

**Pineland**

Cumberland Hall
41 Campus Drive, Suite 101
New Gloucester, ME 04260

Portland

565 Congress Street, Suite 201
Portland, ME 04101

June 10, 2025

Project #25-10

Chris Hanson
Code Enforcement Officer
401 Webbs Mills Road
Raymond, Me 04071

Sketch Plan Application
1250 Roosevelt Trail- Mixed Use Development
1250 Roosevelt Trail, Raymond, ME

Dear Chris,

Terradyn Consultants LLC is pleased to submit the attached Sketch Plan Application submission on behalf of 1252 302, LLC for the proposed development located at 1250 Roosevelt Trail. The applicant is seeking to construct a new 40' x 75' mixed use building for commercial use with residential apartments above, as well as three storage unit structures within the rear of the property.

Existing Conditions:

The property is shown as Lot 5 on the Town of Raymond Assessors Map 55 and is located within the Commercial and Limited Residential – Recreation District II zoning districts. The existing property is approximately 1.47 acres in size and is comprised of 2 existing structures and associated parking areas. The western portion of the property is mostly wooded and generally slopes towards a depression and to the west of the property. Onsite wetlands were delineated by Basswood Environmental in which no wetlands were found on the property. A copy of their findings is attached to this letter.

Proposed Conditions:

The applicant is proposing to remove the existing two structures on the site and construct a new 40'x75' mixed use building with commercial use on the first floor and apartments above. A new 15 parking space parking lot is proposed in front of the proposed building. Towards the rear of the property the applicant is proposing to construct three self-storage buildings, two 10'x 200' and one larger 25'x200' building. The storage buildings will likely feature 2-hour fire wall between the units in lieu of sprinklers.

The site will utilize the existing entrance to the south of the property and is currently working with abutting properties for potential cross easements to formalize their existing use of the entrance and to allow traffic for the proposed development over the hatched area show on the attached sketch plan.

Current stormwater runoff flows from the developed portion of the property to the south and the west. Stormwater runoff generated from the proposed conditions at the site will generally be directed to the west to be collected within the rear of the property for stormwater treatment. The applicant intends to utilize forested buffers with level lip spreader for treatment of the proposed impervious area. Additionally, as part of the proposed redevelopment of the site, approximately 3,500 sf of impervious area located along Roosevelt Trail is proposed to be reclaimed from impervious area to a grassed/landscaped area. The proposed development will result in approximately 19,500 square feet of new impervious area.

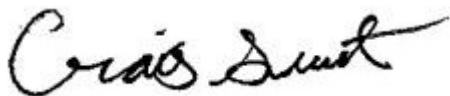
The development parcel is located within the Sebago Lake Watershed. The Sebago Lake watershed is listed as a lake most at risk in accordance with Maine DEP Chapter 502. The project will result in less than 20,000 square feet of new impervious area and under 5 acres of developed area and as such will not require a Maine DEP Stormwater permit. A site-specific Erosion & Sedimentation Control Plan will be developed for this project as well as stormwater management plan in accordance with best engineering practices and the Town of Raymond Land Use ordinance.

The proposed development will utilize private septic systems, likely with the use of concrete chambers under the proposed parking area and public water.

The applicant does not anticipate any waiver requests for the proposed development. The applicant will pay the fees required by the Code Enforcement office separately once they are calculated. At this time, we request to be added to the Planning Board's next meeting agenda to discuss the project's Sketch Plan submission. If you have any questions or need more information, please contact me at (207) 370-2776 or by email at craig@terradyconsultants.com.

Sincerely,

TERRADYN CONSULTANTS, LLC

A handwritten signature in black ink, appearing to read "Craig Sweet". The signature is fluid and cursive, with the first name "Craig" being more prominent than the last name "Sweet".

Craig Sweet, P.E.
Senior Project Engineer

Enclosers

Attachment 1

Application Form

Town of Raymond Planning Board

Application for Subdivision and Site Review

rev 1-25-17

Property Information

Map 55 Lot 5
 Zoning District C & LRR2
 Street Address: 1250 Roosevelt Trail
 Deed Reference
 Book 40811 Page 127
 Parcel Size 1.47 acres

Office Use Only

Filing Fee\$ _____ Abutter notices \$ _____

Legal ad fee\$ _____ Fire Department\$ _____

Escrow \$ _____ Total fees \$ _____

Fees will be calculated after application is submitted prior to being scheduled for hearing.

Applicant Information

Name: 1250 302, LLC ATTN Micheal Lewis
 Address: 34 Arundel Road Raymond Maine, 04071

Telephone: 207-831-2312

Fax: _____

email: mfc868@gmail.com

Note: Attach permission from owner if application not signed by owner.

Agent Information☒ check here if correspondence should be directed to agentName: Terradyn Consultants, LLC Craig Sweet, P.E.Telephone: 207-370-2776Address: 41 Campus Drive, Suite 301

Fax: _____

New Gloucester, ME 04260email: craig@terradyconsultants.com**Owner Information:**Name: Same as applicant

Telephone: _____

Address: _____

Fax: _____

email: _____

Proposed Development (check all that apply)☐ Subdivision ☒ Site Plan☒ Pre-Application Conference☐ Preliminary Plan Review☐ Final Plan Review☐ Other: _____**Project Type:**☐ Single Family Subdivision☐ Multi-family Development☒ Commercial☐ Industrial☐ Other: _____

Town of Raymond Planning Board Application for Subdivision and Site Review

rev 1-25-17

Proposed Development Name: 1250 Roosevelt Trail Mixed Use Development

_____ Number of Lots

_____ Number of Units

12,000 Total Square Footage of Comm./Ind. Bldgs.

Proposed Road Name(s):

Other Approvals Required:


_____ Zoning Board of Appeals: _____ Variance _____ Special Exception

_____ ME Dept. of Environmental Protection

The undersigned, being the applicant, owner or legal representative of the property, hereby certifies that all information contained in this application is true and correct to the best of his/her knowledge and submits such information for review by the Town for conformance with all applicable regulations, ordinances, and codes of the town, state and federal government.

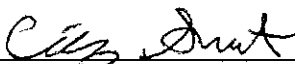
The undersigned, by their signature below authorizes any member of or authorized agent of the Town of Raymond or other review agency to enter the property for the purposes of review of this application.

Michael Lewis
Print Name of Property Owner


Signature of Property Owner

6/11/25
Date

Craig Sweet, P.E.
Print Name of Owner's Agent

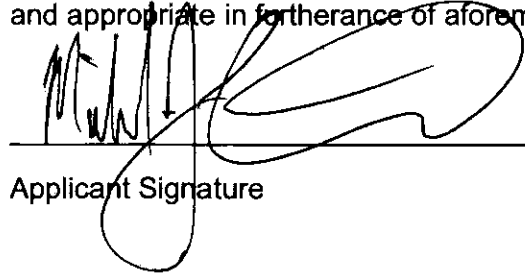

Signature of Owner's Agent

06/11/25
Date

June 11, 2025

To Whom it May Concern:

Please be advised that this letter authorizes Terradyn Consultants LLC to act as agent on behalf of 1250 302 LLC, with an address of 34 Arundel Road, Raymond, ME 04071 for a proposed Mixed Use development to be located at 1250 Roosevelt Trail in Raymond, Maine for the preparation and submission of all Federal, State and Local Permit applications and relevant documents and correspondence for development of the subdivision and to attend meetings, site visits, appear before all boards, commissions, committees, and to provide such other services as necessary and appropriate in furtherance of aforementioned project.

A handwritten signature in black ink, consisting of stylized, overlapping loops and strokes, positioned above a horizontal line.

Applicant Signature

6/11/25

Date

Attachment 2

Property Deeds

DLN: 1002440276938

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **GRAY REALTY, INC.**, a Maine Corporation, with a mailing address of 91 Guinea Road, Biddeford, ME 04005, for consideration paid, grants to **1252 302, LLC**, a Maine limited liability company, with a mailing address of 34 Arundel Road, Raymond, ME 04071 with **WARRANTY COVENANTS**, the land and any improvements thereon, situated in the Town of Raymond, County of Cumberland, State of Maine, bounded and described as follows:

A certain lot or parcel of land together with the buildings thereon, situated on the westerly or northwesterly (a scrivener's error indicated northeasterly in earlier deeds) side of State Route 302, in the Town of Raymond, Cumberland County, State of Maine, more particularly described as follows:

Commencing at a 5/8 inch iron rebar with cap #1328 set in the presumed westerly or northwesterly (a scrivener's error indicated northeasterly in earlier deeds) sideline of said State Route 302 and the southerly most corner of land now or formerly of William E. Darling et al (Book 10110, Page 307);

THENCE North 57° 34' 30" West by and along said Darling land a distance of 160 feet to a 5/8" iron rebar with cap #1328;

THENCE South 26° 33' 52" West by and along remaining land of the Grantor a distance of 100.53 to a 5/8 inch iron rebar with cap #1328 and land now or formerly of Michael E. Schmidt et al (Book 15650, Page 273);

THENCE South 57° 34' 30" East by and along said Schmidt land a distance of 71.50 feet to a 5/8 inch iron rebar with cap #1328;

THENCE South 7° 20' 07" East and continuing by and along said Schmidt land a distance of 28.36 feet to a 5/8 inch iron rebar with cap #1328;

THENCE South 20° 57' 59" West and continuing by and along said Schmidt land a distance of 30.65 feet to a 5/8" iron rebar with cap #1328;

THENCE South 66° 04' 30" East (a scriveners' error indicated South 66° 64' 30" East in earlier deeds) and continuing by and along said Schmidt land a distance of 75.86 feet to a 5/8-inch iron rebar with cap #1328 and the westerly or northwesterly (a scriveners' error indicated northeasterly in earlier deeds) sideline of said State Route 302;

THENCE North 23° 55' 29" East by and along said northwesterly (a scriveners' error indicated northeasterly in earlier deeds) sideline of said State Route 302 a distance of 142.19 feet to the point of beginning.

Also conveyed herewith is a right in common nonetheless with others who have been or may in the future be given the right to draw water from a well situated on land now or formerly of Gray Realty, Inc. (Book 12588, Page 8), together with the concomitant responsibility to contribute to all expenses incurred arising from or related to said well, said expenses to be shared equally with all properties which derive a benefit therefrom.

Also conveyed is an easement and right of way to enter upon the property of said Schmidt and Gray Realty, Inc. for the purpose of replacing, restoring or repairing that certain waterline, used to provide water to the within described premises or any and all septic lines, systems or parts thereof, if any, which may be used in connection with said premises.

Also hereby conveying a certain lot or parcel of land situate in the Town of Raymond, County of Cumberland and State of Maine, being westerly of Route #302, so-known, but not adjacent to, the parcel herein conveyed being more particularly bounded and described as follows:

BEGINNING at a 5/8 inch capped rebar found set in the ground at the northerly corner of other land of Paradise Holdings, LLC described in a Deed recorded in the Cumberland County Registry of Deeds at Book 24124, Page 107, said 5/8 inch capped rebar found also situate on the southwesterly sideline of land now or formerly of William E. Darling:

THENCE North 57° 34' 31" West and along land of said Darling and land now or formerly of Mark A. Tucker and Heidi L. Johnson a distance of 285.41 feet, more or less, to a point marking the westerly most corner of said land of Tucker and Johnson;

THENCE continuing on said course of North 57° 34' 31" West and along land now or formerly of Winnifred A. Jones a distance of 147.35 feet, more or less, to a 5/8 inch capped rebar set in the ground;

THENCE South 35° 33' 20" West and along said land now or formerly of Winnifred A. Jones a distance of 100.15 feet, more or less, to a 5/8 inch capped rebar found set in the ground at the northerly most corner of land now or formerly of Michael E. Schmidt and Ruth E. Schmidt;

THENCE South 57° 34' 30" East and along land of said Schmidt to a 5/8 inch capped rebar found set in the ground at other land now or formerly of Paradise Holdings, LLC:

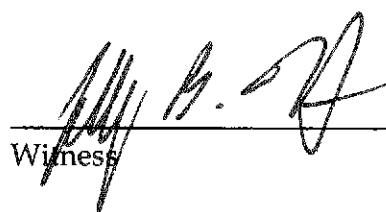
THENCE North 26° 33' 52" East and along other land of the Grantee a distance of 100.53 feet, more or less, to the point of beginning.

Said parcel containing 1.01 acres, more or less. All bearings are magnetic of the year 1954.

Being the same premises conveyed to Gray Realty, Inc. by Quitclaim Deed In Lieu of Foreclosure from Paradise Holdings, LLC dated November 30, 2013 and recorded in the Cumberland County Registry of Deeds in Book 33195, Page 254.

Grantor herein derives its title through a Quitclaim Deed from Winnifred A. Jones (individually) dated March 12, 2011 and recorded in said Registry of Deeds in Book 28707, Page 25. Gray Realty, Inc. then conveyed to Paradise Holdings, LLC dated March 12, 2011 and recorded in Book 28707, Page 27, from whom Gray Realty, Inc. held mortgages and subsequently received the aforementioned deed in lieu of foreclosure. The said Winnifred A. Jones derived her title by virtue of a deed from Charles F. Jones to Harold S. Jones and Winnifred A. Jones, as joint tenants, dated July __, 1981 and recorded in said Registry of Deeds in Book 4829, Page 294. The said Harold S. Jones died October 22, 2009 leaving Winnifred A. Jones as the surviving joint tenant. Deeds of distribution from the Estate of Harold S. Jones in May of 2011 to Trustees of the Harold S. Jones Revocable Trust dated April 11, 2011, said deeds being recorded in Book 28682, Page 164 and Book 28708, Page 23, had no effect on the disposition of the premises as jointly held property for which any interest held by Harold S. Jones was extinguished upon his death.

WITNESS the hand and seal of Stephen C. Jones, President of Gray Realty, Inc., thereunto duly authorized, this 14 day of June 2024



Witness

Gray Realty, Inc.

By: 

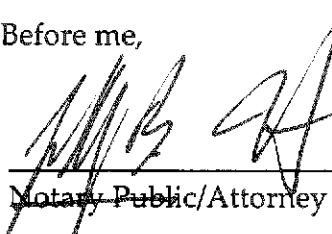
Stephen C. Jones, President

STATE OF MAINE
COUNTY OF Cumberland ss.

June 14, 2024

Personally appeared the above named, Stephen C. Jones, President of Gray Realty, Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Gray Realty, Inc.

Before me,



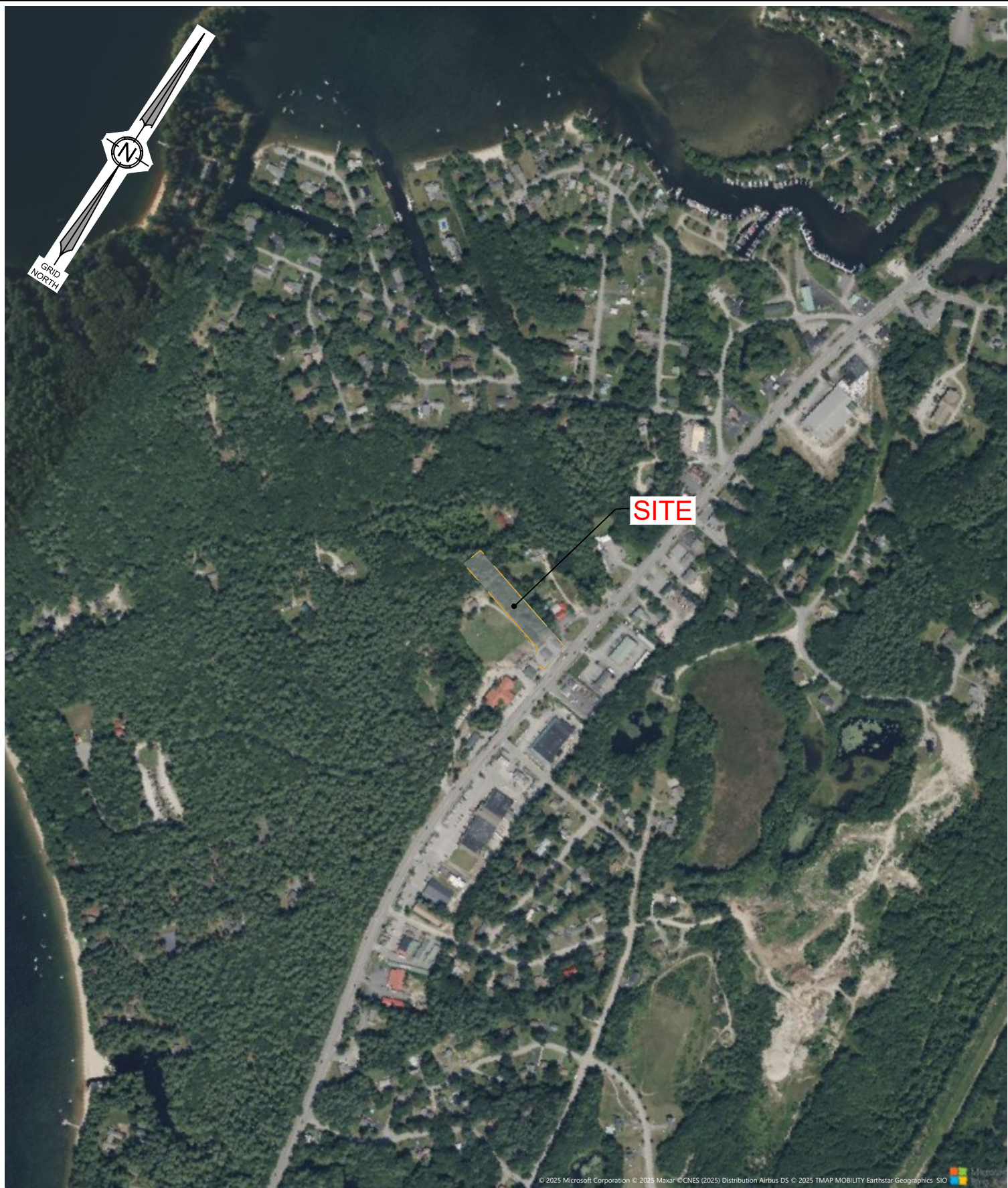
Notary Public/Attorney At Law

Printed Name: Jeffrey B. Heibert
BAN NO: 008865

My Commission Expires:

Attachment 3

Site Figures



© 2025 Microsoft Corporation © 2025 Maxar © CNES (2025) Distribution Airbus DS © 2025 TMAP MOBILITY Earthstar Geographics SIO

AERIAL SITE LOCATION MAP

PROJECT:
1250 ROOSEVELT TRAIL MIXED USE
1250 ROOSEVELT TRAIL, RAYMOND, MAINE
PREPARED FOR:
1250, 302 LLC
34 ARUNDEL ROAD
RAYMOND, ME 04071



Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE:
(207) 926-5111
WEB SITE:
www.terradyconsultants.com

PROJECT NO.

25-10

DATE

06-11-2025

SCALE

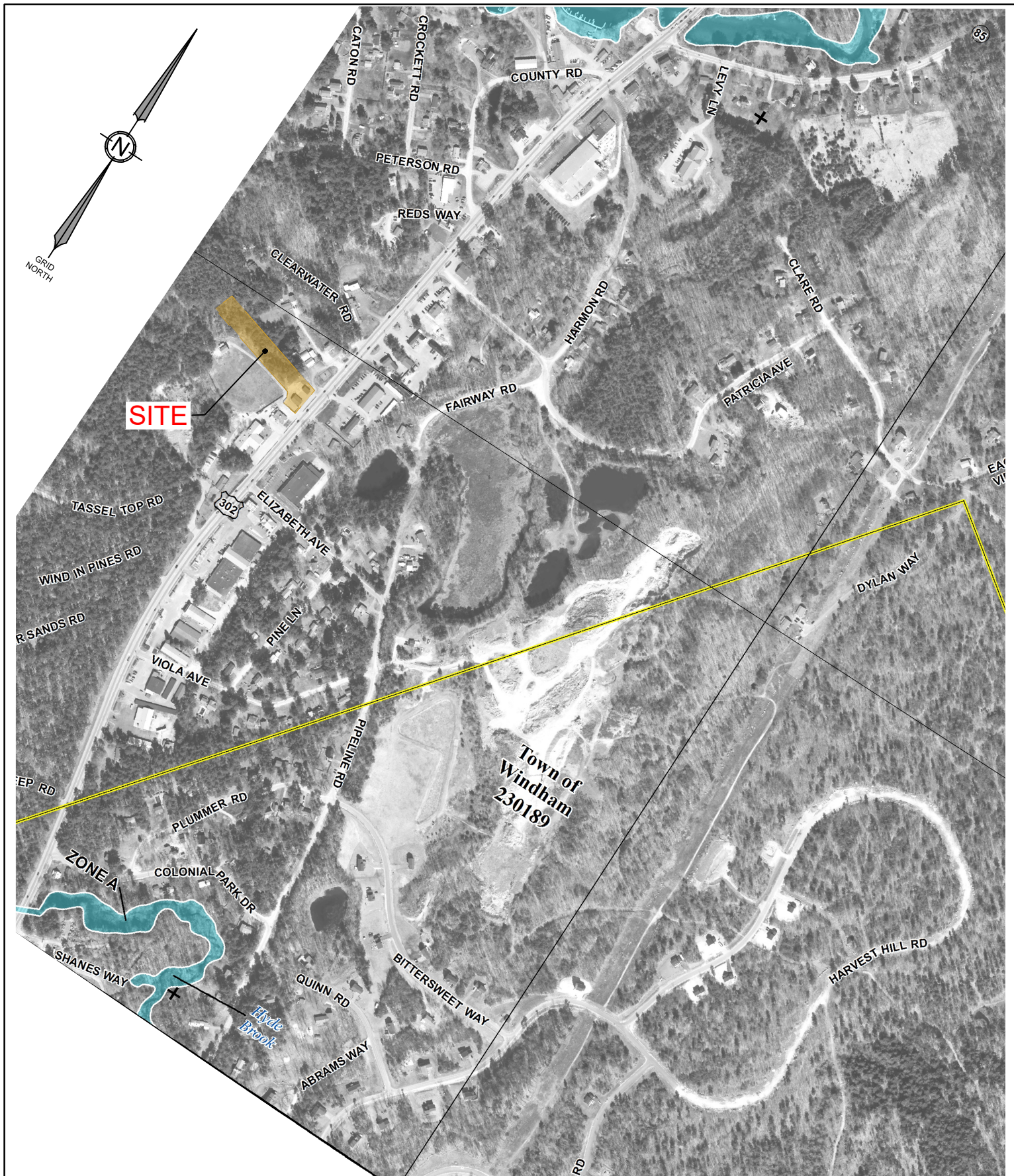
1" = 600'

SHEET

1

OF

1



FEMA FLOOD MAP

PROJECT:
1250 ROOSEVELT TRAIL MIXED USE
1250 ROOSEVELT TRAIL, RAYMOND, MAINE

PREPARED FOR:
1250, 302 LLC
34 ARUNDEL ROAD
RAYMOND, ME 04071



Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE:
(207) 926-5111

WEB SITE:
www.terradyconsultants.com

PROJECT NO.

25-10

DATE

06-11-2025

SCALE

1" = 600'

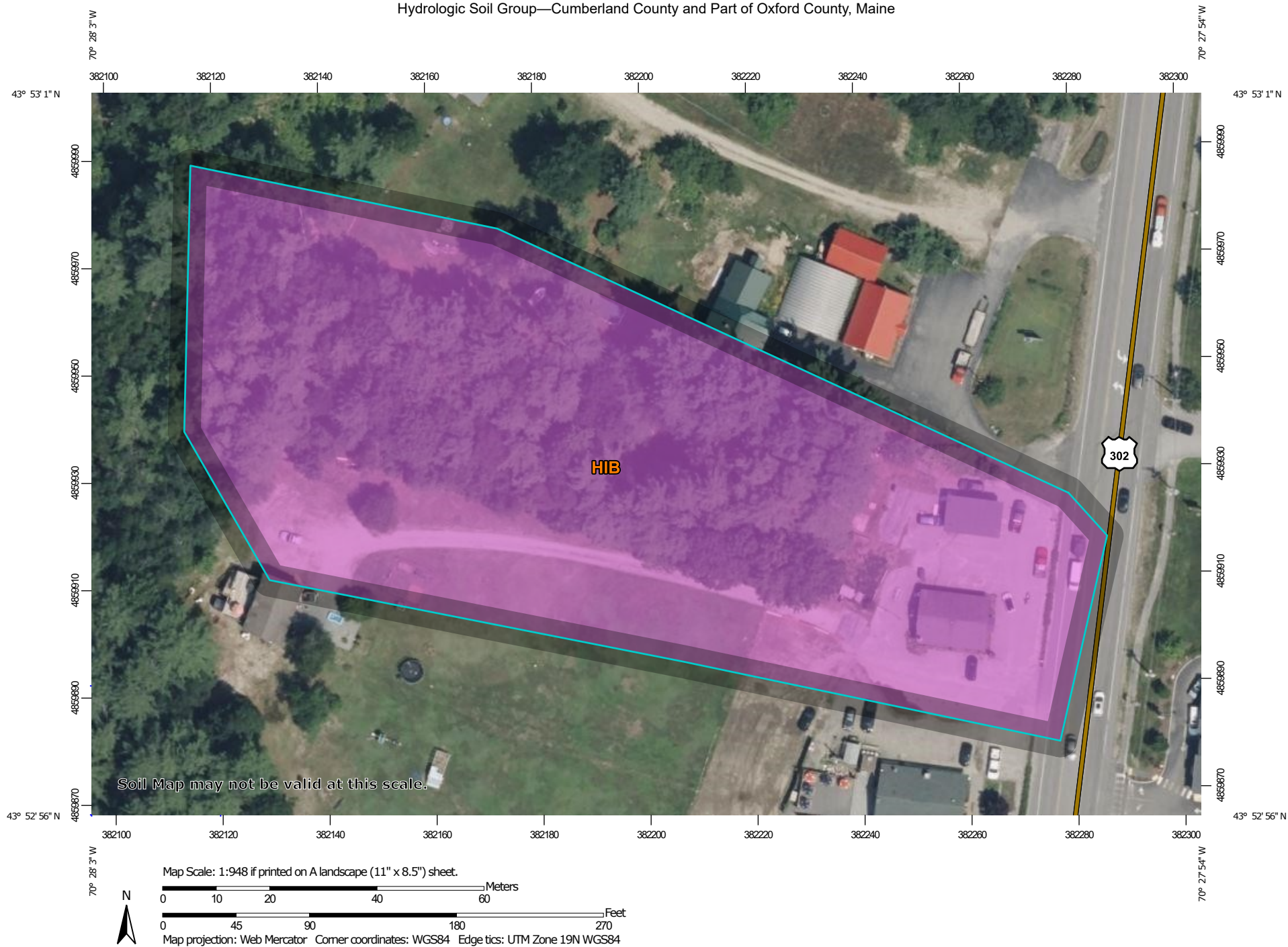
SHEET

1

OF


1

Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine




MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
 Survey Area Data: Version 21, Aug 26, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 22, 2021—Oct 7, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HIB	Hinckley loamy sand, 3 to 8 percent slopes	A	2.6	100.0%
Totals for Area of Interest			2.6	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Attachment 4

Wetland Report



April 29, 2025

Mr. Craig Sweet, P.E.
Terradyn Consultants, LLC
41 Campus Drive, Suite 301
New Gloucester, ME 04260

Re: **Natural Resources Survey** – 1250 & 1252 Roosevelt Trail, Raymond, Maine.

Mr. Sweet,

The following summary concerns the natural resource surveys performed on April 28th, 2025 on the approximately 1.47-acre parcel located at 1250 and 1252 Roosevelt Trail in Raymond, Maine. Erik Lema, owner and principal scientist at Basswood Environmental, Inc. (Basswood) conducted the survey to identify natural resources that impact the proposed development of the parcel. This survey included a wetland delineation and in-season vernal pool survey.

The standard three-parameter approach was used for identifying and delineating jurisdictional wetlands, as detailed in the U.S. Army Corps of Engineers' *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (V2.0)*¹. This approach uses a combination of wetland vegetation, soils and hydrology to determine the boundary of a wetland that is under the regulatory jurisdiction of the U.S. Army Corps of Engineers (ACOE), the Maine Department of Environmental Protection (DEP), and the municipality under local ordinances.

The portion of the site along Roosevelt Trail is developed as two small storefronts with associated paved parking areas. The remainder of the site is currently undeveloped, but is bordered by commercial and residential development. The overstory within the undeveloped area is dominated by a white pine (*Pinus strobus*) - red oak (*Quercus rubra*) forest. The understory is heavily infested with invasive species, particularly shrubby honeysuckle (*Lonicera morrowii* or *tatarica*) and Asian bittersweet (*Celastrus orbiculatus*). Soils throughout the site are mapped as HIB: Hinckley loamy sand. These are classified as excessively drained outwash soils.

No jurisdictional wetland, stream, or vernal pool resources were found on site. A large depression entirely contained within the parcel was examined closely for the presence of wetland indicators, and none were found. This depression is dominated by shrubby honeysuckle, sapling oak, a gray birch (*Betula populifolia*), and white pine. An additional small depression in the rear of the site was similarly investigated and was also determined not to be a wetland. No standing water was present on site, and therefore no opportunity for vernal pool formation was found.

If there is additional detail or clarity that Basswood can provide regarding the above letter, please do not hesitate to contact Erik Lema at 207-518-8442 or by email at erik@basswoodenv.com.

Best regards,

¹ U.S. Army Corps of Engineers. 2011. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, C. V. Noble, and J. F. Berkowitz. ERDC/EL TR-12-1. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

Erik Lema

Erik Lema, Owner/Principal
Basswood Environmental LLC



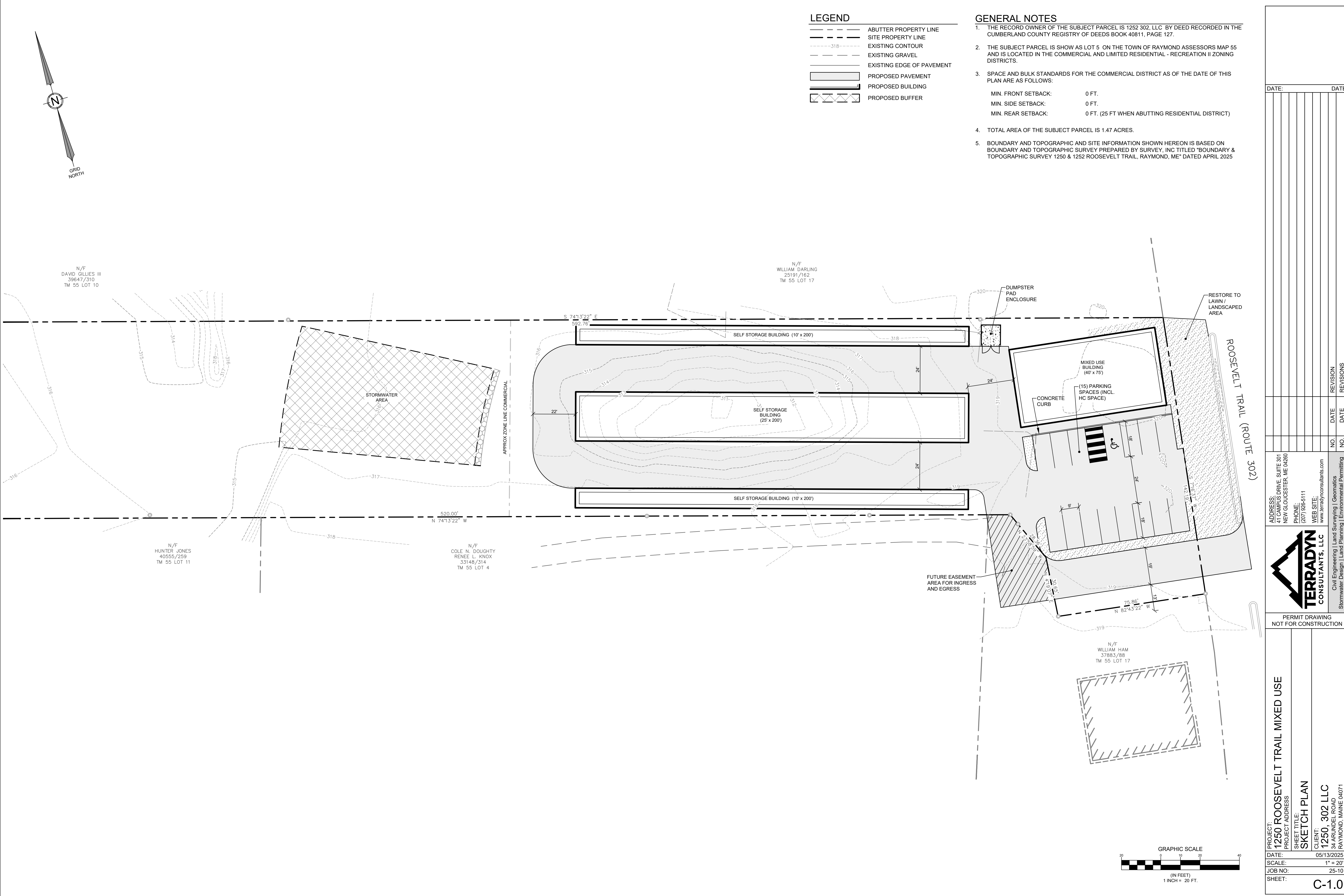
Figure 1: Small depression area, rear of site.



Figure 2: Large depression, center of site.

Attachment 5

Sketch Plan Drawing

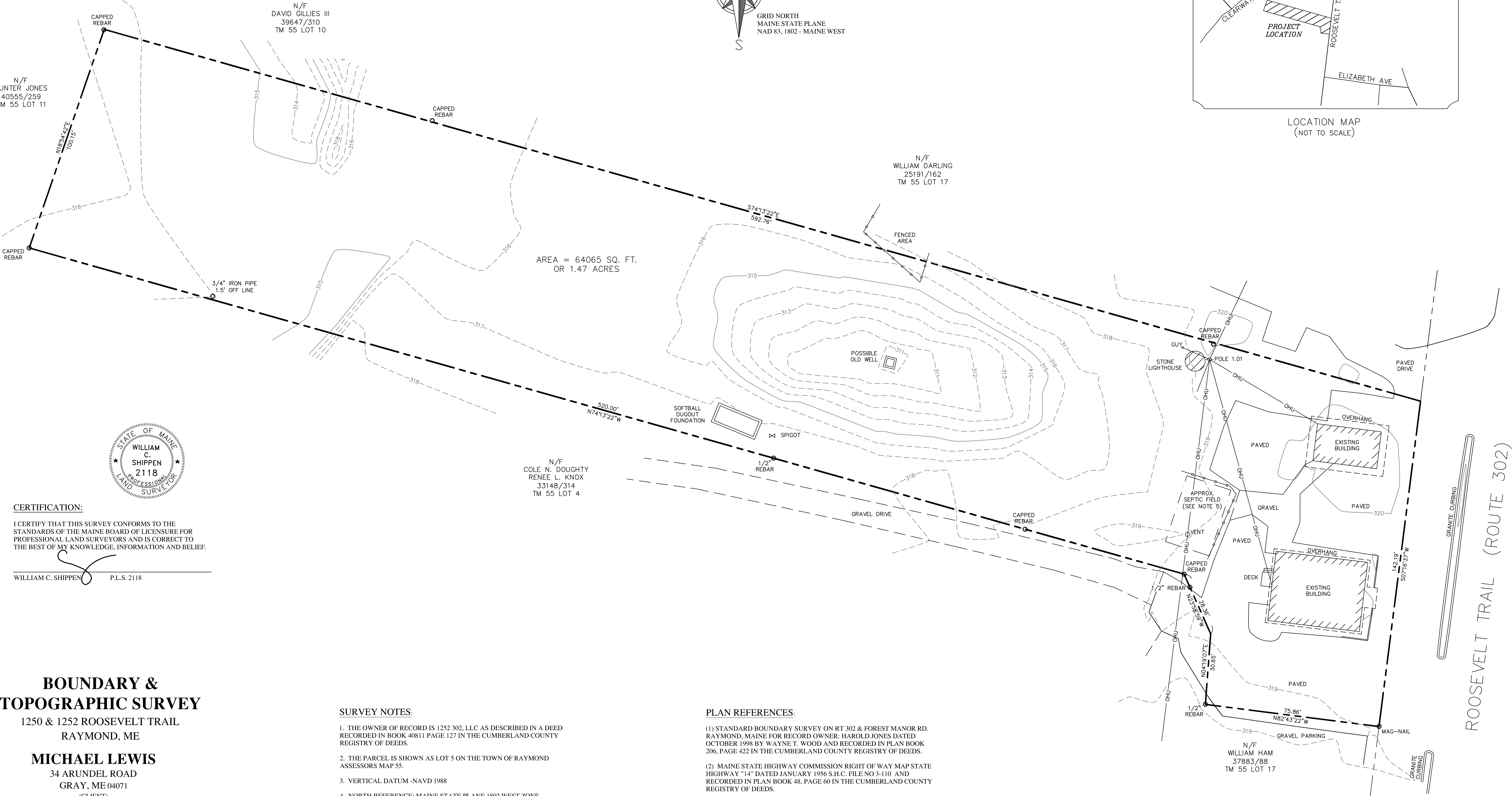


ABUTTER PROPERTY LINE
 SITE PROPERTY LINE
 318
 EXISTING CONTOUR
 EXISTING GRAVEL
 EXISTING EDGE OF PAVEMENT
 PROPOSED PAVEMENT
 PROPOSED BUILDING
 PROPOSED BUFFER

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS 1252 302, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 40811, PAGE 127.
2. THE SUBJECT PARCEL IS SHOWN AS LOT 5 ON THE TOWN OF RAYMOND ASSESSORS MAP 55-1 AND IS LOCATED IN THE COMMERCIAL AND LIMITED RESIDENTIAL - RECREATION II ZONING DISTRICTS.
3. SPACE AND BULK STANDARDS FOR THE COMMERCIAL DISTRICT AS OF THE DATE OF THIS PLAN ARE AS FOLLOWS:

MIN. FRONT SETBACK:	0 FT.
MIN. SIDE SETBACK:	0 FT.
MIN. REAR SETBACK:	0 FT. (25 FT WHEN ABUTTING RESIDENTIAL DISTRICT)
4. TOTAL AREA OF THE SUBJECT PARCEL IS 1.47 ACRES.
5. BOUNDARY AND TOPOGRAPHIC AND SITE INFORMATION SHOWN HEREON IS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY SURVEY, INC TITLED "BOUNDARY & TOPOGRAPHIC SURVEY 1250 & 1252 ROOSEVELT TRAIL, RAYMOND, ME" DATED APRIL 2025

[illegible]



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 & TOPOGRAPHIC SURVEY

1250 & 1252 ROOSEVELT TRAIL
RAYMOND, ME

MICHAEL LEWIS
34 ARUNDEL ROAD
GRAY, ME 04071
(CLIENT)

SURVEY, INC.

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

SURVEY NOTES:

- THE OWNER OF RECORD IS 1252 302, LLC AS DESCRIBED IN A DEED RECORDED IN BOOK 40811 PAGE 127 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE PARCEL IS SHOWN AS LOT 5 ON THE TOWN OF RAYMOND ASSESSORS MAP 55.
- VERTICAL DATUM - NAVD 1988
- NORTH REFERENCE: MAINE STATE PLANE 1802 WEST ZONE
- APPROXIMATE LOCATION OF SEPTIC FIELD IS BASED UPON A SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION DATED AUG. 9, 2010 BY JAMES MANCINI.
- PARCEL DEED CONVEYS A "RIGHT IN COMMON NONETHELESS WITH OTHERS WHO HAVE BEEN OR MAY IN THE FUTURE BE GIVEN THE RIGHT TO DRAW WATER FROM A WELL SITUATED ON LAND NOW OR FORMERLY OF GRAY REALTY, INC." LOCATION OF WELL IS UNKNOWN TO THIS SURVEYOR.

PLAN REFERENCES:

- STANDARD BOUNDARY SURVEY ON RT 302 & FOREST MANOR RD. RAYMOND, MAINE FOR RECORD OWNER: HAROLD JONES DATED OCTOBER 1998 BY WAYNE T. WOOD AND RECORDED IN PLAN BOOK 206, PAGE 422 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "14" DATED JANUARY 1956 S.H.C. FILE NO 3-110 AND RECORDED IN PLAN BOOK 48, PAGE 60 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

