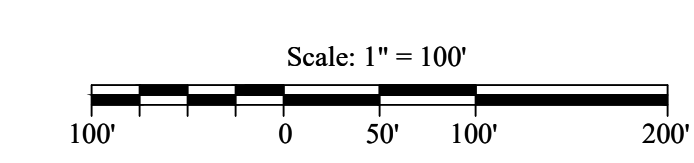
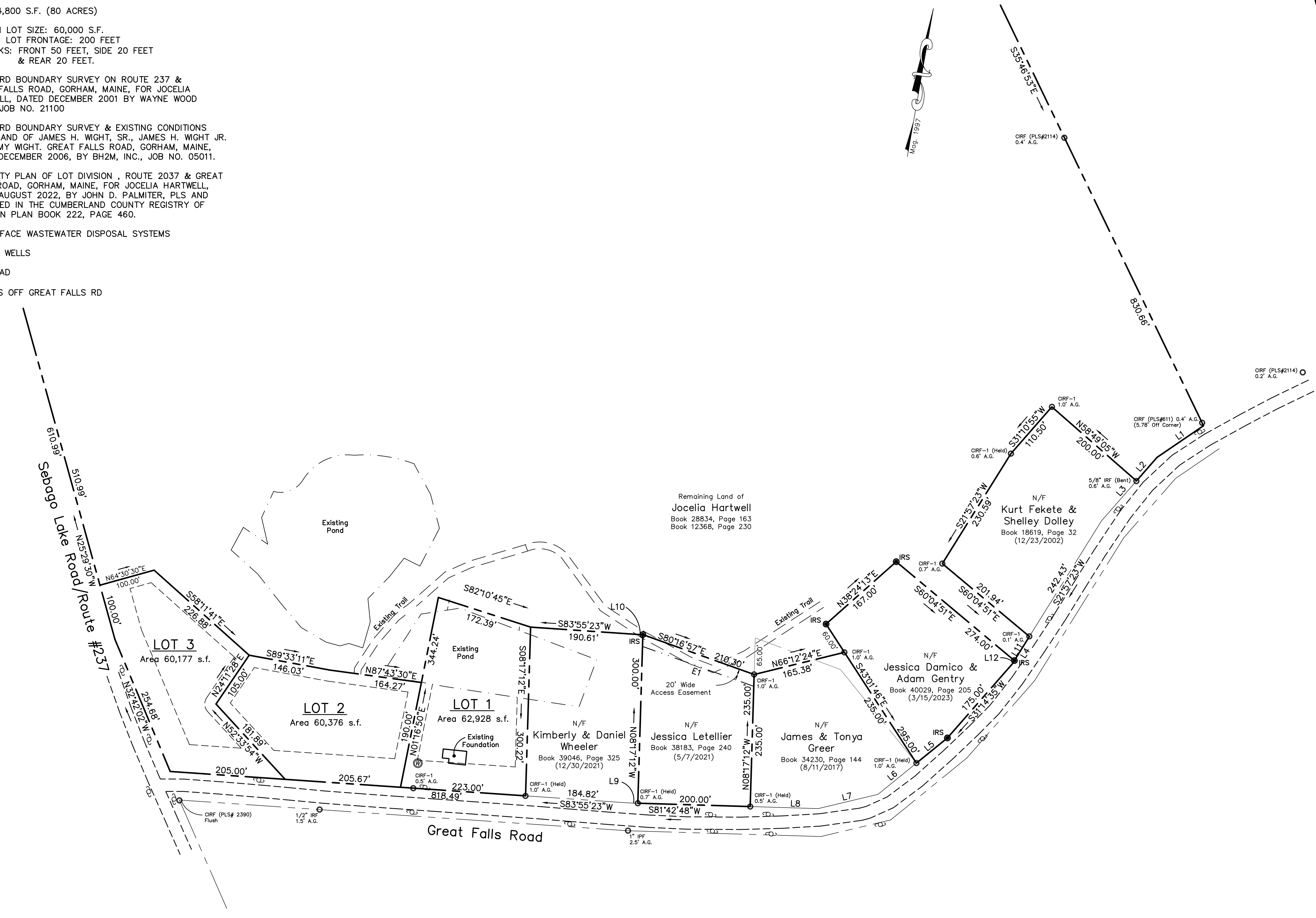
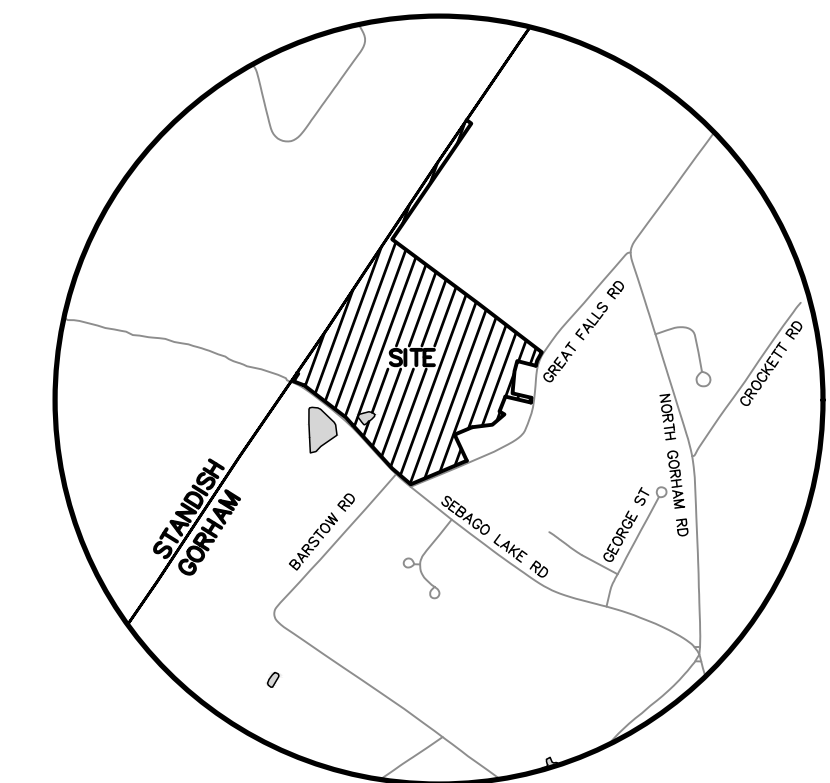


GENERAL NOTES:

- OWNER/APPLICANT: JOCELIA HARTWELL  
443 SEBAGO LAKE ROAD  
GORHAM, MAINE 04038
- TAX MAP REFERENCE: MAP 89, LOT 65
- PARCEL DEED REFERENCE: BOOK 28834 PAGE 163, BOOK 12368 PAGE 230
- ZONING: (SR-MH) SUBURBAN RESIDENTIAL-MANUFACTURED HOUSING
- AREA OF PARCEL: +-3,484,800 S.F. (80 ACRES)
- MINIMUM REQUIREMENTS: MINIMUM LOT SIZE: 60,000 S.F.  
MINIMUM LOT FRONTAGE: 200 FEET  
SETBACKS: FRONT 50 FEET, SIDE 20 FEET  
& REAR 20 FEET.
- PLAN REFERENCES: A STANDARD BOUNDARY SURVEY ON ROUTE 237 &  
GREAT FALLS ROAD, GORHAM, MAINE, FOR JOCELIA  
HARTWELL, DATED DECEMBER 2001 BY WAYNE WOOD  
& CO., JOB NO. 21100  
B STANDARD BOUNDARY SURVEY & EXISTING CONDITIONS  
PLAN, LAND OF JAMES H. WIGHT, SR., JAMES H. WIGHT JR.  
& JEREMY WIGHT, GREAT FALLS ROAD, GORHAM, MAINE,  
DATED DECEMBER 2006, BY BH2M, INC., JOB NO. 05011.  
C PROPERTY PLAN OF LOT DIVISION, ROUTE 2037 & GREAT  
FALLS ROAD, GORHAM, MAINE, FOR JOCELIA HARTWELL,  
DATED AUGUST 2022, BY JOHN D. PALMITER, PLS AND  
RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF  
DEEDS IN PLAN BOOK 222, PAGE 460.
- SEWER: SUBSURFACE WASTEWATER DISPOSAL SYSTEMS
- WATER: DRILLED WELLS
- UTILITIES: OVERHEAD
- LOT 3 WILL HAVE DRIVEWAY ACCESS OFF GREAT FALLS RD



SYMBOL	DESCRIPTION
○	CAPPED IRON ROD FOUND
○	IRON PIPE/IRON ROD FOUND
○	CAPPED IRON ROD FOUND (PLS#1328)
○	5/8" IRON ROD W/ CAP TO BE SET
○	UTILITY POLE
○	WELL LOCATION
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL ROAD
---	PROPERTY LINE
---	EDGE OF POND
•	ABOVE GROUND
N/F	NOW OR FORMERLY

EASEMENT DATA

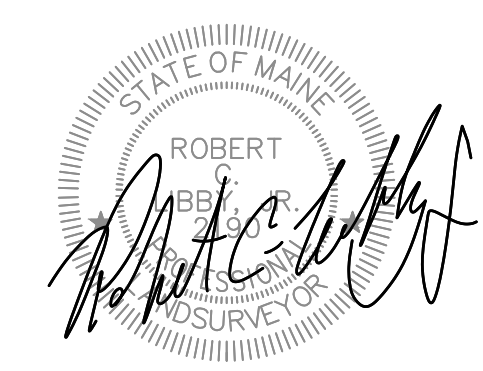
E1 - S80°16'57"E 210.30'

LINE DATA

- L1 - S45°43'39"W, 100.00'
- L2 - S31°0'55"W, 55.64'
- L3 - S31°0'55"W, 94.36'
- L4 - S21°57'23"W, 57.57'
- L5 - S40°54'52"W, 71.01'
- L6 - S40°54'52"W, 88.13'
- L7 - S66°35'35"W, 109.36'
- L8 - S81°42'48"W, 121.00'
- L9 - S81°42'48"W, 15.32'
- L10 - S81°42'48"W, 9.53'
- L11 - S21°57'23"W, 50.49'
- L12 - S21°57'23"W, 7.08'

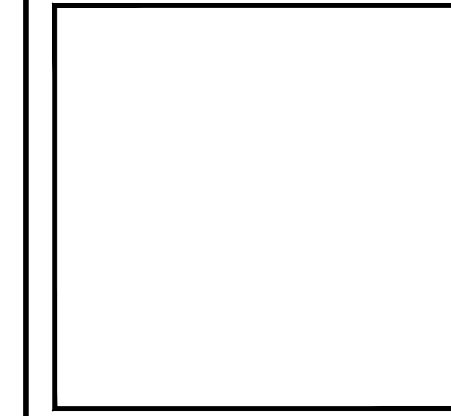
I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT



ROBERT C. LIBBY JR. PLS #2190

NO.	DATE	REVISION DESCRIPTION
1.	12/7/23	Revised Sketch Plan & Submitted to Town



380B Main Street  
Gorham, Maine 04038  
Tel. (207) 839-2771  
www.bh2m.com

FOR  
Jocelia Hartwell  
443 Sebago Lake Rd  
Gorham, Maine

SKETCH PLAN  
3 LOT SUBDIVISION  
GREAT FALLS ROAD  
GORHAM, MAINE

DESIGNED	DATE
R. Libby, Jr.	Nov. 2023
DRAWN	SCALE
R. Libby, Jr.	1" = 100'
CHECKED	JOB. NO.
A. Morrell	23219

SHEET  
1

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