

PLAN AND DEED REFERENCES: Lincoln County
Registry of Deeds, Wiscasset, Maine.

Source: 3535/155

Reference: 4814/2, 3284/92

Plans: 1. Plan Bk. 81, Pg. 49
2. Plan Bk. 35, Pg. 73
3. Plan Bk. 84, Pg. 31
4. Plan Bk. 80, Pg. 1

Subdivision Notes:
1. Zoning is: Rural
2. Owner of record: Alexander P. Lee P.O. Box 1131
Damariscotta Me 04543
3. Tax map 4 Lot 31
4. Area of total site: 41.46 Acres
5. Area of lots: 33.69 Acres
6. Area of Open-space: 6.00 Acres
7. Area of Right-of-Way: 1.77 Acres
8. Setbacks: 25' except in cul-de-sac, where setback
must be the line set where the property reaches 150' in
frontage (per minimum frontage ordinance).
9. Minimum lot size: 80,000 Sq. Ft.

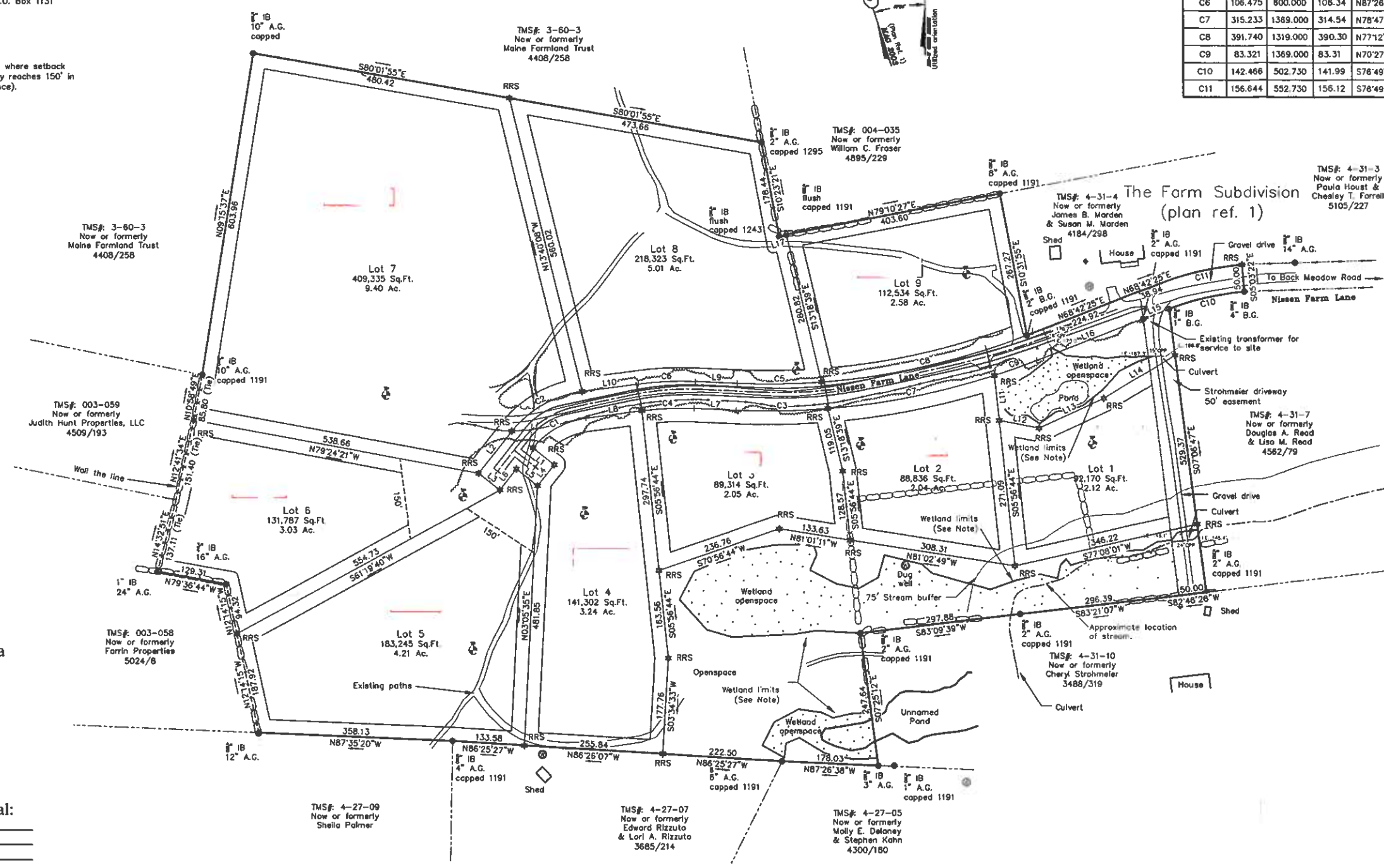
Line #	Length	Direction
L1	50.00	N51°26'50"W
L2	99.75	N38°33'10"E
L3	50.00	S51°26'50"E
L4	50.00	N38°33'10"E
L5	50.00	S51°26'50"E
L6	50.00	N38°33'10"E
L7	78.29	S87°28'47"E
L8	104.32	N82°21'10"E
L9	78.29	S87°28'47"E
L10	104.32	N82°21'10"E
L11	83.67	S05°56'44"E
L12	75.03	S79°07'04"E
L13	132.76	N65°27'39"E
L14	154.37	N58°47'55"E
L15	51.54	N88°36'40"E
L16	212.41	N68°42'25"E
L17	13.97	N72°05'12"E

Curve #	Length	Radius	Chord Length	Chord Bearing
C1	114.422	150.000	111.67	N80°29'59"E
C2	152.891	200.000	149.20	N60°27'10"E
C3	170.436	1369.000	170.33	N88°57'14"E
C4	97.602	550.000	97.47	N87°26'12"E
C5	156.558	1319.000	156.47	N89°07'12"E
C6	106.475	800.000	106.34	N87°26'12"E
C7	315.233	1389.000	314.54	N78°47'26"E
C8	391.740	1319.000	390.30	N77°12'41"E
C9	83.321	1369.000	83.31	N70°27'02"E
C10	142.466	502.730	141.99	S78°49'31"W
C11	156.644	552.730	156.12	S78°49'31"W



Location Map
(not to scale)

Notes:
1. Vertical datum is NAVD88.
2. Topographical area of interest is areas surrounding existing and proposed roadway.
3. Hypsographical contour interval is 1' inside of area of interest and 2' outside this area.
4. Hypsographical contour data outside of the area of interest provided hereon is provided by Maine Office of Geographic Information Systems, GIS coordinator. This is a composite data layer of 2' contours created from LIDAR data collected in Maine between 2010. The contours were created using GDAL tools and an interval of 2'. Due to the fact that some areas were collected at high tide, some areas do not have contours that have a true value. The data are referenced to NAVD88. Vertical accuracy is 13cm or better. Note: The lighter metric of tolerance, being precision, has been found to be much less "tight" on various sites in the region depending on the type and extent of dense underbrush vegetation. In some cases this degradation of vertical precision has been observed to be closer to 2'-4'.
5. The site was oriented to state plane coordinates using a HiPer Lite GPS and data collector utilizing an established QPUS base station and network rover by averaging epochs on two points for 12 minutes each with a RMS of < 0.07'.
6. The site is outside of all flood 1% chance flood zones as shown on FIRM Map # 23015C02880, Effective (dated July 16, 2015).
7. Wetlands, delineated by Mark Cenci wetland scientist, were recorded by Mark Cenci using GPS and verified by us. Our verification determined that the points shown hereon are within the acceptable tolerance for wetlands flagging (average of +/- 4').
8. Test Pit locations provided by Public Health Solutions, PLLC.



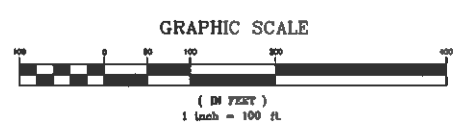
Town of Damariscotta
Planning Board:

Chairman

Conditions of approval:

Date approved: _____

**BACK MEADOW HEIGHTS
SUBDIVISION FINAL PLAT
NISSEN FARM LANE
DAMARISCOTTA, MAINE**



State of Maine
Registry of Deeds
Received at _____ M. _____ M. and recorded in Plan Book _____ Page _____ ATTEST: _____ Register

To the best of my knowledge and belief this survey has been completed in accordance with the Maine Board of Licensure for Professional Land Surveyors Technical Standards (adopted April 1, 2001).

LEIGHTON & ASSOCIATES
Land Surveying - Civil Engineering Tech.
1037 Wiscasset Road
Boothbay, Maine
207-625-4466

DRAWN BY: N.W.P.	DATE: 11-3-17
CHECKED BY: T.H.L.	DRAWING NO.: 8-1262
JOB NO.: 8-1262	SHEET 1 OF 1

Nicholas W. Plumer
Professional Land Surveyor #2547