



## LEGEND

- #5 REBAR WITH PLASTIC CAP P.L.S. #2028 - SET 1-19-2023
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- ⊙ FOUND IRON ROD
- ⊙ FOUND CAPED IRON ROD (NUMBER AS NOTED)
- ⊙ TAPED NAIL SET
- ⊙ UTILITY POLE (NUMBER AS NOTED)
- ⊙ GUY WIRE ANCHOR
- ☆ LIGHT POLE
- ☼ CATCH BASIN
- ☼ SEWER MANHOLE
- BOUNDARY LINE
- ABUTTER LINE
- EDGE OF PAVEMENT
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- INTERIOR LOT LINES
- OVERHEAD UTILITY
- CHAIN LINK FENCE
- SETBACK LINE
- NOT OR FORMERLY OWNED BY DEED BOOK AND PAGE (CGRD)
- TAX MAP—BLOCK—LOT

## NOTES

- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, MAINE STATE COORDINATE SYSTEM, WEST ZONE. ELEVATIONS AND CONTOURS ARE REFERENCED TO NAVD1988. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CGRD).
- RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM WILLIAM SKOOLICKS TO SNEETCH LLC DATED MARCH 22, 2002 AND RECORDED AT CGRD IN DEED BOOK 39279, PAGE 8.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY "C-3", FALMOUTH, CUMBERLAND COUNTY, DATED OCTOBER 1941 S.H.C. FILE NO. 3-49, RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 31, PAGE 1.
  - MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY "95", FALMOUTH, CUMBERLAND COUNTY, DATED DECEMBER 1957 S.H.C. FILE NO. 3-132, RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 42, PAGE 1.
  - STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE HIGHWAY "41", FALMOUTH, CUMBERLAND, FEDERAL AID PROJECT RS-1415(9), DATED APRIL 1980, D.O.T. FILE NO. 3-851, SHEETS 1-3.
  - STATE OF MAINE DEPARTMENT OF LAND USE, FALMOUTH, MAINE, PROPERTY OF JOHN MARR BY LAND USE CONSULTANTS DATED SEPTEMBER 26, 1986.
  - ALLEN BAUER & PETER GLUHN, FALMOUTH MAINE, 350 & 352 U.S. ROUTE 1, FALMOUTH, MAINE, 04105, DATED NOVEMBER 3, 1996, UNRECORDED.
  - THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF FALMOUTH TAX ASSESSOR'S MAP 0553, PARCEL 4.
  - THE SURVEYED PARCEL CONTAINS 190,443 SQUARE FEET OR 4.37 ACRES.
  - THE PARCEL SURVEYED IS A NON CONFORMING LOT LOCATED IN THE "B" ZONE/DISTRICT. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
    - MINIMUM AREA: 15,000 S.F.
    - FRONT SETBACK: 80 FEET
    - SIDE SETBACK: 25 FEET
    - REAR SETBACK: 50 FEET
  - OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY, BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONING / SETBACKS / RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
  - THE DESCRIPTIONS IN THE LOCUS DEED, DOW COMMERCIAL PROPERTIES DEED, AND MAINE BAILEY DEED HAVE A GORE, CURRENT OWNERSHIP UNDETERMINED, PARCEL 1 EITHER EACH OTHER OR THE POINT OF BEGINNING WHICH WAS FIELD FOR THIS SURVEY.
  - ABUTTER'S LINES AS SHOWN SHOULD BE CONSIDERED APPROXIMATE. NO WARRANTY IS MADE TO THEIR LOCATION.
  - THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.

Revised	By	Date	Change

PROJECT: 202229	DRAWING NAME: 202229-SOLEY
DATE: JANUARY 19, 2023	SCALE: 1"=40'
FILED BY: J.A.M. & J.O.	FIELD DATE: 2022/2023
	DRAWN BY: J.A.M.

Drawing Name and Location

3568 U.S. ROUTE 1, FALMOUTH, MAINE 04105

Dwner

SNEETCH LLC

91 AUBURN STREET, SUITE J #1173, PORTLAND, MAINE 04105

Representative

SNEETCH LLC

91 AUBURN STREET, SUITE J #1173, PORTLAND, MAINE 04105

Surveying

LAND PLANNING

23 TURNER STREET #2, PORTLAND, MAINE 04101

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207.321.8966

spurwinksurveying@gmail.com

## STAMP AND SIGNATURE

James A. Mullen

MARCH 22, 2023

DATE

MAINE P.L.S. No. 2028

IF THIS PLAN DOES NOT CONTAIN AN UNRECORDED SEAL, IT IS NOT AN ORIGINAL AND MAY BE A COPY.

EMBEDDED SEAL ABOVE

STATE OF MAINE

JAMES A. MULLEN

P.L.S. 2028