



Civil Engineering | Surveying

March 8, 2023

James Seymour, Town Planner
Town of Raymond
401 Webbs Mills Rd
Raymond, ME 04071

Re: Second Amended Subdivision Application
Spiller Hill/Gay Brook Lots, Spiller Hill Road
Tax Map 15 Lot 123C
Peter & Donna Marcinuk

Dear Jim,

Please find attached fifteen (15) copies of the following information in support of the submission for a Second Amended Subdivision as described above:

1. Application for Subdivision
2. Parcel Deed (Bk. 13528 Pg. 43)
3. Amended Subdivision Application Fee (\$1,475)
4. Figures (USGS, FEMA, Tax Map, Medium Intensity Soils, and Sand & Gravel Aquifers)
5. 1995 Subdivision Plan – LUC (Plan Book 195 Page 213)
6. 1997 Subdivision Plan – Brad Hare (Plan Book 197 Page 528)
7. 2013 Amended Subdivision – BH2M (Plan Book 214 Page 33)
8. 2nd Amended Subdivision Plan – (Full & Reduced Size)

This parcel of land was originally part of a subdivision back in 1995 by Land Use Consultants (see attached Plan Book 195 Page 213). An Amendment to this original subdivision to create the subject parcel was completed in 1997 by Brad Hare (See attached plan-Plan Book 197 page 528). A later amendment by the owners of this parcel, Peter & Donna Marcinuk, subdivided out one additional lot, which was a family gift lot in 2013 by BH2M (see attached Plan Book 214 Page 33). At this time, the owners, Peter & Donna Marcinuk, would like to Amend the approved subdivision plan a second time to subdivide out on additional lot. This lot will meet the Town of Raymond Back Lot Standards and will be a family gift lot. The existing driveway serving the applicants home (112 Spiller Hill Road) will be used as a Back Lot Driveway for access to the proposed lot

Please find the following as a summary of some of the project highlights for consideration:

- BH2M measured the site distances in each direction from the existing driveway along Spiller Hill Road and found that the location meets all applicable standards (see 2nd amended subdivision plan).

- The proposed lot is 3.01-acres in size and meets all applicable Town Zoning requirements. The remaining parcel now contains approximately 19.31 acres (see plan for more information).
- The existing driveway serving the applicant's home at 112 Spiller Hill Road is approximately 12 to 15 feet wide. This driveway will be utilized to provide access to the proposed lot as shown on the attached Amended Subdivision Plan as was the case when the applicant cut out a previous lot back in 2013. By utilizing the existing driveway, which has an existing stream crossing across the Tributary of Gay Brook that bisects the property, we can limit the impacts to this natural resource since no additional work will be required in the area and an additional stream crossing is not needed. The existing driveway will serve as a back lot driveway and meets all applicable Town requirements. A 50-foot wide access right of way has been proposed on the lot to allow for access to the proposed new lot. Fee ownership of this right of way will remain with the parcel owned by Peter & Donna Marcinuk (Tax Map 15 Lot 123C).
- The Amended Subdivision application requires a summary on traffic impacts. The following is a summary of traffic impacts for the one proposed lot according to the Trip Generation Manual, Third Edition by The Institute of Transportation Engineers:

Average Weekday (In and Out) = 10 trips
AM Peak Hour (In and Out) = 0.8 trips
PM Peak Hour (In and Out) = 1 trip
Peak Hour of Generator (In and Out) = 1 trip

- The proposed 1-lot will not result in more than 1-acre of developed area or 20,000 s.f. of impervious area, therefore, the project is exempt from Maine DEP Chapter 500 standards. A tributary of Gay Brook bisects the parcel along the Westerly portions of the site. This parcel is part of the Gay Brook Watershed which discharges to Little Rattlesnake Pond. The runoff generated by the proposed driveway for the proposed lot will flow overland in sheet flow through a wooded area to the existing vegetated ditch on the Southerly side of the existing driveway, where the runoff is discharged to the existing Gay Brook Tributary. The runoff generated by the proposed home will flow overland in sheet flow in the wooded portions of the site to the North. All applicable erosion and sediment control techniques will be implemented to limit the erosion potential of the site during construction (see sheet 2 of plans). No adverse impacts will be created to any abutting properties or downstream natural resources as a result of this project.

Please call me if you have any question regarding this application or if any additional information is needed. We look forward to working with the Town on this project.

Sincerely,



Andrew S. Morrell, PE
Project Engineer

Attachment 1
Application for Subdivision

Town of Raymond Planning Board Application for Subdivision and Site Review

rev 1-25-17

Property Information

Map 15 Lot 123C
 Zoning District Rural (R)
 Street Address: Vivs Way
 Deed Reference
 Book 13528 Page 43
 Parcel Size 22.32 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: Peter & Donna Marcinuk Telephone: 207 615-7858
 Address: 10 Vivs Way Fax: N/A
Raymond, Maine 04071 email: northeast.rental@outlook.com

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

Agent Information check here if correspondence should be directed to agent

Name: Andrew Morrell - BH2M Telephone: 207 839-2771 x206
 Address: 380B Main Street Fax: N/A
Gorham, Maine 04038 email: amorrell@bh2m.com

Owner Information:

Name: Peter & Donna Marcinuk Telephone: 207 615-7858
 Address: 10 Vivs Way Fax: N/A
Raymond, Maine 04071 email: northeast.rental@outlook.com

Proposed Development (check all that apply)

- Subdivision Site Plan
- Pre-Application Conference
- Preliminary Plan Review
- Final Plan Review
- Other: Amended Subdivision - 1 Proposed Lot
Spiller Hill / Gay Brook Lots

Project Type:

- Single Family Subdivision
- Multi-family Development
- Commercial
- Industrial
- Other: Amended Subdivision - 1 Proposed Lot

Town of Raymond Planning Board Application for Subdivision and Site Review

rev 1-25-17

Proposed Development Name: Spiller Hill / Gay Brook Lots - Amended Subdivision

<u>1</u>	Number of Lots
<u>1</u>	Number of Units
<u>N/A</u>	Total Square Footage of Comm./Ind. Bldgs.

Proposed Road Name(s):

Existing Road - Vivs Way

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.

PETER MARCINIUK
Print Name of Property Owner

[Signature]
Signature of Property Owner

3/8/23
Date

Andrew S. Morrell - BHAM
Print Name of Owner's Agent

[Signature]
Signature of Owner's Agent

3/7/23
Date

Attachment 2
Parcel Deed

(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that I, **LEE F. ADAMS, JR.**, of Raymond, County of Cumberland, and State of Maine, for consideration paid, grant to **PETER and DONNA M. MARCINUK**, both of Raymond, County of Cumberland, and State of Maine, whose mailing address is 92 Meadow Road, Raymond, Maine 04071, as Joint Tenants, with **WARRANTY COVENANTS**, the land in Raymond, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land located on the easterly side of Spiller Hill Road, in the Town of Raymond, County of Cumberland, State of Maine, and being more particularly bounded and described as follows:

Beginning at a set rebar on the easterly right-of-way line of Spiller Hill Road, said rebar being the northwesterly corner of lands now or formerly of Patrick R. and Lorie A. Cayer as recorded in Book 7120, Page 77, Cumberland County Registry of Deeds.

Thence along a curve to the left along the easterly right-of-way line of said Spiller Hill Road an arc length of 172.58 feet to a point of compound curvature, said curve has a delta of $16^{\circ}58'48''$ radius of 582.33 feet and a chord of $N 01^{\circ}54'49''$ W 171.95 feet;

Thence continuing along a curve to the left along said Spiller Hill Road an arch length of 259.35 feet to a point of compound curvature, said curve has a delta of $28^{\circ}24'44''$ radius of 523.01 feet and a chord of $N 24^{\circ}36'35''$ W 256.70 feet;

Thence continuing along a curve to the left along said Spiller Hill Road an arc length of 292.34 feet to a set rebar, said curve has a delta of $36^{\circ}09'56''$ radius of 463.14 feet and a chord of $N 56^{\circ}53'55''$ W 287.51 feet, said set rebar being on the remaining lands of Lee F. Adams, Jr. as recorded in Book 10474, Page 124, Cumberland County Registry of Deeds;

Thence $N 49^{\circ}03'36''$ E along remaining lands of said Adams 1554.88 feet to a set rebar, said set rebar being on the range line between ranges 13 and 14;

Thence $S 37^{\circ}08'01''$ E along said range line between ranges 13 and 14 and along remaining lands of said Adams 100.00 feet to a point, said point being a southwesterly corner of land now or formerly of Matthew and Eryn Sanborn as recorded in Book 6636, Page 308, Cumberland County Registry of Deeds;

and lands of said Sanborn and along lands now or formerly of Gander Brook Camp as recorded in Book 2531, Page 110, Cumberland County Registry of Deeds, 718.88 feet to an 18" oak with a triple red blaze, from said oak a 5/8" drill hole in the middle of a chiseled "X" in a 3-foot diameter boulder bears N 65°24'42" W 7.18 feet, said oak being the northerly corner of lands now or formerly of Patrick R. and Lorie A. Cayer as recorded in Book 11001, Page 339, Cumberland County Registry of Deeds;

Thence S 55°34'58" W on an extension of the following described stone wall along lands of said Cayer 352.94 feet to the beginning of said stone wall;

Thence continuing S 55°34'58" W on an extension of the following described stone wall along lands of said Cayer 352.94 feet to the beginning of said stone wall;

Thence continuing S 55°34'58" W along said stone wall and along lands of said Cayer as recorded in Book 11009, Page 339, Cumberland County Registry of Deeds and along other lands of said Cayer as recorded in Book 7120, Page 77, Cumberland County Registry of Deeds 657.13 feet to an angle point in said stone wall;

Thence S 51°47'22" W continuing along said stone wall and along lands of said Cayer 65.93 feet to an angle point, said angle point also being the intersection of another stone wall;

Thence 54°39'30" W continuing along said stone wall and along lands of said Cayer 324.74 feet to the end of said stone wall;

Thence continuing S 53°39'30" W on a line being an extension of said stone wall and along said Cayer 209.51 feet to the point of beginning.

The above-described parcel contains 25.30 acres more or less.

All the above mentioned "set rebar" are set #5 rebar with plastic caps stamped "Des Lauriers PLS 1314".

The basis of bearing for the above-described parcel is magnetic north 1997. The above-described parcel is shown on a Standard Boundary Survey prepared for Lee F. Adams, Jr. by Des Lauriers & Associates dated March 1997.

Inc. to Lee F. Adams, Jr. as recorded in Book 10474, Page 124, Cumberland
County Registry of Deeds.

28th of July

WITNESS my hand and seal, this day of ~~June~~, 1997.

WITNESS:

Wendy E. Frazier

Lee F. Adams Jr.
Lee F. Adams, Jr.

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

July 28
~~June~~, 1997

Then personally appeared the above named Lee F. Adams, Jr., and acknowledged
the foregoing instrument to be his free act and deed.

Before me,

SEAL

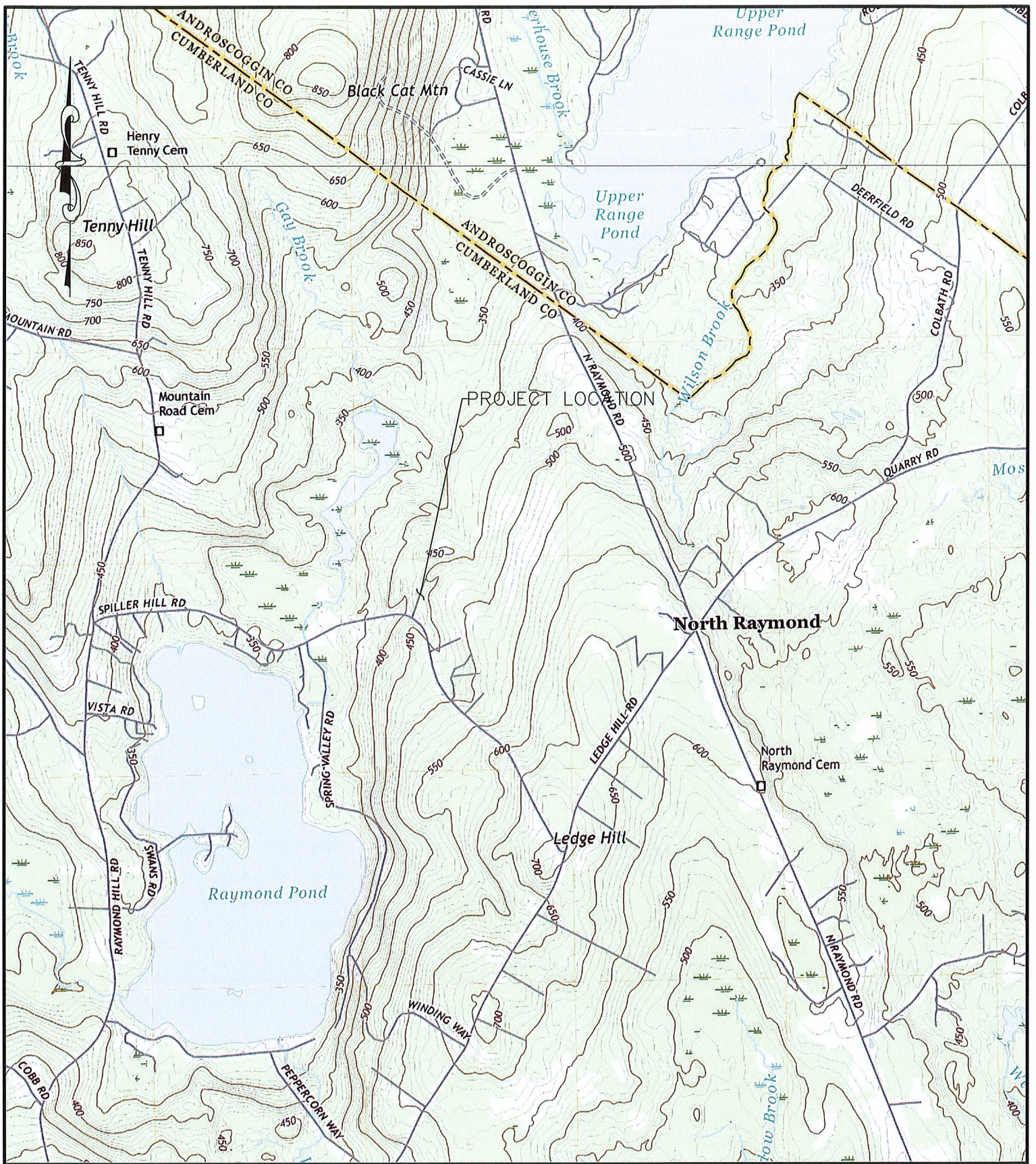
Wendy E. Frazier
Attorney at Law/Notary Public
WENDY E. FRAZIER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JUNE 12, 1998

RECEIVED
COUNTY OF CUMBERLAND OF DEEDS

1997 DEC 31 PM 1:27

CUMBERLAND COUNTY
John B. Collins

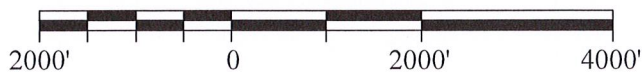
Attachment 3
Figures



REFERENCES:

1. USGS QUADRANGLE RAYMOND, ME 2021
2. USGS QUADRANGLE MECHANIC FALLS, ME 2021

Scale: 1" = 2000'



BH2M

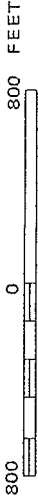
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

380B Main Street
Gorham, Maine 04038

Tel. (207) 839-2771
Fax (207) 839-8250



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
RAYMOND,
MAINE
CUMBERLAND COUNTY

PANEL 10 OF 20
(SEE MAP INDEX FOR PANELS NOT PRINTED)

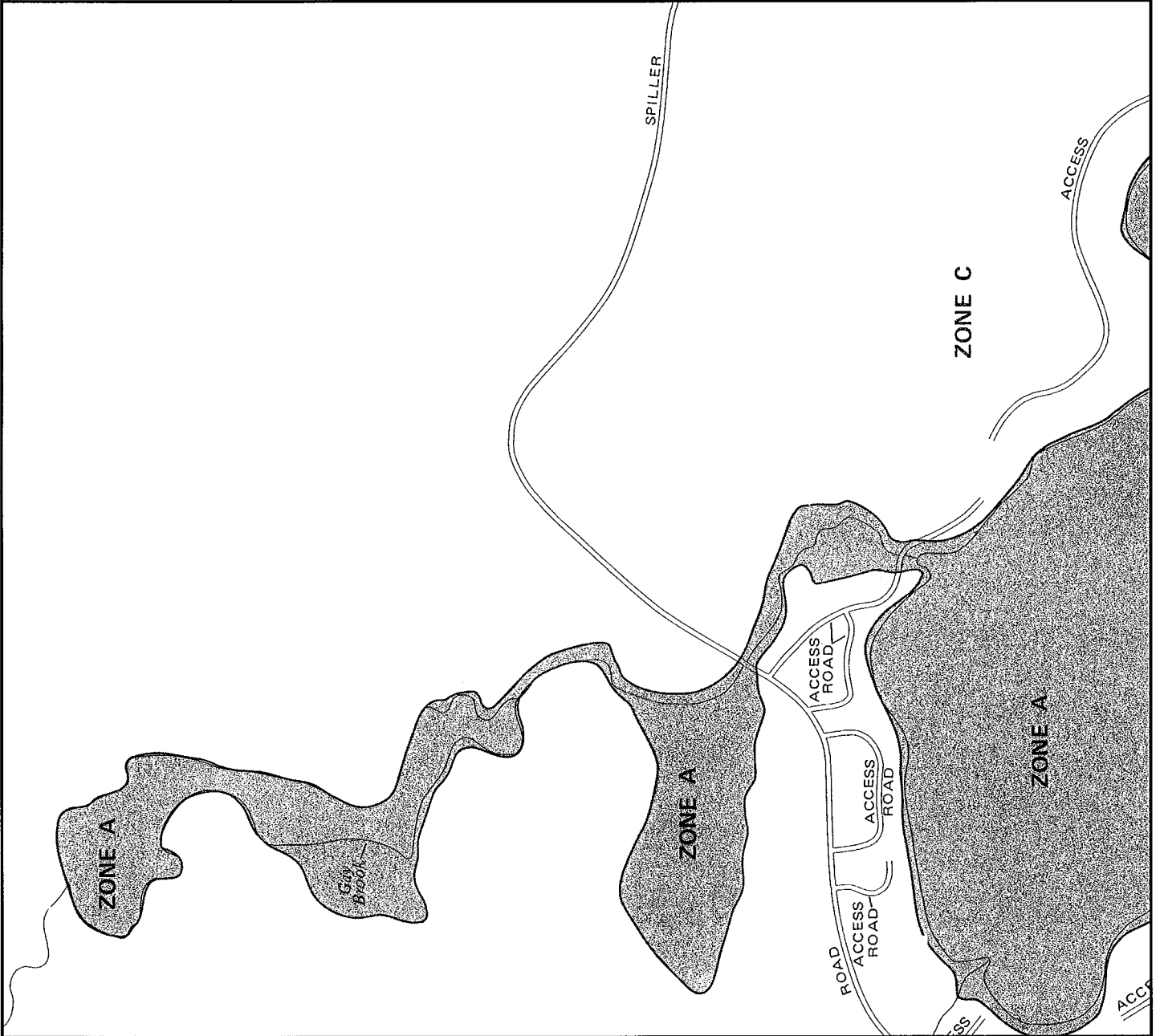
COMMUNITY-PANEL NUMBER
230205 0010 B

EFFECTIVE DATE:
MAY 5, 1981



federal emergency management agency
federal insurance administration

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



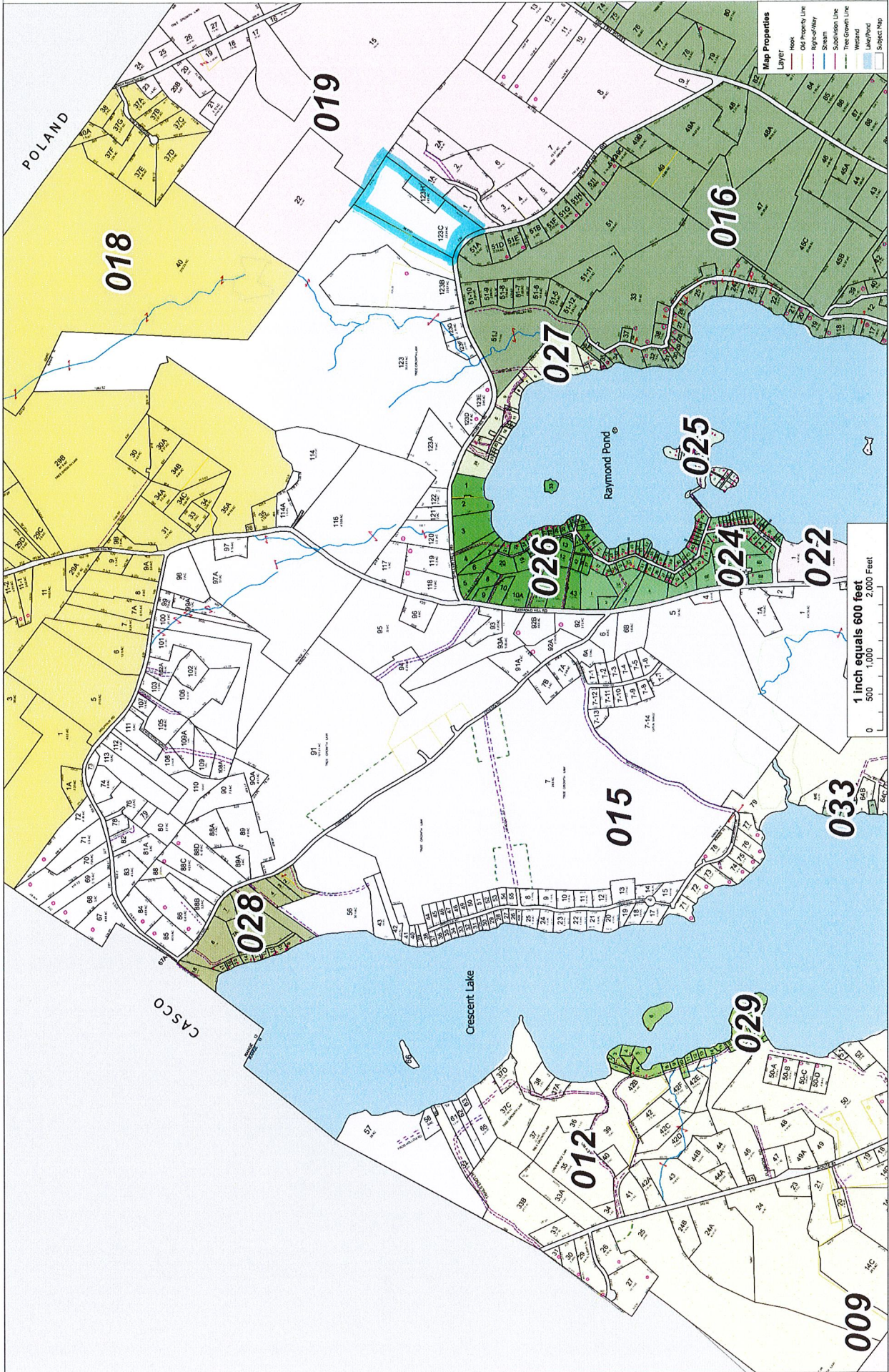
THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY WITHIN THE TOWN OF RAYMOND AND IS COMPILED FROM RECORDED DEEDS, PLATS, TAX MAPS, SURVEYS, PLANNING ZONING MAPS AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS TAX MAP ARE HEREBY NOTIFIED THAT THE AFOREMENTIONED PUBLIC PRIMARY

INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE TOWN OF RAYMOND AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

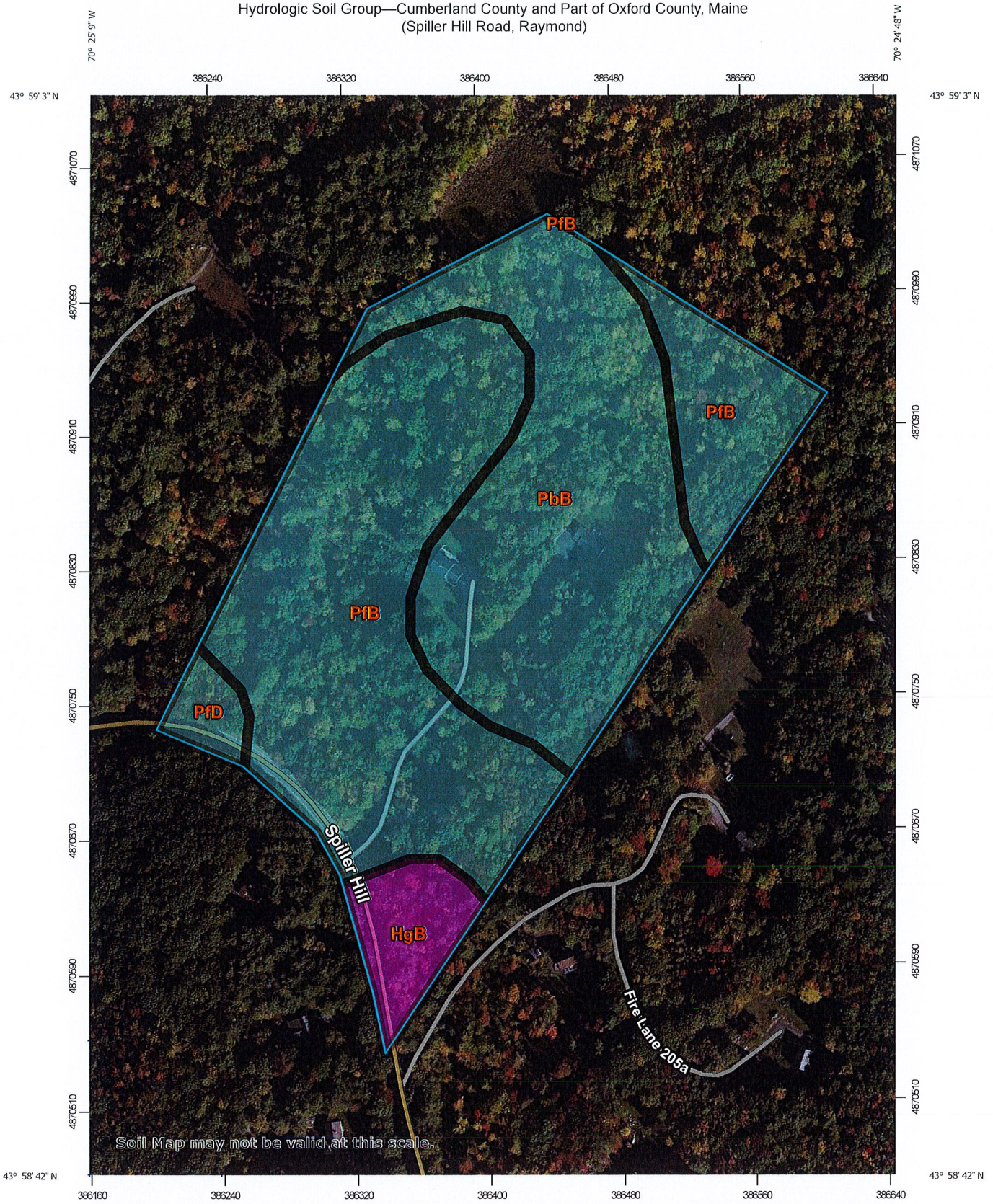
TOWN OF RAYMOND Cumberland County, Maine 2021 Property Map



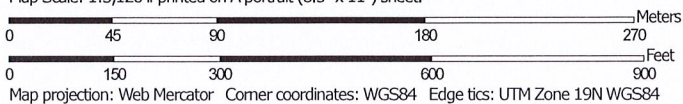
Sources:
Raymond Assessors' Database
Maine Office of GIS
Prepared by:
Sebejo Technics, Inc.
Effective Date: April 1, 2021


















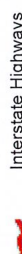


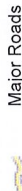

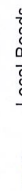











Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine
(Spiller Hill Road, Raymond)



Map Scale: 1:3,120 if printed on A portrait (8.5" x 11") sheet.



MAP LEGEND

 Area of Interest (AOI)	 C
 Soil Rating Polygons A	 C/D
 A/D	 D
 B	 Not rated or not available
 B/D	Water Features
 C	 Streams and Canals
 C/D	Transportation
 D	 Rails
 Not rated or not available	 Interstate Highways
Soil Rating Lines	 US Routes
 A	 Major Roads
 A/D	 Local Roads
 B	Background
 B/D	 Aerial Photography
 C	
 C/D	
 D	
 Not rated or not available	
Soil Rating Points	
 A	
 A/D	
 B	
 B/D	

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 19, Aug 30, 2022

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
HgB	Hermon sandy loam, 3 to 8 percent slopes	A	1.3	5.5%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	C	9.1	38.8%
PfB	Paxton very stony fine sandy loam, 3 to 8 percent slopes	C	12.5	53.3%
PfD	Paxton very stony fine sandy loam, 15 to 25 percent slopes	C	0.6	2.4%
Totals for Area of Interest			23.5	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

Sand and Gravel Aquifers



2/27/2023, 1:55:01 PM

Image

Red: Band_1

Green: Band_2

1:24,000

0 500 1,000 2,000 ft

0 240 480 960 m

Maine Geological Survey, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA

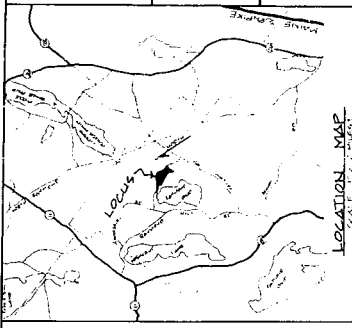
Maine Geological Survey
2016

FINAL SUBDIVISION RECORDING PLAT

Job No. 726
Sheet

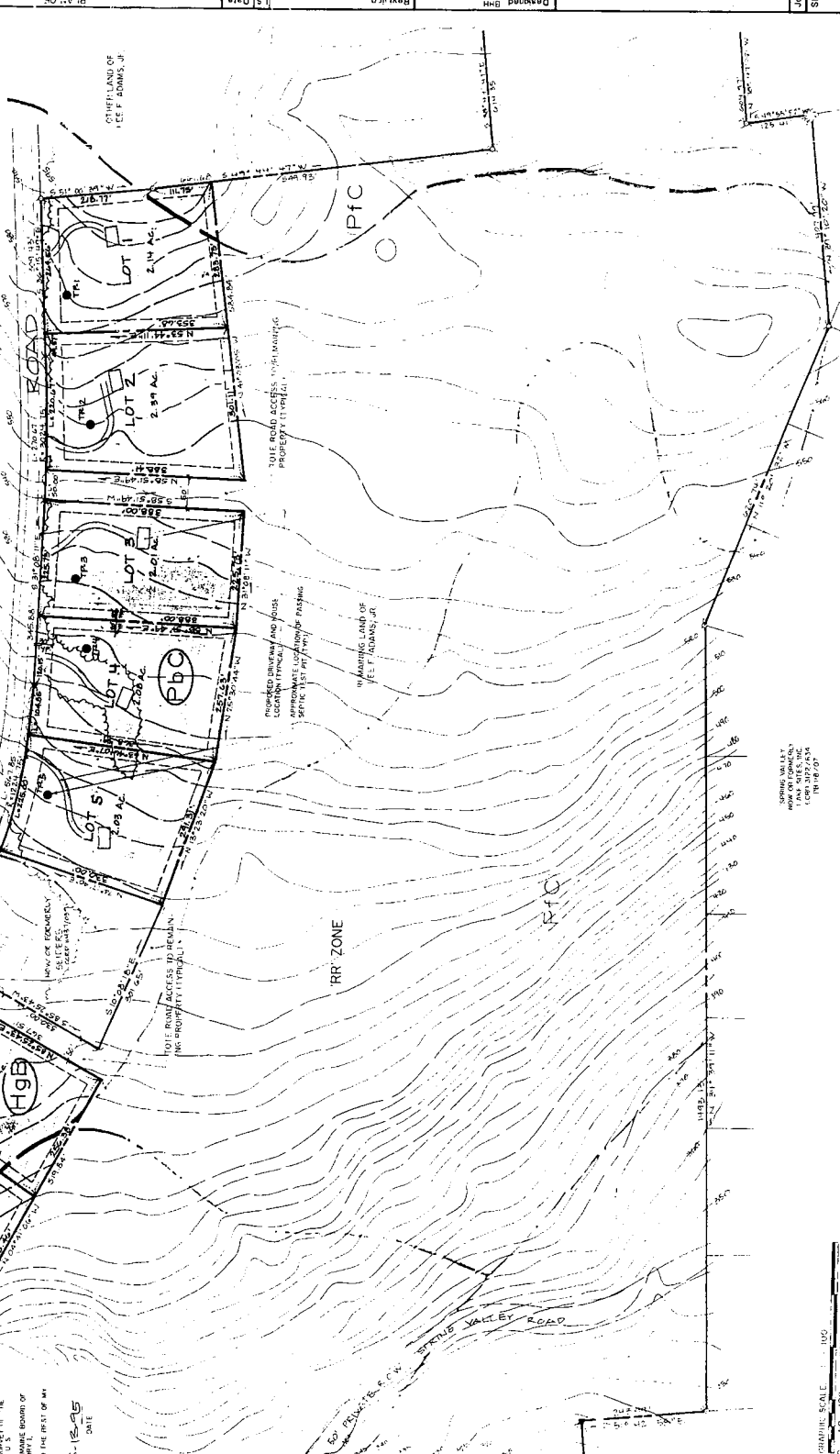
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Drawn	SKN
Checked	BHM
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Date	JUNE 13, 1995

SPILLER HILL LOTS
PLAN OF



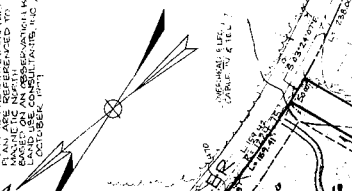
GENERAL NOTES:

1. RECORD OWNER IS: ANDREW LEE F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR.
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GENERAL NOTES:

1. RECORD OWNER IS: ANDREW LEE F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR.
2. RECORD OWNER IS: ANDREW LEE F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR.
3. RECORD OWNER IS: ANDREW LEE F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR.
4. RECORD OWNER IS: ANDREW LEE F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR.
5. RECORD OWNER IS: ANDREW LEE F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR.
6. RECORD OWNER IS: ANDREW LEE F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR.
7. RECORD OWNER IS: ANDREW LEE F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR.
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9. RECORD OWNER IS: ANDREW LEE F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR. 175 SPILLER HILL ROAD, LEFF F. ADAMS, JR.
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SURVEYOR'S STATEMENT

I, the undersigned, being a duly licensed and sworn Surveyor in the State of Maine, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations upon which this plan is based, and that the same conform to the requirements of the laws of the State of Maine.

DATE: 6-15-95

Signature: [Surveyor's Name]

LEGEND

- PROPERTY LINE
- EASEMENT
- RIGHT OF WAY
- UNDEVELOPED
- UNDEVELOPED
- UNDEVELOPED

APPROVED BY THE TOWN OF
DAWSON PLANNING BOARD
[Signature]

GRAPHIC SCALE: 1"=100'

1 0

Attachment 5
1997 Subdivision Plan – Brad Hare

BRAD HARE ASPLA
138 Spiller Hill
207.963.3000

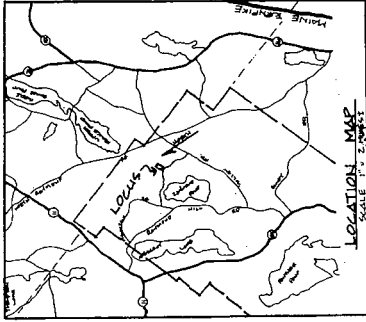


Spiller Hill / Gay Brook Lots
Amendment to Subdivision Plans
Prepared for the Planning Board
178 Spiller Hill
Raymond, Maine 04073



FINAL SUBDIVISION RECORDING PLAT
Scale: 1" = 200' - 0"

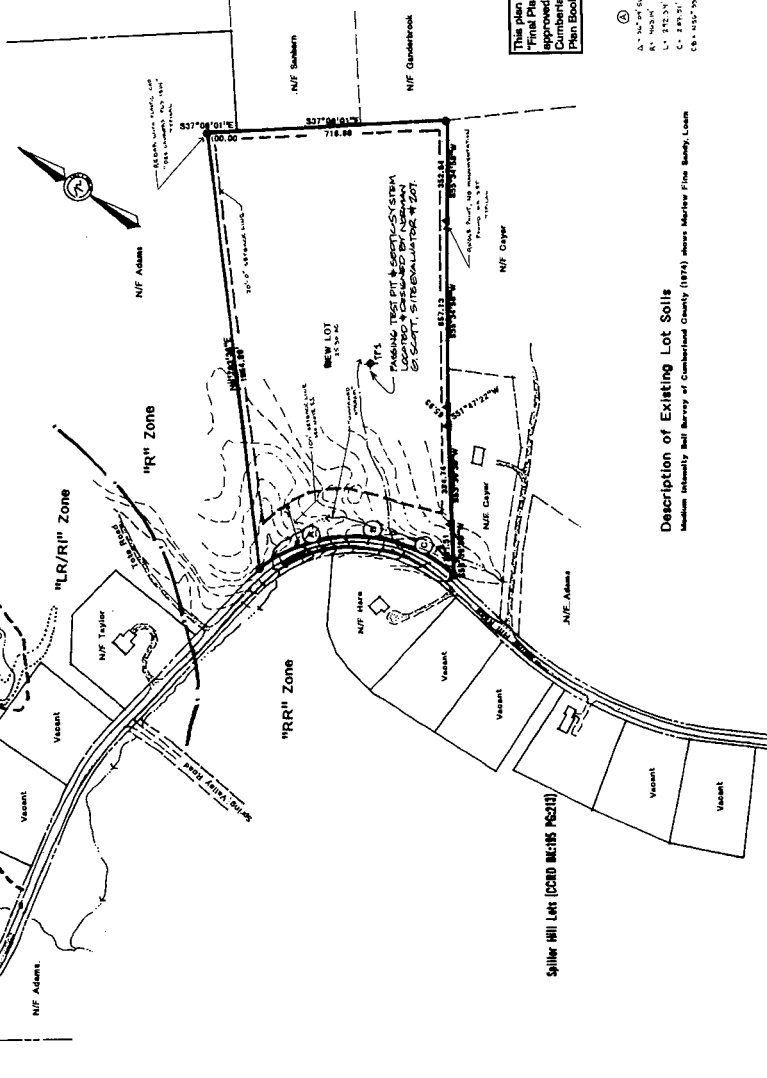
SHEET
1 of 1



General Notes:

1. Record Owner of Land is Lee F. Adams, Jr., 179 Spiller Hill Road, Raymond, ME 04073 (see Access Address)
2. This plan is an amendment to the previously recorded subdivision plat which was first owned and divided by the above referenced record owner. Plans to be amended are recorded in Book 195, Page 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
3. 1987 by DeLauriers & Associates, Inc.

12. All proposed principal and accessory structures shall be set back at least 100 feet from the centerline of the road.
13. All proposed principal and accessory structures shall be set back at least 100 feet from the centerline of the road.
14. All proposed principal and accessory structures shall be set back at least 100 feet from the centerline of the road.



This plan is a revision of the previously recorded plan entitled "Gay Brook Lots", dated June 13, 1995 and approved by the Raymond Planning Board and recorded in the Cumberland County Registry of Deeds on July 14, 1995 in Plan Book 195, Page 213.

CURVE DATA

Curve 1	Stationing	Radius	Chord	Delta Angle
1	5+00.00 to 5+11.11	300.00'	111.11'	20.905°
2	5+11.11 to 5+22.22	300.00'	111.11'	20.905°
3	5+22.22 to 5+33.33	300.00'	111.11'	20.905°
4	5+33.33 to 5+44.44	300.00'	111.11'	20.905°
5	5+44.44 to 5+55.55	300.00'	111.11'	20.905°

LEGAL DESCRIPTION
PREPARED FOR LEE ADAMS
OF A PARCEL OF LAND LOCATED ON
SPILLER HILL ROAD, RAYMOND, MAINE

MARCH 21, 1996
PROJECT 1918
EXHIBIT A

A certain lot or parcel of land located on the eastern side of Spiller Hill Road in the Town of Raymond, Cumberland County, Maine, and being more particularly bounded and described as follows:

BEGINNING at a certain point on the easterly side of Spiller Hill Road, said point being the intersection of said road with the easterly right-of-way line of said Spiller Hill Road as shown on a Standard Boundary Survey prepared for Lee F. Adams, Jr., and recorded in Book 194, Page 174, CCRO;

THENCE along a curve to the left along the easterly right-of-way line of said Spiller Hill Road as shown on a Standard Boundary Survey prepared for Lee F. Adams, Jr., and recorded in Book 194, Page 174, CCRO, said curve has a delta of 167°58'48", radius of 582.37 feet and a chord of N 01°54'09"W 171.95 feet;

THENCE continuing along a curve to the left along said Spiller Hill Road as set forth in the above description, said curve has a delta of 28°24'48", radius of 523.07 feet and a chord of N 74°30'53"W 256.27 feet;

THENCE continuing along a curve to the left along said Spiller Hill Road as set forth in the above description, said curve has a delta of 34°09'58", radius of 403.14 feet and a chord of N 35°33'39"W 263.31 feet, said point being the intersection of said road with the easterly right-of-way line of said Spiller Hill Road as shown on a Standard Boundary Survey prepared for Lee F. Adams, Jr., and recorded in Book 194, Page 174, CCRO;

THENCE N 49°02'00"E along remaining lands of said Adams 1254.88 feet to a set stake, said set stake being on the range line between ranges 13 and 14;

THENCE S 77°00'10"W along said range line between ranges 13 and 14 and along remaining lands of said Adams 150.00 feet to a point, said point being a southeasterly corner of lands NIF of Hare and AsplA, said point as recorded in Book 195, Page 213, CCRO;

THENCE continuing S 27°00'10"E along said range line between ranges 13 and 14 and lands of said Adams 150.00 feet to a point, said point being a southeasterly corner of lands NIF of Hare and AsplA, said point as recorded in Book 195, Page 213, CCRO;

THENCE S 27°00'10"E along said range line between ranges 13 and 14 and lands of said Adams 150.00 feet to a point, said point being a southeasterly corner of lands NIF of Hare and AsplA, said point as recorded in Book 195, Page 213, CCRO;

THENCE S 27°00'10"E along said range line between ranges 13 and 14 and lands of said Adams 150.00 feet to a point, said point being a southeasterly corner of lands NIF of Hare and AsplA, said point as recorded in Book 195, Page 213, CCRO;

THENCE S 27°00'10"E along said range line between ranges 13 and 14 and lands of said Adams 150.00 feet to a point, said point being a southeasterly corner of lands NIF of Hare and AsplA, said point as recorded in Book 195, Page 213, CCRO;

THENCE S 27°00'10"E along said range line between ranges 13 and 14 and lands of said Adams 150.00 feet to a point, said point being a southeasterly corner of lands NIF of Hare and AsplA, said point as recorded in Book 195, Page 213, CCRO;

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Description of Existing Lot Soils
Medium Intensity Well Servicing (M2) Heavy Medium Fine Sandy Loam

Approved by the
Raymond Planning Board

Date: _____
Signature: _____
Signature: _____
Signature: _____

