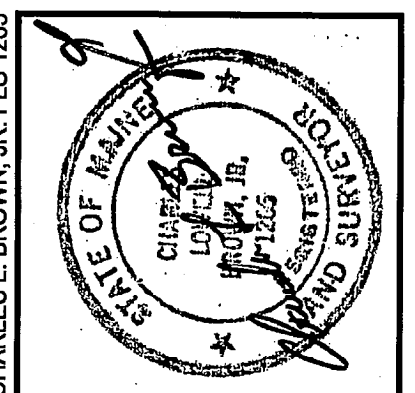
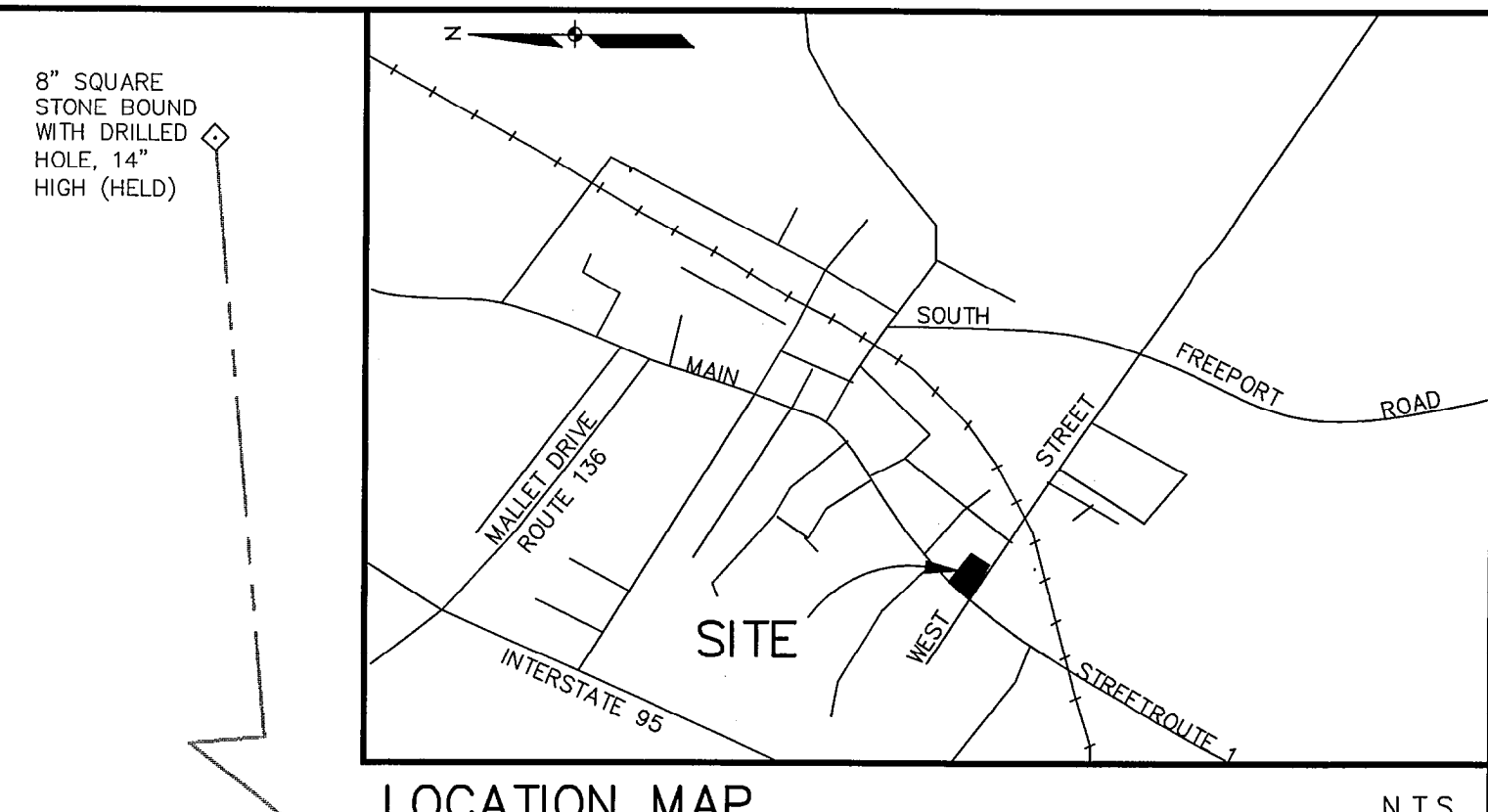


LEGEND

EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.	---	---	CURBLINE
---	ABUTTER LINE/R.O.W.	---	---	TREELINE
---	DEED LINE/ROW	---	---	CONTOURS
---	SETBACK	---	---	SPOT GRADE
---	MONUMENT	---	---	WATER GATE VALVE
---	IRON PIPE/ROD	---	---	SEWER MH
---	DEED CALL	---	---	CATCH BASIN
---	CURVE/LINE NO.	---	---	ELECTRICAL MANHOLE
---	BENCHMARK	---	---	TEMPORARY ELECTRIC METER
---	SIGN	---	---	LIGHT POLE/WALL
---	ROCK OUTCROP	---	---	RIPRAP
---	EDGE PAVEMENT	---	---	PAINTED CROSS WALK
---	PAVEMENT PAINT	---	---	
---	GRAVEL ROAD	---	---	



CHARLES L. BROWN, JR. PLS 2025

DATE	12-17-2013	BY	MBP
REV.	1	DATE	12-17-2013
STATUS: DATUM CHANGED FROM ASSUMED SYSTEM TO REFLECT NAVD83.			
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICALS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICALS, INC.			

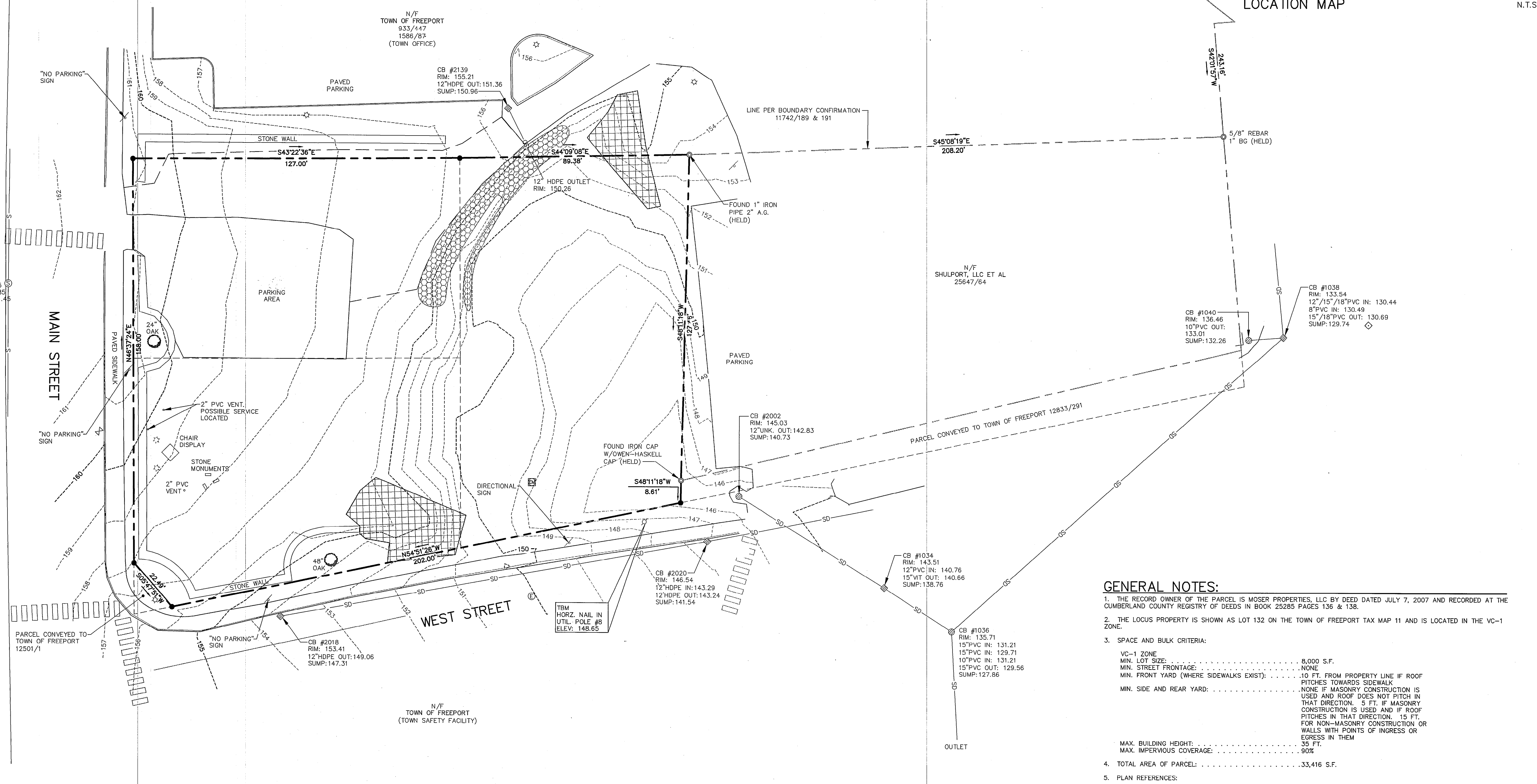
SEBAGO TECHNICALS
 WWW.SEBAGOTECHNICALS.COM
 75 John Roberts Rd. - Suite 1A
 South Portland, ME 04106
 Tel: 207-262-2100

DESIGN	CHKD	DRAWN
CLB	CLB	JAR

PROJECT NO. 13274

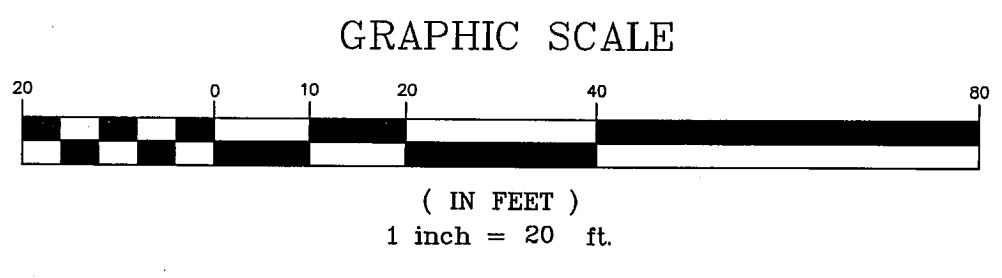
BOUNDARY AND TOPOGRAPHY SURVEY
 OF:
MOSER PROPERTY
 22 MAIN STREET
 FREEPORT, MAINE
 FOR RECORD OWNER:
MOSER PROPERTIES, LLC
 72 WRIGHTS LANDING
 AUBURN, MAINE 04210

DATE	SCALE
12/02/13	1" = 20'



GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS MOSER PROPERTIES, LLC BY DEED DATED JULY 7, 2007 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 25285 PAGES 136 & 138.
- THE LOCUS PROPERTY IS SHOWN AS LOT 132 ON THE TOWN OF FREEPORT TAX MAP 11 AND IS LOCATED IN THE VC-1 ZONE.
- SPACE AND BULK CRITERIA:
 - VC-1 ZONE: 5,000 S.F.
 - MIN. LOT SIZE: NONE
 - MIN. STREET FRONTAGE: NONE
 - MIN. FRONT YARD (WHERE SIDEWALKS EXIST): 10 FT. FROM PROPERTY LINE IF ROOF PITCHES TOWARDS SIDEWALK
 - MIN. SIDE AND REAR YARD: NONE IF MASONRY CONSTRUCTION IS USED AND ROOF DOES NOT PITCH IN THAT DIRECTION. 5 FT. IF MASONRY CONSTRUCTION IS USED AND IF ROOF PITCHES IN THAT DIRECTION. 15 FT. FOR NON-MASONRY CONSTRUCTION OR WALLS WITH POINTS OF INGRESS OR EGRESS IN THEM
 - MAX. BUILDING HEIGHT: 35 FT.
 - MAX. IMPERVIOUS COVERAGE: 90%
- TOTAL AREA OF PARCEL: 33,416 S.F.
- PLAN REFERENCES:
 - A. PLAN OF FREEPORT TOWN HALL BY WENGEN ASSOCIATES DATED 10-21-86 ON FILE AT THE TOWN OFFICE.
 - B. PLAN OF WEST, COTTAGE AND FOREST STREETS IN THE TOWN OF FREEPORT AS RE-DEFINED BY THE COMMISSIONERS OF THE COUNTY OF CUMBERLAND JULY 7, 1950 ON FILE IN PLAN BOOK 6, PAGE 37 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - C. PLAN OF E.B. WALLETT JR'S. NYE LOTS SEC A FREEPORT, MAINE 1890 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 61, PAGE 55.
 - D. ALTA/ACSM LAND TITLE SURVEY ON OAK STREET & WEST STREET FOR GPT-FREEPORT, LLC DATED FEBRUARY 6, 1995 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 198, PAGE 97.
 - E. ALTA/ACSM LAND TITLE SURVEY ON OAK STREET AND WEST STREET FOR FREEPORT SHOPPING ASSOC., LP, DATED OCTOBER 14, 1994 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 194, PAGE 385.
 - F. PLAN OF LAND FOR GEORGE B. STERN IN FREEPORT, MAINE BY KIMBALL CHASE CO. INC. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 153, PAGE 61.
 - G. MDOT RIGHT-OF-WAY MAP, SHEET 1 OF 1, PROJECT NO. RS-STP-141S (12)X DATED MAY 1996 ON FILE AT THE MDOT AUGUSTA, FILE NO. 3-422.
 - H. MDOT RIGHT-OF-WAY MAP, SHEET 12 OF 23, A COMPOSITE OF RIGHT-OF-WAY FOR MAIN STREET DATED OCTOBER 1993 ON FILE AT THE MDOT AUGUSTA, FILE NO. 3-406.
 - I. SITE PLAN MOSER PROPERTY 22 MAIN STREET FREEPORT, MAINE FOR THOMAS MOSER BY SURVEY WORKS, INC. DATED MARCH 29, 2012.



13274-EC.dwg, TAB: 8drg&Topo