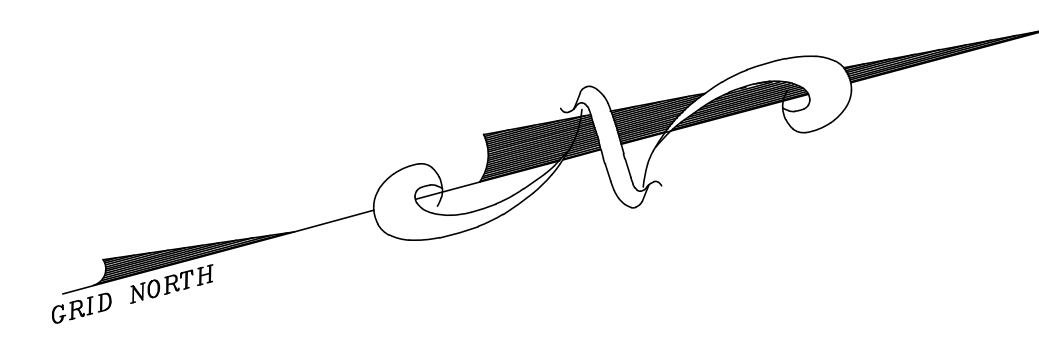


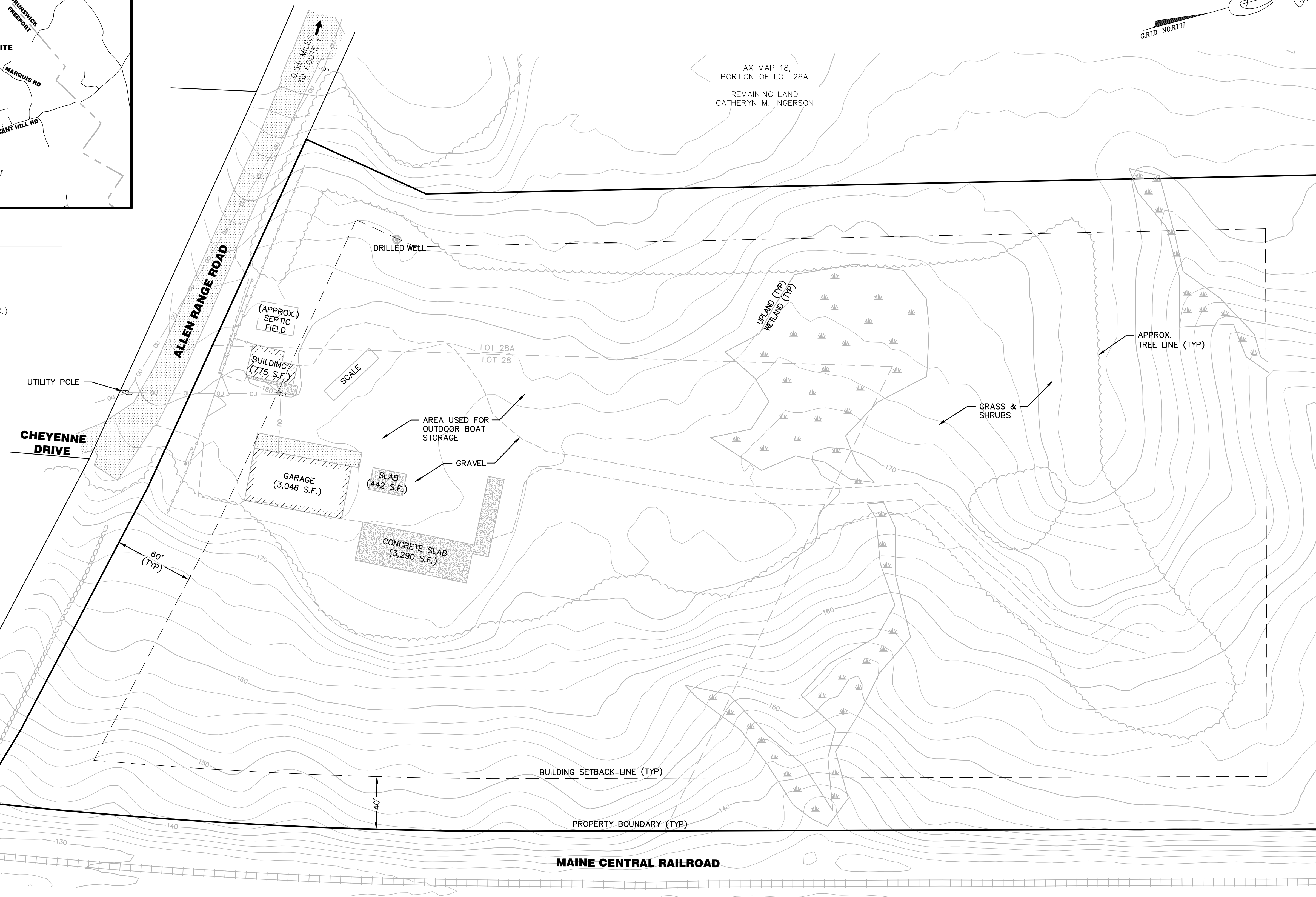
LOCATION MAP 1" = 1/2 MILE

**LEGEND**

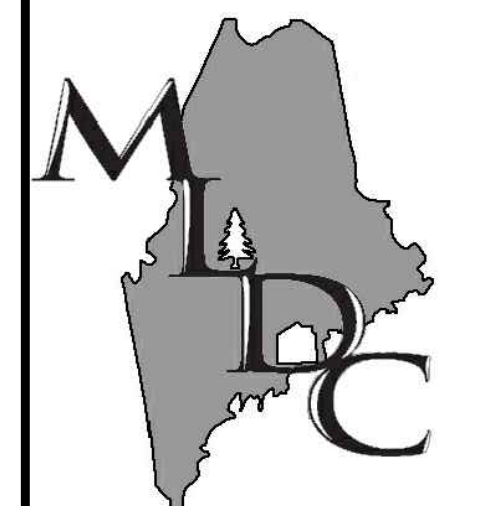
- WELL, AS NOTED
- UTILITY POLE
- OVERHEAD UTILITY
- BOUNDARY LINE (SURVEYED)
- ABUTTING BOUNDARY LINES (APPROX.)
- DEED LINES (APPROX.)
- TAX MAP LOT NUMBER
- GUARDRAIL
- CHAIN LINK FENCE
- EDGE OF GRAVEL
- TREELINE (APPROX.)
- STONEWALL
- PAVEMENT
- CONCRETE PAD
- PROPERTY SETBACK LINE
- TYPICAL WETLAND BOUNDARY



TAX MAP 18,  
PORTION OF LOT 28A  
REMAINING LAND  
CATHERYN M. INGERSON



TAX MAP 18,  
PORTION OF LOT 28A  
REMAINING LAND  
CATHERYN M. INGERSON



**MAIN-LAND**  
DEVELOPMENT  
CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE  
367 US ROUTE 1 FALMOUTH, MAINE  
PH: (207) 897-6732 FAX: (207) 897-5404  
WWW.MAIN-LANDDC.COM

SITE PLAN

**MAINE**  
**WATERSPORTS, LLC**

ALLEN RANGE ROAD,  
TOWN OF FREEPORT, COUNTY OF  
CUMBERLAND, STATE OF MAINE

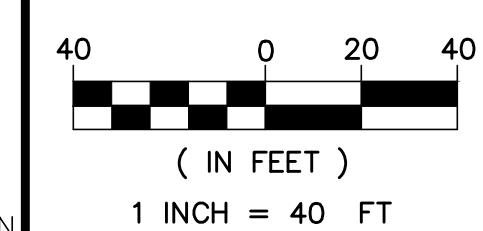
OWNER OF RECORD  
**ESTATE OF JOHN E.**  
**INGERSON &**  
**CATHERYN M.**  
**INGERSON**  
460 PINKHAM BROOK ROAD,  
DURHAM, MAINE 04222

MADE FOR

**MAINE**  
**WATERSPORTS, LLC**

72 LAFAYETTE STREET,  
YARMOUTH, MAINE 04096

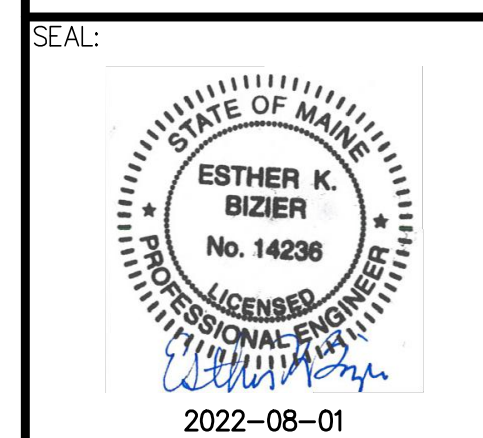
DRAWING SCALE:



SUBMISSION NOTES:  
SUBMISSION 1: 2022-08-01 LPA  
CLIENT REVIEW

PROJ. MGR: EKB  
DRAWN BY: CLB/LPA  
CHECKED BY: EKB/CLB  
SUBMISSION NO. 1  
SURVEY DATE: 2022-06-30  
SUBMISSION DATE: 2022-08-01  
SUBMITTED FOR: REVIEW

**SITE PLAN**



ESTHER K. BIZIER ME PE#14238

DRAWING NO.

**C2.1**

**NOTES**

1. TOWN OF FREEPORT: TAX MAP 18, LOT 28 & 28A.
2. CURRENT OWNER OF RECORD:  
LOT 28 ESTATE OF JOHN E. INGERSON: BOOK 33843, PAGE 319  
LOT 28A CATHERYN M. INGERSON: BOOK 34798, PAGE 342
3. AREA SUMMARY:  
LOT 28 4.29 ACRES, MORE OR LESS.  
PORTION OF 28A 5.86 ACRES, MORE OR LESS.  
TOTAL AREA 10.15 ACRES, MORE OR LESS.
4. ALL BOOK AND PAGES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
5. CONTOURS SHOWN ARE BASED ON STATE OF MAINE LIDAR DATA AND WERE DOWNLOADED FROM HTTP://COAST.NOAA.GOV WITH A CONTOUR INTERVAL OF 2-FOOT. THE VERTICAL DATUM IS NAVD88 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
6. ALL BOUNDARY LINES AND SITE FEATURES ARE BASED ON A PLAN ENTITLED "LAND OF INGERSON", DATED JULY 7 2022, MAINE WATERSPORTS LLC, SURVEYED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
7. THE LOCATION OF UNDERGROUND UTILITIES WAS NOT PERFORMED AS PART OF THIS SURVEY. MAIN-LAND RECOMMENDS THE USE OF DIG SAFE OR OTHER ENTITIES TO MARK ANY UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
9. THE SURVEYED PARCEL DOES NOT SCALE INTO THE FLOOD HAZARD ZONE AS SHOWN ON FEMA FIRM 2300460010B.
10. THE SURVEYED PARCEL IS LOCATED IN THE MEDIUM DENSITY-A DISTRICT/ZONE. SEE TOWN OF FREEPORT ORDINANCES FOR ADDITION INFORMATION PERTAINING TO LOT USAGES AND DIMENSIONS.  
FRONT SETBACK 60'  
SIDE/REAR 40'
11. AREA OF STRUCTURES USED FOR LOT COVERAGE CALCULATIONS WERE MEASURED TO THE OUTSIDE WALLS.
12. NATURAL RESOURCE DELINEATION WAS PERFORMED BY MAIN-LAND ON JUNE 29, 2022, AND LOCATED WITH A TRIMBLE GEOXH.
13. NO APPARENT ENCROACHMENTS WERE OBSERVED AT TIME OF SURVEY.