

FOR REGISTRY USE ONLY

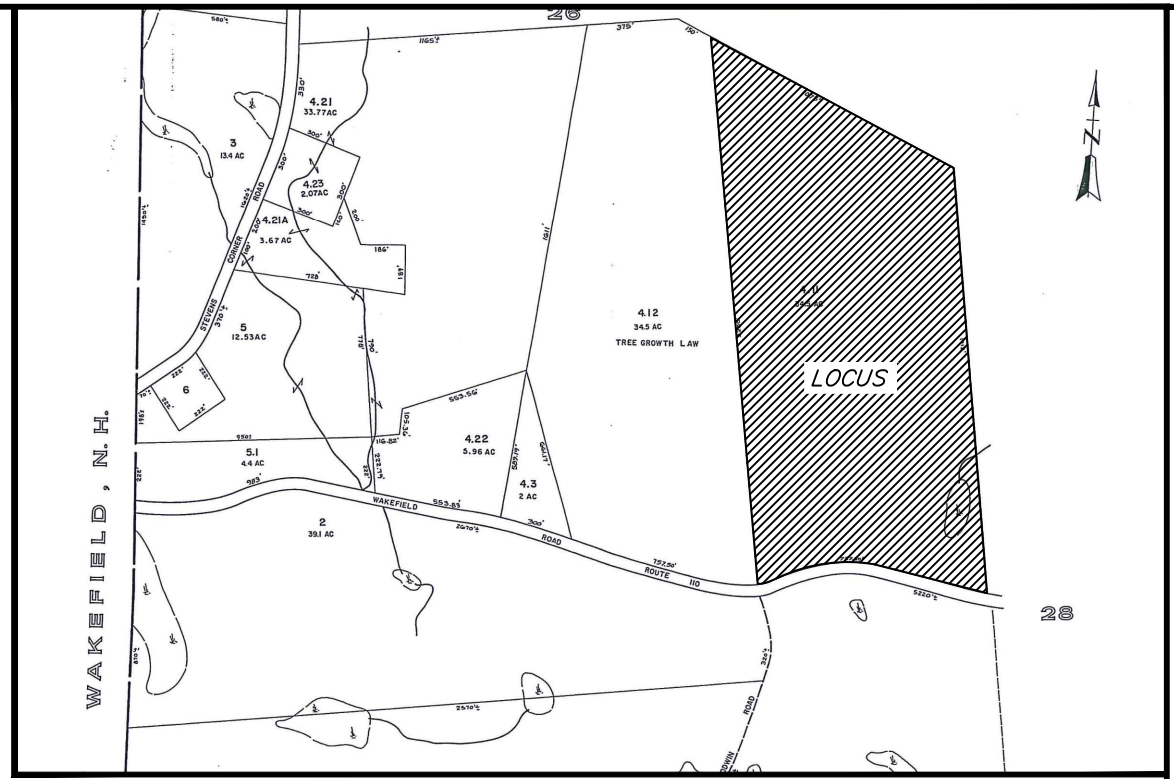
APPROVED: NEWFIELD PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TIE LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 79°24'10" W	209.94'
L2	N 80°10'21" W	213.93'
L3	N 89°16'22" W	238.73'
L4	S 69°14'41" W	310.37'



LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS THOMAS J. LANGONE BY DEED DATED 31 MAY, 2019 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 17964, PAGE 530, AND IS SHOWN AS LOT 4.11 ON THE TOWN OF NEWFIELD TAX MAP 27.
- THE PROPERTY IS LOCATED IN THE RURAL DISTRICT. LAND USE REGULATIONS ARE AS FOLLOWS:  
MINIMUM LOT SIZE: 80,000 SQ. FT.  
MINIMUM STREET FRONTAGE: 200 FT.  
MINIMUM FRONT YARD: 50 FT. FROM R/W OR 75' FROM CENTERLINE  
MINIMUM SIDE YARD: 25 FT.  
MINIMUM REAR YARD: 50 FT.  
MAXIMUM BUILDING HEIGHT: 35 FT. TWO AND ONE-HALF STORIES.  
SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 40.48 ACRES.
- BOUNDARY SHOWN HEREON IS BASED UPON PLAN REFERENCE 7A.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PUBLICLY AVAILABLE LIDAR DATA SOURCED THROUGH NOAA, DATED 2013 WITH A PUBLISHED VERTICAL ACCURACY OF 12.5CM.
- BOOK AND PAGE REFERENCES SHOWN HEREON ARE IN REFERENCE TO THE YORK COUNTY REGISTRY OF DEEDS (Y.C.R.D.).
- BOUNDARY SURVEY & LOT DIVISION OF LAND ON WAKEFIELD ROAD MADE FOR DYLAN & THOMAS LANGONE BY NORTHERN SURVEY ENGINEERING, LLC, PROJECT NO. 19095, DATED JULY 30, 2019 AND REVISED THROUGH AUGUST 2, 2019. UNRECORDED.  
B. "STANDARD BOUNDARY SURVEY FOR JOHN F. & REBECCA S. DANIELS" SURVEYED BY MORTON & ROSE R.L.S.#106 FEBRUARY 19, 1986 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (Y.C.R.D.) IN PLAN BOOK 154, PAGE 17.
- BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED GPS OBSERVATIONS.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL SURFACE EVIDENCE LOCATED IN THE FIELD IN CONJUNCTION WITH ANY RECORD INFORMATION AVAILABLE AT THE TIME OF THIS SURVEY (SUE LEVEL, C), AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR NEWFIELD, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER 230196 0005B, HAVING AN EFFECTIVE DATE OF JUNE 5, 1985. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS "PANEL HAZ NOT PLOTTED, NO SPECIAL FLOOD HAZARD AREAS".
- WETLAND INFORMATION SHOWN HEREON IS DERIVED FROM THE NATIONAL WETLAND INVENTORY SPATIAL DATABASE. NO VERIFICATION OF THE RESOURCES SHOWN WAS MADE AS PART OF THIS SURVEY, AND LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A COMPLETE ROAD RETRACEMENT SURVEY. WAKEFIELD ROAD AS DELINEATED HEREON IS BASED ON THE PAVEMENT LOCATION. THE LOCATION AS DESCRIBED IN THE YORK COUNTY COMMISSIONER'S VOLUME 18 PAGE 323 DOES NOT CONFORM TO THE ROAD AS IT EXISTS TODAY.
- THE POINT OF BEGINNING REFERENCED IN BOOK 17964, PAGE 530 AS "2,565.2' FROM A FOUND STATE LINE MONUMENT" IS APPARENTLY THE SUM OF ROAD FRONTAGE DIMENSIONS GIVEN IN THE DEEDS AND WAS THUS HELD FOR THE SOUTHWEST CORNER OF THIS SURVEYED PARCEL AS THE ONLY PHYSICAL MONUMENT OF RECORD.
- THE PHYSICAL EVIDENCE OF THE STONEWALL AND FENCE AS REFERENCED IN BOOK 17964, PAGE 530 WAS HELD AS THE EASTERLY BOUNDARY OF THIS SURVEYED PARCEL.
- THERE WAS NO EVIDENCE OF STONEWALL AND FENCE ALONG THE NORTHERLY LINE AS REFERENCED IN BOOK 17964, PAGE 530 AND THEREFORE THE DISTANCES RECITED IN THE DEED WERE HELD TO ESTABLISH THE LOCATION OF THE NORTHERLY AND WESTERLY LINES.

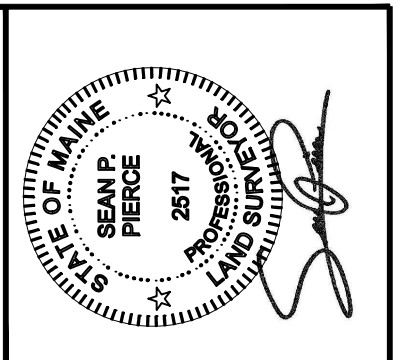
LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- SETBACK
- DEED LINE
- TIE LINE
- IRON PIPE/ROD - FOUND
- IRON ROD W/CAP TO BE SET
- EDGE PAVEMENT
- BARB WIRE FENCE
- STONE WALL
- DECIDUOUS TREE
- CONTOURS
- EDGE WETLAND
- WETLANDS
- TP-1 TEST PIT

SURVEYORS CERTIFICATION:

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

SEAN P. PIERCE, MAINE PLS 2517 12/15/20 DATE



NO.	REVISION	DATE	BY

**NORSE**  
NORTHERN SURVEY ENGINEERING  
907.440.3487  
22 PARKERS WAY, BRUNSWICK, MAINE 04011  
www.northernsurveyengineering.com

PLAN OF MINOR SUBDIVISION  
OF:  
LANGONE PROPERTY  
MAP 27, LOT 4.11  
621 WAKEFIELD ROAD, NEWFIELD, MAINE  
FOR:  
DYLAN & THOMAS LANGONE  
119 GROVE AVENUE  
WILMINGTON, MASSACHUSETTS 01887

DRAWN	CHECKED
PHB	SPH
PROJECT NO.	DATE
19095	09/30/20
SHEET SIZE	SCALE
24" X 36"	1" = 120'

