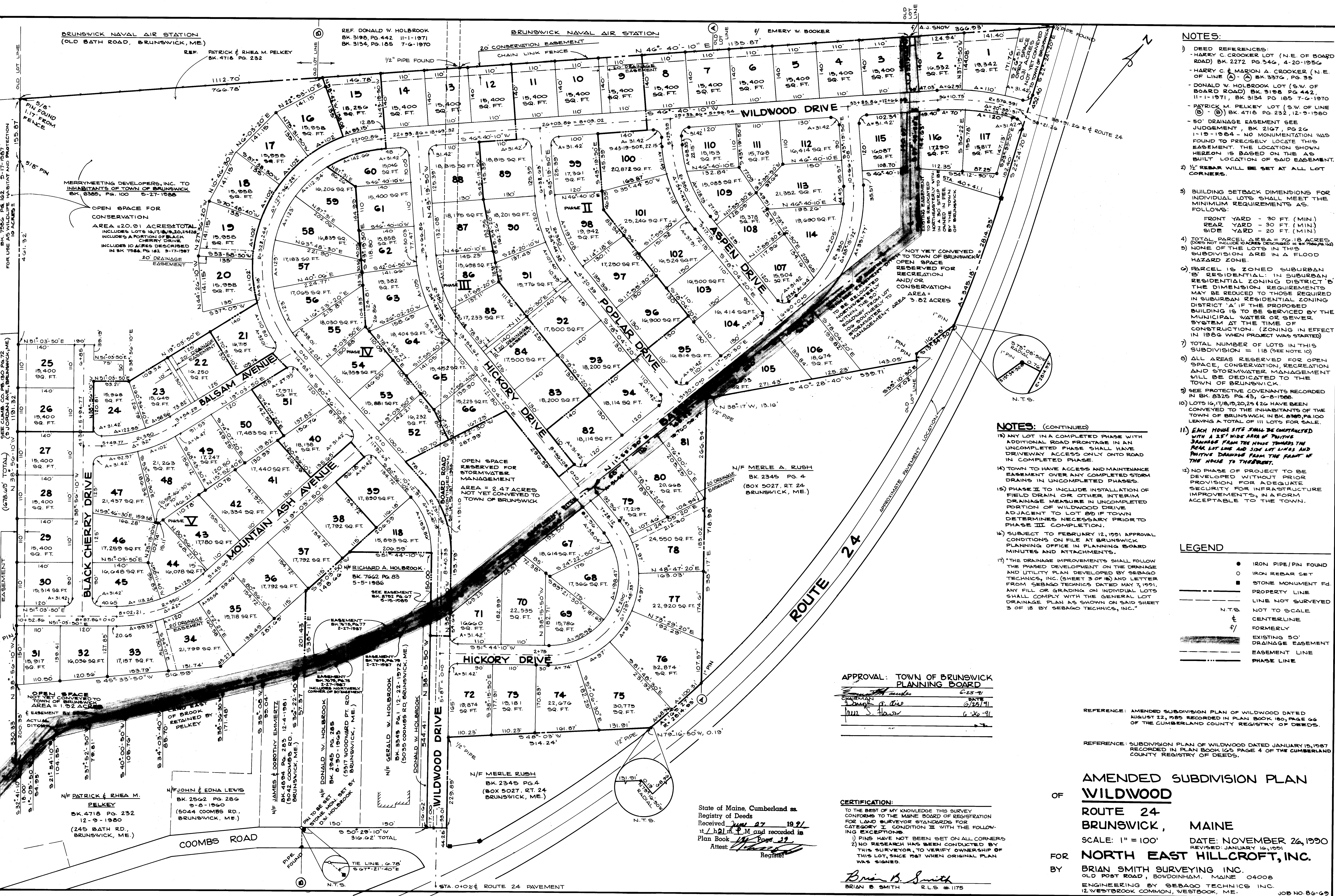




- NOTES:**
- 1) DEED REFERENCES:
- HARRY C. CROOKER LOT (N.E. OF BOARD ROAD) BK 2272 PG. 346, 4-20-1956
- HARRY C. CROOKER LOT (N.E. OF BOARD ROAD) BK 3374 PG. 35
- DONALD W. HOLBROOK LOT (S.W. OF BOARD ROAD) BK 3198 PG. 442, 11-1-1971, BK 3134 PG. 185 7-6-1970
- PATRICK M. PELKEY LOT (S.W. OF LINE ② - ③) BK 4718 PG. 232 12-9-1980
- 50' DRAINAGE EASEMENT SEE JUDGEMENT, BK 2167 PG. 26 1-19-1984 - NO MONUMENTATION WAS FOUND TO PRECISELY LOCATE THIS EASEMENT. THE LOCATION SHOWN HEREON IS BASED ON THE AS BUILT LOCATION OF SAID EASEMENT.
 - 2) 1/2" REBAR WILL BE SET AT ALL LOT CORNERS.
 - 3) BUILDING SETBACK DIMENSIONS FOR INDIVIDUAL LOTS SHALL MEET THE MINIMUM REQUIREMENTS AS FOLLOWS:
FRONT YARD - 30 FT. (MIN.)
REAR YARD - 30 FT. (MIN.)
SIDE YARD - 20 FT. (MIN.)
 - 4) TOTAL PARCEL AREA = 76.18 ACRES (DOES NOT INCLUDE WAREHOUSE DESCRIBED IN BK 7506 PG. 102)
 - 5) NONE OF THE LOTS IN THIS SUBDIVISION ARE IN A FLOOD HAZARD ZONE
 - 6) PARCEL IS ZONED SUBURBAN B' RESIDENTIAL. IN SUBURBAN RESIDENTIAL ZONING DISTRICT B' THE DIMENSION REQUIREMENTS MAY BE REDUCED TO THOSE REQUIRED IN SUBURBAN RESIDENTIAL ZONING DISTRICT A' IF THE PROPOSED BUILDING IS TO BE SERVICED BY THE MUNICIPAL WATER OR SEWER SYSTEM AT THE TIME OF CONSTRUCTION. (ZONING IN EFFECT IN 1986 WHEN PROJECT WAS STARTED)
 - 7) TOTAL NUMBER OF LOTS IN THIS SUBDIVISION = 118 (SEE NOTE 10)
 - 8) ALL AREAS RESERVED FOR OPEN SPACE, CONSERVATION, RECREATION AND STORMWATER MANAGEMENT WILL BE DEDICATED TO THE TOWN OF BRUNSWICK.
 - 9) SEE PROTECTIVE COVENANTS RECORDED IN BK. 8325 PG. 43, 6-8-1988.
 - 10) LOTS 16, 17, 18, 19, 20, 25 & 26 HAVE BEEN CONVEYED TO THE INHABITANTS OF THE TOWN OF BRUNSWICK IN BK. 8389 PG. 100 LEAVING A TOTAL OF 111 LOTS FOR SALE.
 - 11) EACH HOUSE SITE SHALL BE CONSTRUCTED WITH A 25' WIDE AREA OF FRUITIVE PLANTINGS FROM THE HOUSE TOWARDS THE REAR LOT LINE AND SIDE LOT LINES AND FRUITIVE PLANTINGS FROM THE FRONT OF THE HOUSE TO THE STREET.
 - 12) NO PHASE OF PROJECT TO BE DEVELOPED WITHOUT PRIOR PROVISION FOR ADEQUATE SECURITY FOR INFRASTRUCTURE IMPROVEMENTS, IN A FORM ACCEPTABLE TO THE TOWN.

- NOTES: (CONTINUED)**
- 13) ANY LOT IN A COMPLETED PHASE WITH ADDITIONAL ROAD FRONTAGE IN AN UNCOMPLETED PHASE SHALL HAVE DRIVEWAY ACCESS ONLY ONTO ROAD IN COMPLETED PHASE
 - 14) TOWN TO HAVE ACCESS AND MAINTENANCE EASEMENT OVER ANY COMPLETED STORM DRAINS IN UNCOMPLETED PHASES.
 - 15) PHASE II TO INCLUDE INSTALLATION OF FIELD DRAIN OR OTHER INTERIM DRAINAGE MEASURE IN UNCOMPLETED PORTION OF WILDWOOD DRIVE ADJACENT TO LOT 89 IF TOWN DETERMINES NECESSARY PRIOR TO PHASE III COMPLETION.
 - 16) SUBJECT TO FEBRUARY 12, 1991 APPROVAL CONDITIONS ON FILE AT BRUNSWICK PLANNING OFFICE IN PLANNING BOARD MINUTES AND ATTACHMENTS.
 - 17) *THE DRAINAGE IMPROVEMENTS SHALL FOLLOW THE PHASED DEVELOPMENT ON THE DRAINAGE AND UTILITY PLAN DEVELOPED BY SEBAGO TECHNIQS, INC. (SHEET 3 OF 18) AND LETTER FROM SEBAGO TECHNIQS DATED MAY 7, 1991. ANY FILL OR GRADING ON INDIVIDUAL LOTS SHALL COMPLY WITH THE GENERAL LOT DRAINAGE PLAN AS SHOWN ON SAID SHEET 3 OF 18 BY SEBAGO TECHNIQS, INC.*

- LEGEND**
- IRON PIPE/PIN FOUND
 - IRON REBAR SET
 - STONE MONUMENT Fd.
 - PROPERTY LINE
 - LINE NOT SURVEYED
 - N.T.S. NOT TO SCALE
 - ¢ CENTERLINE
 - ¢ FORMERLY
 - EXISTING 50' DRAINAGE EASEMENT
 - EASEMENT LINE
 - PHASE LINE

APPROVAL: TOWN OF BRUNSWICK PLANNING BOARD

[Signature] 6-25-91
[Signature] 6-25-91
[Signature] 6-26-91

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS FOR CATEGORY I, CONDITION III WITH THE FOLLOWING EXCEPTIONS:

1) PINS HAVE NOT BEEN SET ON ALL CORNERS
2) NO RESEARCH HAS BEEN CONDUCTED BY THIS SURVEYOR TO VERIFY OWNERSHIP OF THIS LOT, SINCE 1987 WHEN ORIGINAL PLAN WAS SIGNED.

[Signature]
BRIAN B. SMITH R.L.S. #1175

REFERENCE: AMENDED SUBDIVISION PLAN OF WILDWOOD DATED AUGUST 22, 1989 RECORDED IN PLAN BOOK 105, PAGE 66 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

REFERENCE: SUBDIVISION PLAN OF WILDWOOD DATED JANUARY 15, 1987 RECORDED IN PLAN BOOK 105, PAGE 4 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

AMENDED SUBDIVISION PLAN
WILDWOOD
OF
ROUTE 24
BRUNSWICK, MAINE
SCALE: 1" = 100' **DATE: NOVEMBER 26, 1990**
FOR **NORTH EAST HILLCROFT, INC.** **REVISED: JANUARY 16, 1991**
BY **BRIAN SMITH SURVEYING INC.**
OLD POST ROAD, BOWDOINHAM, MAINE 04008
ENGINEERING BY SEBAGO TECHNIQS, INC.
12 WESTBROOK COMMON, WESTBROOK, ME. JOB NO. 86-69