

PROPERTY SHOWN AS NAPLES TAX MAP R12 LOT 41

LOCUS

FLAG MILL ROAD (EXISTING ROAD WIDTH=22')

N/F THOMAS JOYCE, JR. JANIE JOYCE 20164/120

MAINTENANCE OF BUFFERS

"THE SNOWMOBILE TRAIL EASEMENT IS SUBJECT TO CERTAIN TERMS AND CONDITIONS AS SET FORTH IN EASEMENT DEED, IF ANY, FROM CBJ PROPERTIES, INC. TO MUDDY RIVER SNO-SEEKERS, INC. TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS"

- A. BUFFERS MUST BE INSPECTED ANNUALLY FOR EVIDENCE OF EROSION OR CONCENTRATED FLOWS THROUGH OR AROUND THE BUFFER. ALL ERODED AREAS MUST BE SEEDED AND MULCHED. A SHALLOW STONE TRENCH MUST BE INSTALLED AS A LEVEL SPREADER TO DISTRIBUTE FLOWS EVENLY IN ANY AREAS SHOWING CONCENTRATED FLOWS.
- B. ONE DRIVEWAY OPENING, AND ONE OPENING FOR UTILITIES, IF NECESSARY MAY BE CUT THROUGH THE BUFFER.
- C. ALL EXISTING TREES, SOD, UNDERGROWTH, FOREST FLOOR DUFF LAYER, AND LEAF LITTER MUST REMAIN UNDISTURBED AND INTACT EXCEPT THAT ONE WINDING WALKING PATH, NO WIDER THAN 6 FEET, IS ALLOWED THROUGH THE BUFFER. THIS PATH CANNOT BE A STRAIGHT LINE DOWNHILL THROUGH THE BUFFER BECAUSE IT WOULD ALLOW WATER TO CHANNELIZE. THIS PATH MUST BE STABILIZED TO PREVENT EROSION.
- D. PRUNING OF LIVE TREE BRANCHES THAT DO NOT EXCEED 12 FEET IN HEIGHT ABOVE THE GROUND LEVEL IS PERMITTED PROVIDED THAT AT LEAST THE TOP TWO-THIRDS OF THE TREE CANOPY IS MAINTAINED.
- E. NO CUTTING IS ALLOWED OF TREES EXCEPT FOR NORMAL MAINTENANCE OF DEAD, WINDBLOWN, OR DAMAGED TREES.
- F. BUFFERS ARE NOT TO BE USED FOR ALL-TERRAIN VEHICLE OR VEHICULAR TRAFFIC.

No.	Bearing	Distance
L1	N04°34'25"E	35.15'
L2	N1°34'30"W	53.97'
L3	S86°10'28"E	20.75'
L4	N1°48'30"W	54.21'
L5	N04°34'52"E	71.81'
L6	S05°28'08"E	77.94'
L7	S21°06'05"W	132.00'
L8	N26°55'29"E	118.63'
L9	N22°51'47"E	87.78'
L10	N12°26'30"E	184.63'
L11	N33°00'00"E	104.00'
L12	N47°33'48"E	80.00'
L13	N42°26'12"W	50.00'
L14	S47°33'48"W	80.00'
L15	S33°00'00"W	104.00'
L16	S48°00'00"W	40.00'
L17	N42°26'12"W	54.14'
L19	S48°00'00"W	100.00'
L20	S42°00'00"E	50.00'
L21	N48°00'00"E	50.00'
L22	S42°00'00"E	50.00'
L23	N48°00'00"E	50.00'
L24	N42°00'00"W	50.00'
L25	S48°00'00"W	40.00'

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	22°21'00"	228.35	89.07	88.51	N15°44'55"E
C2	08°10'27"	724.50	103.36	103.27	N08°39'38"E
C3	26°33'22"	610.88	283.14	280.61	N02°31'49"W
C4	26°15'00"	668.06	306.07	303.40	N00°41'00"W
C5	10°25'17"	1121.30	203.95	203.67	N1°39'08"E
C6	18°16'55"	596.72	190.40	189.60	N13°43'19"E
C7	2°17'00"	507.45	198.50	187.42	N06°03'38"W
C8	19°11'33"	320.49	107.35	106.85	N07°06'22"W
C9	08°33'40"	900.08	134.49	134.37	N06°46'16"E
C10	28°35'31"	367.68	183.48	181.58	N03°14'40"W
C11	24°53'48"	364.66	158.45	157.21	N29°59'18"W
C12	08°42'26"	615.10	93.48	93.39	N38°04'59"W
C13	15°00'00"	429.79	112.52	112.20	N40°30'00"E
C14	1°00'00"	388.84	88.22	88.04	N39°30'00"E
C15	18°00'00"	555.10	174.39	173.67	N37°00'00"E
C16	19°33'48"	240.02	81.95	81.56	N37°46'54"E
C17	19°33'48"	290.02	99.03	98.55	S37°46'54"W
C18	18°00'00"	505.10	158.68	158.03	S37°00'00"W
C19	13°00'00"	438.84	99.57	99.36	S39°30'00"W
C20	15°00'00"	379.79	99.43	99.15	S40°30'00"W

LEGEND

- IP SET
- IRON PIN FOUND
- TEST PIT
- STONE POST FOUND
- ☆ WETLANDS
- EDGE OF TRAVELED WAY
- TREELINE
- ROCKWALL
- BUFFER
- 250' SHORELAND ZONE
- EDGE OF RIVER
- EDGE OF DRIVEWAY
- UTILITY POLE
- EXISTING SNOWMOBILE TRAIL
- PROPOSED SNOWMOBILE TRAIL

REFERENCE IS MADE TO THE FOLLOWING:

- 1) DEED FROM FLAGG LUMBER, INC. TO CBJ PROPERTIES, INC. RECORDED IN C.C.R.D. BK 9551 PAGE 7.
- 2) DEED FROM WILLIAM F. WHITMAN TO CBJ PROPERTIES, INC. RECORDED IN C.C.R.D. BK 19807 PAGE 203.

- NOTE:
1. TOTAL ACRES OF LOTS 1-4 PLUS R.O.W. FOR JOSHUA'S WAY = 18.26 ACRES
 2. MINIMUM LOT REQUIREMENTS FOR NON SHORELAND ZONE ARE 150 FEET ROAD FRONTAGE & 40,000 SQ. FT. AREA.
 3. SEE ROAD PLAN & PROFILE SHEET 104-68RD FOR FINISHED CONTOURS ALONG JOSHUA'S WAY.
 4. CONTOUR INTERVAL SHOWN IS 5 FEET, -COMPILED BY FIELD SURVEY. DATUM=APPROXIMATE MEAN SEA LEVEL.

APPROVED
TOWN OF NAPLES
PLANNING BOARD

DATE _____

SCALE: 1"=100'

0' 100' 200' 400'

JEFFREY'S PLACE SUBDIVISION

RIVER ROAD
NAPLES, MAINE

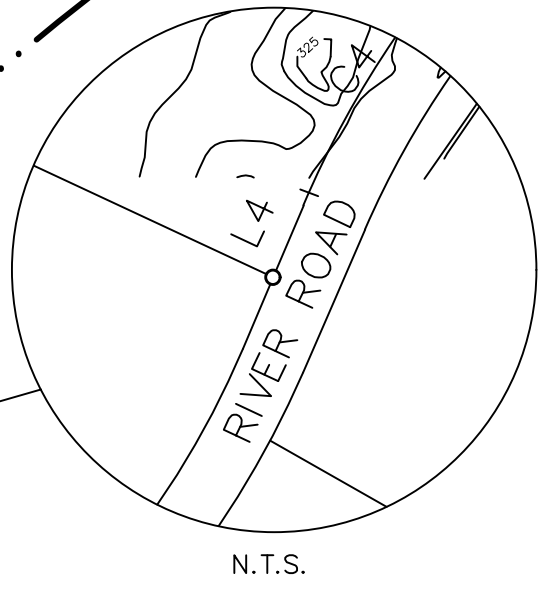
RECORD OWNER:
CBJ PROPERTIES, INC.
P.O. BOX 473 NAPLES, MAINE 04055

SAWYER ENGINEERING & SURVEYING, INC.
2 ELM STREET
BRIDGTON, MAINE 04009

SURVEY BY	DATE	DRAFTSMAN	SCALE	PLAN NO.
S. MATTSON	12-3-04	KCH / SAT / KMP	1"=100'	104-68S

REVISED: 11-13-07
REVISED: 10-29-07
REVISED: 10-10-07
REVISED: 09-24-07
REVISED: 08-15-07
REVISED: 06-28-07
REVISED: 11-21-06

NOTE: BERM PREVIOUSLY CONSTRUCTED ACROSS FULL WIDTH—SMALL PORTION REMOVED TEMPORARILY—SHALL BE REBUILT



SAND & GRAVEL
75-49 13-43