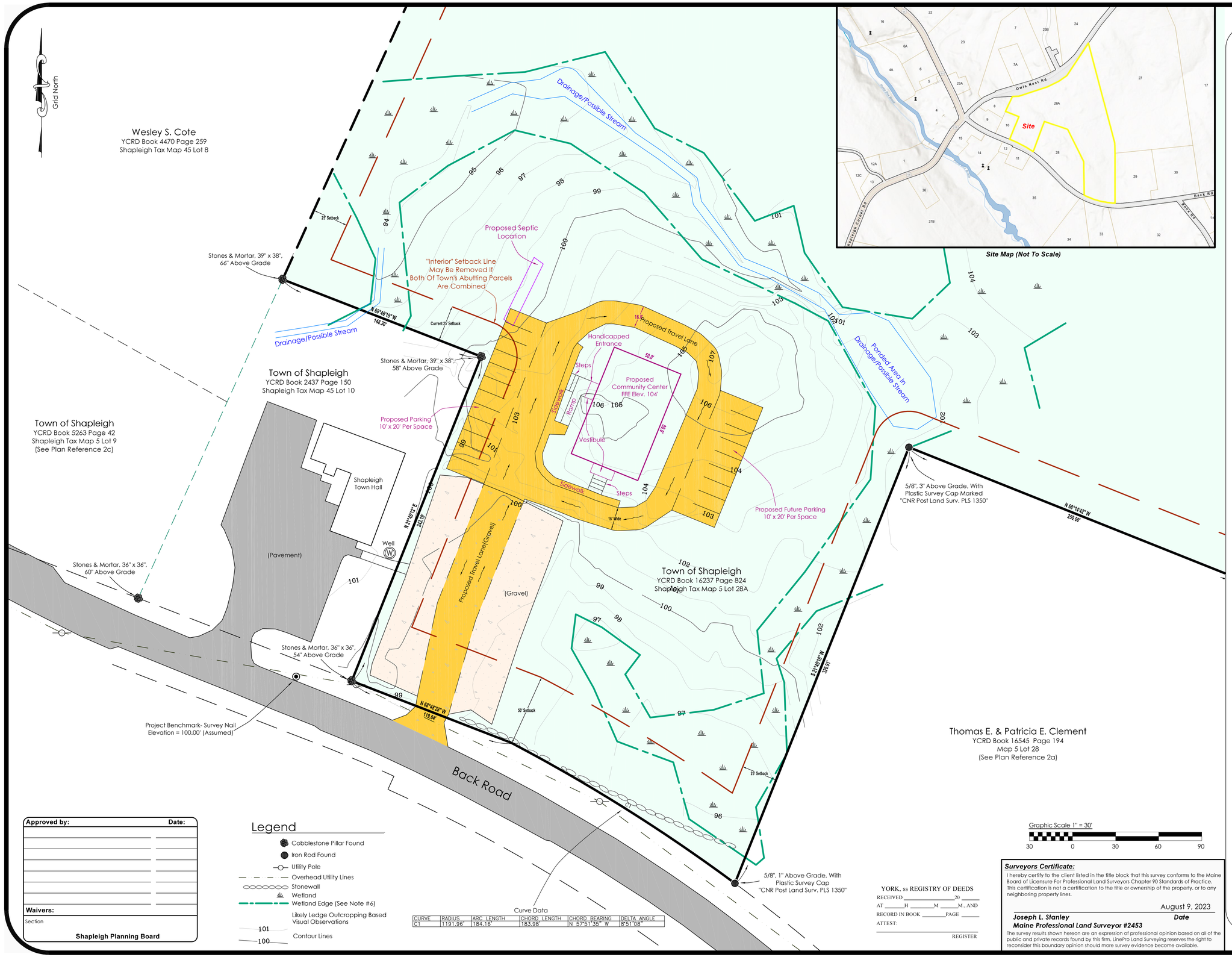

Notes

1. Deed References:

a. Carol MacDonald, Dianne Holden & Nancy Brandt to The Inhabitants Of Shapleigh, dated January 5, 2012 and recorded at the York County Registry of Deeds in book 16237 page 824.

2. Plan References:

a. "Plan Showing A Boundary Survey For The Inhabitants of the Town of Shapleigh", Maine dated August 13, 2012, prepared by Corner Post Land Surveying, Inc.

b. "Maine State Highway Commission Right Of Way Map, State Aid Highway No. 3, Special State Aid Project No 803(1), S.H.C. File No. S-16-292" dated December 1965 and recorded at the York County Registry of Deeds in Plan Book 42, Page 21.

c. "Land Parcel Shapleigh Maine Owned By Leon & Amy Crediford" dated November 2, 1977, prepared by Earle T. Blodgett and recorded at the York County Registry of Deeds in Plan Book 86, Page45.

3. Basis Of Bearings:

North as shown hereon is based on Plan Reference 2a, refers to Grid North and is based on the Maine State Plane Coordinate System, Maine West, Zone 4101, FIPS Zone 1802, North American Datum 1983.

4. Underground Utilities:

No attempt has been made during this survey to locate any existing underground utility structures. Before any future earthwork is done on site, the appropriate agencies should be contacted to locate any existing underground utilities.

5. Zoning Information:

General Purpose District:
Minimum lot area: 80,000 Square Feet.
Minimum road frontage: 200 feet.
Minimum front setback: 75 feet From Centerline, 50 feet from Right of Way.
Minimum side setback: 25 feet. Minimum rear setback: 30 feet.
Maximum Building Height: 35 feet.
(Other Setbacks/Dimensional Requirements May Apply)

6. Wetlands:

The forested wetlands shown hereon were flagged by Kenneth Gardner CSS #61 during June of 2023, and were field located by LinePro Land Surveying, LLC.

7. Elevations Shown:

The Elevations shown hereon are based on an assumed datum.

8. Possible 'Stream' Setback:

The Town Of Shapleigh Zoning Ordinance specificies a 75-foot setback from a "Tributary Stream". Based on the definitions of we have read in the current version of the Shapleigh Zoning Ordinance found on the Town's website on 7-11-2023, in our opinion the "drainage/possible stream(s)" observed and shown on this plan would not meet the Town's definition of stream/tributary stream for setback purposes. Futhermore no shoreland or stream setback areas are shown on the Shapleigh Shoreland Zoning Map within the subject parcel. LinePro Land Surveying, LLC does not employ any wetlands or stream specialists at this time, our opinion on this definition should definitely be confirmed with Code Enforcement and/or a wetlands specialist before any construction or construction design is done at the subject parcel.

9. Proposed Building And Proposed Improvements Shown:

The proposed Community Center, proposed Parking Area, and proposed Travel Lane are depicted hereon based solely on a hand-drawn conceptual sketch provided to us by the client dated July 27, 2023. LinePro Land Surveying, LLC has not reviewed the Shapleigh Ordinances to confirm whether or not this concept would meet all applicable Zoning Standards.

LinePro Land Surveying, LLC
455 Main Street, Springvale, ME 04083
(207) 636-4555

Plan Showing A Site Plan & Proposed Building Made For

Town of Shapleigh

P.O. Box 26, Shapleigh, ME 04076

Of Property Located On

Back Road

In

Shapleigh, Maine

Copyright © LinePro Land Surveying, LLC. All rights reserved. This document may not be reproduced or transmitted without prior written permission of LinePro Land Surveying, LLC.

SEAL OF SURVEYOR

Date:	August 9, 2023
Job #:	2023046
File Name:	2023046_R1_ProposedBuild.dwg
Drawn By:	JLS/DRK
Scale: 1"=	30'

Approved by: **Date:**

Waivers:

Section

Shapleigh Planning Board

Legend

- Cobblestone Pillar Found
- Iron Rod Found
- Utility Pole
- Overhead Utility Lines
- Stonewall
- Wetland
- Wetland Edge (See Note #6)
- Likely Ledge Outcropping Based Visual Observations
- 101 Contour Lines

Curve Data

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1191.96'	184.16'	183.98'	N 57°51'35" W	8°51'08"

YORK, ss REGISTRY OF DEEDS
RECEIVED _____ 20 ____
AT ____H ____M ____M., AND
RECORD IN BOOK _____ PAGE _____
ATTEST:
REGISTER

Graphic Scale 1" = 30'

30 0 30 60 90

Surveyors Certificate:

I hereby certify to the client listed in the title block that this survey conforms to the Maine Board of Licensure For Professional Land Surveyors Chapter 90 Standards of Practice. This certification is not a certification to the title or ownership of the property, or to any neighboring property lines.

August 9, 2023

Joseph L. Stanley ***Date***

Maine Professional Land Surveyor #2453

The survey results shown hereon are an expression of professional opinion based on all of the public and private records found by this firm. LinePro Land Surveying reserves the right to reconsider this boundary opinion should more survey evidence become available.