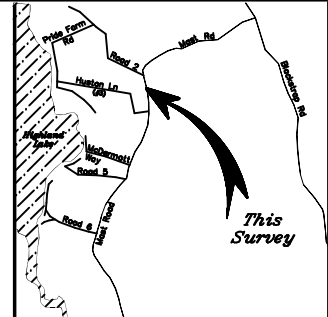


NOTES

1. Owners of record and deed references are as indicated on each individual parcel.
2. All bearings are referenced to Magnetic North of the Year 2005 per the plan listed in Plan Reference 7 and are calculated from angles of an actual on the ground survey.
3. The subject parcels are shown on the Town of Falmouth Tax Map #R09 as Lot 044-A and a portion of 044 and fall within the Farm & Forest District and the Highland Lake Conservation Overlay District with the following minimum requirements:
Minimum Area = 80,000 sq.ft., Minimum Lot Width = 250'
Setbacks are Front 25', Side 20' and Rear 40' for homes.
4. Huston Lane and McDermott Way are both private roads.



VICINITY MAP

N/F
Norma M. Wadman
(28,519/57)

N/F
Claire Langlois
(29,634/25)

N/F
Claire Langlois
(13,985/221)

N/F
David M. Aronson
Krista M. Aronson
(30,637/325)

N/F
Colleen R. Witt
Fredrick A. Witt
(5050/176)

N/F
Sidney L. Noel
Katherine E. Noel
(6725/166)

N/F
Maura P. McDermott
(15,862/262)

N/F
Stephen J. Parrish
(15,816/70)

N/F
Alex S. Morrison
(26,228/346)

N/F
Daniel L. Fisher
(24,327/19)

N/F
Cynthia M. Darling
(17,724/293)

N/F
Christopher Storms
(28,482/283)

N/F
Jacques Santucci
(27,432/220)

N/F
Seth Blanchard
(32,929/319)

N/F
Paul P. McDermott
(27,006/274)

N/F
Barbara A. Boucher
(13,395/280)

N/F
Annette Kern
(12,234/297)

N/F
Charles V. Scott
(21,875/50)

Net Residential Area Cottage Lot

Total Lot Area	80,052 sq.ft.
10% for roads	8005 sq.ft.
Cut off land	0 sq.ft.
Flood Zone	420 sq.ft.
Slope slopes	0 sq.ft.
Wetlands	29,838 sq.ft.
Coastal wetland	0 sq.ft.
Rights of way	10,873 sq.ft.
Resource Protection zone	Included in wetland
Net Residential Area	30,916 sq.ft.

N/F
Arthur P. McDermott
Revocable Trust
(27,774/103), (33,517/28)
Remaining Land
40.06 Acres

Proposed Conveyance
To
Sarah A. McDermott
3.00 Acres

N/F
Sarah A. McDermott
(24,300/154)
(26,585/144)



Highland
Lake

PLAN REFERENCES

1. "Plan of Lots Belonging to David E. Moulton on South East Shore of Highland Lake" Dated July 1, 1930 by Nisbet & Griffin, Inc. recorded in the Cumberland County Registry of Deeds in Plan Book 19 on Page 35.
2. "Plan of the Mast Road in the Town of Falmouth, Maine as Redefined by the Commissioners of Cumberland County following the hearing on same" dated May 18, 1966 by H.I. & E.C. Jordan Surveyors Sheet 2 of 4 "CCPB" B Page 1.
3. "Hilfrank Falmouth Properties ~ Falmouth, Maine ~ Standard Boundary Survey" Dated April 23, 1990 by Gary E. Johnson.
4. "Plan of a Private Way ~ Proposed Road on McDermott Land at Highland Lake" Dated September 23, 1991 by Arthur P. McDermott recorded in the Cumberland County Registry of Deeds in Plan Book 191 on Page 134.
5. "Partial Plan of Property Prepared For Dale E. & Ann B. Weller ~ 71 Mast Road ~ Falmouth, Maine" Dated May 1994 by TKM Land Surveyors, Inc.
6. "Standard Boundary Survey ~ Plan of Briarwood Lane a Private Way on Mast Road in Falmouth, Maine" Dated April 2002 by Wayne T. Wood & Co.
7. "Site Plan ~ Huston Lane a.k.a. Road 3 ~ Falmouth, Maine Prepared for Rose McDermott Coffin" Dated June 2008 by TKM Land Surveyors, Inc.

- LEGEND**
- 5/8" Capped Rebar to be Set (#1328)
 - Iron Pipe, Pin or Rebar Found as Noted
 - Granite Monument Found as Noted
 - Stone Wall
 - Softwood Tree With Wire as Noted
 - Utility Pole
 - ▨ Existing Structure
 - N/F Now or Formerly of
 - (5050/176) Deed Book and Page Reference

State of Maine, Cumberland ss.
Registry of Deeds
Received _____ 20____
at _____ and recorded in
Plan Book _____ Page _____
Attest: _____
Register



Plan of Land
On
Mast Road & Huston Road & McDermott Way
In
Falmouth, Maine
For Owner of Record:
Claire Langlois
85 Mast Rd. ~ Falmouth, Maine 04105

WAYNE T. WOOD & CO.
Gray, Maine 04039 (207)657-3330
Drwn. By: KLV/WTW Date
Scale: 1" = 100' March 2017
Chkd. By: WTW Job No.
Bk.No. 115, 151 216018