

How it was before change.

The property shown on this plan may be developed and used as depicted on this approved plan. All elements and features of the plan and all representations made by this applicant concerning the development and use of the property which appear in the record of the Planning Board proceedings are conditions of the approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.

N/F Richard Loftus (28,904/332)

N/F Javad Marand (15,943/186) Lot 4

N/F Scott Hornung (31,630/248) Lot 5

Lot 1
Lot Area
76,087 SQ.FT.
1.75 ACRES

Lot 2
Lot Area
187,954 sq.ft.
4.31 Acres

Lot 1A
42,840 SQ.FT.

Lot 2A

Lot 3

Long Lake

Route 302

- GENERAL NOTES**
1. THE PROJECT AREA IS SHOWN AS LOTS 2-1 & 2-2 ON THE TOWN OF NAPLES TAX MAP U-38 AND IS LOCATED IN THE RURAL AREA.
 2. BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN EXISTING CONDITIONS SURVEY BY WAYNE T. WOOD & COMPANY, DATED AUGUST 2018.
 3. THESE LOTS WILL BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
 4. SPACE AND BULK CRITERIA:
MIN. LOT SIZE : : : : 40,000 SF
MIN. ROAD FRONTAGE : : : : 100'
 - MIN. FRONT SETBACK: : : : 20'
MIN. SIDE SETBACK: : : : 20'
MIN. REAR SETBACK: : : : 20'
 5. THE PROJECT AREA DOES NOT CONTAIN ANY FLOOD HAZARD AREAS ACCORDING TO FLOOD INSURANCE RATE MAPS 230050 0005 B.
 6. THERE ARE NO WETLANDS ON THIS SITE AS DETERMINED BY STEVE MARCOTTIE, C.G. OF SUMMIT GEOENGINEERING SERVICES.
 7. THIS PLAN IS AN AMENDMENT TO THE PLAN OF "2nd AMENDMENT LONG LAKE ACRES SUBDIVISION OF LOTS 1 & 2 RECORDED IN PLAN BOOK 220 PAGE 485" BY CHANGING THE PROPERTY LINE BETWEEN LOTS 1 & 2.
 8. OWNERS OF RECORD ARE JOHN & SHERRY CHASE BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 15,943 PAGES 188- 190.

- LEGEND**
- EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED INTERIOR PROPERTY LINE
 - PROPOSED SETBACK LINE
 - EXISTING SETBACK LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - ROAD CENTERLINE
 - EXISTING MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - PROPOSED CONTOUR
 - EXISTING STORMDRAIN
 - PROPOSED STORMDRAIN
 - EXISTING EDGE OF PAVEMENT
 - PROPOSED EDGE OF PAVEMENT
 - EXISTING EDGE OF GRAVEL
 - PROPOSED EDGE OF GRAVEL
 - EXISTING SIGN
 - PROPOSED SIGN
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - WETLAND AREA
 - PROPOSED PAVEMENT
 - PROPOSED GRAVEL
 - RIPRAP
 - PROPOSED FORESTED BUFFER



3rd Amended
Long Lake Acres Subdivision
Lots 1 & 2
On
Route 302
Naples, Maine
Chase Custom Homes and Finance
200 Bridgton Road - Westbrook, ME 04092

WAYNE T. WOOD & CO.
PROFESSIONAL LAND SURVEYORS
Gray, Maine 04039 (207)657-3330
Date October 2021
Job No. 218073



State of Maine, Cumberland ss.
REGISTRY OF DEEDS
Received _____ 20____
at ____h____m____M and recorded in
Plan Book _____ Page____
Attest: _____ Register

Approved by the Town of
Naples Planning Board:

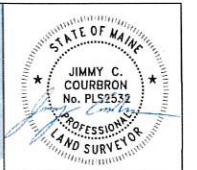
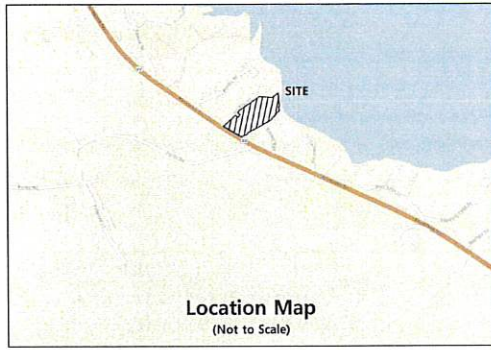
Signed: _____

Date: March 15, 2022

What the change is..

LEGEND

- RECORD PROPERTY LINE R.O.W
- ABUTTER PROPERTY LINE R.O.W
- DEED PLAN LINE R.O.W
- TIE LINE
- BUFFER LINE
- SETBACKS
- EASEMENTS
- ZONE LINES
- MONUMENT (AS NOTED)
- IRON PIPE/REBAR ("WOOD 1328")
- 5/8" REBAR "TERRADYN PLS 2532"
- ▭ BUILDING
- ▭ BUILDING OVERHANG
- ▭ EDGE OF PAVEMENT
- ▭ EDGE OF CONCRETE
- ▭ EDGE OF BRICK
- ⊕ CATCH BASIN
- ⊕ LIGHT POLE
- ⊕ UTILITY POLE
- ⊕ ELECTRIC METER
- ▭ EDGE OF WATER



DATE: _____ DATE: _____
 PLS: _____ PLS: _____

General Notes:

1. The purpose of this plan is to depict an amendment to the Long Lake Acres Subdivision Plan. Specifically, this Plan amends the lot lines between lots 1A, 2A, & 2.
2. All Book and Page numbers refer to the Cumberland County Registry of Deeds, unless otherwise noted.
3. The record owners of the subject parcels are as follows:

Record Owner	Map	Lot	Book	Page	Date
Blessed by 4, LLC	U38	2-1A	28669	327	May 5, 2011
Joshua & Ciarra Chase	U38	2-2A	37566	325	Dec. 16, 2020
Blessed by 4, LLC	U38	P/O 2-1	39569	312	July 12, 2022
Blessed by 4, LLC	U38	2-2	39569	312	July 12, 2022
4. The subject parcel is shown on the Town of Naples Tax Map U38 as Lot 2-1 and is located in the 257 Limited Residential District and Rural District.
5. Space and bulk standards for the 257 Limited Residential District and Rural District as of the date of this plan are as follows:

	257 Limited Res	Rural
Min. Lot Size:	60,000 sq ft	40,000 sq ft
Min. Frontage:	-	100 ft
Min. Shore Frontage:	200 ft	-
Min. Front Setback:	20 ft	20 ft
Min. Side Setback:	20 ft	20 ft
Min. Rear Setback:	20 ft	20 ft
Max. Building Height:	-	55 ft
6. Boundary information shown hereon is based solely upon Plan Ref 7.A.
7. Plan References:
 - A. "3RD Amended Long Lake Acres Subdivision Lots 1 & 2" Prepared for Chase Custom Homes & Finance by Wayne T. Wood & Co. Dated October 2021. Recorded in the Cumberland County Registry of Deeds as Plan Book 222 Page 107.
9. Plan orientation is based solely upon Plan Ref. 7.A.
10. A portion of the subject parcel is located within Zone A, a Special Flood Hazard Area Without Base Flood Elevation (BFE), as delineated on the Flood Insurance Rate Map for the Town of Naples, Cumberland County, Community-Panel Number 230050005B, having an Effective Date of April 1, 1982. The remainder of the subject parcel is located within Zone X, Areas of Minimal Flood Hazard.
11. The depth, size, location, existence or nonexistence of underground utilities and/or structures were not investigated as part of this survey. Utilities depicted hereon may not necessarily represent all existing utilities. Owners, contractors, and/or designers need to contact Dig-Safe Systems, Inc. (call 811) and field verify existing utilities prior to digging or breaking ground.
12. Shoreland Note: This survey shows the area of upland to the High Water Mark, as determined by Plan Ref. 8.A. The area of land for the rights to the shore adjacent to the parcels depicted hereon, being the area of land between the High Water Mark and the Low Water Mark, is not shown on this survey. The Shore is subject to a public easement for fishing, fowling, and navigation (whether for recreation or business) and any other uses reasonable, incidental or related thereto.

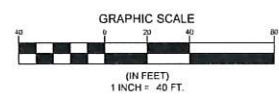
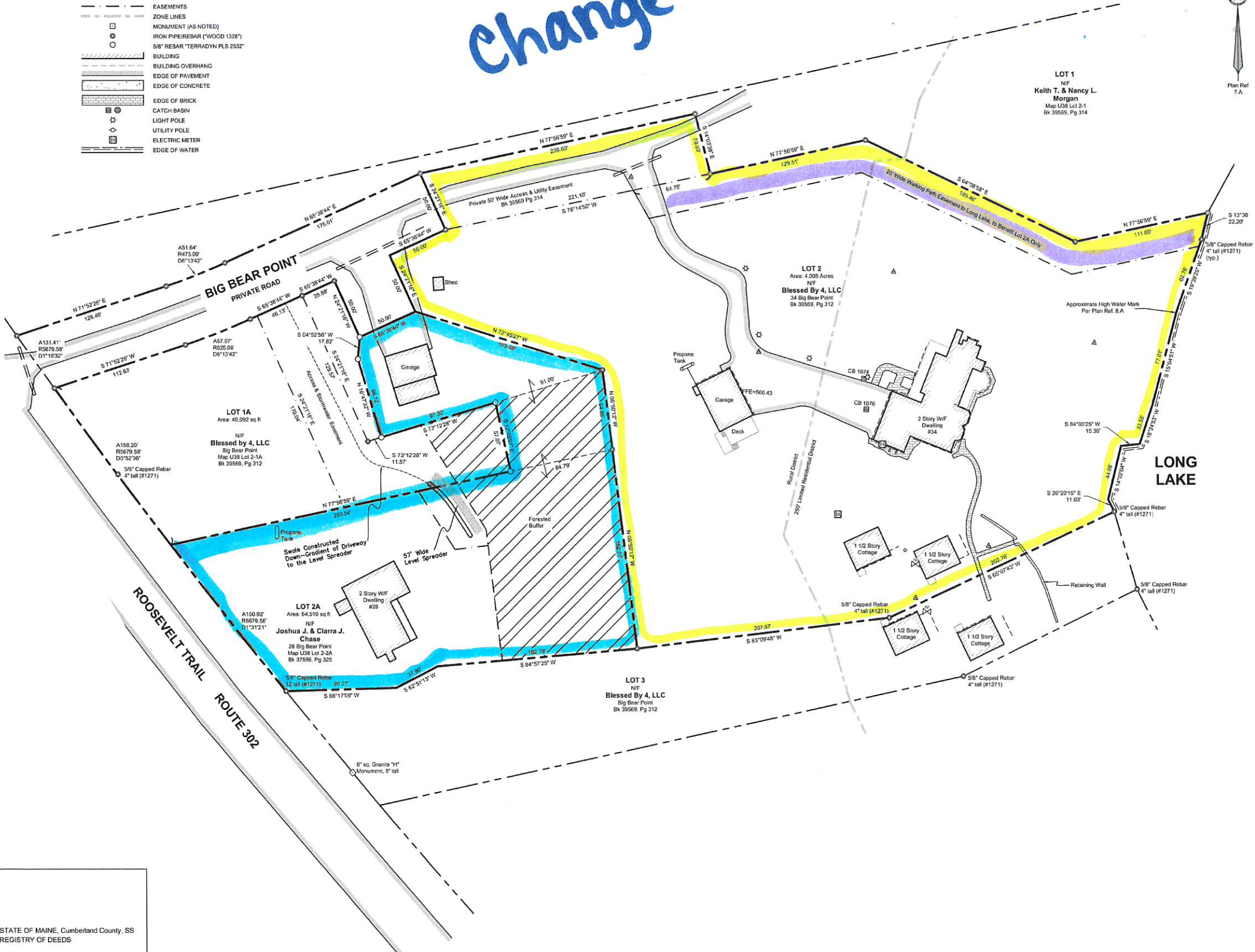
Planning Board Approval:

Approved by the Town of Naples Planning Board
 Chairperson _____ Date _____

Surveyor's Certification

To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (M.R.S.A. Title 32, Chapter 141, Dated April 2001).

Except as Follows:
 1. Survey Report Limited to Notes on the Plan
 2. No Deed Description to Date
 Plan Prepared by: *Jimmy C. Courbron*
 Jimmy C. Courbron PLS # 2532



STATE OF MAINE, Cumberland County, SS
 REGISTRY OF DEEDS
 Received _____
 At _____ h _____ m _____ A and recorded in
 Plan Book _____ Page _____
 Attest _____
 Registrar

NO	DATE	REVISIONS
1	08/11/2023	ISSUED FOR PLANNING BOARD REVIEW

PERMIT DRAWING
 NOT FOR CONSTRUCTION

PROJECT: LONG LAKE ACRES
 34 BIG BEAR POINT
 SHEET TITLE: 4TH AMENDED SUBDIVISION PLAN
 FOR RECORD OWNER: BLESSED BY 4, LLC
 18 CONGRESS STREET SUITE 403
 PORTSMOUTH, NH 03801
 DATE: August 11, 2023
 SCALE: 1" = 40'
 JOB NO: 1831
 SHEET: 1 OF 1