

CUMBERLAND ss REGISTRY OF DEEDS

APPROVAL
TOWN OF FALMOUTH
PLANNING BOARD

Received _____
At _____ h _____ m _____ M., and
Filed in Plan Book _____ Page _____
ATTEST: _____ Register

DATE: _____
CHAIR: _____
At _____ h _____ m _____ M., and
Filed in Plan Book _____ Page _____
ATTEST: _____ Register

NET AREA CALCULATIONS FOR LOT TO BE CONVEYED

TOTAL AREA 285,102 SQ. FT. 6.55 ACRES

NET AREA CALCULATION
10' DEPENENT FOR ROADS AND PARKING
WETLANDS OUTSIDE OF RPS2
PROPOSED EASEMENTS OR RIGHTS OF WAY
SUBTOTAL 28,510 SQ. FT. 0.66 ACRES
NET AREA (TOTAL - DEDUCTIONS) 266,592 SQ. FT. 6.31 ACRES

TOTAL AREA OF PROPOSED LOT
EXCLUDING PRIVATE WAY 266,592 SQ. FT. 6.31 ACRES

THE TABLE ABOVE IS BASED ON THE FALMOUTH CODE OF ORDINANCES, SECTION 19-64.1
AND INCLUDES ITEMS A THROUGH E AS APPROPRIATE.

THIS LOT ALSO MEETS THE MINIMUM NET RESIDENTIAL AREA PER LOT OF 40,000 SQUARE
FEET AS REQUIRED BY SECTION 19-64.2 FOR A SINGLE DWELLING UNIT.

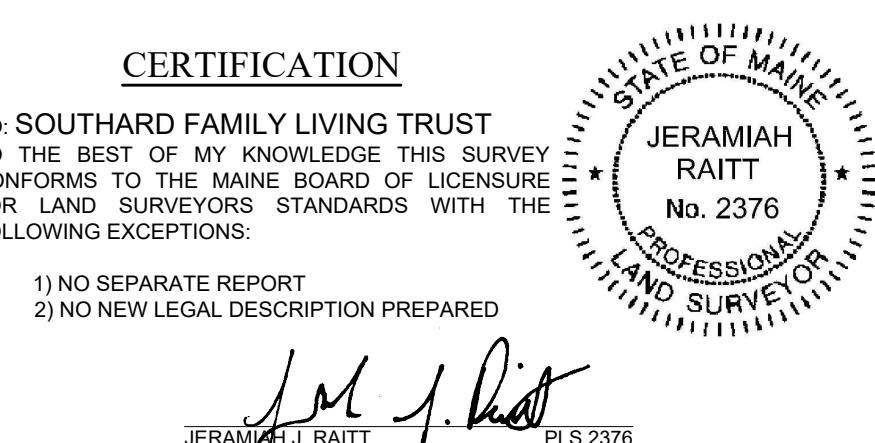
PLAN REFERENCES

- 1) "AMENDED PLAN OF PRIVATE WAY... MADE FOR ALLEN & CONSTANCE BAUER" DATED JUNE 3, 2003, REVISED ON OCTOBER 4, 2011 AND RECORDED IN PLAN BOOK 212, PAGE 4.
- 2) "THIRD AMENDED PLAN OF A PRIVATE WAY... MADE FOR DANA DRESSER" DATED JULY 23, 2014, REVISED MAY 30, 2017 AND RECORDED IN PLAN BOOK 217, PAGE 203.
- 3) "PLAN OF CONSERVATION SUBDIVISION HEMLOCK WOODS... MADE FOR ELLEN JOSEPHS" DATED APRIL 8, 2009 AND REVISED ON OCTOBER 7, 2009. RECORDED IN PLAN BOOK 209, PAGE 455.
- 4) "STANDARD BOUNDARY SURVEY OF GODDARD PROPERTY... FOR DONALD AND PATRICIA GODDARD" DATED JULY 8, 1997, REVISED ON JULY 9, 1997 AND RECORDED IN PLAN BOOK 197, PAGE 335.

CERTIFICATION

TO: SOUTHARD FAMILY LIVING TRUST
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
- 2) NO NEW LEGAL DESCRIPTION PREPARED



PLS 2376

PLAN OF PRIVATE WAY & PARCEL
TO BE CONVEYED TO STEVEN SEARLE

RECORD OWNER SOUTHARD FAMILY LIVING TRUST
121 WOODVILLE ROAD, FALMOUTH, ME, 04105

SITE LOCATION TAX MAP R-3, LOT 62-C
121 WOODVILLE ROAD, FALMOUTH, MAINE

DATE: JUNE 17, 2024
REVISED: JULY 1, 2024
SCALE: 1" = 50'
PROJECT #23-109
DRAWING #23-109
DRAWN BY: JMR
CHECKED BY: JJR

LITTLE RIVER

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