



ZONING:

THE PARCEL LIES WITHIN THE RURAL RESIDENTIAL (RR) DISTRICT WITH THE FOLLOWING CURRENT DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE:	2 ACRES
MINIMUM LOT FRONTAGE:	225 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MINIMUM BUILDING SETBACKS:	
FRONT:	30 FEET
REAR:	20 FEET
SIDE:	20 FEET

REFERENCE IS MADE TO THE TOWN OF RAYMOND LAND USE ORDINANCE FOR ADDITIONAL INFORMATION.

PLAN REFERENCES:

- (1) LOTS OF A.F. BEAUDOIN, CAPE ELIZABETH, M.L. & P.K. FASOLD, RAYMOND, R.H. GAGNON, RAYMOND, T.R.&J.L. MacLEAN, RAYMOND, SLOANES COVE ROAD, RAYMOND, MAINE PHILIP R. CORNELIUSEN, P.E. DATED MAY 11, 1984 RECORDED IN PLAN BOOK 143 PAGE 6 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- (2) STANDARD BOUNDARY SURVEY DIVISION OF PROPERTY 59 SLOANES COVE ROAD RAYMOND, MAINE MADE FOR JAMES L. & NANCY E. BISESTI DATED JANUARY 31, 1991 RECORDED IN PLAN BOOK 189 PAGE 57 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- (3) STANDARD BOUNDARY SURVEY DIVISION OF PROPERTY 59 SLOANES COVE ROAD RAYMOND, MAINE MADE FOR JAMES L. & NANCY E. BISESTI DATED JANUARY 31, 1991 AND REVISED THROUGH 12-21-98 RECORDED IN PLAN BOOK 203 PAGE 553 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- (4) BOUNDARY SURVEY PROPOSED LOT SPLIT SLOANES COVE ROAD RAYMOND, MAINE FOR: PAUL F. BROWN DATED DECEMBER 2019 BY SURVEY, INC. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 220, PAGE 209.

SURVEY NOTES:

- (1) THE OWNER OF RECORD IS PAUL F. BROWN AND SUSAN G. BROWN AS DESCRIBED IN A DEED RECORDED IN BOOK 37939 PAGE 142 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- (2) THE PARCEL IS SHOWN AS A PORTION OF LOT 19 ON THE TOWN OF RAYMOND ASSESSORS MAP 10.
- (3) BEARINGS ARE GRID NORTH, MAINE STATE PLANE 1802 WEST ZONE.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

WILLIAM C. SHIPPEN P.L.S. 2118



BOUNDARY SURVEY PROPOSED LOT SPLIT

SLOANES COVE ROAD
RAYMOND, MAINE

FOR:

PAUL F. BROWN
40 OLIVER WAY
RAYMOND, MAINE 04071
(CLIENT/OWNER OF RECORD)

SURVEY BY:

SURVEY, INC.
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556
INFO@SURVEYINCORPORATED.COM

DWN: DRR
DATE: SEPTEMBER 2022

CHK: WCS
JOB NO. 19185

