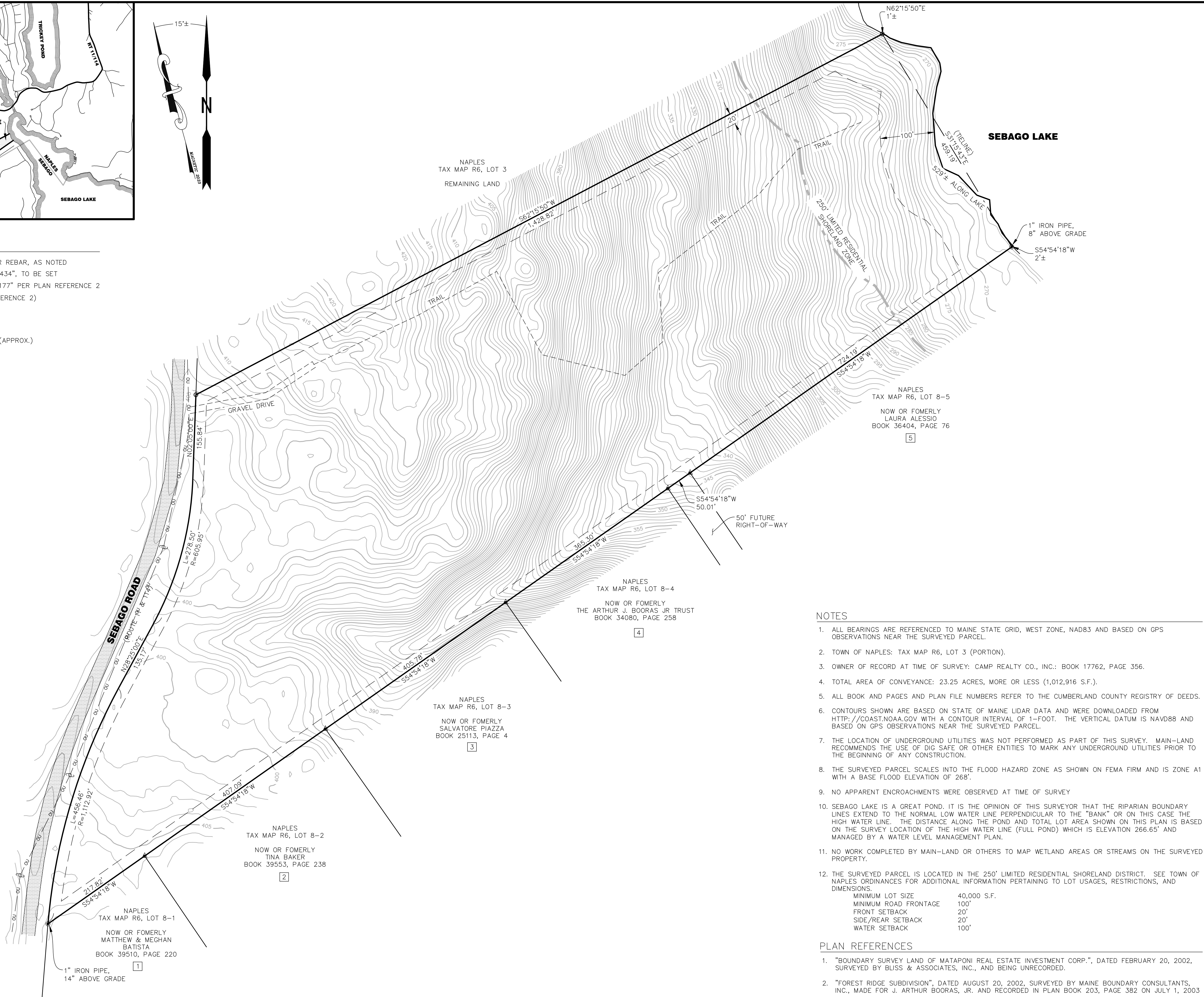


LOCATION MAP 1" = 1/2 MILE

LEGEND

- EXISTING IRON PIPE, ROD, OR REBAR, AS NOTED
- 5/8 REBAR CAPPED, "PLS 2434", TO BE SET
- ▲ 5/8 REBAR CAPPED, "PLS 1177" PER PLAN REFERENCE 2
- 5 LOT NUMBER (SEE PLAN REFERENCE 2)
- ○ UTILITY POLE
- OVERHEAD UTILITY
- BOUNDARY LINE (SURVEYED)
- ABUTTING BOUNDARY LINES (APPROX.)
- TIE LINE
- - - - - EDGE OF GRAVEL
- - - - - BUILDING SETBACK
- 490 MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- - - - - ZONE LINE
- ▨ PAVEMENT



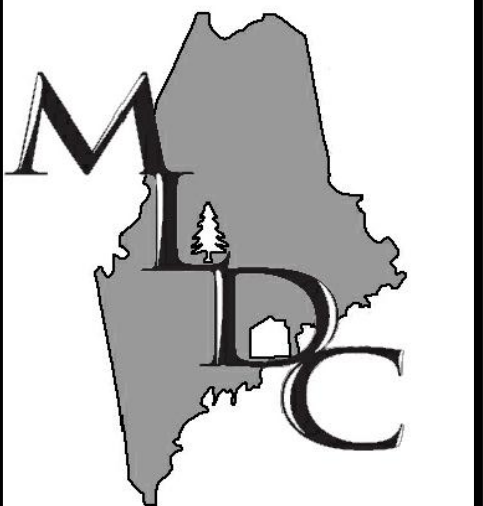
NOTES

1. ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
2. TOWN OF NAPLES: TAX MAP R6, LOT 3 (PORTION).
3. OWNER OF RECORD AT TIME OF SURVEY: CAMP REALTY CO., INC.: BOOK 17762, PAGE 356.
4. TOTAL AREA OF CONVEYANCE: 23.25 ACRES, MORE OR LESS (1,012,916 S.F.).
5. ALL BOOK AND PAGES AND PLAN FILE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
6. CONTOURS SHOWN ARE BASED ON STATE OF MAINE LIDAR DATA AND WERE DOWNLOADED FROM [HTTP://COAST.NOAA.GOV](http://coast.noaa.gov) WITH A CONTOUR INTERVAL OF 1-FOOT. THE VERTICAL DATUM IS NAVD88 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
7. THE LOCATION OF UNDERGROUND UTILITIES WAS NOT PERFORMED AS PART OF THIS SURVEY. MAIN-LAND RECOMMENDS THE USE OF DIG SAFE OR OTHER ENTITIES TO MARK ANY UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
8. THE SURVEYED PARCEL SCALES INTO THE FLOOD HAZARD ZONE AS SHOWN ON FEMA FIRM AND IS ZONE A1 WITH A BASE FLOOD ELEVATION OF 268'.
9. NO APPARENT ENCROACHMENTS WERE OBSERVED AT TIME OF SURVEY
10. SEBAGO LAKE IS A GREAT POND. IT IS THE OPINION OF THIS SURVEYOR THAT THE RIPARIAN BOUNDARY LINES EXTEND TO THE NORMAL LOW WATER LINE PERPENDICULAR TO THE "BANK" OR ON THIS CASE THE HIGH WATER LINE. THE DISTANCE ALONG THE POND AND TOTAL LOT AREA SHOWN ON THIS PLAN IS BASED ON THE SURVEY LOCATION OF THE HIGH WATER LINE (FULL POND) WHICH IS ELEVATION 266.65' AND MANAGED BY A WATER LEVEL MANAGEMENT PLAN.
11. NO WORK COMPLETED BY MAIN-LAND OR OTHERS TO MAP WETLAND AREAS OR STREAMS ON THE SURVEYED PROPERTY.
12. THE SURVEYED PARCEL IS LOCATED IN THE 250' LIMITED RESIDENTIAL SHORELAND DISTRICT. SEE TOWN OF NAPLES ORDINANCES FOR ADDITIONAL INFORMATION PERTAINING TO LOT USAGES, RESTRICTIONS, AND DIMENSIONS.
 

MINIMUM LOT SIZE	40,000 S.F.
MINIMUM ROAD FRONTAGE	100'
FRONT SETBACK	20'
SIDE/REAR SETBACK	20'
WATER SETBACK	100'

PLAN REFERENCES

1. "BOUNDARY SURVEY LAND OF MATAPONI REAL ESTATE INVESTMENT CORP.", DATED FEBRUARY 20, 2002, SURVEYED BY BLISS & ASSOCIATES, INC., AND BEING UNRECORDED.
2. "FOREST RIDGE SUBDIVISION", DATED AUGUST 20, 2002, SURVEYED BY MAINE BOUNDARY CONSULTANTS, INC., MADE FOR J. ARTHUR BOORAS, JR. AND RECORDED IN PLAN BOOK 203, PAGE 382 ON JULY 1, 2003



**MAIN-LAND**  
DEVELOPMENT  
CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE  
367 US ROUTE 1 FALMOUTH, MAINE  
PH: (207) 897-6752 FAX: (207) 897-5404  
[WWW.MAIN-LANDDCI.COM](http://WWW.MAIN-LANDDCI.COM)

PLAN SHOWING A LOT DIVISION AND TOPOGRAPHIC SITE SURVEY

**LAND OF CAMP REALTY CO., INC.**

SEBAGO ROAD, TOWN OF NAPLES, COUNTY OF CUMBERLAND, STATE OF MAINE

OWNER OF RECORD

**CAMP REALTY CO., INC.**

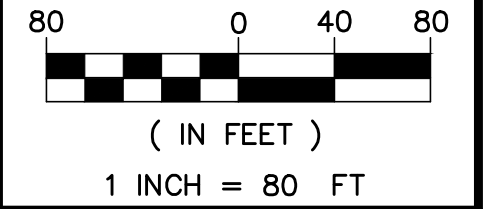
8531 BRISTOL WAY  
JUPITER, FL 33458

MADE FOR

**DAN ISDANER**

838 SEBAGO DRIVE,  
NAPLES, ME 04055

DRAWING SCALE:

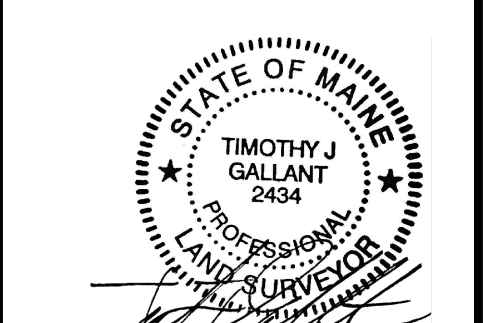


REVISION NOTES:

PROJ. MGR: TJG  
DRAWN BY: TJG  
CHECKED BY: CLB  
REVISION NO. N/A  
SURVEY DATE: 2023-07-06  
SUBMISSION DATE: 2023-10-31  
SUBMITTED FOR: FINAL

**LOT DIVISION & TOPO SURVEY**

SEAL:



TIMOTHY J. GALLANT PLS #2434

DRAWING NO. **S1.1**