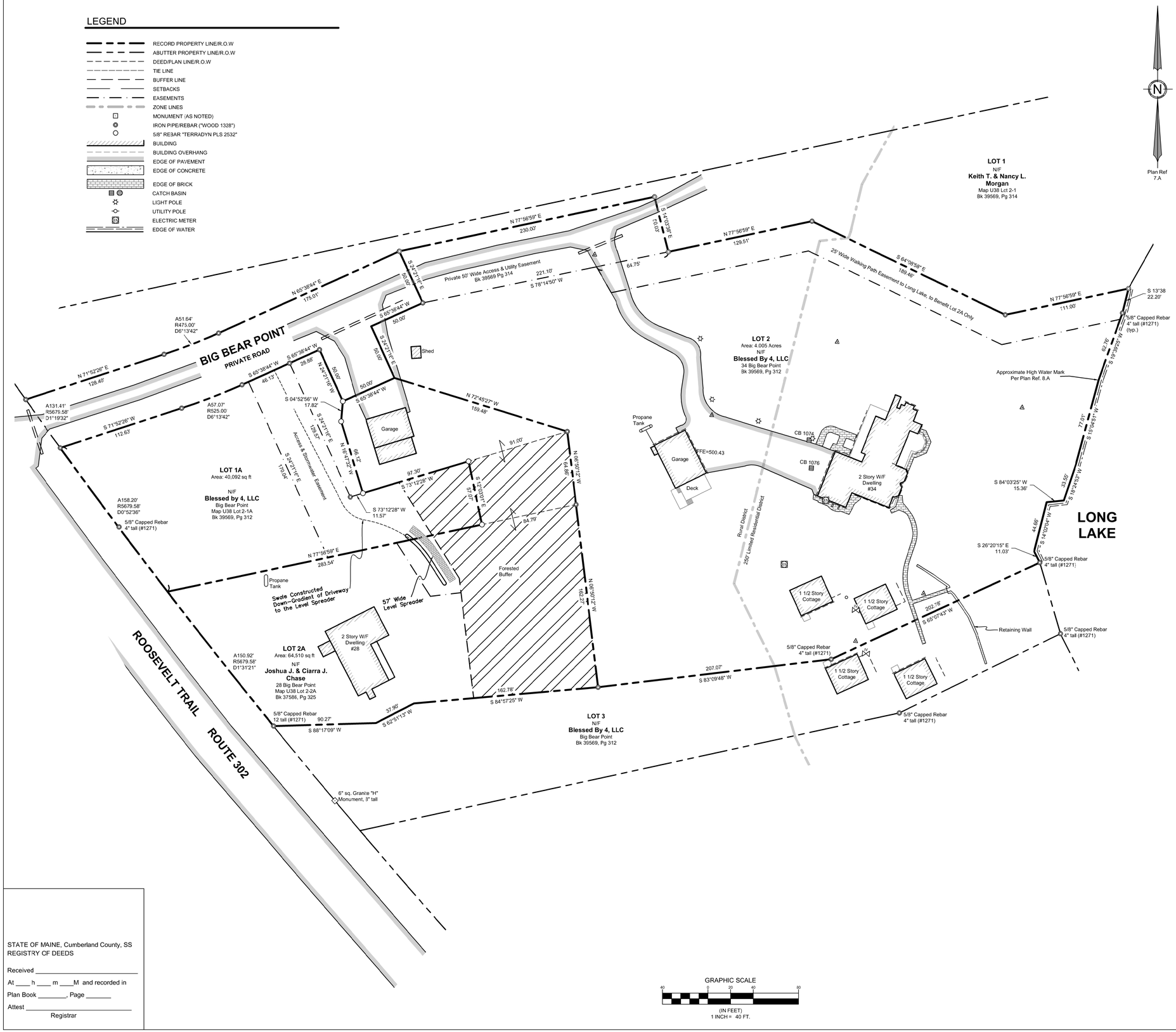
LEGEND

- 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



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 INCH = 40 FT.

STATE OF MAINE, Cumberland County, SS
REGISTRY OF DEEDS

Received _____

At ____ h ____ m ____M and recorded in

Plan Book _____, Page _____

Attest _____
Registrar

Location Map
(Not to Scale)

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	28699	327	May 5, 2011
Joshua & Ciarra Chase	U38	2-2A	37586	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 250' Limited Residential District and Rural District.
5. Space and bulk standards for the 250' Limited Residential District and Rural District as of the date of this plan are as follows:

	250' 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 Custome 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 2300500005B, 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 PLS # 2532

STATE OF MAINE
JIMMY C. COURBRON
No. PLS2532
PROFESSIONAL LAND SURVEYOR

DATE: DATE
PLS: PLS

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

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting
ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

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
16 CONGRESS STREET SUITE 403
PORTSMOUTH, NH 03801

DATE: August 11, 2023
SCALE: 1" = 40'
JOB NO: 1831
SHEET: 1 OF 1

C:\1831\Terradyn Consultants\Project Folders - Documents\2978 Jobs\1831\Big Bear Subdivision\CAD\Survey\1831 Lot Divisions.dwg

Sheet Size: 24" X 36"