FLOOD NOTES:

(1) BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY HEREON IS SITUATED IN ZONE AE AS DEPICTED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 230142 0005 B WHICH DEPICTS A BASE FLOOD ELEVATION (BFE) FOR THE 100 YEAR FLOOD HAZARD AREA OF 11 FEET (NGVD 1929) AND BEARS AN EFFECTIVE DATE OF MAY 3 1990.

(2) PRINCIPAL STRUCTURES IN THE SUBDIVISION WILL BE CONSTRUCTED WITH THEIR LOWEST FLOOR, INCLUDING THE BASEMENT, AT LEAST ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION IN ACCORDANCE WITH TITLE 30-A M.R.S.A. SECTION 4404(13).

COVENANTS AND RESTRICTIONS:

ANY CONVEYANCE OF A LOT IN THE SUBJECT SUBDIVISION IS SUBJECT TO THE FOLLOWING LISTED COVENANTS AND RESTRICTIONS, WHICH ARE COVENANTS RUNNING WITH THE LANDS.

(1) NO LOTS OF THE TIDEWATER FARM SUBDIVISION CAN BE FURTHER SUBDIVIDED.

(2) LOTS SHALL BE USED FOR SINGLE FAMILY PURPOSES ONLY AND NOT FOR ANY COMMERCIAL OR INDUSTRIAL USE. NO PART OF THIS RESTRICTIVE COVENANT SHOULD BE CONSTRUED TO MAKE THE RENTAL OF A RESIDENCE ON SAID PROPERTY A COMMERCIAL USE.

(3) NO TENT, CAMPER, TRAILER, MOTOR HOME OR MOBILE HOME SHALL BE USED OR PLACED ON THE PREMISES AS A SEASONAL OR PERMANENT DWELLING, EXCEPT THAT A TENT, CAMPER OR MOTOR HOME MAY BE USED AS TEMPORARY SHELTER PRIOR TO BUILDING FOR INTERVALS NOT TO EXCEED THREE WEEKS AT ONE TIME.

(4) NO HUSBANDRY OF ANIMALS OR POULTRY SHALL BE CONDUCTED UPON THE PREMISES AND NO ANIMALS OR FOWL OTHER THAN ORDINARY DOMESTIC PETS SHALL BE KEPT THEREON, EXPRESSLY PROHIBITING BUT NOT LIMITED TO SHEEP, GOATS, SWINE, CATTLE, POULTRY AND OTHER "FARM ANIMALS".

(5) NO UNREGISTERED MOTOR VEHICLES INTENDED FOR OVER-THE-ROAD USE SHALL BE STORED ON THE PREMISES.

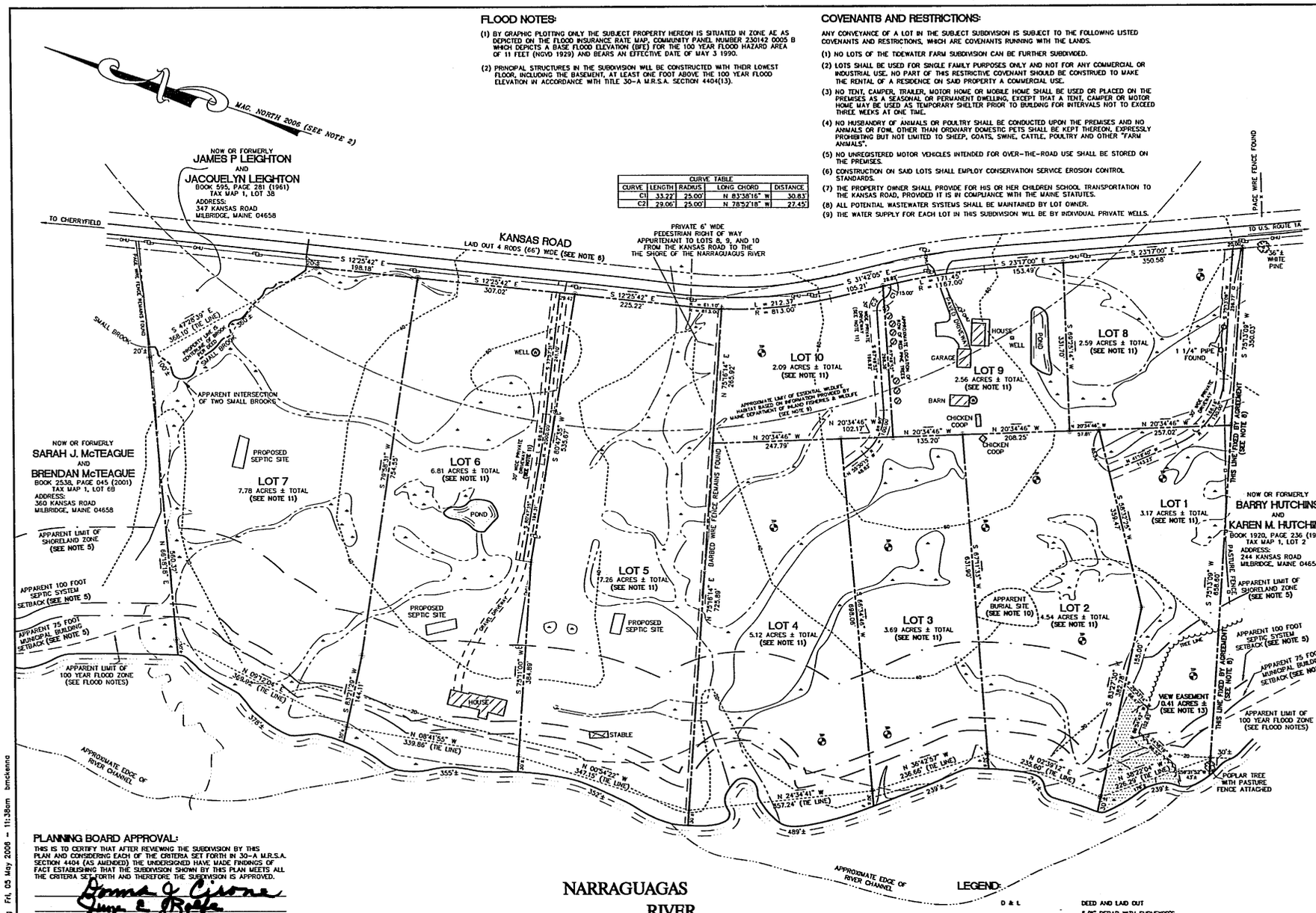
(6) CONSTRUCTION ON SAID LOTS SHALL EMPLOY CONSERVATION SERVICE EROSION CONTROL STANDARDS.

(7) THE PROPERTY OWNER SHALL PROVIDE FOR HIS OR HER CHILDREN SCHOOL TRANSPORTATION TO THE KANSAS ROAD, PROVIDED IT IS IN COMPLIANCE WITH THE MAINE STATUTES.

(8) ALL POTENTIAL WASTEWATER SYSTEMS SHALL BE MAINTAINED BY LOT OWNER.

(9) THE WATER SUPPLY FOR EACH LOT IN THIS SUBDIVISION WILL BE BY INDIVIDUAL PRIVATE WELLS.

CURVE TABLE				
CURVE	LENGTH	RADIUS	LONG CHORD	DISTANCE
C1	33.22'	25.00'	N 83°38'16" W	30.83'
C2	29.06'	25.00'	N 78°52'18" W	27.45'



PLANNING BOARD APPROVAL:

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN 30-A M.R.S.A. SECTION 4404 (AS AMENDED) THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THE SUBDIVISION SHOWN BY THIS PLAN MEETS ALL THE CRITERIA SET FORTH AND THEREFORE THE SUBDIVISION IS APPROVED.

Donna J. Cirone
Guy E. Rote
Eileen Smith
Sam Hubley
Katherine Phinney

DATE:

THE TOWN OF MILBRIDGE PLANNING BOARD

CERTIFICATION:

THE UNDERSIGNED CERTIFIES TO THE BEST OF HIS KNOWLEDGE AND BELIEF THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WAS COMPLETED IN ACCORDANCE WITH CHAPTER 90 (02-360 CHAPTER 90) OF THE RULES AND STANDARDS OF PRACTICE ADOPTED BY MAINE'S BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH THE FOLLOWING EXCEPTIONS:

(1) A WRITTEN REPORT HAS NOT BEEN PREPARED.
(2) NARRATIVE PROPERTY DESCRIPTIONS WERE NOT PREPARED.
(3) MONUMENTS WERE NOT SET AT ALL PROPERTY CORNERS OR ANGLE POINTS.

CES INC. / JOSHUA W. BRAGG P.L.S. #2324 — DATE: 5/5/06

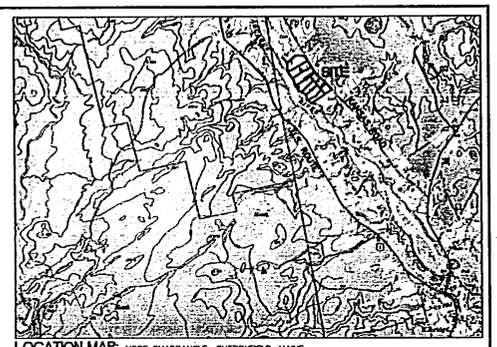
STATE OF MAINE
JOSHUA W. BRAGG
2324
LICENSED
PROFESSIONAL LAND SURVEYOR

STATE OF MAINE
WASHINGTON, SS.
REGISTRY OF DEEDS
RECEIVED AND FILED
May 19 2006 57
8h 15 m 15 AM
Attest Sharon D. Stout Register
RECORDED AS MAP FILE:
Cab 3 DR 15 #19

See BK 3192, Pg. 187

LEGEND:

D & L	DEED AND LAID OUT
	5/8" REBAR WITH SURVEYOR'S CAP (P.L.S. #2324) TO BE SET
	UTILITY POLE
	CALCULATED POINT
	SOILS TEST PIT (SEE NOTE 7)
	PROPOSED SEPTIC (SEE NOTE 7)
	LOCUS PROPERTY LINE
	APPROXIMATE EXTERIOR PROPERTY LINE
	EASEMENT BOUNDARY
OU	OVERHEAD UTILITIES
	APPROXIMATE EDGE OF PAVEMENT
	APPROXIMATE EDGE OF GRAVEL
20	APPROXIMATE CONTOUR LINE PER U.S.G.S QUAD SHEET "CHERRYFIELD, MAINE"
	APPROXIMATE WETLAND BOUNDARY (SEE NOTE 12)
	APPARENT HIGH WATER MARK (SEE NOTES 4 & 5)



LOCATION MAP: USGS QUADRANGLE: CHERRYFIELD, MAINE
MAPTECH® USGS TOPOGRAPHIC SERIES™, ©MAPTECH®, INC. 978-933-3000, WWW.MAPTECH.COM/TOPO™

NOTES:

(1) SOURCE DEEDS:
A) RICHARD B. REED, SR. AND VERONICA A. REED TO WINFIELD PROPERTIES, LLC, DATED MARCH 16, 2006, AND RECORDED IN BOOK 3122, PAGE 056 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS. (MILBRIDGE TAX MAP 1, LOT 3)
B) EARLE S. TYLER, JR. & SARAH TYLER TO WINFIELD PROPERTIES, LLC, DATED APRIL 11, 2006 AND RECORDED IN BOOK 3132, PAGE 195 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS. (MILBRIDGE TAX MAP 1, LOT 4)

(2) BEARINGS SHOWN REFER TO THE MAGNETIC MERIDIAN AS OBSERVED BY CES IN MARCH OF 2006.

(3) ALL BOOK AND PAGE NUMBERS SHOWN REFER TO THE WASHINGTON COUNTY REGISTRY OF DEEDS.

(4) DUE TO THE COMPLEXITY OF THE ISSUE, CES, INC. HAS NOT ADDRESSED OWNERSHIP OR THE LOCATION OF PROPERTY LINES BELOW THE HIGH WATER MARK. ANY OWNERSHIP BELOW THE HIGH WATER MARK IS SUBJECT TO THE RIGHTS OF THE PUBLIC PURSUANT TO THE MASSACHUSETTS COLONIAL ORDINANCE.

(5) THE APPARENT HIGH WATER MARK SHOWN WAS DETERMINED USING OBSERVED EVIDENCE OF HIGH TIDE (DEBRIS LINE, VEGETATION LINE, WATER STAINS, ETC.) FURTHER VERIFICATION, USING MORE PRECISE METHODS (IDENTIFICATION OF SALT TOLERANT VEGETATION OR ELEVATION MEASUREMENTS) IS RECOMMENDED BEFORE THIS LINE IS USED TO DETERMINE SETBACKS OR EDGE OF SHORELAND ZONE.

(6) THE SIDELINES OF THE KANSAS ROAD, AS SHOWN, ARE BASED ON THE LOCATION OF THE CENTERLINE OF THE TRAVELED WAY AND ON A RIGHT OF WAY WIDTH OF 4 RODS (66') PER THE LAYOUT DESCRIBED IN THE WASHINGTON COUNTY COMMISSIONERS' RECORDS VOLUME 3, PAGE 328 (1848).

(7) TEST PITS AND PROPOSED SEPTIC SITES SHOWN HEREON INDICATE SUITABLE AREAS FOR SUBSURFACE WASTEWATER DISPOSAL AS DESCRIBED IN THE MAINE STATE PLUMBING CODE. TEST PITS WERE PERFORMED BY JOSEPH BROCHU, LICENSED SITE EVALUATOR. PITS ARE SHOWN TO INDICATE THAT EACH PROPOSED LOT HAS AT LEAST ONE LOCATION FOR A SYSTEM. IT IS NOT SHOWN AS THE ONLY LOCATION. FUTURE DEVELOPMENT ON THE PROPOSED LOTS MAY DETERMINE OTHER AREAS FOR A SYSTEM NOT SHOWN ON THIS PLAN, OR MAY MAKE OTHER PROVISIONS FOR WASTEWATER DISPOSAL IN ACCORDANCE WITH THE MAINE STATE PLUMBING CODE.

(8) THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY APPEARS TO HAVE BEEN FIXED BY AN AGREEMENT DATED MAY 2, 2006 AND RECORDED IN BOOK 3138, PAGE 290 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.

(9) REFERENCE SHOULD BE MADE TO A MAP ENTITLED "ESSENTIAL HABITAT FOR ENDANGERED AND THREATENED SPECIES – DEPARTMENT OF INLAND FISHERIES AND WILDLIFE, AUGUSTA, MAINE 04333" WHICH BEARS AN EFFECTIVE DATE OF MARCH 1, 2006. THE ESSENTIAL HABITAT IDENTIFIED ON THIS MAP IS "BE 475A" (BALD EAGLE (BE) NEST SITE NO. 475A).

(10) GRAVE STONES FOUND INDICATE THAT LOT 2 OF THIS SUBDIVISION INCLUDES AN AREA FORMERLY USED AS A BURIAL GROUND. NO OCCUPATION EVIDENCE (OLD FENCE LINES, STONE WALLS, ETC) MARKING THE LIMITS OF THE AREA USED AND NO RECORDED DESCRIPTION OF IT WERE FOUND. THE APPROXIMATE LIMITS SHOWN ARE BASED ON THE LIMITS OF THE SMALL HILL UPON WHICH THE BURIAL GROUND IS LOCATED.

CES RECOMMENDS THAT LEGAL ADVICE BE SOUGHT BY LOT OWNERS REGARDING ANY RIGHTS OR RESTRICTIONS ASSOCIATED WITH BURIAL GROUNDS.

(11) EACH LOT AREA SHOWN IS MEASURED TO PROPERTY LINES. THE OBSERVED HIGH WATER MARK OF THE NARRAGUAGUS RIVER, AND THE SIDELINE OF THE KANSAS ROAD. THESE MEASUREMENTS DO NOT EXCLUDE ANY AREAS THAT ARE ENCUMBERED BY WETLANDS OR THE 100 YEAR FLOOD ZONE (SEE FLOOD NOTES). THE FOLLOWING LOTS ARE ENCUMBERED BY PRIVATE RIGHTS OF WAY:
A) LOT 1 = 0.14 ACRES (PRIVATE DRIVEWAY ACCESSING LOTS 1 AND 2)
LOT 8 = 0.25 ACRES (PRIVATE DRIVEWAY ACCESSING LOTS 1 AND 2)
B) LOT 3 = 0.06 ACRES (PRIVATE DRIVEWAY ACCESSING LOTS 3 AND 4)
LOT 9 = 0.02 ACRES (PRIVATE DRIVEWAY ACCESSING LOTS 3 AND 4)
LOT 10 = 0.19 ACRES (PRIVATE DRIVEWAY ACCESSING LOTS 3 AND 4)
C) LOT 5 = 0.14 ACRES (PEDESTRIAN RIGHT OF WAY APPURTENANT TO LOTS 8, 9, AND 10)
D) LOT 6 = 0.37 ACRES (PRIVATE DRIVEWAY ACCESSING LOT 5)

(12) WETLAND DELINEATION BY CES, INC. COMPLETED IN APRIL, 2006 IN GENERAL ACCORDANCE WITH THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL. WETLAND LINES LOCATED BY CES, INC. USING A TRIMBLE GEOXH SUBMETER GPS.

(13) LOT 1 OF THIS SUBDIVISION IS ENCUMBERED BY A VIEW EASEMENT FOR THE BENEFIT OF LOT 2, AS SHOWN.

FINAL PLAN
OF
TIDEWATER FARM SUBDIVISION
FOR
WINFIELD PROPERTIES, LLC

ADDRESS: C/O BRIAN ZAPPALA, 7 PICNIC HILL ROAD, FREEPORT, MAINE 04032

LOCATION OF SUBJECT PROPERTY:

KANSAS ROAD, MILBRIDGE, WASHINGTON COUNTY, MAINE

MAY 5, 2006

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Hall & McChesney Inc.
1878 our 100th year 1978

CES INC.
ENGINEERS · SURVEYORS
P.O. Box 1000, Southport Highway, SE Dover, NH 03820 Tel. 207-439-4821 Fax 207-439-4821
P.O. Box 1000, Southport Highway, SE Dover, NH 03820 Tel. 207-2-3-4-5-6-7-8-9-0 Fax 207-2-3-4-5-6-7-8-9-0
P.O. Box 1000, Southport Highway, SE Dover, NH 03820 Tel. 207-2-3-4-5-6-7-8-9-0 Fax 207-2-3-4-5-6-7-8-9-0
232 Main Street, P.O. Box 1000, Fort Fairfield, ME 04742 Tel. 207-472-3000 Fax 207-472-3000

REV.	DESCRIPTION	DATE	CHECKED BY	DRAWN BY

JOB TITLE: WINFIELD PROPERTIES, LLC
KANSAS ROAD, MILBRIDGE, WASHINGTON COUNTY, MAINE

SHEET TITLE: FINAL PLAN OF TIDEWATER FARM SUBDIVISION

SCALE: 1" = 100'
DATE: MAY 5, 2006
DRAWN BY: KDM/JWB
GRAPHICS CHECKED BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
DWG FILE:
JOB NUMBER: 2006-021
DRAWING NUMBER:

J:\2006 Jobs\2006-021\2006021 - Final Subdivision Plan.dwg Fri, 05 May 2006 - 11:38am bmckenna

MILBRIDGE 3-15-19