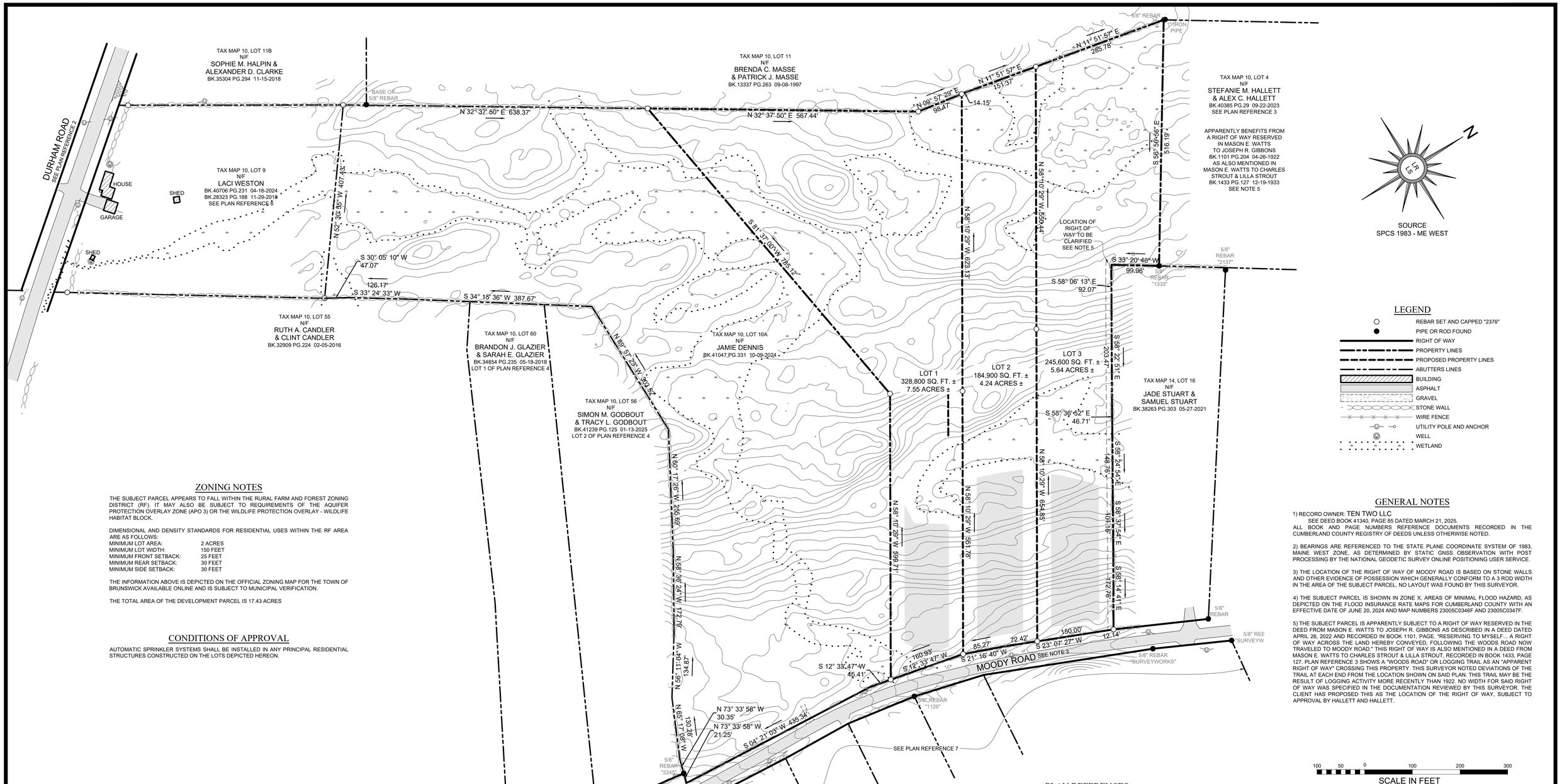


## LEGEND

- REBAR SET AND CAPPED "2376"
- PIPE OR ROD FOUND
- RIGHT OF WAY
- PROPERTY LINES
- PROPOSED PROPERTY LINES
- ABUTTERS LINES
- BUILDING
- ASPHALT
- GRAVEL
- STONE WALL
- WIRE FENCE
- UTILITY POLE AND ANCHOR
- WELL
- WETLAND

## ZONING NOTES

THE SUBJECT PARCEL APPEARS TO FALL WITHIN THE RURAL FARM AND FOREST ZONING DISTRICT (RF). IT MAY ALSO BE SUBJECT TO REQUIREMENTS OF THE AQUIFER PROTECTION OVERLAY ZONE (APO 3) OR THE WILDLIFE PROTECTION OVERLAY - WILDLIFE HABITAT BLOCK.

DIMENSIONAL AND DENSITY STANDARDS FOR RESIDENTIAL USES WITHIN THE RF AREA ARE AS FOLLOWS:

| | |
|---|---|
| MINIMUM LOT AREA: | 2 ACRES |
| MINIMUM LOT WIDTH: | 150 FEET |
| MINIMUM FRONT SETBACK: | 25 FEET |
| MINIMUM REAR SETBACK: | 30 FEET |
| MINIMUM SIDE SETBACK: | 30 FEET |

THE INFORMATION ABOVE IS DEPICTED ON THE OFFICIAL ZONING MAP FOR THE TOWN OF BRUNSWICK AVAILABLE ONLINE AND IS SUBJECT TO MUNICIPAL VERIFICATION.

THE TOTAL AREA OF THE DEVELOPMENT PARCEL IS 17.43 ACRES

## CONDITIONS OF APPROVAL

AUTOMATIC SPRINKLER SYSTEMS SHALL BE INSTALLED IN ANY PRINCIPAL RESIDENTIAL STRUCTURES CONSTRUCTED ON THE LOTS DEPICTED HEREON.

## GENERAL NOTES

1) RECORD OWNER: TEN TWO LLC
SEE DEED BOOK 41340, PAGE 85 DATED MARCH 21, 2025.
ALL BOOK AND PAGE NUMBERS REFERENCE DOCUMENTS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.

2) BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, MAINE WEST ZONE, AS DETERMINED BY STATIC GNSS OBSERVATION WITH POST PROCESSING BY THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE.

3) THE LOCATION OF THE RIGHT OF WAY OF MOODY ROAD IS BASED ON STONE WALLS AND OTHER EVIDENCE OF POSSESSION WHICH GENERALLY CONFORM TO A 3 ROD WIDTH IN THE AREA OF THE SUBJECT PARCEL. NO LAYOUT WAS FOUND BY THIS SURVEYOR.

4) THE SUBJECT PARCEL IS SHOWN IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS DEPICTED ON THE FLOOD INSURANCE RATE MAPS FOR CUMBERLAND COUNTY WITH AN EFFECTIVE DATE OF JUNE 20, 2024 AND MAP NUMBERS 23005C0346F AND 23005C0347F.

5) THE SUBJECT PARCEL IS APPARENTLY SUBJECT TO A RIGHT OF WAY RESERVED IN THE DEED FROM MASON E. WATTS TO JOSEPH R. GIBBONS AS DESCRIBED IN A DEED DATED APRIL 26, 2022 AND RECORDED IN BOOK 1101, PAGE. "RESERVING TO MYSELF... A RIGHT OF WAY ACROSS THE LAND HEREBY CONVEYED, FOLLOWING THE WOODS ROAD NOW TRAVELED TO MOODY ROAD." THIS RIGHT OF WAY IS ALSO MENTIONED IN A DEED FROM MASON E. WATTS TO CHARLES STROUT & LILLA STROUT, RECORDED IN BOOK 1433, PAGE 127. PLAN REFERENCE 3 SHOWS A "WOODS ROAD" OR LOGGING TRAIL AS AN "APPARENT RIGHT OF WAY" CROSSING THIS PROPERTY. THIS SURVEYOR NOTED DEVIATIONS OF THE TRAIL AT EACH END FROM THE LOCATION SHOWN ON SAID PLAN. THIS TRAIL MAY BE THE RESULT OF LOGGING ACTIVITY MORE RECENTLY THAN 1922. NO WIDTH FOR SAID RIGHT OF WAY WAS SPECIFIED IN THE DOCUMENTATION REVIEWED BY THIS SURVEYOR. THE CLIENT HAS PROPOSED THIS AS THE LOCATION OF THE RIGHT OF WAY, SUBJECT TO APPROVAL BY HALLETT AND HALLETT.

100 50 0 100 200 300
SCALE IN FEET

## PLAN REFERENCES

1) "PLAN OF LAND SHOWING JUDD MILLER PROPERTY" DATED JULY 27, 1971 BY HOWARD F. BABBIDGE. APPARENTLY UNRECORDED.

2) "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 2... S.H.C. FILE NO. S-3-343" DATED APRIL 1971 AND RECORDED IN PLAN BOOK 101, PAGE 24.

3) "STANDARD BOUNDARY SURVEY OF LAND OFF MOODY ROAD... FOR CHARLES W. GIVEN" DATED AUGUST 8, 2003 BY MIDCOAST SURVEY CO. APPARENTLY UNRECORDED.

4) "SUBDIVISION PLAN OF LAND OF KEVIN S. FRANCHETTI" DATED SEPTEMBER 1, 2017. RECORDED IN PLAN BOOK 217, PAGE 460.

5) "BOUNDARY SURVEY OF LAND OF GERARD POTVIN" DATED APRIL 2007 BY SITELINES, PA. APPARENTLY UNRECORDED.

6) "BOUNDARY SURVEY SHOWING PROPOSED CONVEYANCE FROM MARK FISHER, TRUSTEE OF THE JANICE FISHER TRUST TO LACI WESTON" DATED MARCH 27, 2024 AND REVISED THROUGH APRIL 9, 2024. RECORDED IN PLAN BOOK 224, PAGE 134.

7) "FINAL SUBDIVISION PLAN, AARON MASON SUBDIVISION, MOODY ROAD" DATED FEBRUARY 7, 2002. RECORDED IN PLAN BOOK 202, PAGE 93.

8) "FINAL SUBDIVISION PLAN, CPL SAM SHORT SUBDIVISION, MOODY ROAD" DATED FEBRUARY 11, 2003. RECORDED IN PLAN BOOK 203, PAGE 185.

9) PLAN OF THE SUBJECT PARCEL BY STEPHEN LITCHFIELD DATED APRIL 13, 1922 AS DESCRIBED IN DEED BOOK 1101, PAGE 204. PLAN NOT FOUND BY THIS SURVEYOR.

10) "SURVEY OF PROPOSED DIVISION OF PROPERTY OF MARK J. FISHER CO-TRUSTEE OF THE JANICE K. FISHER TRUST" DATED AUGUST 13, 2024 AND REVISED THROUGH AUGUST 22, 2024 BY THIS SURVEYOR.

STATE OF MAINE
CUMBERLAND, ss REGISTRY OF DEEDS

Received _____

At _____h _____m _____ M., and

Filed in Plan Book _____ Page _____

ATTEST: _____
Register

## CERTIFICATION

TO: TEN TWO LLC
TO THE BEST OF MY KNOWLEDGE THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYORS STANDARDS WITH THE FOLLOWING EXCEPTIONS:

1) NO SEPARATE REPORT

JERAMIAH J. RAITT PLS #2376

STATE OF MAINE
JERAMIAH RAITT
No. 2376
PROFESSIONAL LAND SURVEYOR

# TEN TWO LLC SUBDIVISION

RECORD OWNER: TEN TWO LLC
97 LEDGE BROOK CROSSING, BRUNSWICK, ME 04101

SITE: TAX MAP 10, LOT 10
MOODY ROAD, BRUNSWICK, MAINE

LITTLE RIVER
LAND SURVEYING, INC.
ME PLS #2376 NH LLS #957 MA LS #56221
16 CATTAIL LANE, LISBON, MAINE 04250
(207) 841-0056

DATE: NOVEMBER 17, 2025
REVISED: FEB. 10, 2026

SCALE:
1" = 100'

PROJECT: 24-020
DRAWING: 25-041

DRAWN BY:
JJR