

CURVE TABLE											
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE	NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	122.35°	7.81	325.00'	N55°03'12"W	7.81	C17	2009.45°	123.17'	350.00'	N22°41'07"E	122.53'
C2	2012.35°	11.87	325.00'	N43°15'30"E	11.87	C18	349.21°	25.02'	375.00'	N34°40'41"E	25.01'
C3	1929.10°	110.53'	325.00'	N41°55'55"E	110.00'	C19	2444.54°	161.98'	375.00'	N48°57'48"E	160.72'
C4	1929.10°	110.53'	325.00'	N24°02'40"W	110.00'	C20	1702.31°	111.54'	375.00'	N69°51'31"E	111.13'
C5	2034.39°	116.72'	325.00'	N44°04'35"W	116.10'	C21	2311.20°	151.77'	375.00'	N89°58'26"E	150.74'
C6	5310.32°	255.22'	275.00'	N29°09'14"W	246.16'	C22	424.42°	25.02'	325.00'	N34°58'21"E	25.02'
C7	3649.28°	176.74'	275.00'	N15°50'46"E	173.72'	C23	2750.04°	157.89'	325.00'	N51°05'44"E	156.34'
C8	1840.15°	97.76'	300.00'	N43°35'38"E	97.33'	C24	2304.26°	130.88'	325.00'	N76°33'00"E	130.00'
C9	1840.15°	114.05'	350.00'	N43°35'38"E	113.55'	C25	1328.53°	76.47'	325.00'	S89°10'21"E	76.29'
C10	2009.45°	123.17'	350.00'	S42°50'53"W	122.53'	C26	749.50°	34.17'	250.00'	N15°29'01"E	34.14'
C11	1655.04°	86.58'	300.00'	S41°13'32"W	86.26'	C27	1129.53°	50.17'	250.00'	N25°08'52"E	50.09'
C12	314.42°	16.99'	300.00'	S51°18'24"W	16.99'	C28	1919.43°	67.47'	200.00'	N21°13'57"E	67.15'
C13	2009.45°	105.57'	300.00'	S22°41'07"W	105.03'	C29	030.55°	101.91'	11334.16'	S26°30'15"W	101.91'
C14	1804.56°	110.46'	350.00'	S23°43'32"W	110.00'	C30	047.30°	156.63'	11334.16'	S27°09'27"W	156.63'
C15	204.48°	12.71'	350.00'	S13°38'39"W	12.71'	C31	336.01°	712.19'	11334.16'	S29°21'13"W	712.08'
C16	2009.45°	105.57'	300.00'	N22°41'07"E	105.03'	C32	443.21°	20.61'	250.00'	N54°52'19"W	20.60'

SHORT LINE TABLE					
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N36°47'17"E	10.39'	L11	S12°36'15"W	40.82'
L2	N34°15'25"E	39.62'	L12	S32°46'00"W	25.00'
L3	N36°43'34"E	40.82'	L13	N59°06'11"W	50.00'
L4	S15°56'45"W	31.44'	L14	N30°53'49"E	50.00'
L5	S32°14'31"W	32.70'	L15	N30°53'49"E	50.00'
L6	N53°41'04"E	9.23'	L16	S59°06'11"E	50.00'
L7	S32°46'00"W	32.13'	L17	N78°25'54"W	11.17'
L8	S32°46'00"W	13.64'	L18	N56°34'06"E	28.28'
L9	N32°46'00"E	13.64'	L19	S57°29'03"E	50.10'
L10	S15°02'05"W	41.56'	L20	S57°29'03"E	68.28'

REFERENCES

- 1) SURVEY FIELD NOTES OF CHARLES HAYDEN (1805) AS COPIED AND FOOTNOTED BY IRA GETCHELL.
- 2) STANDARD BOUNDARY SURVEY FOR GREAT ISLAND DEVELOPMENT GROUP BY BROKEN STONE LAND SURVEYORS DATED 3/20/2000.
- 3) PLAN OF A MANUFACTURED HOUSING COMMUNITY MADE FOR PAUL AND CHRISTINE LUSSIER BY BROKEN STONE LAND SURVEYORS DATED 8/17/2004.
- 4) PLAN OF FIELDSTONE PLACE MADE FOR NESTBUILDERS, INC. BY BROKEN STONE LAND SURVEYORS DATED 2/26/2007.
- 5) PLAN OF FIELDSTONE LANDING MADE FOR FIELDSTONE LANDING, LLC BY BROKEN STONE LAND SURVEYORS DATED 4/16/2007.
- 6) MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAPS- S.H.C. FILE NO. 6-128, SHEETS 1 + 2 OF 7. S.H.C. FILE NO. 6-87, SHEETS 32, 33, 34 + 35 OF 54.

AREAS

AREA TO BE DEVELOPED: 28.45ACRES OR 1,239,288 SQFT
 AREA REMAINING: 4906 ACRES OR 2,136,858 SQFT.
 AREA TOTAL: 77.51 ACRES OR 3,376,146 SQFT.

ADUTTERS

- A) N/F DEAD RIVER COMPANY BOOK 1444 PAGE 651
- B) N/F JEFFERY TURLO BOOK 8516 PAGE 289
- C) N/F KENNEBEC WATER DISTRICT BOOK 1586 PAGE 493
- D) N/F JOSEPH MARSHALL + NANCY MARSHALL BOOK 1853 PAGE 93
- E) N/F ELEANOR YORK BOOK 1238 PAGE 363
- F) N/F DONALD PARADIS + RACHEL PARADIS BOOK 2869 PAGE 319
- G) N/F DONALD PEACE BOOK 3144 PAGE 176
- H) N/F HILLTOP DRIVE HOUSING, INC. BOOK 8268 PAGE 1

THE FOLLOWING WAIVERS FOR THE CITY OF WATERVILLE SUBDIVISION ORDINANCES HAVE BEEN GRANTED BY THE PLANNING BOARD:

- 1) THE PAVEMENT WIDTH FOR ALL STREETS PROPOSED WITHIN THIS SUBDIVISION SHALL BE 20 FEET.
- 2) THE SHOULDER WIDTH FOR ALL STREETS PROPOSED WITHIN THIS SUBDIVISION SHALL BE 2 FEET.
- 3) THE LENGTH OF MEADOW DRIVE AS PROPOSED SHALL BE GREATER THAN THE MAXIMUM 1000 FEET PER THE CITY ORDINANCE.
- 4) ALL STREETS WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH AN OPEN DITCH FORMAT WITHOUT CURBING.

APPROVED BY THE CITY OF WATERVILLE PLANNING BOARD

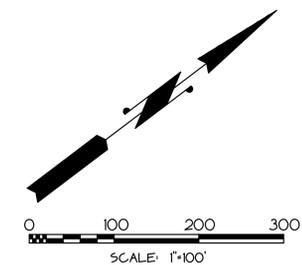
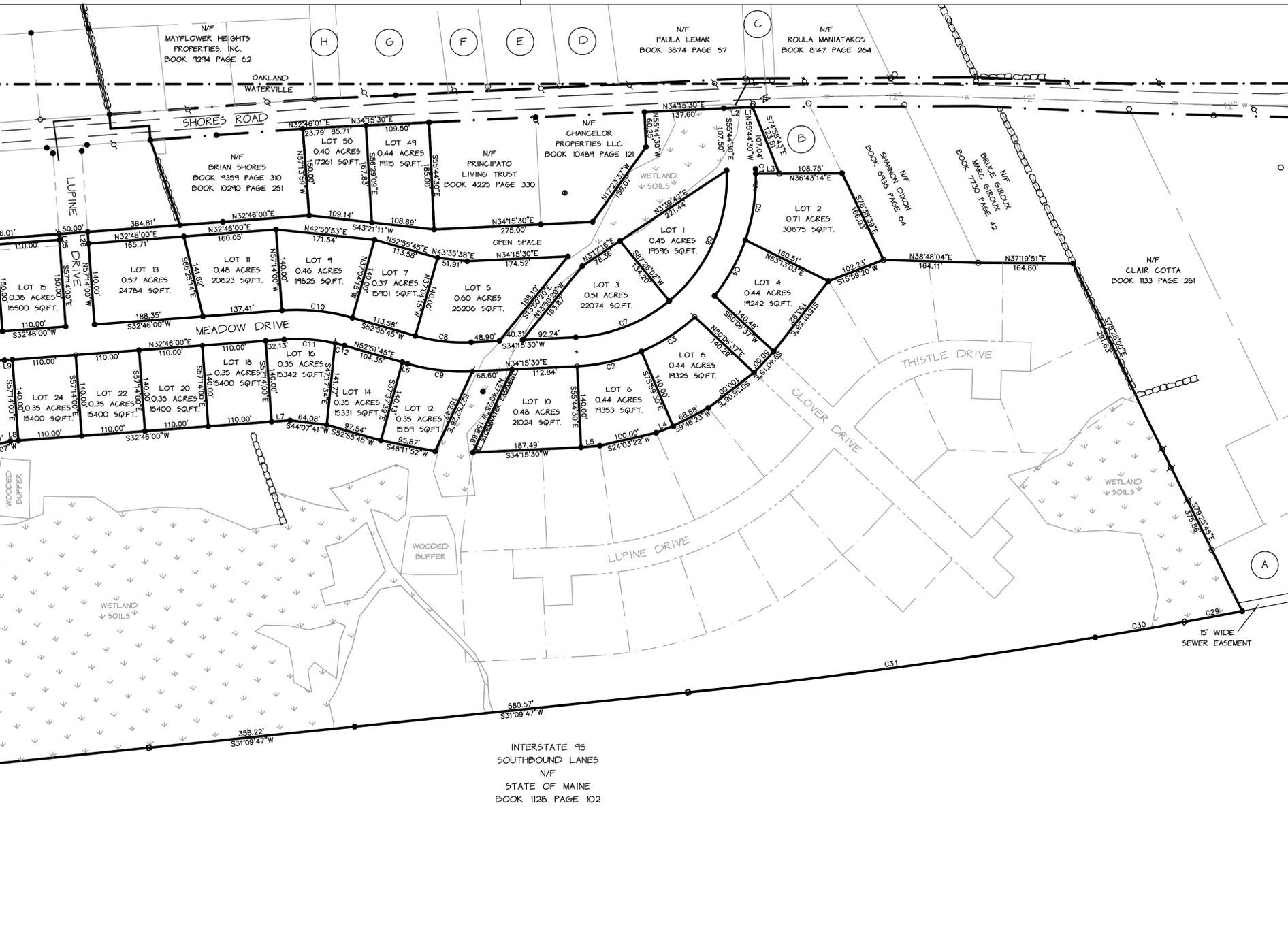
_____, CHAIRMAN DATE: _____

NOTES

- 1) OWNER OF RECORD: FIELDSTONE MEADOWS, LLC. SOURCE DEEDS: BOOK 10279 PAGE 94 AND BOOK 11282 PAGE 66.
- 2) BEARINGS ARE REFERENCED TO GRID NORTH.
- 3) THIS SUBDIVISION IS LIMITED TO SINGLE FAMILY RESIDENTIAL DETACHED HOUSING ONLY.
- 4) NO RECORD INFORMATION ON THE SHORES ROAD WAS RECOVERED. THE LIMITS DEPICTED ON THIS PLAN ARE BASED ON MONUMENTATION FOUND. ADJUTING PROPERTY OWNERS MAY OWN TO THE CENTERLINE, SUBJECT TO ANY RIGHTS HELD BY OTHERS.
- 5) THIS SURVEY IS TIED TO WTVL MON #11. THE CLOSEST PROPERTY CORNER IS N 06-43-44 W 4125' FROM WTVL MON #11.
- 6) THE PROJECT PROPERTY IS BENEFITED BY A FIFTEEN (15) FOOT WIDE SEWER EASEMENT AS RECORDED IN THE K.C.R.D. IN BOOK 10415 PAGE 304.
- 7) THE PROJECT WILL BE SERVED BY PRIVATE WATER SYSTEMS.
- 8) THE PROJECT WILL BE SERVED BY PRIVATE/PUBLIC SEWER SYSTEMS.
- 9) ENGINEERING WORK WAS PERFORMED BY SNOWDEN CONSULTING ENGINEERS.
- 10) WETLAND DELINEATION BY E-PRO. SEE REFERENCE 5, PRE-DEVELOPMENT DRAINAGE PLAN DATED 2/13/07.
- 11) REMAINING LANDS ARE SUBJECT TO THE STORMWATER BUFFERS AS SHOWN ON THE IMPERVIOUS TREATMENT PLAN, SHEET 2 OF 7, DEVELOPED BY SNOWDEN CONSULTING ENGINEERS. ALL BUFFERS IDENTIFIED ON THIS PLAN ARE TO BE WOODED BUFFERS AND SHALL NOT BE MOWED. TREE HARVESTING OF BUFFERS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS ON THE SNOWDEN PLAN.
- 12) FOR UTILITY LOCATION, SEE VARIOUS UTILITY PLANS BY SNOWDEN CONSULTING ENGINEERS.
- 13) 2400' FROM EXISTING HYDRANT ON THE SHORES ROAD.
- 14) ALL ROADWAYS WITHIN THIS SUBDIVISION ARE INTENDED TO BE PUBLIC WAYS ACCEPTED BY THE CITY OF WATERVILLE.
- 15) SUBJECT TO THOSE CONDITIONS DESCRIBED IN A "DECLARATION OF RESTRICTIVE COVENANTS THE MEADOWS AT FIELDSTONE LANDING" EXECUTED BY PAUL T. LUSSIER AND CHRISTINE A. LUSSIER AS THE MEMBERS AND OWNERS OF FIELDSTONE MEADOWS, LLC, WHICH RESTRICTIVE COVENANTS PERTAIN TO EACH AND EVERY LOT IN THIS SUBDIVISION AS WELL AS COMMON AREAS, FACILITIES AND MAINTENANCE OF SEWER AND WATER AS DESCRIBED IN SAID DECLARATION. THESE CONDITIONS RUN WITH THE LAND.
- 16) DEVELOPMENT ON LOTS 41 AND 43 OF THIS SUBDIVISION MUST NOT IMPACT WETLAND AREAS AS DESIGNATED ON THIS PLAN WITHOUT OBTAINING PRIOR APPROVAL FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

LEGEND

- 5/8" REBAR W/ID CAP TO BE SET
- IRON PIN FOUND
- ⊕ UTILITY POLE
- MONUMENT FOUND
- ⊕ HYDRANT
- - - - - FENCE LINE
- COASTLINE WALL
- ⊕ WELL
- ⊗ WATER GATE
- N/F NOW OR FORMERLY OF



KENNEBEC SS REGISTRY OF DEEDS
 RECORDED _____
 AT _____
 FILE NO. _____ REGISTRAR

FIELDSTONE MEADOWS AT FIELDSTONE LANDING

A SUBDIVISION LOCATED ON THE SHORES ROAD
 WATERVILLE, KENNEBEC COUNTY, MAINE
 MADE FOR
 FIELDSTONE MEADOWS LLC
 27 FIELDSTONE DRIVE WATERVILLE, ME 04901

BROKEN STONE LAND SURVEYORS

113 OAK STREET
 ONKLAND, ME 04963
 (207) 465-9050

TO THE BEST OF MY KNOWLEDGE, INTENT AND BELIEF
 THIS SURVEY COMPLIES WITH THE TECHNICAL STANDARDS
 AS ADOPTED BY THE MAINE STATE BOARD OF LICENSURE
 FOR PROFESSIONAL LAND SURVEYORS.

ROBERT K. KNOWLTON PLS #1318

DATE: 11-13-2012 SCALE: 1"=100' FILE #0625P2 SHEET 1 OF 2