



To: Kurt Pelletier
From: Charles Burnham, P.E.
Date: 9/17/2025
Re: Driveway Inspection – Valley Road

I have inspected the driveway located off of Valley Road. The driveway was found to meet the minimum requirements for a backlot driveway. The travel way measures at least twelve (12) feet in width with one (1) foot shoulders on both sides.

The driveway build-up was checked in multiple locations and found to be twelve (12) inches in depth. A detailed sieve analysis was not performed on the base material; however, it appeared to be efficient and suitable for its intended use.

Sight distance in each direction was found to exceed the required minimums. The roadway alignment is straight and simple, meeting applicable geometric standards.

The only area of concern noted is at the apron connection to the town road. However, under the standards for a backlot driveway, no minimum turning radius is required at this location.

Based on my inspection, the driveway meets applicable standards for use as a backlot driveway.

Sincerely,

Charles Burnham

Charles Burnham, P.E.
Grange Engineering, LLC
Professional Engineer – Maine License No. [15377]



Town of Raymond Planning Board

Application for Subdivision and Site Review

rev 1-25-17

INSTRUCTIONS

Please read these instructions carefully. If you are uncertain about a requirement please contact the Town Planner through the Town Offices at 655- 4742 x 134. Failure to submit a complete application as indicated below will delay your application. Deadlines: Complete applications must be submitted by the deadline to be considered for the next meeting. If you are unsure of whether or not an item is required, request a waiver. Ideally you have met with staff and are informed regarding the applicability of items.

Application packets:

For projects requiring Planning Board Review - ¹²~~15~~ copies all documents & copies of plans shall be submitted as: 8- Full sized, & 7 reduced plans to fit on 11"x17" plan sheets.

For projects requiring Staff Review -5 copies of all documents, and plan copies shall be all full sized. Regardless of review authority all multiple sheet plan sets must be bound. Plan sets of less than 10 pages must be folded accordion style so that the title block is visible on the front of the plan. Plan sets of more than 10 pages may be submitted rolled. Application fees and escrow checks are part of a complete application.

Applicant: The applicant must have documentation with owner(s) signature if the owner does not sign the application.

Owner: If the owner is a non-person, documentation from the Secretary of the Association or Corporation must be submitted certifying that the person signing has authority to act for the entity.

Correspondence: Correspondence will be mailed to one person other than the applicant. Please indicate whether or not the Agent or the Owner will be notified. Condominium Development: All condominium development is subject to both subdivision and site review unless it is a single-family development.

Project Review: All projects are required to go to pre-app conference at the Board level. The applicant may opt for a staff review by the Plan Review Committee prior to submittal to the Board. This is highly encouraged for complex development proposals and for applicants that do not hire a professional consultant to represent them or are unfamiliar with the Planning Board regulations and approval process.

Other Approvals: A complete copy of any other agency application reviews or approvals must be noted at the time the application is submitted. Town approvals are not granted until all other required agency(s) associated with aspects of the project, but not limited to State, Federal, or other Authority is approved and copies delivered with the Final Plan submittal or application. The Planning Board may issue a condition of approval if it has written evidence that the outside agency has completed the review of an application for the project and is processing the project for approval.

Fees: Application fees are non-refundable except in cases where applications are withdrawn within two business days of the deadline. Escrow fees are utilized for plan review including Planner's time in reviewing submissions, drafting materials for the Planning Board, and attending meetings related to the application. Any remaining amount after the review of the plan will be returned to the party which submitted the escrow. If the property is transferred to another party it is important to address the escrow account to assure it is returned to the appropriate party.

Town of Raymond Planning Board

Application for Subdivision and Site Review

rev 1-25-17

Property Information

Map 13 Lot 33 *Not currently split on current parcel maps*
 Zoning District _____
 Street Address: 22 Valley Road
 Deed Reference _____
 Book _____ Page _____
 Parcel Size _____

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 InformationName: KURT PelletierTelephone: 207 6508322Address: 24 Valley Road
Raymond, MeFax: N/Aemail: PELLSOF4@Roadrunner.com

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

Agent Information

_____ check here if correspondence should be directed to agent

Name: _____

Telephone: _____

Address: _____

Fax: _____

email: _____

Owner Information:Name: KURT Pelletier

Telephone: _____

Address: Same AS Above

Fax: _____

email: _____

Proposed Development (check all that apply)

_____ Subdivision _____ Site Plan

_____ Pre-Application Conference

_____ Preliminary Plan Review

_____ Final Plan Review

X Other: Review of Backlot Driveway / Road

Project Type:

_____ Single Family Subdivision

_____ Multi-family Development

_____ Commercial

_____ Industrial

X Other: Backlot Driveway / Road

Town of Raymond Planning Board Application for Subdivision and Site Review

rev 1-25-17

Proposed Development Name: _____

_____ Number of Lots

_____ Number of Units

_____ Total Square Footage of Comm./Ind. Bldgs.

Proposed Road Name(s):

*woods edge Trail*one word

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.

Kurt Kellner
Print Name of Property Owner

[Signature]
Signature of Property Owner

9/18/2025
Date

Print Name of Owner's Agent

Signature of Owner's Agent

Date



Town Of Raymond Maine
Submissions Checklist and Requirements for
Major, Minor and Staff Review Site

Applicant and Project Name:

Kurt Pelletier
Back Lot Road / Drive way

Street Address of Proposed Project:

22 Valley Road
(Change TO woodsedge Trail once Approved)

INTENT OF SUBMISSIONS CHECKLIST:

The purpose of this checklist is to provide applicants a reminder checklist of the common elements typically required by Land Use Ordinance, and to assist the Planning Staff or Planning Board. This does not replace the requirements and responsibilities of the applicant to follow the Land Use Ordinance. This is meant to be used as a tool and as guidance to help the applicant with preparing a complete document. Please note that the Planning Staff and/or Code Enforcement Officer may determine that any project may be elevated to Planning Board Review if determined there are items of the proposed project that promote substantial concerns, public opposition/concern, or could require a waiver of the Performance Standards.

Please check off appropriate box, fill in spaces provided, or attach separate documents to support the application requirements and checklist items. If the item is not applicable to the proposed project, please label N/A or leave the associated box or space blank. Thank you.

BASIC APPLICATION INFORMATION:

- Read, fill out required application form, and comply with all the submission requirements of the Site Plan Ordinance. See Raymond Land Use Ordinance, Article 10 – Site Plan Review, D. Submissions.
- Name, address, phone # for record owner **and** applicant.
- Names and addresses of all consultants working on the project
- Appropriate application fees and/or review escrow fees included
- Provide necessary copies of application documents and plans per the level of review authority:
- ***Planning Board Review – 15 copies of all documents & copies of plans shall be submitted as 8 full sized and 7 reduced plans to fit on 11" x 17" plan sheet***
- ***Staff Review – 5 copies of all documents and plan copies shall be all full sized***

Type of Proposed Land Use:

- a. Residential ☒
- b. Commercial ☐
- c. Industrial ☐
- d. Recreational ☐
- e. Other ☐

Is the Project Site part of a Subdivision? Yes ☐ No ☒

If yes, what size or class of Subdivision? Major ☐ Minor ☐ Amended ☐

If yes, Subdivision name and date of Raymond Planning Board approval ☐

Registry Plan Book ☐, Page ☐, Date recorded ☐

Site Plan Classification: Refer to Raymond Land Use Ordinance, Article 10 – Site Plan Review, B. Authority and classification of Site Plan

☒ **Staff Review**

- New Building 500 SF to 2,400 SF
- Any Exterior renovation that does not exceed 2,400 SF
- Additional or altered impervious surface that does not exceed 10,000 SF
- ☒ All Backlot and Backlot Driveways

- **Minor**
 - New Building that does not exceed 4,800 SF
 - Any Exterior renovation that does not exceed 4,800 SF
 - Additional or altered impervious surface that does not exceed 20,000 SF
- **Major**
 - New Building that exceeds 4,800 SF
 - Any Exterior renovation that exceeds 4,800 SF
 - Additional or altered impervious surface that exceeds 20,000 SF

Amended Plans: Refer to Raymond Land Use Ordinance, Article 10, B.3 for descriptions

- De Minimus Revisions
- Staff Review Revisions
- Minor Site Plan Revisions
- Major Site Plan Amendments

Road Development: Refer to Raymond Street Ordinance for Design Standards

- Private
- Backlot Driveway
- Amended/Road Extension

Shoreland Zoning: Refer to Raymond Shoreland Zoning Provisions

The project falls within the Shoreland Zone ____ Yes ☒ No

Please note that Raymond's Shoreland Zone setback is 600 feet from a great pond/lake exceeding State requirement. See the official Shoreland Zoning Map for official determination.

If yes, name of protected waterbody/resource and distance from resource edge

Conditional Rezoning: See Raymond Land Use Ordinance, Article 7 – Amendments, D. Conditional Rezoning

Has Conditional Rezoning been granted? ____ Yes ____ No

If yes, date of approval and recorded deed/document information

Site Plan Application: Refer to Raymond Land Use Ordinance, Article 10, Site Plan Review, D. Submissions

- Name of proposed Project _____
- Project Narrative – describe project location, existing conditions of the site and proposed improvements
- Evidence of right, title or interest in the property (i.e., deed, purchase agreement)
- Proposed Use – Structure size, added net impervious area
- Land Setback Constraints – Zoning yard setbacks, ZBA approval if required
- Land Use Restrictions – Easements, Buffers, Deeded limitations
- Opportunities of Site – Open Space, Trails, Public Connectivity or Land Preservation
- Estimated Timetable of the Project – Permit approvals, Construction Phases and Project Completion

Identify the following requirements as part of the Final Plan: Refer to Raymond Land Use Ordinance, Article 9, Minimum Standards

- **Survey Services required** – Boundary by licensed Maine Surveyor, topography (datum) information with 2-foot intervals; metes and bounds description; ROW delineation; benchmark elevation
- **Parking Provisions** – Required parking to floor area use ratio, number of proposed, number required, number handicap accessibility spaces, space dimensions, entrance locations, loading docks, green space/islands. Refer to Raymond Land Use Ordinance, Article 9, Minimum Standards, C. Off-Street Parking, D. Off-Street Loading and Article 10, Site Plan Review, F. Performance Standards 1-15
- **Traffic Study** – Trip generation; peak usage; driveway access/entrance permit; local intersection impacts

- **Utility Service** – Points of origination; location; above or underground install, Letter of capacity to serve
- **Building Design** – Proposed building footprint plan; side and front elevation views; locations of access
- **Site Lighting** – Cut-off light fixture detail; pole height; locations; photometrics/lighting intensity plan
- **Septic Design** – Daily flow; subsurface wastewater layout size, location, test pit logs, HHE-200
- **Solid Waste Removal** – Estimated solid waste generated by proposed use; removal process/hauler; dumpster location; recycling efforts; needs for special waste
- **Groundwater Protection** – Aquifer protection; well location; hazardous materials contain/storage; SSPP
- **Stormwater Management** – Refer to Article 10, Site Plan Review, D. Submission Requirements, 14 – watershed analysis; peak runoff calculations; pipe sizing; runoff quantity and quality
- **Stormwater Design Requirements** – Refer to Article 9, Minimum Standards, X. Stormwater Quality and Phosphorus Control – phosphorus export treatment calculations or Point System computations
- **Erosion and Sedimentation Control Design** - silt fencing locations; sediment barriers; slope protection geotextile fabric/stone sizing, channel protection
- **Landscaping** – Buffers, plantings, plant species size and locations
- **Soils Mapping** – medium/high intensity soils maps, test pit logs, geotechnical reports
- **Fire Prevention** – nearest hydrant identified, sprinkler/suppression requirements, fire lane/site access, Department review sign-off
- **Signs** – Proposed site signs, location, height, size, illumination, wayfinding signs, traffic controls
- **Design Guidelines for Commercial Zoned Properties** – Recommend to address the Raymond Design Guidelines. A separate document is available online or at the Town Office. Prepare a narrative addressing each component of design as outlined in the Guidelines
- **Waiver Requests** – Any waiver request must be submitted in writing with the application. ***Only the Planning Board can approve a waiver request.***

Other State/Federal Agency permits/review (if required)

- **Federal** - Army Corp ____ Yes ☒ No
- **Other** - _____
- **State DEP** – Site Location Application
 - Stormwater Management ____ Yes ☒ No
 - Permit by Rule ____ Yes ☒ No
 - NRPA Permit ____ Yes ☒ No
 - Wetland Alteration ____ Yes ☒ No
 - VRAP or ESA Approval ____ Yes ☒ No
 - Other (specify) ____ Yes ☒ No
 - _____
- **State** – MDOT Traffic Movement Permit-TMP ____ Yes ☒ No
Entrance Permit ____ Yes ____ No
- DHHS Wastewater design approval
Engineered system > 2000 gal/day ____ Yes ☒ No

Road Development – Refer to Raymond Street Ordinance for Design Standards and refer to Article 10, Site Plan Review, T. Back Lots and Back Lot Driveways

- Backlot Driveway ☒ Yes ____ No
- Private Road ____ Yes ____ No
- Public Street ____ Yes ____ No

Proposed Access originates from (name of road/street/lane/way)

Valley Road

Proposed road/backlot driveway name to be confirmed by E-911

woodsedge trail (one word) (Approved by Fire Dept.)

Proposed length (LF) 350

Proposed travel width 18

Total impervious area of travel surface (SF) Gravel

Proposed # of lots/units accessing proposed road/backlot driveway 1

- Road Terminus selected
 - Hammerhead Turnaround ☒ Yes ☐ No
 - Cul-de-Sac/terminus circle ☐ Yes ☒ No
 - Loop ☐ Yes ☒ No
- Draft deed of new access/private road or backlot driveway
- Current Road Frontage 5.7 Acres
 - Original Lot 248292 SF Proposed Lot(s) 91345.32 (SF) (2.097 Acres)
- Closest driveway to proposed access/road/backlot driveway (provide map with distance)
- Proposed Private Road ownership
 - One Owner ☐ Yes ☒ No
 - Shared Ownership ☒ Yes ☐ No
 - Homeowner Association ☐ Yes ☒ No
 - Other (describe) _____
- Waterbody/Wetland Impacts (on-site flagging/mapping, type of resource, crossing/filling location and estimated fill volume (CY), minimization and avoidance)
- Engineering/Professional Design required (culvert sizing, stormwater calculations, phosphorus export, treatment computations, erosion and sedimentation control plan)
- Survey Services required (boundary, topography information with 2-foot contour intervals, metes and bounds description, ROW monumentation)

Road Plan Requirements

- Road cross section of materials (surface and base materials and depths)
- Plan and profile view of proposed road/access (stationing, vertical curve/slope data)
- Proposed drainage measures
- Erosion control measures locations
- Tree clearing limits
- Road curve data (Pt & Pc stationing, radius, length)
- Proposed utility locations (catch basins, storm drains, water, electrical, gas, cable, etc.)
- Zoning Space and Bulk requirements

- Stormwater phosphorus export treatment calculations or Point System computations
- Is the proposed property and access or private road/backlot driveway part of a previously approved plan? ____ Yes ☒ No

If yes, indicate:

Project name _____

Date approved _____

Recorded Deed information (date, book & page) _____

Shoreland Zoning (SZ) - Refer to Raymond Shoreland Zoning provisions

- Proposed Use(s) _____
- **Type of Shoreland Zone** LRR1 ____ LRR2 ____ SP ____ RP ____
- Existing Lot Size _____ SF/AC Percent of Lot in SZ ____
- Existing Impervious Area on Lot ____ SF
 - Percent of impervious area on existing lot ____
- Proposed Impervious Area on Lot ____ SF
 - Percent of impervious area on existing lot ____
- Closest horizontal distance of structure development and soil disturbance to waterbody or protected resource _____ LF
- Mapping of Floodplains – include FEMA or FIRM maps, indicate 100-year flood elevation
- Label Proposed Structure Footprint size (SF) and height (LF)
- Is tree clearing within 100 feet of waterbody or resource required?
____ Yes ____ No

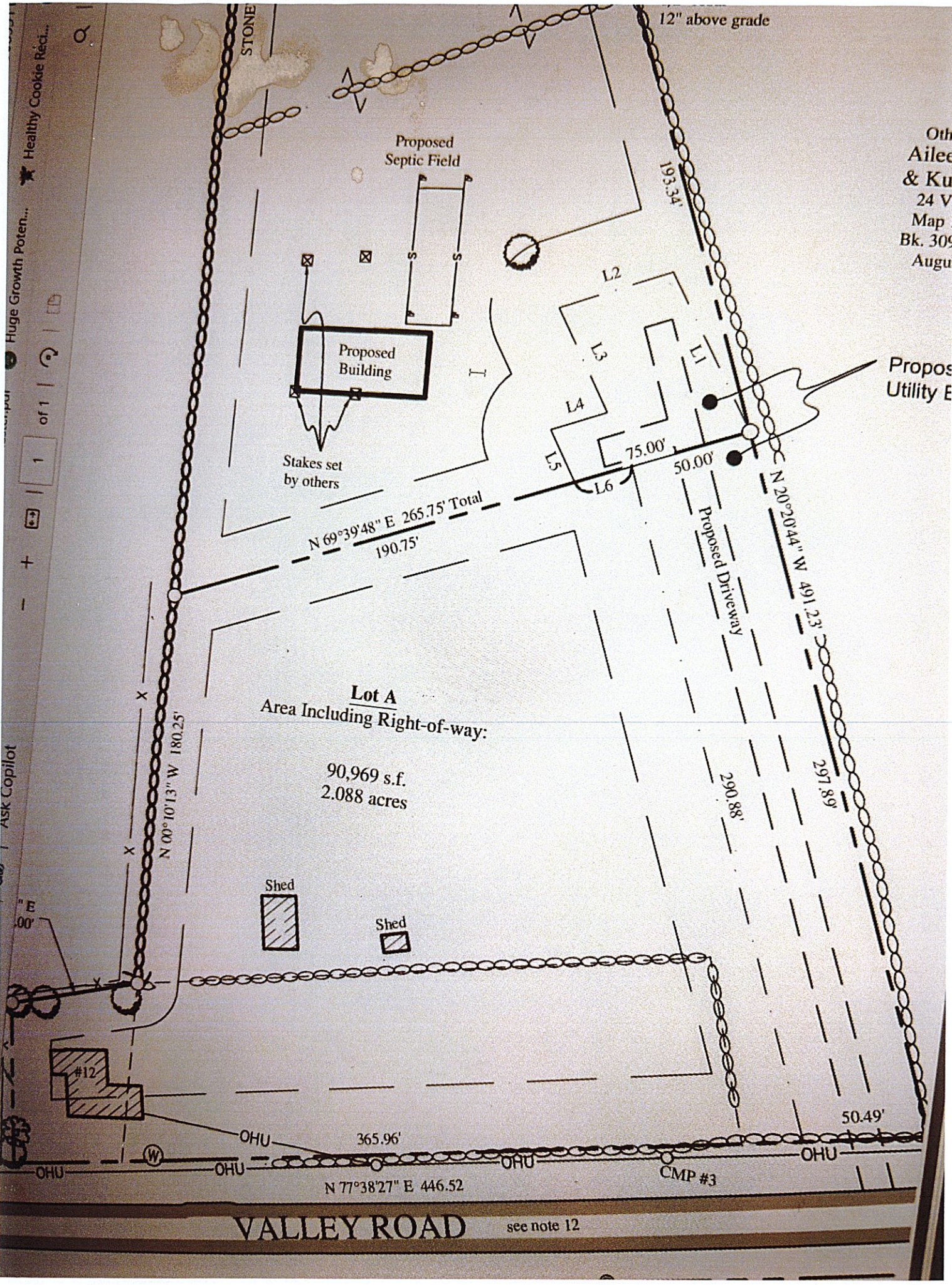
○ Acquisition of State Department sign offs

- | | | |
|--------------------------------|----------|---------|
| ○ Protected/Endangered species | ____ Yes | ____ No |
| ○ Historical | ____ Yes | ____ No |
| ○ Essential Habitats | ____ Yes | ____ No |
| ○ Aquatic Wildlife | ____ Yes | ____ No |
| ○ Wading Birds | ____ Yes | ____ No |
| ○ Other (specify) _____ | | |

Final Site Plan Necessities

- Provide a signature and date block on the final plan for Planning Board or Planning Authority Signatures

- All Planning Board waivers shall be noted on the Final Plan prior to signing of the approval
- All conditions of approval shall be noted on the Final Plan prior to the signing by the Planning Board or Planning Authority
- Development requiring Subdivision review or Road Development Plans, shall provide a recording block and be recorded in the Cumberland County Registry of Deeds within 60 days of the Planning Board signing the approved plan
- The applicant is requested to provide a final pdf electronic version of the Final Plans upon approval
- All Planning Board of Staff approvals are accompanied by a formal Finding of Fact document or letter
- All application fees, escrows or applicable performance bonds or estimated inspection fee escrow accounts are to be reviewed and approved by the Town and PAID IN FULL. The applicant cannot commence construction until such fees are paid in full
- For diligent processing of Final Site Plans the applicant should reply in writing to the Criteria and Site Plan Standards that the Planning Board shall consider for determining approval for Site Plan Review. That criteria is located in Article 10, Site Plan Review, E. Criteria and Standards, a-k
- For diligent processing of Final Shoreland Zoning Applications, the applicant should reply in writing to the required findings that the project meets the criteria as located in the Shoreland Zoning Provisions, Section 16, D. Procedure for Administering Permits, 1-9



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Map
Bk. 309
Augu

Propos
Utility E

Lot A
Area Including Right-of-way:

90,969 s.f.
2.088 acres

Shed

Shed

#12

VALLEY ROAD

see note 12



October 7, 2024

SUGGESTED LEGAL DESCRIPTION
Use of this description requires legal review

Daughter's Lot
2.097 acres

Exhibit A

A certain lot or parcel of land, with the improvements thereon, situated on the northerly side of Valley Road, but not adjacent thereto, in the Town of Raymond, County of Cumberland, State of Maine, shown as "Daughter's Lot" on a plan entitled "Lot Division Plan of Pelletier Parcel, 12 Valley Rd," (the "Plan") prepared by Terradyn Consultants, LLC dated October 16, 2024 and recorded as Plan Book 224 Page 445, to which a more particular description of the property may be had. Said parcel is also described as follows:

Beginning at a 1/2" rebar found twelve inches above grade in a stone wall at the northwesterly corner of other land of the Grantors Herein as described in a warranty deed from Delbert L. Peavey and Elizabeth A. Peavey dated August 9, 2013 and recorded as Book 30917 Page 221;

1. Thence N 12°01'19" W a distance of 362.52 feet to a rebar set in a stone wall on line of land now or formerly of Douglas R. Vance by deed dated April 17, 2020 and recorded as Book 36623 Page 334;
2. Thence S 79°08'15" W, along said Vance and stone wall, a distance of 116.14 feet to a rebar set at a corner of said Vance and stone wall;
3. Thence S 00°43'07" E, along said Vance and stone wall, a distance of 606.37 feet to a rebar set in stone wall;
4. Thence N 69°39'48" E a distance of 265.75 feet to other land of the Grantor Herein as described in a warranty deed from Delbert L. Peavey and Elizabeth A. Peavey dated August 9, 2013 and recorded as Book 30917 Page 221;
5. Thence N 20°20'44" W, along other land of the Grantor Herein by Deed Book 30917 Page 221, a distance of 193.34 feet to the **Point of Beginning**.

Containing approximately 2.09 acres.

Subject to and together with a fifty-foot wide right of way or easement to the Grantee, their heirs and assigns, to use in common with the Grantors, their heirs and assigns, for all purposes for which a road is normally used, including, but not limited to the following:

the right of ingress and egress by foot and by vehicle of any sort whatever; the right to construct, maintain, repair, grade, excavate, fill and pave the full width of the right-of-way; and the right to install within the right-of-way, both above and below ground, utility services to include, without limitation, facilities necessary or convenient for the transmission of electricity, gas, telephone communications, cable television, computer communications, sewage, water and such similar services which are currently available or in the future may become available.

Said fifty-foot-wide right of way or easement is shown on said Plan and is also described as follows:

Beginning at a 1/2" rebar on the northerly sideline of Valley Road as described in a warranty deed from Delbert L. Peavey and Elizabeth A. Peavey dated August 9, 2013 and recorded as Book 30917 Page 221 and being N 77°38'27" E a distance of 416.52 feet from the southeasterly corner of land now or formerly of Douglas R. Vance by a deed dated April 17, 2020 and recorded as Book 36623 Pg 334;

Thence N 20°20'44" W, along other land of the Grantor Herein as described in a warranty deed from Delbert L. Peavey and Elizabeth A. Peavey dated August 9, 2013 and recorded as Book 30917 Page 221, a distance of 447.89 feet;

Thence S 69°39'48" W a distance of 50.00 feet;

Thence S 20°20'44" E a distance of 50.00 feet;

Thence S 69°39'48" W a distance of 50.00 feet;

Thence S 20°20'44" E a distance of 50.00 feet;

Thence N 69°39'48" E a distance of 50.00 feet;

Thence S 20°20'44" E a distance of 440.88 feet to the northerly sideline of said Valley Road;

Thence N 78°04'08" E, along the northerly sideline of Valley Road, a distance of 50.49 feet to the **Point of Beginning**.

Together with a certain fifteen-foot-wide utility access & maintenance easement centered on the utility lines running from Central Maine Power Company Pole No.3 in Valley Road, through the above-described parcel, to the utility pole within the above-described right of way or easement.

The bearings are referenced to Grid North, Maine State Plane Coordinate System, West Zone, 1802-NAD83.

Being a portion of the premises described in the warranty deed from Irene E. Godine and Sara Richardson to Kurt Pelletier and Aileen Pelletier dated July 19, 2024 and recorded as Book 40878 Page 82.

Use of this description requires an understanding of the following:

1. This description was prepared without benefit of an attorney's title search; therefore, the user of this description shall satisfy themselves that the grantor of the parcel described in this Suggested Parcel Description is record owner, with good and marketable title thereto, free and clear of all encumbrances, with any exception or restrictions that are mutually agreed to by all parties involved. The user of this description shall consult with legal counsel to verify wording contained within this Suggested Parcel Description and to provide all references to easements, restrictions, or covenants of record affecting the described parcel to protect grantor/grantee interests.
2. This Suggested Parcel Description contains the description of an easement over a certain parcel of land. The language of this easement involves important legal issues affecting the grantors and/or grantees. The user of this description shall consult with Legal Counsel to verify wording contained within this Suggested Easement Description to determine what effect it may have upon their intended use of this parcel and to modify, as necessary, to protect affected parties' interests.



October 7, 2024

SUGGESTED LEGAL DESCRIPTION
Use of this description requires legal review

LOT A
2.088 acres

Exhibit A

A certain lot or parcel of land, with the improvements thereon, situated on the northerly side of Valley Road, in the Town of Raymond, County of Cumberland, State of Maine, shown as "Lot A" on a plan entitled "Lot Division Plan of Pelletier Parcel, 12 Valley Rd," prepared by Terradyn Consultants, LLC dated October 11, 2024 and recorded as Plan Book 224 Page 445, and being more particularly bounded and described as follows:

Beginning at a 1/2" rebar on the northerly sideline of Valley Road as described in a warranty deed from Delbert L. Peavey and Elizabeth A. Peavey dated August 9, 2013 and recorded as Book 30917 Page 221 and being N 77°38'27" E a distance of 416.52 feet from the southeasterly corner of land now or formerly of Douglas R. Vance by a deed dated April 17, 2020 and recorded as Book 36623 Pg 334;

1. Thence S 77°38'27" W, along said Valley Road, a distance of 416.52 feet to the southeasterly corner of said Vance;
2. Thence N 06°14'44" W, along said Vance, a distance of 76.59 feet to a rebar set;
3. Thence N 72°36'53" E, along said Vance, a distance of 66.00 feet to a rebar set at the end of a stone wall;
4. Thence N 00°10'13" W, along said Vance and stone wall, a distance of 180.25 feet to a rebar set;
5. Thence N 69°39'48" E a distance of 265.75 feet to other land of the Grantors Herein as described in a warranty deed from Delbert L. Peavey and Elizabeth A. Peavey dated August 9, 2013 and recorded as Book 30917 Page 221;
6. Thence S 20°20'44" E, along other land of the Grantor Herein by Deed Book 30917 Page 221, a distance of 297.89 feet to the **Point of Beginning**.

Containing approximately 2.088 acres.

Subject to and together with a fifty-foot wide right of way or easement to the Grantee, their heirs and assigns, to use in common with the Grantors, their heirs and assigns, for all purposes for which a road is normally used, including, but not limited to the following:

the right of ingress and egress by foot and by vehicle of any sort whatever; the right to construct, maintain, repair, grade, excavate, fill and pave the full width of the right-of-way; and the right to install within the right-of-way, both above and below ground, utility services to include, without limitation, facilities necessary or convenient for the transmission of electricity, gas, telephone communications, cable television, computer communications, sewage, water and such similar services which are currently available or in the future may become available.

Said fifty-foot-wide right of way or easement is shown on said Plan and is also described as follows:

Beginning at a 1/2" rebar on the northerly sideline of Valley Road as described in a warranty deed from Delbert L. Peavey and Elizabeth A. Peavey dated August 9, 2013 and recorded as Book 30917 Page 221 and being N 77°38'27" E a distance of 416.52 feet from the southeasterly corner of land now or formerly of Douglas R. Vance by a deed dated April 17, 2020 and recorded as Book 36623 Pg 334;

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Thence S 69°39'48" W a distance of 50.00 feet;

Thence S 20°20'44" E a distance of 50.00 feet;

Thence S 69°39'48" W a distance of 50.00 feet;

Thence S 20°20'44" E a distance of 50.00 feet;

Thence N 69°39'48" E a distance of 50.00 feet;

Thence S 20°20'44" E a distance of 440.88 feet to the northerly sideline of said Valley Road;

Thence N 78°04'08" E, along the northerly sideline of Valley Road, a distance of 50.49 feet to the **Point of Beginning**.

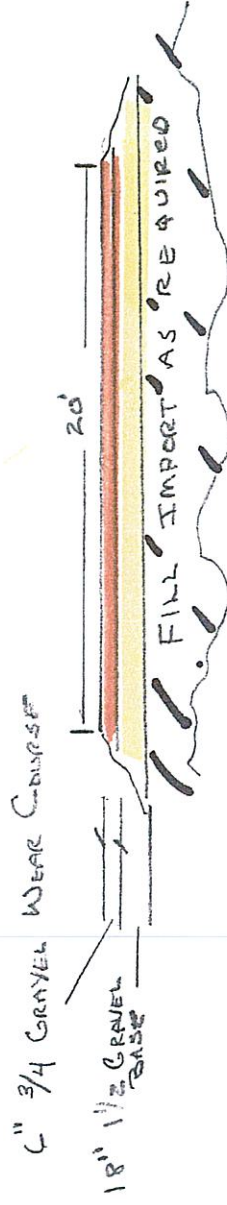
Also subject a certain fifteen-foot-wide utility access & maintenance easement centered on the utility lines running from Central Maine Power Company Pole No.3 in Valley Road, through the above-described parcel, to the utility pole within the above-described right of way or easement. This easement is reserved by the Grantor, in common with the Grantee, and was also previously conveyed by Grantor to others as described in Deed Book _____ Page_____.

The bearings are referenced to Grid North, Maine State Plane Coordinate System, West Zone, 1802-NAD83.

Being a portion of the premises described in the warranty deed from Irene E. Godine and Sara Richardson to Kurt Pelletier and Aileen Pelletier dated July 19, 2024 and recorded as Book 40878 Page 82.

Use of this description requires an understanding of the following:

1. This description was prepared without benefit of an attorney's title search; therefore, the user of this description shall satisfy themselves that the grantor of the parcel described in this Suggested Parcel Description is record owner, with good and marketable title thereto, free and clear of all encumbrances, with any exception or restrictions that are mutually agreed to by all parties involved. The user of this description shall consult with legal counsel to verify wording contained within this Suggested Parcel Description and to provide all references to easements, restrictions, or covenants of record affecting the described parcel to protect grantor/grantee interests.
2. This Suggested Parcel Description contains the description of an easement over a certain parcel of land. The language of this easement involves important legal issues affecting the grantors and/or grantees. The user of this description shall consult with Legal Counsel to verify wording contained within this Suggested Easement Description to determine what effect it may have upon their intended use of this parcel and to modify, as necessary, to protect affected parties' interests.



ESTIMATED QUANT

1 1/2 MDOT A 380 cy

3/4 PROCESS GRAVEL 125 cy

ADD SCREENED FILL BASE (AS REQ)

PELLETIER PRIVATE ROAD INSTALLATION VALLEY ROAD

RAYMOND, ME

- 1) Clear and Grub ROW remove trees and stumps
- 2) Strip off all organics and topsoil down to compact material
- 3) Fill low areas with compactable fill to subgrade
- 4) Compact subgrade with mechanical roller > 95% proctor
- 5) Install 18 inch subbase of 1 1/2 gravel compacted in place (6 inch lifts)
- 6) Install 6 inch gravel wear course of 3/4 Process Gravel compacted in place

NOTE: Contractor shall fill and repair any ruts or potholes created during construction of new home and grade and level roadway as req upon issuance of C.O