

**OWNERS OF RECORD**

E & M Rossignol, LLC  
Bk.10642-Pg.242

**ASSESSOR'S REFERENCES**

Town of Oakland  
Part of Tax Map 3, Lot 7-19  
City of Waterville  
Part of Tax Map 14, Lot 30

**TOTAL AREA OF PHASE IV**

Area of Lot 21:  
258,472 sq. ft. or 5.934 acres

**REFERENCES**

1. Final Plan of Fox Ridge Subdivision, Cottle Road, Oakland, ME, dated 1/03 and recorded in the Kennebec County Registry of Deeds Plan File # 2003-5.
2. Final Subdivision Plan, Trafton Road Estates, Trafton Road, Oakland, ME, dated 22 Jan. 2004 and recorded in the Kennebec County Registry of Deeds Plan File # 2004-15.
3. Standard Boundary Survey for Trafton Properties, Inc., Oakland, ME, dated Nov. 1987 by Rowe and Wendell.
4. Final Subdivision Plan of Countryside Acres, Phase II, Oakland, ME, dated April 14, 1998 and recorded in the Kennebec County Registry of Deeds Plan File # 98-38.
5. Final Plan of Fox Ridge Subdivision (Phase II), off Cottle Road, Oakland, ME, dated August 2008 and recorded in the Kennebec County Registry of Deeds Plan File # 2008-171.
6. Final Plan of Fox Ridge Subdivision (Phase III), off Cottle Road, Oakland, ME, dated March 2011 and recorded in the Kennebec County Registry of Deeds Plan File # 2011-30.

**NOTES:**

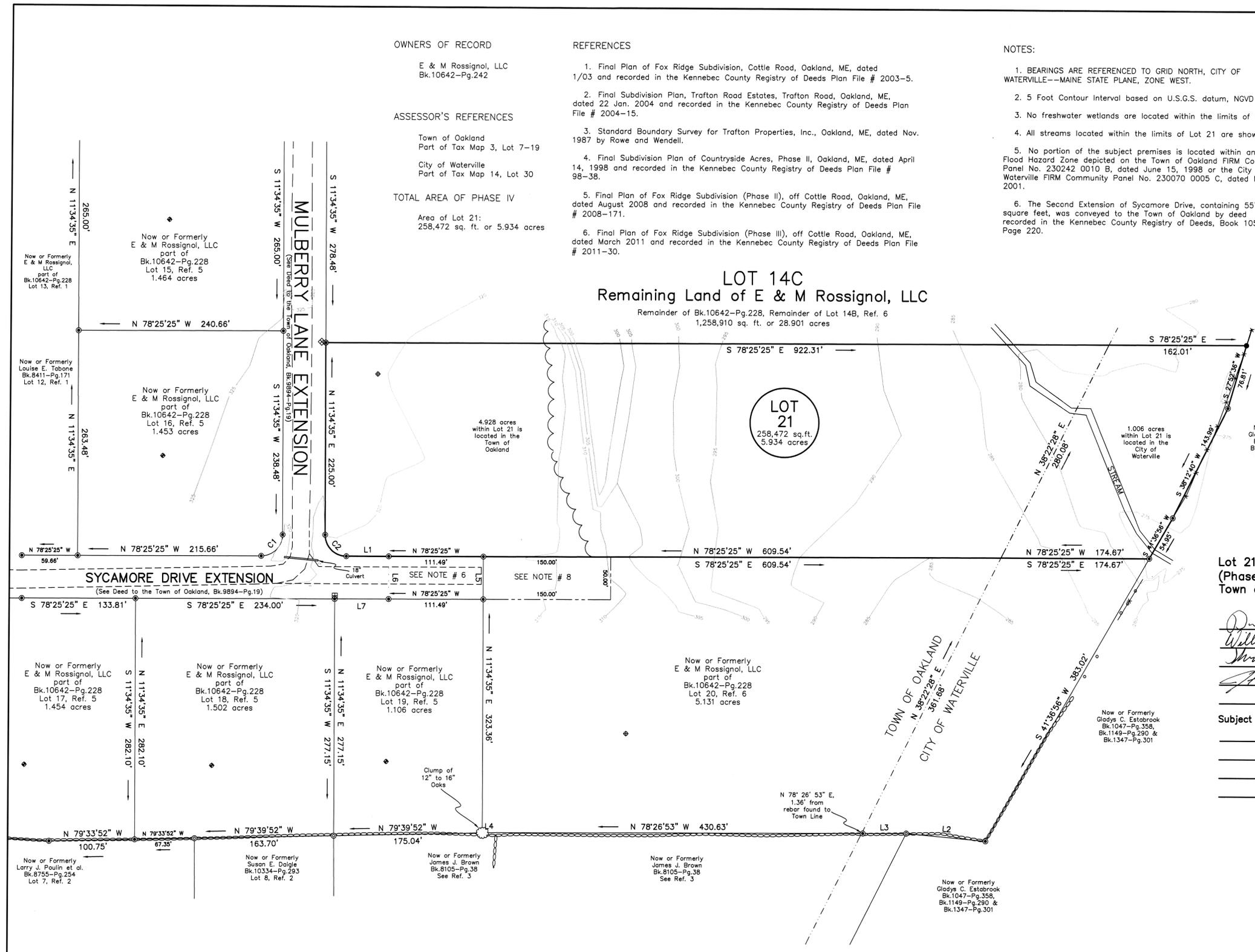
1. BEARINGS ARE REFERENCED TO GRID NORTH, CITY OF WATERVILLE--MAINE STATE PLANE, ZONE WEST.
2. 5 Foot Contour Interval based on U.S.G.S. datum, NGVD 1929.
3. No freshwater wetlands are located within the limits of Lot 21.
4. All streams located within the limits of Lot 21 are shown hereon.
5. No portion of the subject premises is located within any Special Flood Hazard Zone depicted on the Town of Oakland FIRM Community Panel No. 230242 0010 B, dated June 15, 1998 or the City of Waterville FIRM Community Panel No. 230070 0005 C, dated May 7, 2001.
6. The Second Extension of Sycamore Drive, containing 5575 square feet, was conveyed to the Town of Oakland by deed recorded in the Kennebec County Registry of Deeds, Book 10575, Page 220.

**NOTES CONTINUED:**

7. Lot 14C, the remaining land of the developers, is not subject to the deed restrictions which apply or will apply to Lots 1 through 21. Any future division of Lot 14C is subject to municipal and state regulation.
8. Utility Easement and Right of Way 150' long by 50' wide shown on the Final Plan of Fox Ridge Subdivision (Phase III) will not be conveyed to Lot 21 and will not be reserved when Lot 20 is conveyed.

**LEGEND**

- These standard symbols will be found in the drawing.
- IRON PIN FOUND
  - ⊙ REBAR FOUND
  - 1/2" REBAR FOUND (#1132)
  - 1/2" REBAR SET (#1132)
  - CLUMP OF OAKS
  - IRON ROD IN ROCK
  - ⊞ UNDERGROUND ELECTRIC BOX
  - ◆ SOILS TEST PIT
  - - - - - EDGE OF PAVEMENT
  - x - x - WIRE FENCE
  - - - - - STONEWALL
  - - - - - LIMIT OF RIGHT OF WAY
  - - - - - INTERIOR LINE
  - - - - - TOWN LINE
  - - - - - 5 FOOT CONTOUR INTERVAL



Lot 21 of Fox Ridge Subdivision (Phase IV) is Approved by the Town of Oakland Planning Board.  
Dated: 6/17/2014

*William P. McKey* Chairman  
*John*

Subject to the following conditions:

Lot 21 of Fox Ridge Subdivision (Phase IV) is Approved by the City of Waterville Planning Board.  
Dated: \_\_\_\_\_

\_\_\_\_\_  
Chairman

Subject to the following conditions:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	N 56°34'35" E	35.36'
C2	25.00'	39.27'	90°00'00"	N 33°25'25" W	35.36'

LINE	BEARING	DISTANCE
L1	N 78°25'25" W	50.00'
L2	N 73°04'10" W	93.93'
L3	N 78°26'52" W	51.12'
L4	N 79°39'52" W	15.86'
L5	N 11°34'35" E	50.00'
L6	S 11°34'35" W	50.00'
L7	N 78°25'25" W	63.51'

Kennebec, ss. Registry of Deeds  
Received..... 20.....  
At.....H.....M.....M.....  
File No. ....  
Attest.....  
.....Register

To the best of my knowledge, intent, and belief, the opinions expressed on this plan and the work performed conform to category 1, condition II as defined by the Standards of the Maine State Board of Registration for Land Surveyors, dated 1991. Except as noted.

- Exceptions:
- (1) No report written to date.
  - (2) Monumentation recovered not identified on plan as to size and condition.

Verne D. Pinney, P.L.S. # 1132  
Checked by P.M.



This Plan was prepared by K & K Land Surveyors, Inc. for a specific use. K & K Land Surveyors, Inc. assumes no liability for any unauthorized additions, deletions, or alterations to this Plan.

STANDARD BOUNDARY SURVEY  
**FINAL PLAN OF FOX RIDGE SUBDIVISION (Phase IV)**  
OFF COTTLE ROAD

TOWN: OAKLAND/WATERVILLE COUNTY: KENNEBEC STATE: ME

OWNER'S MAILING ADDRESS:  
39 Industrial Drive, Oakland, ME 04963

DATE: June 2014 SCALE: 1"=60'

**K & K LAND SURVEYORS, Inc.**  
P.O. Box 596, Oakland, ME 04963; Telephone 207-465-7077  
VERNE D. PINNEY, PLS #1132  
Job No. 022754 Final  
FB. # 277

*V.D.P.*