

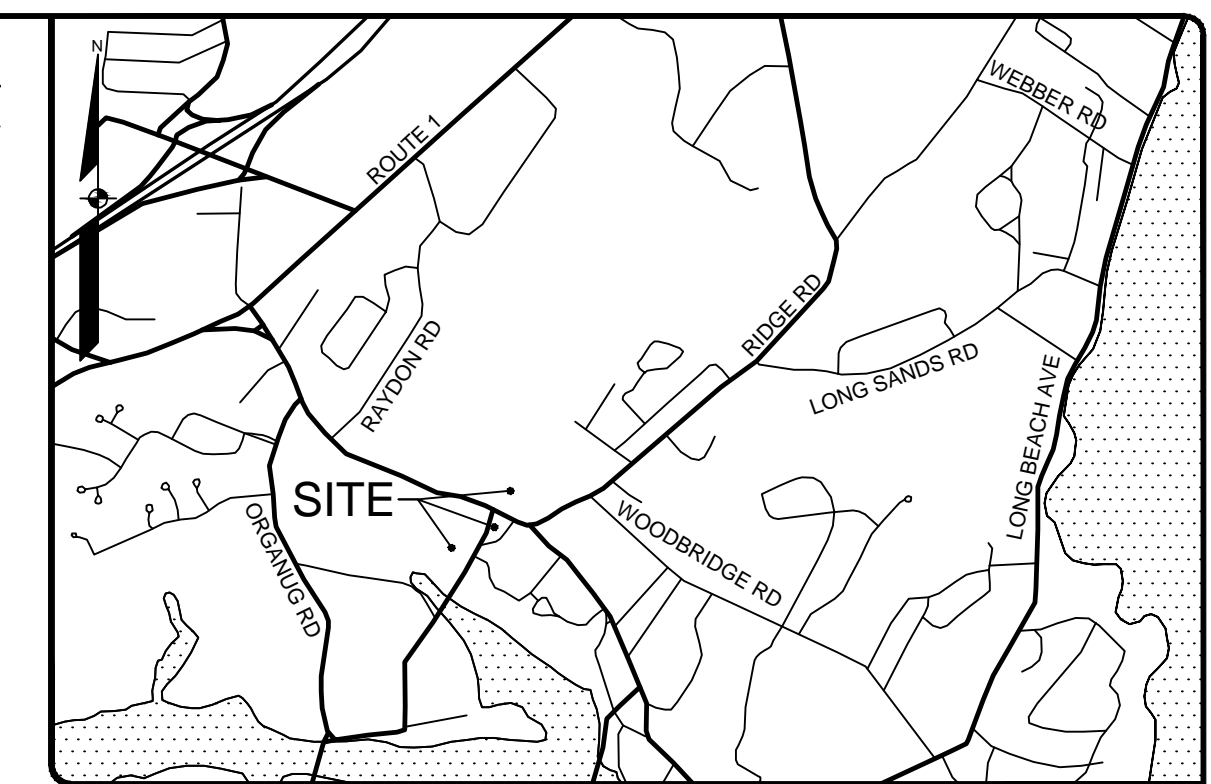
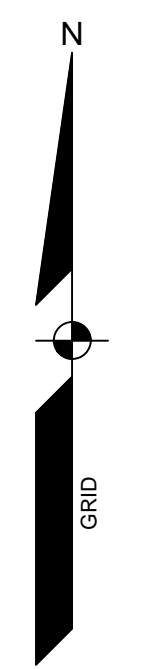
SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

**LEGEND**

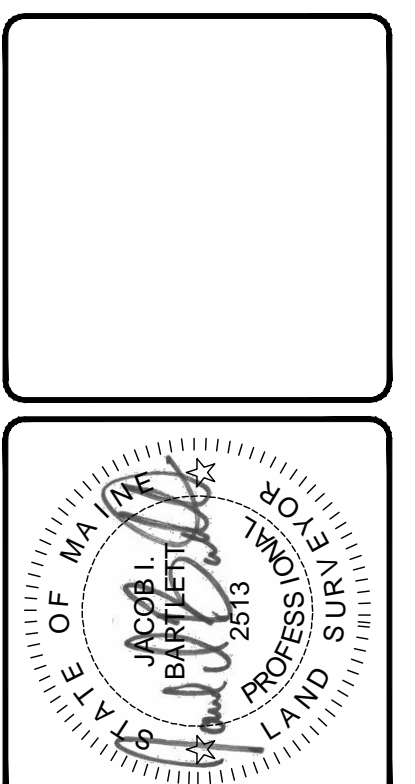
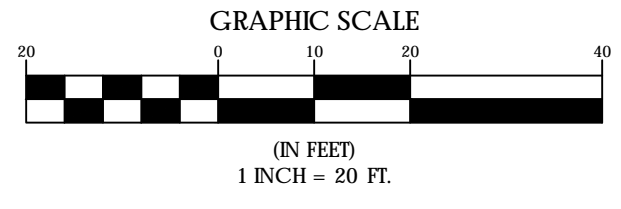
EXISTING	
---	PROPERTY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
□	MONUMENT
⊙	IRON PIPE/ROD
⊙	DRILL HOLE
C/L 1	CURVE/LINE NO.
N/F	NOW OR FORMERLY
▬▬▬	BUILDING
▬▬▬	DECK/STEPS/ OVERHANG
▬▬▬	STREAM
▬▬▬	EDGE PAVEMENT
▬▬▬	EDGE CONCRETE
▬▬▬	EDGE GRAVEL
▬▬▬	CURB LINE
▬▬▬	TREELINE
○	CHAIN LINK FENCE
X	BARB WIRE FENCE
□	STOCKADE FENCE
○	STONE WALL
○	DECIDUOUS TREE
⊙	CONIFEROUS TREE
---	MULCH LINE
⊙	WATER GATE VALVE
⊙	WATER SHUT OFF
⊙	HYDRANT
⊙	WELL
⊙	SANITARY MANHOLE
⊙	DRAINAGE MANHOLE
⊙	CATCH BASIN
⊙	OVERHEAD UTILITY
⊙	ELECTRIC METER
⊙	HVAC UNIT
⊙	TELEPHONE MANHOLE
⊙	LIGHT POLE
⊙	UTILITY POLE
⊙	QUY WIRE
⊙	IRON ROD TO BE SET



LOCATION MAP N.T.S.

**GENERAL NOTES:**

- DEED REFERENCES RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS.
  - A. FIRST CONGREGATIONAL PARISH IN YORK TO HERMAN E. JOHNSON D:12-11-1920 690/140
  - B. FIRST PARISH IN YORK LEASE TO THE STATE OF MAINE D:12-20-1826 124/194
  - C. FIRST PARISH IN YORK LEASE TO COUNTY OF YORK D: 8-31-1812 88/5
  - D. FIRST PARISH IN YORK LEASE TO COUNTY OF YORK D: 4-14-1812 86/200
  - E. FIRST PARISH IN YORK TO RICHARD & EDITH PALMER D: 3-13-1966 1708/1
  - F. FIRST PARISH OF YORK TO CLIFFORD & MAUREEN ESTES D: 6-22-1979 2630/282
  - G. FIRST PARISH CHURCH TO COLLEEN CONNORS D: 3-7-2017 17439/967
  - H. COLLEEN CONNORS TO FIRST PARISH CHURCH D: 3-7-2017 17439/965
- DEED REFERENCES RECORDED AT THE YORK TOWN HALL
  - I. GRANT TO THE FIRST PARISH OF YORK D: 8-14-1671 V1 P41
  - J. SURVEY OF THE FIRST PARISH IN YORK D: 11-19-1723 V1 P507
  - K. GRANT OF THE TOWN HOUSE (V:1864-1877) D: 4-14-1873 P197
- THE PROPERTY IS SHOWN AS LOTS 39 AND 45 ON THE TOWN OF YORK TAX MAP 109 AND IS LOCATED IN THE YVC-2 DISTRICT.
  - MINIMUM LOT SIZE: 10,000 S.Q. FEET
  - MINIMUM STREET FRONTAGE: 50 FEET
  - MINIMUM FRONT YARD: 15 FEET
  - MINIMUM SIDE YARD: 6 FEET
  - MINIMUM REAR YARD: 12 FEET
  - MAXIMUM BUILDING HEIGHT: 35 FEET
  - MAXIMUM BUILDING COVERAGE: 75%
  - \* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- SEE INDIVIDUAL LOTS FOR AREAS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. NOVEMBER, 2020.
- PLAN REFERENCES:
  - A. "PLAN SHOWING PROPERTY OF YORK HOSPITAL YORK, YORK COUNTY, MAINE" DATED MAY 21, 1956, BY MOULTON ENGINEERING CO. AND RECORDED AT YCRD IN BOOK 20, PAGE 66.
  - B. "PLAN SHOWING LOTS BELONGING TO CHARLES BUTLER BIDDEFORD MAINE" DATED AUGUST 11, 1960, BY LIBBY AND DOW ENGR'S AND RECORDED AT YCRD IN BOOK 28, PAGE 40.
  - C. "PLAN SHOWING A PORTION OF PROPERTY OF 'FIRST PARISH IN YORK, MAINE' LOCATED ON THE NORTHWESTERLY SIDE OF THE LINDSAY ROAD, YORK, YORK COUNTY, MAINE. TO BE CONVEYED TO RICHARD C. PALMER AND EDITH W. PALMER" DATED MARCH 1966, BY MOULTON ENGINEERING CO., INC. AND RECORDED AT YCRD IN BOOK 43, PAGE 6.
  - D. "PLAN SHOWING PROPERTY OF MARGARET B. ELLIS LOCATED AT CAPE NEDDICK, YORK, YORK COUNTY, MAINE, REFERENCE TO DEED FROM HAROLD E. WEARE TO MARGARET ELLIS DATED AUG. 4, 1956 AND RECORDED AUG. 14, 1956 IN BOOK 1321, PAGE 388." DATED MARCH 1966, BY MOULTON ENGINEERING CO., INC. AND RECORDED AT YCRD IN BOOK 43, PAGE 6.
  - E. "PLAN OF PROPERTY OF FIRST PARISH CEMETERY YORK, MAINE ENTRANCE AND BOUNDS WITH PROPERTY OF B. PINA" DATED JULY 1974, BY J.C. ROGERS LAND SURVEYOR AND RECORDED AT YCRD IN BOOK 67, PAGE 50.
  - F. "PLAN OF PROPOSED YORK HOSPITAL EXPANSION YORK STREET YORK, MAINE." DATED DECEMBER 1981, BY ANDERSON ASSOCIATES REGISTERED LAND SURVEYORS AND RECORDED AT YCRD IN BOOK 115, PAGE 48.
  - G. PLAN TITLED "EXISTING CONDITIONS OF YORK HOSPITAL 15 HOSPITAL DRIVE YORK, MAINE," DATED AUGUST 17, 2007, BY ALTUS ENGINEERING, INC. AND RECORDED AT YCRD IN BOOK 330, PAGE 33.
  - H. "PLAN OF PROPOSED LAND CONVEYANCE PREPARED FOR BOB HODGIN YORK STREET YORK, MAINE." DATED JUNE 13, 2012, BY ANDERSON LIVINGSTON ENGINEERS, INC. AND RECORDED AT YCRD IN BOOK 369, PAGE 29.
  - I. "PLAN OF LAND PREPARED FOR ESTATE OF ANNE M. HODGIN OFF YORK STREET YORK, MAINE" DATED JANUARY 27, 2017, BY ANDERSON LIVINGSTON ENGINEERS, INC. AND RECORDED AT YCRD IN BOOK 389, PAGE 42.
  - J. PLAN TITLED "BOUNDARY LINE AGREEMENT PLAN FOR PROPERTY AT 20,16, AND 12 LINDSAY ROAD YORK, YORK COUNTY, MAINE." DATED JUNE 6, 2018, BY NORTH EASTERLY SURVEYING, INC. AND RECORDED AT YCRD IN BOOK 397, PAGE 16.
  - K. PLAN TITLED "MAP OF YORK VILLAGE SQUARE, YORK ME." DATED OCTOBER 26, 1923, BY ANGEVINE W. GOWEN, C.E. AND AVAILABLE AT THE YCRD.
  - L. PLAN TITLED "ESTATE OF REV. FRANK SEWALL 'COVENTRY HALL' YORK, MAINE." AVAILABLE AT THE YCRD.
  - M. PLAN TITLED "MAP OF THE FIRST PARISH YORK VILLAGE, MAINE." DATED APRIL 22, 1916, BY ANGEVINE W. GOWEN, C.E. AND AVAILABLE AT YCRD.
  - N. PLAN TITLED "COMPOSITE SKETCH PLAN PROPERTY OF FIRST CONGREGATIONAL PARIS NORTHEAST OF YORK STREET" DATED JANUARY 1991 BY CALDWELL'S LAND SURVEYING.
  - O. PLAN SET TITLED "YORK VILLAGE REVITALIZATION PROJECT - PHASE ONE, YORK STREET, YORK, MAINE W/MS 2100-00 & 21651-00" DATED AUGUST 2019 BY MILONE & MACBROOM.
  - P. PLAN TITLED "EXISTING CONDITIONS YORK HOSPITAL 15 HOSPITAL DRIVE, YORK, MAINE" DATED AUGUST 17, 2007 BY ALTUS ENGINEERING AND JAMES VERRA & ASSOCIATES, INC.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CIA/SCS 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR YORK, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER 230159 0024 D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2002. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.
- WHERE APPLICABLE, RIGHT OF WAY INFORMATION WAS UTILIZED FROM PLAN REFERENCE 60.
- IT APPEARS AS THOUGH LAND NOW OR FORMERLY OF 192 YORK STREET IS USING THE SURVEYED PREMISES TO ACCESS THEIR LOT. THERE IS ALSO A SMALL SECTION OF BUILDING THAT IS OVER THE LINE ONTO THE SURVEYED PREMISES. NO RECORD WAS FOUND ALLOWING THIS USE.
- PART OF THE SHED OWNED BY COLLEEN CONNORS IS OVER THE LINE ONTO THE SURVEYED PREMISES. NO RECORD WAS FOUND ALLOWING THIS USE.
- THERE IS AN AREA OF SURVEYED PREMISES BEING UTILIZED BY BEATON THAT INCLUDES A SHED. NO RECORD WAS FOUND ALLOWING THIS USE.
- THERE IS A TRAIL RUNNING FROM THE END OF AVON AVENUE INTO THE SURVEYED PREMISES. IT IS UNCLEAR IF THIS IS USED ONLY BY THE SURVEYED PREMISES OR BY THE PUBLIC AS WELL. NO RECORD WAS FOUND ALLOWING THIS USE.
- THERE IS A SECTION OF DRIVEWAY THAT IS LOCATED ON THE SURVEYED PREMISES THAT IS BEING UTILIZED BY JAMES B. ONIEL LLC. NO RECORD WAS FOUND ALLOWING THIS USE.



REV.	BY	DATE	STATUS	ISSUED TO CLIENT
B	JIB	12/02/2020	ADDED PROPOSED DIVISION, MINOR DRAFTING EDITS	
A	JIB	11/30/2020		



BOUNDARY SURVEY  
OF:  
TOWN/ FIRST PARISH LOT SPLIT  
YORK, ME  
FOR:  
TOWN OF YORK  
186 YORK STREET  
YORK, ME 03909

DESIGNED	-
DRAWN	KAH/TSL
CHECKED	MWE
DATE	09/18/2020
SCALE	1" = 20'
PROJECT	20325