETCHER PROPERTY GROUP, LLC DATED APRIL 6, 2018, RECORDED IN DEED BOOK 34765, PAGE 211 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 2. PLAN REFERENCES:
 - a. PLAN ENTITLED GRANITE FARM SUBDIVISION GRANITE STREET, FREEPORT, CUMBERLAND COUNTY, PREPARED FOR THE WINDWARD CORPORATION, DATED MAY 1, 1991, PREPARED BY LAND USE CONSULTANTS AND RECORDED IN PLAN BOOK 192, PAGE 115
 - b. PLAN ENTITLED AMENDED RECORDING PLAT GRANITE FARM SUBDIVISION GRANITE STREET, FREEPORT, CUMBERLAND COUNTY, PREPARED FOR THE WINDWARD CORPORATION, DATED MAY 1, 1991, PREPARED BY LAND USE CONSULTANTS AND RECORDED IN PLAN BOOK 193, PAGE 118 CCRD.
 - c. PLAN ENTITLED SECOND AMENDED RECORDING PLAT GRANITE FARM SUBDIVISION GRANITE STREET, FREEPORT, CUMBERLAND COUNTY, PREPARED FOR THE WINDWARD CORPORATION, DATED APRIL 8, 1994, PREPARED BY LAND USE CONSULTANTS AND RECORDED IN PLAN BOOK 194, PAGE 228.
 - d. PLAN ENTITLED PLAN OF PROPERTY IN FREEPORT, MAINE FOR WILLIAM B. LUNT, DATED JULY 1975, PREPARED BY ROBERT FATHING RLS #576 UNRECORDED.
 - e. PLAN ENTITLED STANDARD BOUNDARY SURVEY OF ROLAND C. O'BRIEN INC. PROPERTY SEQUOIA DRIVE FREEPORT FOR ANNE V. & GARY R. LOOMIS DATED OCTOBER 20, 1986, PREPARED BY LAND USE CONSULTANTS, UNRECORDED.
 - f. PLAN ENTITLED STANDARD BOUNDARY SURVEY OFF SEQUOIA DRIVE FREEPORT, AMINE FOR ANN V. & GARY R. LOOMIS, DATED NOVEMBER 3, 1988, PREPARED BY OWEN HASKELL, INC. UNRECORDED.
 - g. PLAN ENTITLED PLAN OF SUBDIVISION #1 FOR ROLAND O'BRIEN SEQUOIA DRIVE FREEPORT AND YARMOUTH DATED MAY 20, 1989, PREPARED BY C.R. STORER AND RECORDED IN PLAN BOOK 79, PAGE 22 CCRD.
 - h. PLAN ENTITLED PLAN OF SUBDIVISION #2 FOR ROLAND O'BRIEN SEQUOIA DRIVE FREEPORT, DATED AUGUST 6, 1989, PREPARED BY C.R. STORER AND RECORDED IN PLAN BOOK 80, PAGE 28 CCRD.
 - i. PLAN ENTITLED PROPOSED LOT DIVISION ON SEQUOIA DRIVE FREEPORT, MAINE FOR BAUER GILMAN CONSTRUCTION, DATED JUNE 2004, PREPARED BY WAYNE T. WOOD & CO. UNRECORDED.
 - j. PLAN ENTITLED STANDARD BOUNDARY SURVEY FOR THOMAS YOUNG IN THE TOWN OF FREEPORT, CUMBERLAND COUNTY, MAINE, DATED MARCH 14, 1992, PREPARED BY GARY B. RANDALL, PLS #27 AND RECORDED IN PLAN BOOK 192, PAGE 157 CCRD.
 - k. PLAN ENTITLED BOUNDARY SURVEY OF FREEPORT CONSERVATION TRUST CONSERVATION EASEMENT AT LANDS OF ROBERT & SIMONE RODGERS, DATED NOVEMBER 18, 2014, PREPARED BY MAIN ASSOCIATES INC. AND RECORDED IN PLAN BOOK 216, PAGE 286 CCRD.
- 3. THE LOCUS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENT OF RECORD.
 - a. A RIGHT OF WAY GRANTED TO SCOTT YOUNG BY DEED OF WALTER AND PEGGY YOUNG DATED MARCH 9, 1998 AND RECORDED IN DEED BOOK 8243, PAGE 123 CCRD.
 - b. TWO CERTAIN RIGHT OF WAYS GRANTED TO THOMAS YOUNG BY DEED OF WALTER AND PEGGY YOUNG DATED JULY 1, 1992 AND RECORDED IN DEED BOOK 10158, PAGE 198 CCRD.
 - c. 2 30' RIGHT OF WAYS GRANTED TO JOEL TITCOMB BY DEED OF THE BANK OF NEW YORK DATED NOVEMBER 1, 2007 AND RECORDED IN DEED BOOK 25600, PAGE 27 CCRD
- 4. THE PROPERTY HAS THE BENEFIT OF THE FOLLOWING EASEMENTS:
 - a. AN ACCESS AND UTILITY EASEMENT GRANTED TO FLETCHER PROPERTY GROUP, LLC DATED APRIL 3, 2019 AND RECORDED IN DEED BOOK 35592, PAGE 244 CCRD.
 - b. A TEMPORARY GRADING EASEMENT GRANTED TO FLETCHER PROPERTY GROUP, LLC BY JOEL TITCOMB TO BE RECORDED WITH A CERTAIN BOUNDARY LINE AGREEMENT.
- 5. WE WERE UNABLE TO DETERMINE THE STATUS OR LOCATION OF YOUNGS LANE SO-CALLED OUR RESEARCH INDICATES THAT THIS IS A PRIVATE ROAD. IT APPEARS TO BE PARTIALLY LOCATED WITHIN THE STRIP OF LAND IDENTIFIED AS RESERVED FOR ROAD AS SHOWN IN PLAN REFERENCED IN NOTE 2h. NO ADDITIONAL DESCRIPTION OR LOCATION HAS BEEN FOUND. THE TOWN OF FREEPORT HAD INDICATED THAT THE NAME YOUNGS LANE WAS CREATED FOR 911 EMERGENCY PURPOSES.
- 6. IT APPEARS THAT A PORTION OF THE GRAVEL TRAVEL WAY OF YOUNGS LANE SO-CALLED IS LOCATED ON THE PROPERTY OF LINDA WHITTIER AS SHOWN.
- 7. SOIL TEST PITS AND LOCATIONS WERE PERFORMED BY MARK HAMPTON ASSOCIATES, INC.
- 8. WETLAND DELINEATION AND LOCATIONS WERE PROVIDED BY MARK HAMPTON ASSOCIATES, INC.
- 9. THE TOWN OF FREEPORT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, FLOWING, OR SIMILAR SERVICES FOR THE PRIVATE ROADS SHOWN ON THIS PLAN.
- 10. ANY PRIVATE ROAD SHOWN ON THIS PLAN SHALL NOT BE ACCEPTED AS A PUBLIC STREET BY THE TOWN OF FREEPORT UNLESS THE WAY COMPLIES WITH THE STANDARDS FOR PUBLIC STREETS INCLUDED IN CHAPTER 26, STREET ACCEPTANCE ORDINANCE OF THE FREEPORT MUNICIPAL CODE.
- 11. BEARINGS BASED UPON GRID NORTH MAINE STATE COORDINATES WEST ZONE NAD 83 AS ESTABLISHED BY STATIC GPS OBSERVATIONS.