

Permit Fee \$100
Date Paid 4-4-2022
Receipt # 5629

Town of Readfield
Readfield, Maine 04355
(207) 685-4939

Map 620 Lot 44

Planning Board
Land Use Permit Application

The undersigned applies for approval of the Readfield Planning Board as follows:

1. Applicant / Owner: Name JASON FOSTER Agent (if any): Name _____
Address PO BOX 907 Address _____
23 CHURCH RD., READFIELD
Phone# (W) _____ Phone# (W) _____
(H) 207-931-8105 (H) _____

Note: Property owner must provide written authorization if he/she wishes to be represented by an agent. Such authorization may be provided either by signing this application, or by providing authorization by means of a separately signed statement included with the application.

2. Please describe what you are proposing to do:
REPLACEMENT OF A PREVIOUS NON-CONFORMING, DANGEROUS
2 CAR GARAGE, PROPOSED TO CONSTRUCT A NEW 2-CAR
GARAGE ON CONCRETE FOUNDATION THAT IS LESS
NON-CONFORMING THEN THE PREVIOUS STRUCTURE

3. What land use district, e.g. rural residential, is the property located (as defined in Article 7 of the Land Use Ordinance (LUO) and depicted on the Land Use Map)?

VILLAGE DISTRICT

4. What is the existing use of the property (see Table 1/Table of Uses, Article 7, of the LUO)?

RESIDENTIAL

5. What is the proposed use of the property as best described from Table 1/Table of Uses in Article 7?

RESIDENTIAL - SINGLE FAMILY DWELLING

5. Lot Width 110 Lot Depth 330 Lot Area in Acres (1 acre = 43,560 sq. ft.) .85

6. If a structure is proposed to be built, or expanded, list the following:

Type of Structure(s)	Length	Width	Height
<u>2 CAR GARAGE</u>	<u>38'</u>	<u>28'</u>	<u>35'</u>

Non-Conforming Structures

Questions to answer if you are seeking a permit to expand, relocate, reconstruct or replace a non-conforming structure or are seeking a permit to build a new, enlarged or replacement foundation beneath an existing non-conforming structure. (See Article 11 of the Land Use Ordinance for definition of "non-conforming.")

- N/A A. For an expansion of a structure, please list the total **floor area** for all portions of the structure(s) located between 25 to 75 feet from the normal highwater line of the water body, tributary stream, or upland edge of a wetland: _____ . (Please attach a worksheet showing how you calculated the total **floor area**. The term "**floor area**" is defined in Article 11 of the Land Use Ordinance.)

- N/A B. For an expansion of a structure, please list the total **floor area** for all portions of the structure(s) located between 75 to 100 feet from the normal high-water line of the water body: _____ . (Please attach a worksheet showing how you calculated the total **floor area**. The term "**floor area**" is defined in Article 11 of the Land Use Ordinance.)

- N/A C. If you plan to put in a new, enlarged or replacement foundation below a non-conforming structure OR if you are seeking to relocate, reconstruct or replace a non-conforming structure, please describe whether the foundation or structure can be located further from the water to meet, or come closer to meeting set-backs, and if not, explain why it cannot be moved further back.
NOT NEAR ANY BODIES OF WATER OR SHORE LAND

- N/A D. For structures in the Shoreland Residential, Resource Protection or Stream Protection zones, please show how the proposed development does not result in exceeding the 20% lot coverage maximum. See Article 11 of the Land Use Ordinance for definition of "**lot coverage**."

I certify that the foregoing, and the attached materials including responses to review criteria, are true, correct and accurate to the best of my knowledge.

Signature of Applicant / Owner [Signature] Date 4/4/2022
Signature of Agent (if any): [Signature] CEO Date 4/4/2022

Instructions for Completing the Review Criteria Questionnaire

A review by the Readfield Planning Board will be restricted to the criteria set forth in Article 6, Section 3.C, below. Following this Article is a questionnaire intended to help you provide information to demonstrate that your proposed use meets these criteria. Please respond to these questions as completely as possible as they relate to your proposed project. Any questions that

April, 4th 2022

Planning Board of the Town of Readfield

Application for Land Use Permit

Jason Foster

23 Church Rd.

Readfield, ME 04355

Article 6, Section 3.C (Review Criteria)

1. Aesthetic, Cultural and Natural Values

This structure will not have any adverse effects on the natural beauty of the area. There was an existing 2-car garage in the same location. The final new garage will fit in with the aesthetics of the surrounding structures.

2. Conformity with Local Ordinances and Plans

This structure will conform to any and all ordinances once given approval for reduced side lot line setback.

3. Erosion

This proposed structure will not have any added effect on erosion of the soil.

4. Financial Burden on the Town

There will be no financial burden to the town.

5. Financial and Technical Capacity

I have the financial capacity to complete this project with no undue hardship. I have the technical ability and knowledge to, with help of a contractor, construct this structure.

6. Flood Areas

This structure is not in the flood plain.

7. Wetlands

This structure is not in, or near, any wetland areas.

8. Groundwater

There will be no impact to groundwater by this structure.

9. Municipal Solid Waste Disposal

This structure will not have any municipal services connected to it.

10. Water Supply

No public water supply will be connected to the structure.

11. Adjacent Land Uses

This structure will have no effect on adjacent land uses.

12. Pollution

There will be no addition air, water, soil, noise or light pollution from this structure

13. Waterbodies

The structure is not near any waterbodies.

14. Wastewater Disposal

The structure will not be connected to the existing subsurface wastewater disposal system.

15. Storm water

The storm water will be controlled on this structure by gutters and diverted to an area that will not cause erosion.

16. Sufficient Water

The structure will not require water.

17. Traffic

There will be no additional effect on the local traffic.

18. Legal Access

This structure is totally and wholly on my property.

19. Impact on Adjoining Municipality

This structure is wholly in the Town of Readfield

20. Spaghetti Lots Prohibited

I am not creating any new lots.

21. Life and Fire Safety

There will be no living areas in the proposed structure and if needed review by the fire chief is warranted then I will get a review.

22. Violations

There are no known violations on this property. Property taxes are paid in full for the second half of the current tax year.

April, 4 2022

Planning Board Review Criteria

Questionnaire

1. a. This proposed structure will not have any adverse effect on the scenic or natural beauty of the area as it is in a residential area. The new structure will be designed and built to fit in with the existing structures in the area.

b. There are no historical sites known on the property

c. There is no wildlife habitat on the site of the proposed structure.

d. There is no shoreline visible from this area.

e. There are no irreplaceable natural areas on this site.

2. a. There are no known State or Federal permits that are required for the construction of this structure. The Town of Readfield will require a building permit for this structure.

I will obtain a building permit from the Town of Readfield before construction begins.

The use of this structure will be used as intended. It will be used to keep cars, trucks, boats, tractors, lawnmowers and the normal household items in it.

3. a. During construction, storm water will be controlled with appropriate measures to prevent any erosion or soil movement.

b. The structure will not adversely affect the capacity of the land to hold water.

4. This proposed structure will not have any impact on the towns' public services. No additional traffic will be on the property and it will not be connected to any municipal services from the Town of Readfield.

5. a. I, as owner of the property, have the financial capacity to complete this project. I do not have a mortgage on this property or any outstanding loans on the property.

b. I will be using the technical support of a local builder / contractor to complete this project.

6. a. This property is NOT in the flood plain as depicted on the FEMA Flood Insurance Rate Map.

7. a. This structure is not in any wetland area and will not have any impact or alteration to any wetlands.

8. The only part of the proposed project that would impact groundwater would be during excavation. This will be controlled by erosion control measures as needed. The final storm water will be controlled with gutters and diverted to an appropriate area as to not cause erosion to the finished landscape.
9. Any waste during construction of the structure will be either taken to the Town Transfer station and paid for to dispose of, or a construction dumpster will be on site as paid for by me.
10. This proposed structure will NOT be connected to any public water supply.
11. The proposed structure is NOT anticipated to have any impact on the adjacent property uses. There will be no additional pollution from the structure.
12.
 - a. The approximate slope of the existing site is 8-10%
 - b. The soils are gravel type soil.
 - c. The existing vegetation is sparse grass and covered with an existing shed/platform structure.
13.
 - a. The nearest waterbody is Dead Stream where it crosses under Rt 17. It is .34 miles from the project site
Maranacook Lake is .43 miles from the project site.
 - c. There will be no impact to these bodies of water from this project.
14. The structure will NOT be connected to the existing subsurface wastewater disposal system on the property.
15. Erosion will be controlled during construction by the use of berms and erosion control fencing as needed.
16. This structure will NOT be connected to the water supply system on site.
17. No additional traffic is expected to this structure.
18. Permanent access to this structure will be through the existing driveway that is currently used.
19. This structure is wholly in the Town of Readfield.
20. This is NOT creating any additional lots on the property.

21. The Readfield Fire Department has not reviewed the proposed structure, but if requested I will have the chief review the proposed plan.

22. There are currently no known violations on the property.

23. There is no new roadway construction associated with this structure.

**Planning Board Review Criteria
Questionnaire**

1. State how the proposed activity will not have an undue adverse affect on:
 - a) the scenic or natural beauty of the area,
 - b) any historical sites that may be located on the property,
 - c) any significant wildlife habitat,
 - d) any public rights for physical or visual access to any shoreline,
 - e) any rare and irreplaceable natural areas,
2.
 - a) What other Town, State or Federal permits will be required for this project?
 - b) Do you intend to apply for these permits?
 - c) Are you committed to conducting this activity and subsequent use of the property in conformance with all applicable Town, State and Federal laws, rules, regulations and ordinances?
3. State how the proposed activity will:
 - a) prevent stormwater from giving rise to soil erosion both during and after the development,

(In this regard you may reference the appropriate erosion control or stormwater management books available at the Town Office)
 - b) reasonably conserve the land's capacity to hold water,
4. State what impact the proposed activity will have upon the Town's public services and facilities. This may include, but not be limited to the amount and type of anticipated traffic, requirements for emergency services, effects relating to public education, etc.
5.
 - a) What financial resources (including mortgage commitments) do you have to assure the completion and implementation of this project in compliance with the Land Use Ordinance?
 - b) What technical support will be used in connection with any design, development or use of the project?

6. a) Is any portion of the subject property located within, or affected by any flood areas as depicted on the Federal Emergency Management Agency Flood Insurance Rate Map? (These Flood Maps are available for your reference at the Town Office).
 - i) If the answer to question (a) is yes, do you intend to include any portion of your development within the boundaries of the flood plain, including any structures or buildings, wells, wastewater disposal systems, or any storage or placement of property stockpiling of materials? _____
 - ii) If the answer to question (i) is yes, how do you intend to develop this project (including it's subsequent use) to comply with the Floodplain Ordinance of the Town of Readfield? _____
7. a) Does your proposed development or use include any alteration of or impact to any wetland? If the answer to this question is yes, describe how you intend to minimize this impact?

b) Are you aware that any wetland alteration requires additional permitting on the State or Federal level and will you be applying for those?
8. What part of your development or use will rely on or could impact groundwater?
9. a) State the nature of solid waste your proposal will generate both during development and the subsequent use of the property.
b) Will this solid waste be taken to the Town Recycling Station? If so, how will the Town be compensated for handling such waste?
c) If the solid waste is not to be taken to the Town Recycling Station, how do you plan to dispose of it?
10. Do you intend to connect to any public water supply?
11. a) What impact, if any, could the proposed activity have on adjacent properties and their uses. State whether any noise, glare, fumes smoke, dust, odors, or other affects will be generated.

b) Describe the anticipated extent of these impacts and how you intend to buffer or reduce them to a level acceptable to adjacent properties.
12. a) What is the approximate percentage of slope of the land?
b) What are the nature of the soils?
c) What is the nature and extent of the existing vegetation on the site of development or use?
13. a) What is the nearest waterbody (lake, pond, stream, or brook)?
b) What is the least distance between the waterbody and the project site?
c) What part of your project could impact one of these waterbodies?
d) How do you intend to minimize this impact?

14. How do you intend to provide for the adequate disposal of sewage and wastewater in order to comply with the requirements of the State Plumbing Code?
15. Describe or illustrate on a separate paper how you intend to control and manage any additional stormwater resulting from this project or use. You may reference the publication, "Stormwater Management for Maine, Best Management Practices" published by the Department of Environmental Protection (1995) and which is available for reference at the Town Office.

NOTE: If the project results in 20,000 sq. ft. or more of impervious area in the Maranacook Lake watershed or more than one (1) acre in the other lake watersheds, or more than five (5) acres of disturbed area in either watershed, a Stormwater Management permit from the Department of Environmental Protection will be required.

16. What will your water requirements be for this use and what will be your water source?
17. What types and amount of additional traffic do you expect as a result of this use?
18. What are your plans for permanent access to the site of the proposed use?
19. Does your proposed development or use cross the Readfield town line?
If so, into which town?
How will you avoid causing unreasonable traffic congestion or unsafe conditions as related to the use of that town's public ways?
20. What is the estimated depth-to-frontage ratio of the lots you propose to create or develop?
21. Has a representative of the Readfield Fire Department reviewed your proposal?
22. Are there currently any enforceable land use violations associated with this property?
23. If your project involves the construction of a road has the road design been approved by the Road Committee?

Required Submittals

(Per Article 6, Section 3.I.2)

- ___ 1. Copy of the portion of applicable tax map showing subject property, abutting properties and boundaries of all contiguous property under the control of the owner or applicant, regardless of whether all or part is being developed at this time.
- ___ 2. Names and mailing addresses of all property owners abutting the proposed development. (Abutters are the owners of any parcels with one or more common boundaries or points, as well as property owners of any parcel located directly across any road, railroad or stream along the road, railroad or stream from the parcel involved in the application. Also included is any Qualified Conservation Holder of an easement in any of these parcels).
- ___ 3. Exact direction to the property from the Town Office, using a map if necessary.
- ___ 4. The Assessor's tax map and lot numbers of the parcels.
- ___ 5. A copy of the deed to the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant.
- ___ 6. The name, registration number and seal of the land surveyor, architect, engineer and/or similar professional who prepared any plan.
- ___ 7. Map showing the north bearing and lot dimensions of all property lines of the property to be developed and the source of this information.
- ___ 8. Site plan(s) illustrating the following: (Note: If the site plan is not drawn to scale, then specific distances identifying the relative locations of the following features must be shown on the plan).
 - a) The location and size of any existing and proposed sewer and water mains, culverts and drains that will serve the development whether on or off the property along with the direction of existing and proposed surface water drainage across the site.
 - b) The location, names, and present and proposed widths of existing and proposed roads, driveways, streets, parking and loading areas, walkways and rights-of-way within or adjacent to the proposed development.
 - c) The location and dimensions of all existing and proposed buildings and structures on the site, including underground storage tanks.
 - d) The location of intersecting roads or driveways within 200 hundred feet of the site.
 - e) The location of existing and proposed open drainage courses, wetlands, water bodies, floodplains, stands of trees, and other important natural features, with a description of such features to be retained.
 - f) The location and dimensions of any existing and proposed easements.
 - g) The location and dimensions of all existing and proposed provisions for water supply and wastewater disposal systems, including a design copy or letter of soils suitability for any proposed new or replacement wastewater disposal systems.
 - h) The location and dimensions of all existing and proposed signs.
 - i) For any project which shall result in a change to exterior lighting, the location, height, and type of existing and proposed exterior lighting and, for commercial, industrial and institutional projects, the foot-candle intensities of proposed lighting projecting on abutting properties.
 - j) The proposed landscaping and buffering.
 - k) The location and amount of any earth-moving.
 - l) A copy of all existing or proposed covenants or deed restrictions associated with the subject property.

- ___ 9. A copy of any applicable Federal, State or Town applications or permits which have been issued.
- ___ 10. A narrative describing how the proposal meets all of the Planning Board's Review Criteria.
- ___ 11. Evidence of receipt of application fee paid to the Town of Readfield.
- ___ 12. A schedule of construction, including anticipated beginning and completion dates.
- ___ 13. A stormwater drainage and erosion and control plan in compliance with Article 8, Sections 10 and 11.
- ___ 14. A description of the traffic movement to be generated by the development including types, peak hour and average daily vehicle trips, travel routes, and duration of traffic movement both during and following construction. A full traffic impact study shall be required under the conditions set forth in Article 8, Section 18.H, and shall include the components described therein.
- ___ 15. An assessment of the solid or hazardous wastes to be generated by the proposed activity and a plan for its handling and disposal, along with evidence of disposal arrangements.
- ___ 16. A copy of any required dimensional calculations applicable to the standards being reviewed, for example, square footage of structures, percent of lot coverage, etc.
- ___ 17. Elevation drawings for new commercial, industrial, and institutional buildings.
- ___ 18. Any additional information relevant to the project, for example, photographs, Cobbossee Watershed District recommendations, etc.

------(end of application)-----

Planning Board Fees

<u>Value of Project</u>	<u>Fee</u>
Up to \$100,000	\$100
\$100,001 to \$500,000	\$150
\$500,001 to \$1,000,000	\$250
\$1,000,001 and over	\$500

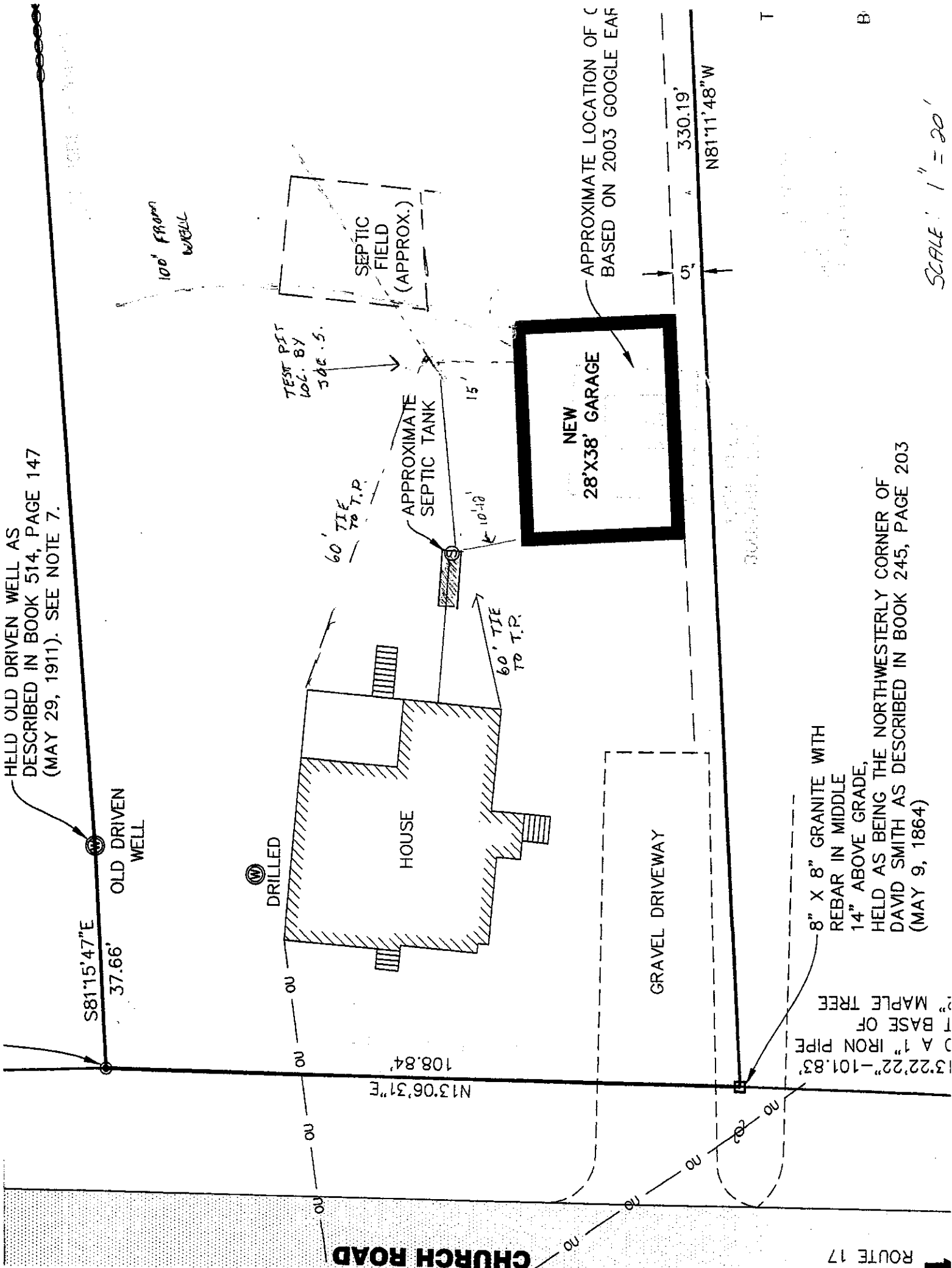
“Value of Project” is considered the fair market value of all labor and materials associated with the project requiring site review. The above fee schedule does not include other fees that may be required as part of this project, for example, building and plumbing permit fees.

Subdivision Review

Minor subdivisions	\$175
Major subdivisions	\$175 plus \$50 per lot

Legitimate non-profit organizations will be assessed one-half of the regular fees

HOLD OLD DRIVEN WELL AS DESCRIBED IN BOOK 514, PAGE 147 (MAY 29, 1911). SEE NOTE 7.



13'22'22"-101.83'
O A 1" IRON PIPE
T BASE OF
? MAPLE TREE

8" X 8" GRANITE WITH REBAR IN MIDDLE 14" ABOVE GRADE, HELD AS BEING THE NORTHWESTERLY CORNER OF DAVID SMITH AS DESCRIBED IN BOOK 245, PAGE 203 (MAY 9, 1864)

APPROXIMATE LOCATION OF C BASED ON 2003 GOOGLE EAF

SCALE: 1" = 20'

CONSTRUCTION DETAILS

Grade	Grade	Comments	Date:
FOUNDATION	3		11/93. Rev. P.M.H. dk
BASEMENT	3		7/97 Rev. P.M.H. dk
FRAMING	3		
ROOF	3		
INTERIOR	3		
EXTERIOR	3		
FLOORS	3		
HEATING	3		
PLUMBING	3		
LIGHTING	3		
TOTAL	30		
GRADE	30		
CONDITION	30		

LOCATION:	STORIES	GRADE	AREA	COST REP.	COST REP.
	1 3/4	3.0	1006	\$30970	\$
	1 1/2		192	3870	
	Garages			4866	
	2 1/2			1000	
REP. COSTS				45906	
ADDITIONS OR DEDUCTIONS				2050	
TOTAL REP. COSTS				47956	
CONDITION				X 80	X 75
FUNCTIONAL OBSOL. FACTOR				X	X
ECONOMIC OBSOL. FACTOR				X	X
COST REP. LESS DEPRECC.					
OUTBUILDINGS					
INFLATION FACTOR				X 122	X 122
TOTAL VALUE- BUILDINGS				\$ 44600	\$ 43719
OUTBUILDINGS					

ADDITIONS & DEDUCTIONS	GARAGE
NO BASEMENT	1 CAR
FINISHED BASEMENT	2 CAR
FINISHED ATTIC	ATTACHED 1 CAR
EXTRA PLUMBING	ATTACHED 2 CAR
INSULATION	
FIREPLACES	
EXTRA FLUES	
	PORCHES
	ENCLOSED
	OPEN
	DECK
TOTAL	TOTAL
NET	
FUNCTIONAL OBSOLESCENCE %	ECONOMIC OBSOLESCENCE %

ADDITIONS & DEDUCTIONS	GARAGE
NO BASEMENT	1 CAR
FINISHED BASEMENT	2 CAR
FINISHED ATTIC	ATTACHED 1 CAR
EXTRA PLUMBING	ATTACHED 2 CAR
INSULATION	
FIREPLACES	
EXTRA FLUES	
	PORCHES
	ENCLOSED
	OPEN
	DECK
TOTAL	TOTAL
NET	
FUNCTIONAL OBSOLESCENCE %	ECONOMIC OBSOLESCENCE %



King's Arrow Company, LLC

Joseph F. Stevenson, Owner

190 South Road

Fayette, ME 04349

Kingsarrowco@myfairpoint.net

LPI Note

Leach field investigation observations for 23 Church Road Readfield:

On April 7, 2021 Mr. Jason Foster and I excavated an observation hole to locate and evaluate the existing leachfield on Mr. Foster's property at 23 Church Road in Readfield. Components observed included clay pipe and boards constructed in typical "V-Plank" fashion. The disposal field appeared to be functioning properly at the observation hole.

Soils were observed down-slope from the existing disposal field at a surficial level only. The down-slope soils exhibited characteristics of hydric soils – dark color, surficial water pooling, and apparent hydric vegetation.

The overall width of the property, well location, and soils conditions limit potential, future replacement system locations.

Please contact me with any questions.

Respectfully,

King's Arrow Company, LLC

Joseph Stevenson, L.P.F, L.S.E

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

Readfield

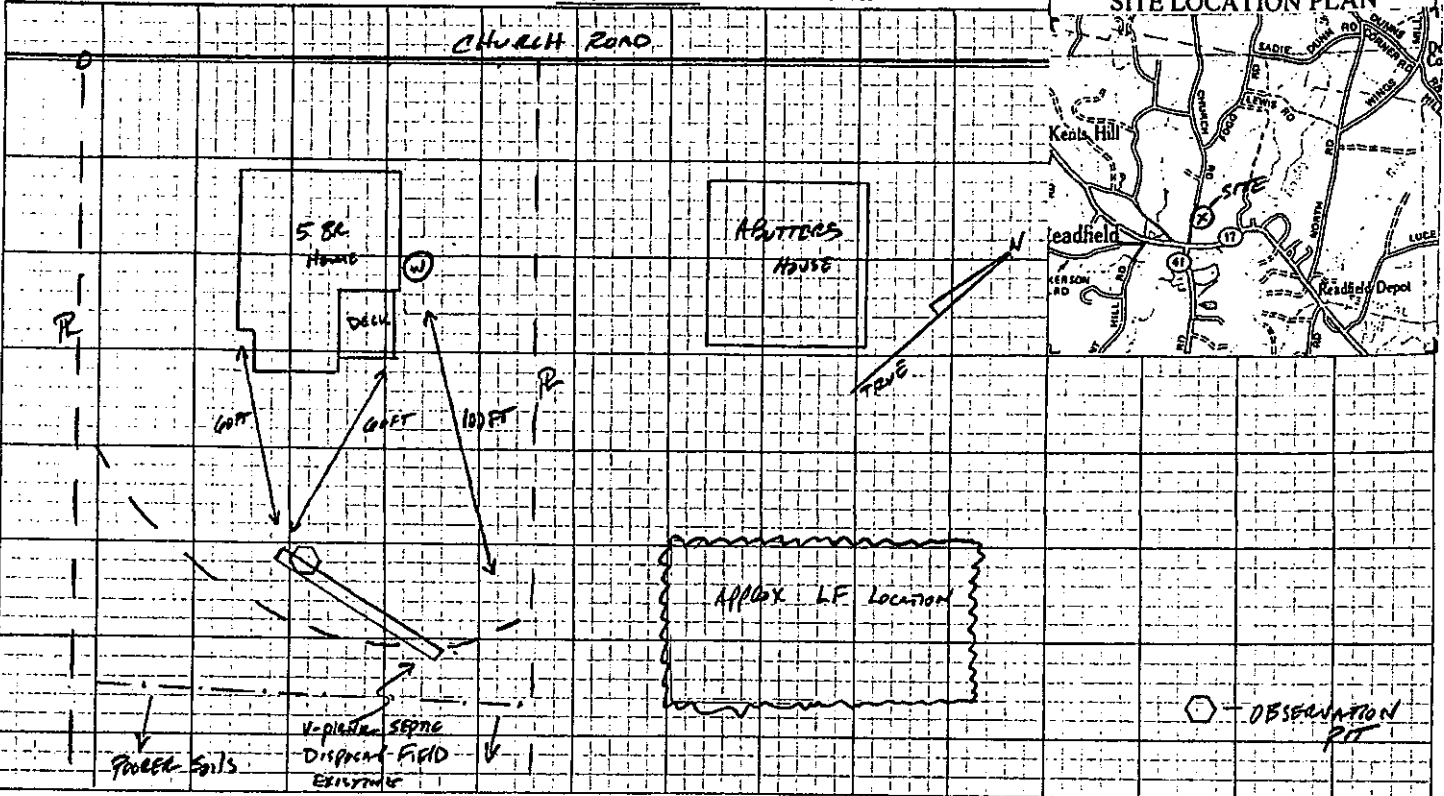
23 Church Rd

JASON FOSTER

SITE PLAN

Scale 1" = 50 ft. or as shown

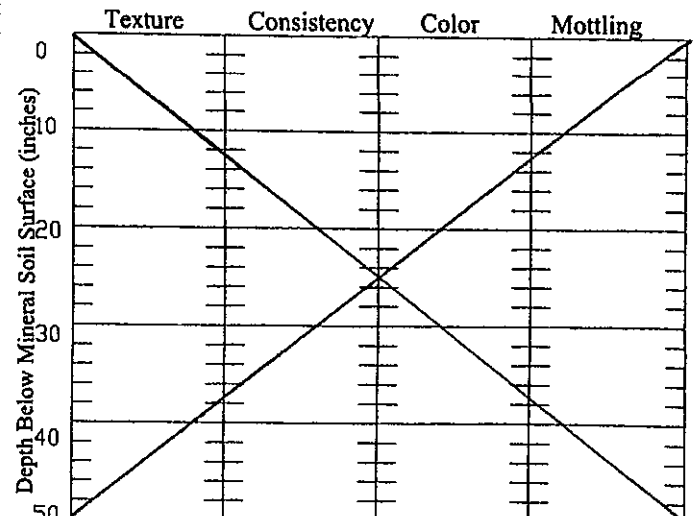
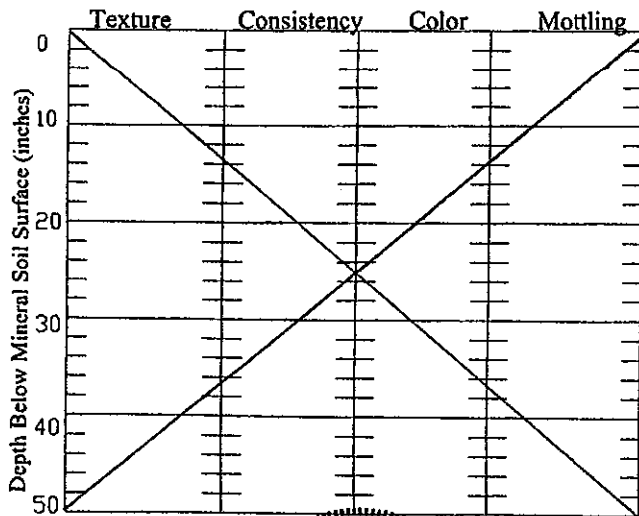
SITE LOCATION PLAN



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

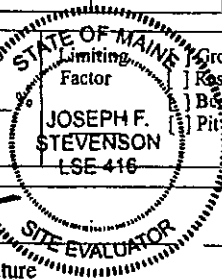
Observation Hole Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

Observation Hole Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil



Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile	Condition		<input type="checkbox"/> Restrictive Layer
			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile	Condition		<input type="checkbox"/> Restrictive Layer
			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth



[Signature]
 Site Evaluator Signature

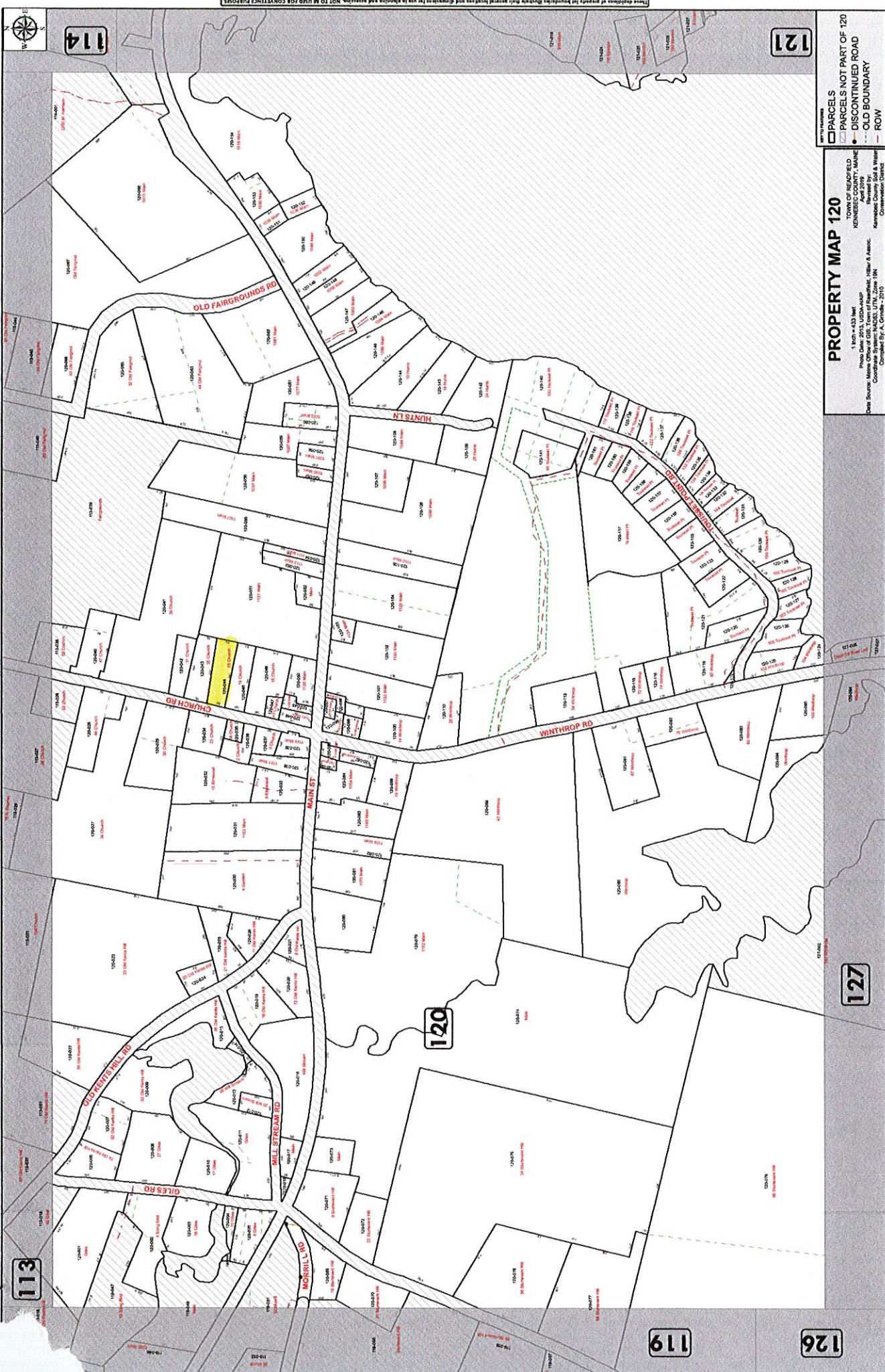
416

SE #

4/2/2021

Date

These divisions of property for boundaries between parcels are general in nature and do not constitute a warranty of title. The user is advised to verify the accuracy of the information shown on this map by consulting the appropriate public records.



PROPERTY MAP 120
 1:1000 = 4:13 Scale
 TOWN OF READFIELD
 HENNEBEC COUNTY, MAINE
 Date Survey: Maine Office of GIS, Town of Readfield, Hallowell, Me.
 Revised by: Kennebec County Surveyors & Water Commissioners Office
 Copyright: P.A. Gagnon, 2013

- PARCELS
- ▨ PARCELS NOT PART OF 120
- DISCONTINUED ROAD
- OLD BOUNDARY
- ROW



114

121

113

120

127

119

126



10-022
Kents Hill

Mailing addresses of abutters of 23 Church Rd

To the North.

Marshall and Joan Wiebe

PO Box 95

Readfield, ME 04355

To the East.

Corda Ladd Kinzie

1131 Main St.

Readfield, ME 04355

To the South.

David and Lisa Poulin

PO Box 626

Readfield, ME 04355

To the West across the church Rd.

Readfield Union Meeting House

PO Box 451

Readfield, ME 04355

Directions to 23 Church Rd, Readfield ME from the Readfield Town Office.

At the end of Old Kents Hill Rd turn left onto Rt. 17 / Main St.

At the blinking light intersection of Rt. 17 / Main St, Rt. 41 / Winthrop Rd, and Church Rd. turn right onto
Church Rd.

Proceed North on Church Rd. #23 will be the 4th house on the right side of the road. Directly across from the Readfield Union Meeting House.



**NO TRANSFER
TAX PAID**

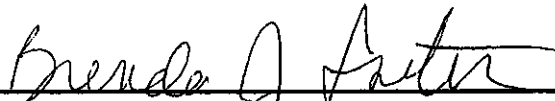
WARRANTY DEED

BRENDA J. FOSTER, being married, with a mailing address of P.O. Box 207, Readfield, Maine 04355, for consideration paid, grants to **BRENDA J. FOSTER** and **JASON N. FOSTER**, with a mailing address of P.O. Box 207, Readfield, Maine 04355, with **WARRANTY COVENANTS**, and as joint tenants, a certain lot or parcel of land together with any buildings thereon situated in Readfield, County of Kennebec, and State of Maine, more particularly described as follows:

See Exhibit "A"

JASON N. FOSTER, spouse of grantor, hereby releases all rights to the premises herein conveyed.

IN WITNESS WHEREOF, BRENDA J. FOSTER and **JASON N. FOSTER** have hereunto set their hands and seals this 17th day of October, 2017.



BRENDA J. FOSTER



JASON N. FOSTER

**STATE OF MAINE
COUNTY OF KENNEBEC, ss**

Personally appeared the above-named **BRENDA J. FOSTER** and **JASON N. FOSTER** have acknowledged the above instrument to be their free act and deed.

Dated this 17th day of October, 2017.

Before me,


Attorney-at-Law

Craig A. Stevens

Printed Name

②

Exhibit A

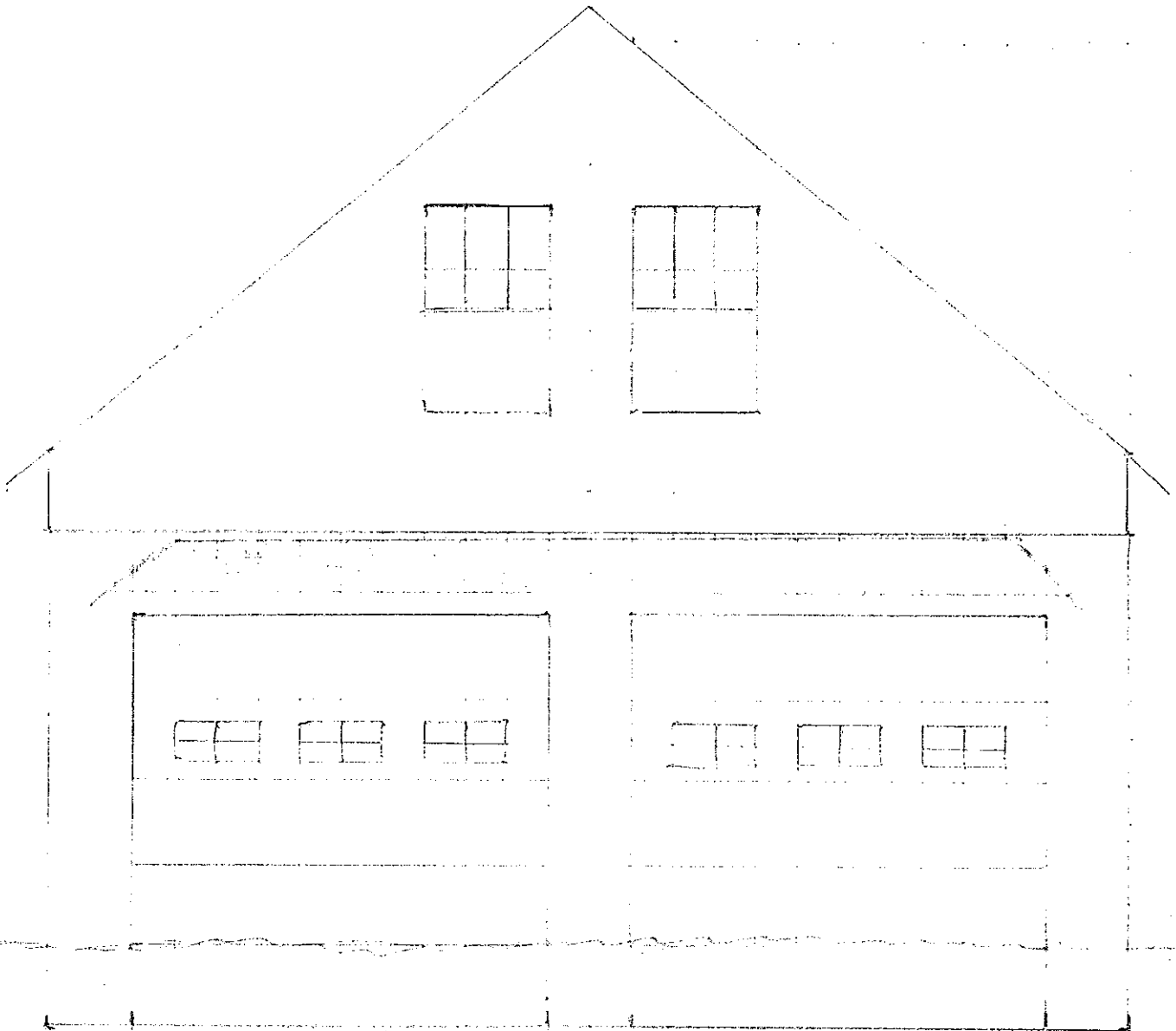
“On the North by land formerly owned by Charlotte E. Stevens, now or formerly owned by Annie E. Elliott; on the East by land formerly owned by Mary F. Carson, now or formerly owned by Fred Walker; on the South by land formerly owned by Dr. J.S. Milliken, now or formerly owned by Joseph Biehher, and on the West by the highway leading from Readfield Corner to Mt. Vernon; together with a perpetual easement in common with Annie Elliott in and to a drilled well on the boundary line of land now or formerly of Robert E. Prescott and said Elliott and defined by quit-claim deeds exchanged between the parties on July 13, 1954, and recorded in the Kennebec County Registry of Deeds.”

Meaning and intending to convey the same premises conveyed by Barbara V. Smith to Brenda J. Foster by deed dated April 13, 2010, and recorded in the Kennebec County Registry of Deeds at Book 10394, Page 0231.

J. FOSTER
23 CHURCH RD
READSFIELD

NOT TO
SCALE

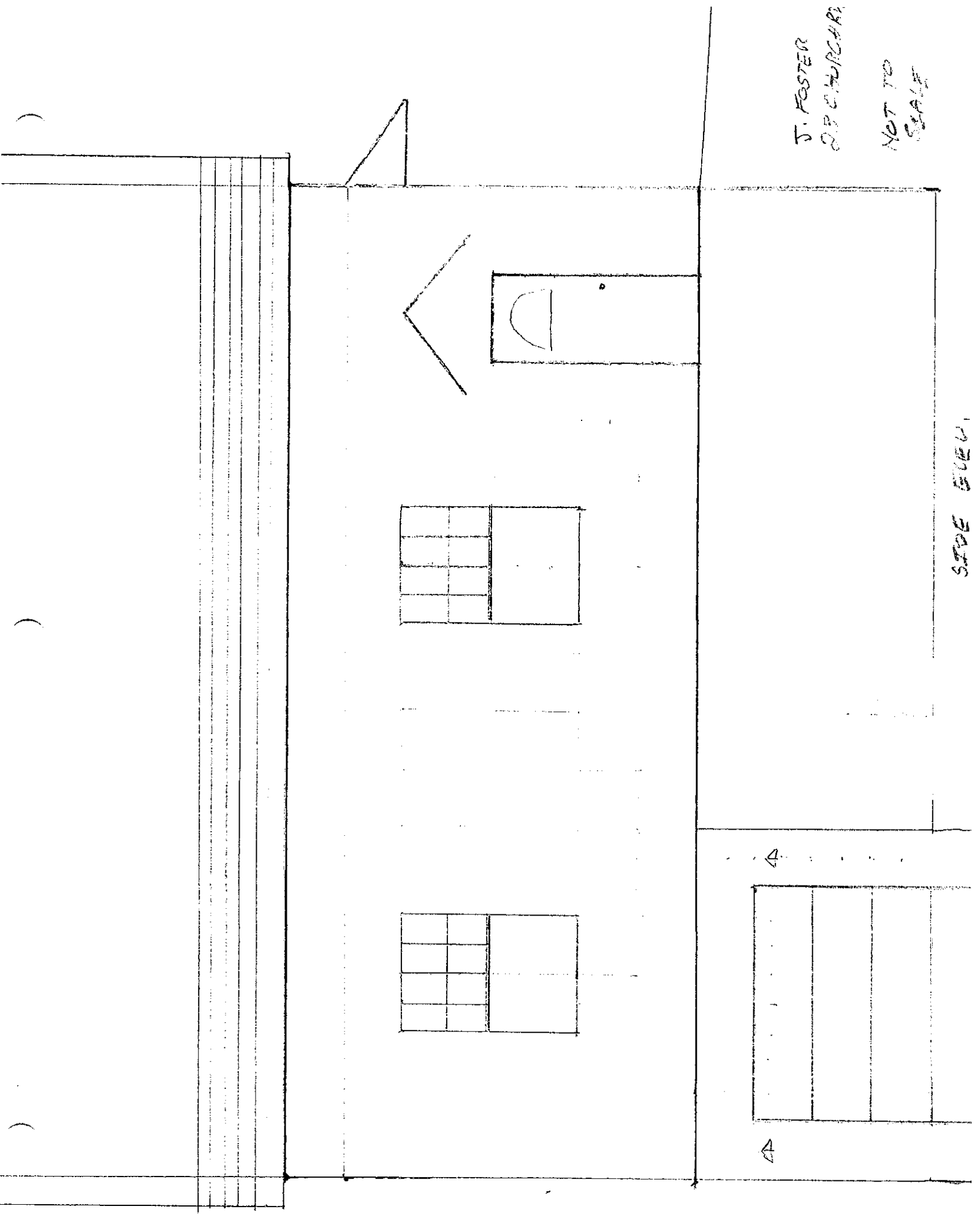
FRONT ELEV.



J. FOSTER
232 CHURCH ST.

NOT TO
SCALE

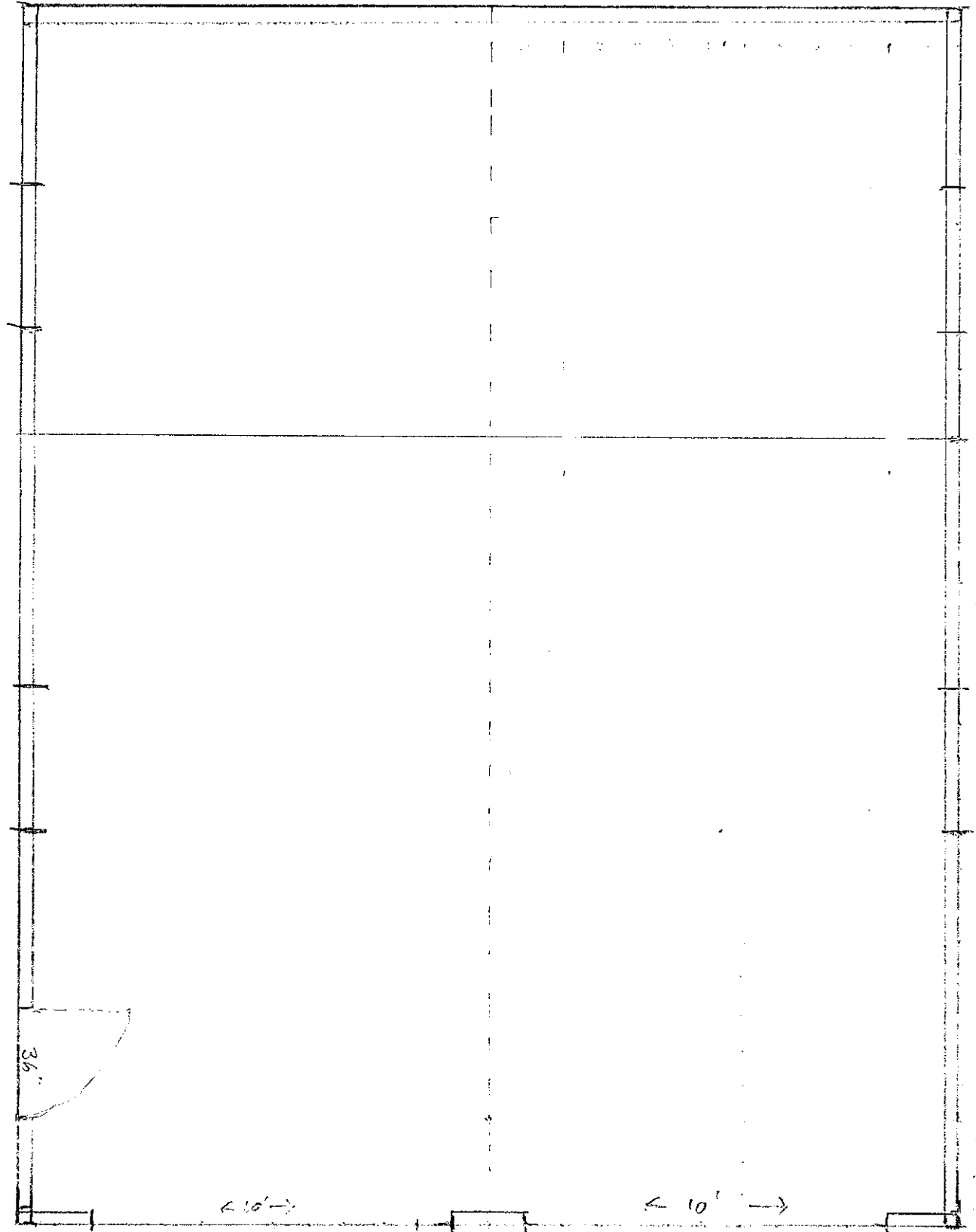
SIDE ELEVATION



MASON FOSTER
PROPOSED GARAGE
23 CHURCH RD
REDFIELD ME

NOT TO SCALE

FLOOR PLAN



23 Church Rd.

Satellite image from 2018
Google Earth Pro



Legend

Google Earth

70 ft



23 Church RD

Satellite image from 2016
Google earth Pro



Legend

Google Earth

100 ft



23 Church RD
Satellite image from 2003
Google earth Pro



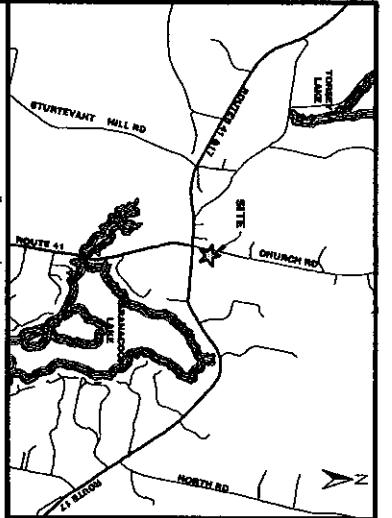
Legend



100 ft

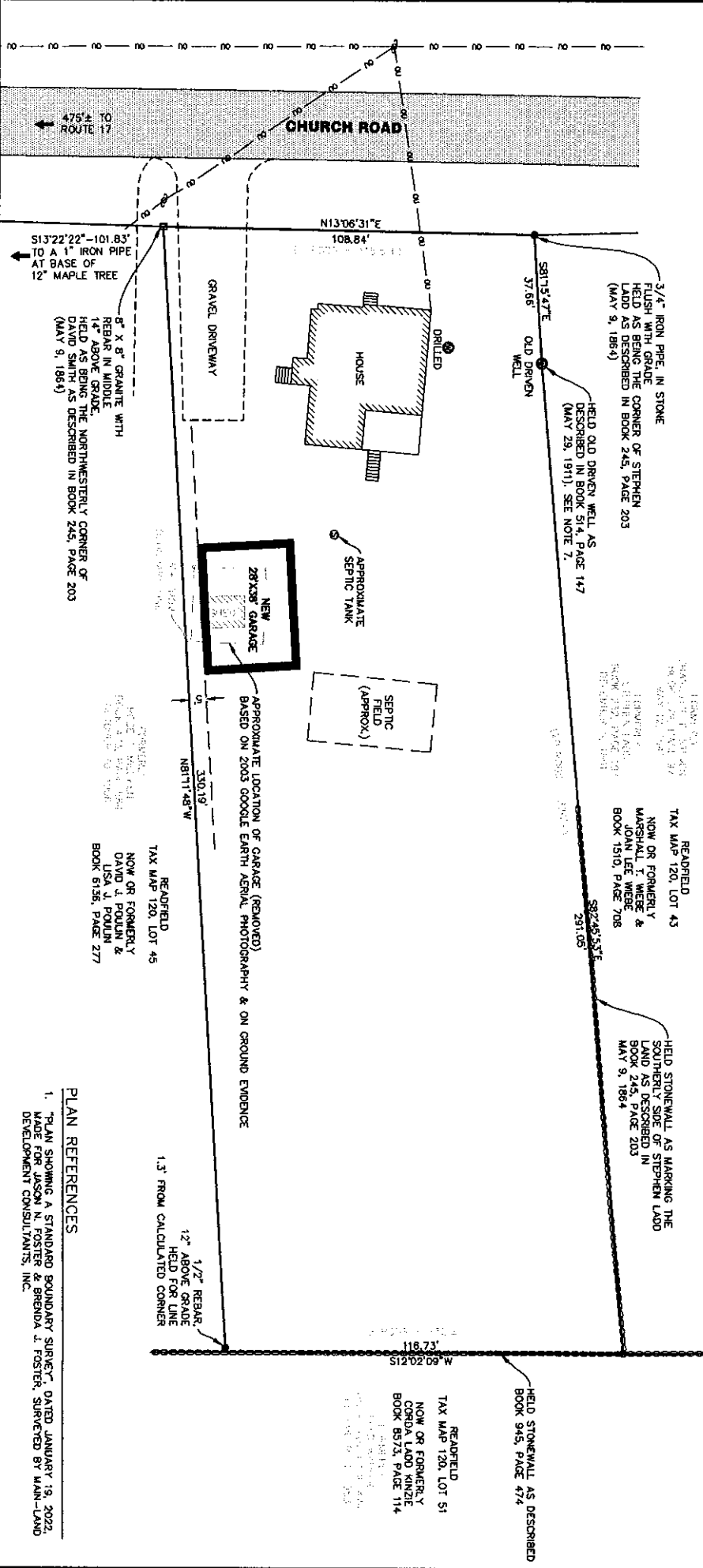
Google Earth

Image © 2021, Maine Geolibrary



- 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 READFIELD: TAX MAP 120, LOT 40.
 3. OWNER OF RECORD AT TIME OF SURVEY: JASON N. FOSTER & BRENDA J. FOSTER: BOOK 12802, PAGE 124.
 4. TOTAL AREA: 0.85 ACRES, MORE OR LESS.
 5. ALL BOOK AND PAGES REFER TO THE KENNEBEC COUNTY REGISTRY OF DEEDS.
 6. THE LOCATION OF UNDERGROUND UTILITIES WAS NOT PERFORMED AS PART OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON ABOVE GROUND FEATURES ONLY. MAIN-LAND RECOMMENDS THE USE OF DIG SAFE OR OTHER EXHIBITS TO MARK ANY UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
 7. BOOK 514, PAGE 147 (MAY 29, 1911) DESCRIBES A PARTICULAR ATTEND IS CALLED TO THE FACT THAT THE NORTHERLY LINE OF SAID PREMISES PASSES THROUGH THE CENTER OF THE ARTESIAN AND TO A DRILLED WELL AS DESCRIBED IN BOOK 970, PAGE 376 (JULY 21, 1954), BOOK 970, PAGE 376 REFERENCES OUT-CLAIM DEEDS EXCHANGED BETWEEN PAULINE B. & ROBERT E. PRESCOTT AND ANNE ELLIOTT ON JULY 13, 1954, TO BE RECORDED... NO DEEDS FOUND BETWEEN PRESCOTT AND ELLIOTT.

- LEGEND**
- EXISTING IRON PIPE, ROD, OR REBAR AS NOTED
 - 5/8" REBAR CAPPED, "T&S 2397 BUKER"
 - ⊙ WELL AS NOTED
 - ⊕ MONUMENT, AS NOTED
 - ⊖ UTILITY POLE
 - OVERHEAD UTILITY
 - BOUNDARY LINE (SURVEYED)
 - ABUTTING BOUNDARY LINES (APPROX.)
 - EDGE OF GRAVEL
 - STONEWALL
 - SEPTIC FIELD AREA
 - PAVEMENT
 - DEED CALL (APPROX.)



- PLAN REFERENCES**
1. "PLAN SHOWING A STANDARD BOUNDARY SURVEY," DATED JANUARY 19, 2022, MADE FOR JASON N. FOSTER & BRENDA J. FOSTER, SURVEYED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

LAND OF FOSTER

SITE PLAN SHOWING A STANDARD BOUNDARY SURVEY

23 CHURCH ROAD, TOWN OF READFIELD, COUNTY OF KENNEBEC, STATE OF MAINE

OWNER OF RECORD & MADE FOR: **JASON N. FOSTER & BRENDA J. FOSTER**

P.O. BOX 207, READFIELD MAINE 04963

MADC NO.	21-313
PROJ. NO.	CLB
DRAWN BY:	JLF & CLB
CHECKED BY:	TJS
REVISION NO.	N/A
SURVEY DATE:	2021-12-20
ISSUE DATE:	2022-01-19
ISSUED FOR:	FINAL

SCALE: 1" = 20 FT

REVISION NOTES:

DRAWING SCALE: 1" = 20 FT

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

69 MAIN ST. LEBANON NH 03756
 307 US ROUTE 1 BILMOUTH NH 03207
 NH (603) 897-6752 FAX (603) 897-5094
 WWW.MAIN-LAND-CONSULT.COM



06/29/2008