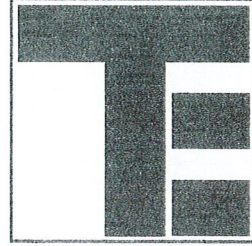


THAYER
ENGINEERING CO.



Land Surveyors
Civil Engineers
Planners

Elliot B. Thayer, PLS, PE
Andrew Dunbar, PLS, LPF, SE

October 24, 2022

Readfield Planning Board
c/o Chip Stephens, Code Enforcement Officer
8 Old Kents Hill Road
Readfield ME 04355

Dear Planning Board Members: Re: Tallwood Properties, LLC
Amended Subdivision Plan - Lot 9

A small portion of Lot 9 in the Tallwood Subdivision is proposed to be conveyed to abutting landowner Christopher and Ann Seitter in Winthrop, this portion being shown as Lot 9B on the attached plan titled "Amended Subdivision Plan, Tallwood – Lot 9, Tallwood Properties, LLC, Tallwood Road & Tallwood Estates Drive, Maranacook Lake, Winthrop & Readfield Maine", dated June 1, 2022.

One (1) full size and eleven (11) 11"x17" copies of the amended plan are attached. This plan shows the entirety of Lot 9 which is proposed to be divided to convey 32,532 square feet (0.75 acres) at the most southwesterly corner of Lot 9, being proposed Lot 9B in the Town of Winthrop. The remainder of Lot 9, proposed Lot 9A, will contain 13.14 acres in Winthrop and Readfield, of which the portion in Readfield containing 0.57 acres remains unchanged. That portion of Lot 9 in Readfield is shown on Readfield Tax Map 140, Lot 71-9, attached.

Lot 9B containing 32,532 square feet is entirely in Winthrop. Lot 9A containing 13.14 acres is in Winthrop and Readfield.

An application in Winthrop for the same subdivision amendment is in progress.

This proposal simply creates Lots 9A & 9B; no development on either portion is proposed. All covenants pertaining to the original Lot 9 will run without change to Lot 9A and Lot 9B.

For reference, eleven (11) 11"x17" copies of each of the previously approved Readfield and Winthrop subdivision plans are attached, titled "Final Subdivision Plan – Tallwood, Tallwood Properties, LLC, Tallwood Drive and Greenes Way, Maranacook Lake, Readfield Maine", dated March 14, 2006, revised through August 29, 2008 by Thayer Engineering Co., Inc., and "Subdivision Plan – Tallwood, Tallwood Properties, LLC, Tallwood Drive and Maranacook Lake, Winthrop, Maine", dated February 23, 2006, revised through July 18, 2007 by Thayer Engineering Co., Inc.

The approved Readfield Plan is recorded in Kennebec County Registry of Deeds in Plan Book 2008, Page 176. The approved Winthrop Plan is recorded in Kennebec County Registry of Deeds in Plan Book 2007, Page 146.

Please do not hesitate to contact me with any questions. Thank you.

Very truly yours,
Thayer Engineering Co., Inc.



Elliot B. Thayer, PE PLS

cc: Michael Fiori
Christopher and Ann Seitter

Michael J. Fiori
Tallwood Properties, LLC
PO Box 120
Readfield, Maine 04355

January 27, 2022

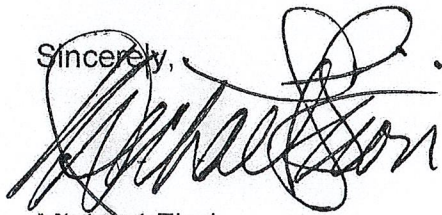
Maine DEP, Land Bureau
17 State House Station
Augusta, Maine 04333-0017

Town of Winthrop Maine
17 Highland Avenue
Winthrop, Maine 04364

Town of Readfield Maine
8 Old Kents Hill Road
Readfield, Maine 04355

Please be advised that Elliot B. Thayer, PE, of Thayer Engineering Company, 17 Hasson Street, Farmingdale, Maine 04344, has been engaged to provide permitting services for a proposed revision to Lot 9 of the previously approved Tallwood Subdivision located in the Towns of Winthrop and Readfield on Maranacook Lake. Elliot Thayer is authorized to act as agent on my behalf in the preparation, presentation, and administration of land use applications for the Towns of Winthrop and Readfield and Maine DEP.

Sincerely,



Michael Fiori
Tallwood Properties, LLC

PK 7804PG307

NO TRANSFER
TAX PAID

WARRANTY DEED
Maine Statutory Form

001800

Michael J. Fiori of Readfield, Kennebec County, State of Maine for valuable consideration, receipt of which is hereby acknowledged, grants to Tallwood Properties, LLC of P.O. Box 120, Readfield, Maine with warranty covenants land and buildings in Town of Winthrop and Town of Readfield in Kennebec County, State of Maine described as follows:

As described in Schedule A annexed hereto which is incorporated herein by reference.

This is a correction deed of the description in deed from Michael J. Fiori to Tallwood Properties, LLC dated December 27, 2001 recorded Kennebec County Registry of Deeds Book 6755, Page 86.

WITNESS my hand and seal this 16th day of January, 2004.

Charlene G. Honea
Witness

Michael J. Fiori
Michael J. Fiori

STATE OF MAINE
Kennebec, ss

January 16, 2004

Then personally appeared the above named, Michael J. Fiori, and acknowledged the foregoing instrument to be his free act and deed.

Before me.

Charlene G. Honea
Charlene G. Honea
Notary Public



Mich Fiori

"Schedule A"

A certain lot or parcel of land with the improvements thereon situate on the easterly shore of Lake Maranacook, so-called, and on the southwesterly end of Tallwood Road, so-called, in the Towns of Winthrop and Readfield, Kennebec County, State of Maine, and being bounded and described as follows:

Beginning at high water mark on a northeasterly shore of Lake Maranacook at the southerly corner of land now or formerly of one Greene, reference deed recorded in Kennebec County Registry of Deeds in Book 2061, Page 289, all as shown on a plan entitled "Final Subdivision Plan, Tallwood, Lake Maranacook, Winthrop & Readfield, Maine", date June 1988, revised July 1988, by Thayer Engineering Company, Inc., Farmingdale, Maine, recorded in said Registry of Deeds in Plan Files E-88174 and E88175 (Tallwood plan):

thence N 56° 26' 05" E along the southeasterly line of said land of Greene a distance of 5 feet, more or less, to a 3/4-inch iron rod found;

thence continuing N 56° 26' 05" E along the southeasterly line of said land of Greene a distance of 543.49 feet to a 3/4-inch iron rod found and a southwesterly line of land now or formerly of one Lake, reference deed recorded in said Registry of Deeds in Book 2559, Page 107;

thence S 57° 20' 28" E along the southwesterly line of said land of Lake, along the southwesterly line of land now or formerly of one Hazelton, reference deed recorded in said Registry of Deeds in Book 1957, Page 118, across Tallwood Road, and along a southwesterly line of other land now or formerly of said Lake, reference deed recorded in said Registry of Deeds in Book 2264, Page 224, marked in part by a stone wall, a distance of 1,863.70 feet to a 3/4-inch galvanized iron pipe found;

thence S 49° 18' 50" W along a northwesterly line of said other land of Lake a distance of 139.53 feet to a 3/4-inch galvanized iron pipe found;

thence S 58° 47' 43" E along a southwesterly line of said other land of Lake a distance of 645.69 feet to a 36-inch blazed white pine tree at high water mark on a northwesterly shore of Lake Maranacook;

thence in a general westerly direction along high water mark on a northerly shore of Lake Maranacook, which is also the southerly shore of Tallwood Point, a distance of 5,100 feet, more or less, to the easterly corner of land now or formerly of one Collins and Bingham, reference deed recorded in said Registry of Deeds in Book 6101, Page 242, said land of Collins and Bingham being Lot 2 on said Tallwood plan;

thence N 51° 21' 33" W along the northeasterly line of said land of Collins and Bingham a distance of 3 feet, more or less, to a 3/4-inch iron rod set capped "Thayer Engineering Company", said iron rod being S 72° 23' 53" W and 3,197.61 feet from the last mentioned 36-inch blazed white pine tree;

thence continuing N 51° 21' 33" W along the northeasterly line of said land of Collins and Bingham a distance of 92.05 feet to a 3/4-inch iron rod set capped "Thayer Engineering Company" and the northerly corner of said land of Collins and Bingham;

thence S 69° 08' 39" W along the northwesterly line of said land of Collins and Bingham a distance of 360.00 feet to a 3/4-inch iron rod set capped "Thayer Engineering Company", the westerly corner of said land of Collins and Bingham, and the northerly corner of land now or

formerly of one Kailey, reference deed recorded in said Registry of Deeds in Book 3331, Page 169, said land of Kailey being Lot 1 on said Tallwood plan:

thence S 38° 38' 27" W along the northwesterly line of said land of Kailey a distance of 360.00 feet to a 3/4-inch iron rod found, the westerly corner of said land of Kailey, and a northerly corner of land now or formerly of one Shute, reference deed recorded in said Registry of Deeds in Book 2139, Page 290:

thence S 35° 52' 41" W along a northwesterly line of said land of Shute a distance of 82.87 feet to a 5/8-inch iron pipe found:

thence S 46° 41' 15" W along a northwesterly line of said land of Shute a distance of 149.90 feet to a 3/4-inch iron rod found, the westerly corner of said land of Shute, and the northerly corner of land now or formerly of one Townsend, reference deed recorded in said Registry of Deeds in Book 1517, Page 836:

thence S 46° 46' 27" W along the northwesterly line of said land of Townsend a distance of 117.18 feet to the northeasterly line of land of Michael Fiori, reference deed recorded in said Registry of Deeds in Book 5293, Page 122:

thence N 54° 06' 58" W along the northeasterly line of said land of Michael Fiori a distance of 22.29 feet to a 3/4-inch iron pipe found:

thence continuing N 54° 06' 58" W along the northeasterly line of said land of Michael Fiori a distance of 87.49 feet to a 20-inch white pine tree with a yellow blaze:

thence continuing N 54° 06' 58" W along the northeasterly line of said land of Michael Fiori a distance of 8 feet, more or less, to high water mark on a southeasterly shore of Lake Maranacook:

thence in a general northeasterly direction along high water mark on a southeasterly shore of Lake Maranacook a distance of 40 feet, more or less, to the westerly corner of land now or formerly of one Roberts, reference deeds recorded in said Registry of Deeds in Book 1332, Page 215 and in Book 870, Page 461:

thence S 36° 01' 29" E along the southwesterly line of said land of Roberts a distance of 10 feet, more or less, to a 3/4-inch iron rod set capped "Thayer Engineering Company", said iron rod being N 54° 24' 17" E and 34.04 feet from the last mentioned 20-inch white pine tree with a yellow blaze:

thence continuing S 36° 01' 29" E along the southwesterly line of said land of Roberts a distance of 87.69 feet to a 1/2-inch iron pipe found and the southerly corner of said land of Roberts:

thence N 45° 55' 31" E along the southeasterly line of said land of Roberts a distance of 252.30 feet to the easterly corner of said land of Roberts, said corner being N 45° 55' 31" E and 0.38 feet from a 3/4-inch iron pipe found:

thence N 46° 07' 29" W along the northeasterly line of said land of Roberts a distance of 161.33 feet to a 3/4-inch iron rod set capped "Thayer Engineering Company", said iron rod being S 30° 16' 16" W and 2,778.02 feet from the first mentioned 3/4-inch iron rod found:

thence continuing N 46° 07' 29" W along the northeasterly line of said land of Roberts a distance of 7 feet, more or less, to the southeasterly high water mark of Lake Maranacook:

thence in a general northeasterly and northwesterly direction along high water mark on a southeasterly and a northeasterly shore of Lake Maranacook, which is also the westerly shore of Tallwood Point, a distance of 3,600 feet, more or less, to the point of beginning, containing 82.0 acres, more or less.

Also conveying all right, title and interest to the elevated areas of land shown on said Tallwood plan on the southeasterly side of Tallwood Point.

Also conveying all rights and title, if any, to land situate between high water mark and low water mark of Lake Maranacook.

Subject to an easement for ingress and egress used in common with other landowners over Tallwood Road as now existing leading to the public road. Subject to electric pole and wire easements of record.

Also conveying all easements, rights-of-way and privileges conveyed by Tallwood Land & Development Co. to Michael J. Fiori by deed of June 2, 1997, recorded in Kennebec County Registry of Deeds in Book 5377, Page 287.

Also conveying all right, title and interest of Grantor to Sherb's Island located to the eastward of Tallwood Point in said Lake Maranacook in said Town of Winthrop and shown on said Town of Winthrop Tax Map 11. The warranty covenants of this deed do not apply to this conveyance of Sherb's Island.

Meaning and intending to convey the same premises described in deed of Maxwell H. Bloomfield, III, et. al. to Michael J. Fiori dated November 1, 2002 recorded Book 7286, Page 269 Kennebec County Registry of Deeds.

Being Lot 3 as shown on said plan entitled "Final Subdivision Plan, Tallwood, Lake Maranacook, Winthrop & Readfield, Maine", date June 1988, revised July 1988, by Thayer Engineering Company, Farmingdale, Maine, recorded in Kennebec County Registry of Deeds in Plan Files E-88-74 and E-88175, and including small corrections to boundaries along land of Townsend and land of Roberts, and also including an additional small triangular parcel of land situate southwesterly of said land of Roberts and northeasterly of said land of Michael Fiori which was inadvertently omitted from said Tallwood plan.

RECEIVED KENNEBEC SS.

11:21 AM JAN 21 2013

MISSING TO THE OFFICE
FOR THE RECORD



MAINE

Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Tue Oct 04 2022 12:57:00. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
TALLWOOD PROPERTIES LLC	20020719DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
12/07/2001	N/A	MAINE

Other Names (A=Assumed ; F=Former)

NONE

Clerk/Registered Agent

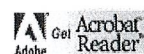
MICHAEL J. FIORI
P.O. BOX 1016
BRUNSWICK, ME 04011

[Back to previous screen](#) [New Search](#)

Click on a link to obtain additional information.

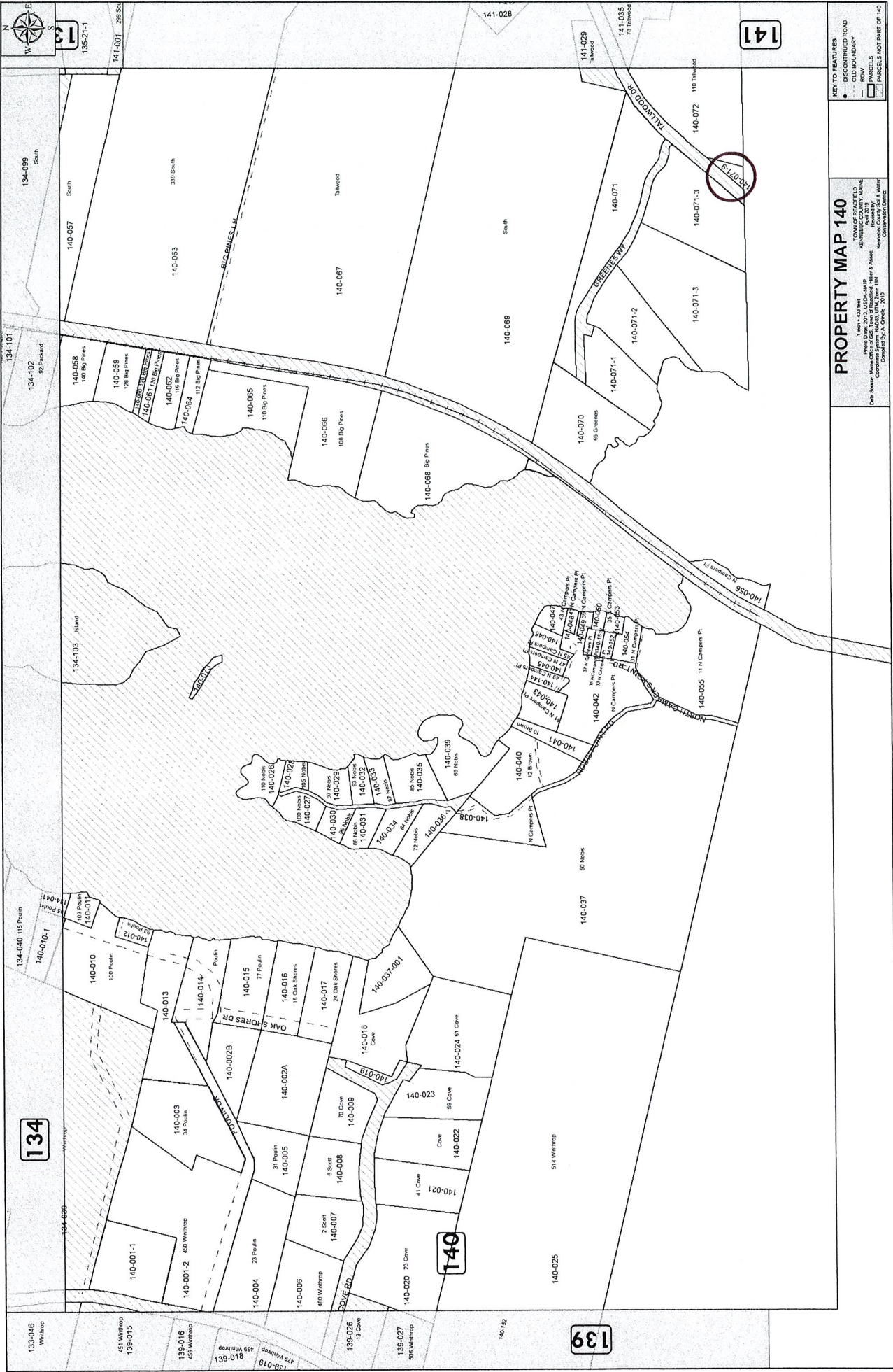
List of Filings	View list of filings	
Obtain additional information:		
Additional Addresses	Plain Copy	Certified copy
Certificate of Existence (more info)	Short Form without amendments (\$30.00)	Long Form with amendments (\$30.00)

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PROPERTY MAP 140

1 inch = 40 feet
 TOWN OF REARFIELD
 RESIDENTIAL LOT - 3000 SQ FT
 1/4" = 100' SCALE
 11/22/2011
 Ord. Number: 140-071-3, 140-071-2, 140-071-1, 140-071-3
 Computed by: A. Carter, 2/10
 Commission Order

KEY TO FEATURES:
 - DISCONTINUED ROAD
 - OLD BOUNDARY
 - ROW
 - EASEMENT
 - EASEMENT
 - PARCELS NOT PART OF 140

Permit Fee \$175
Date Paid _____
Receipt # _____

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

Map 140 Lot 71-9

Planning Board
Land Use Permit Application

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

- | | |
|--------------------------------|---|
| 1. Applicant / Owner: | Agent (if any): |
| <u>Tallwood Properties LLC</u> | <u>Elliot B Thayer, PE PLS</u> |
| <u>79 Maple Ridge Drive</u> | <u>Thayer Engineering Co., Inc.</u> |
| <u>Winthrop, ME 04364</u> | <u>17 Hasson Street, Farmingdale ME 04344</u> |
| _____ | _____ |
| Phone# (W) <u>207-441-7285</u> | Phone# (W) <u>207-582-7762</u> |
| (H) _____ | (H) <u>207-441-7762</u> |

Email for applicant/agent mjfiori@aol.com; ethayer@thayereng.com

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. Physical location of property: Tallwood Road at Readfield/Winthrop Town Line

3. Please describe what you are proposing to do:

Lot 9 on the 2007 Subdivision is in both Readfield and Winthrop. The proposed revision shows lot 9 in its entirety and the division of 32,532 square feet at the most southwesterly portion of lot 9 to be conveyed to the abutting landowner to the southwest. The remainder of lot 9 will contain 13.13 acres, including the .57 acres that exists in Readfield without change. The effect of the division will be to create lots 9A & 9B. No development is planned for either parcel. All covenants pertaining to the original Lot 9 will run without change to Lot 9A and Lot 9B.

4. 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)?

Rural Residential, Shoreland

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

Forested Open Space

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

Forested Open Space

7. Lot Width _____ Lot Depth _____ Lot Area in Acres (1 acre = 43,560 sq. ft.) 0.57 ac
in Readfield; 13.32 ac in Winthrop

8. If a structure is proposed to be built, or expanded, list the following: **NONE – Not Applicable**

Type of Structure(s)	Length	Width	Height
_____	_____	_____	_____
_____	_____	_____	_____

Non-Conforming Structures NONE – Not Applicable

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**.”)

- A. For reconstruction, relocation or expansion of a non-conforming structure in a shoreland zone, 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)

- B. For reconstruction, relocation or expansion of a non-conforming structure in a shoreland zone, 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)

- 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.

_____.

- 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 _____ Date _____

Signature of Agent (if any):  _____ Date 10/24/22

871356 – Tallwood Readfield

List of Abutters to Lot 9 and Owners of lots in Tallwood Subdivision in Readfield as of 10/4/2022

Tax Map 140... Lots	Name(s) & Address of Owner(s)	Location of Property
70	Richard J & Cynthia L Smart 116 Packard Shores Road Readfield, Maine 04355	66 Greenes Way
71	Tallwood Properties, LLC PO Box 120 Readfield, Maine 04355	Tallwood Drive
71-1	Pamela Starbird Beliveau & Rene Beliveau 611-1715 Lower Water Street Halifax, NS B3J0J4	Greenes Way
71-2	Jean Pierre Emond 2006 West Morrison Avenue Tampa, Florida 33606	Greenes Way
71-3	McCarty, James Cullen, Kirsten 440 Massachusetts Avenue Danvers, Massachusetts 01923	Greenes Way
71-4	Tallwood Properties, LLC PO Box 120 Readfield, Maine 04355	Greenes Way
72	Tallwood Farm, LLC PO Box 120 Readfield, Maine 04355	110 Tallwood Drive

NOTES:

- THE LOCATION OF THE MUNICIPAL BOUNDARY BETWEEN READFIELD AND WINTHROP SHOWN HEREON IS APPROXIMATE AND IS BASED ON THE MONUMENT FOUND AT THE SHORE OF LAKE MARANACOOK, THE TOWN ASSESSOR'S MAPS FOR READFIELD AND WINTHROP AND THE "WINTHROP, MAINE" 7.5 MINUTE QUADRANGLE MAP.
- THIS PLAN IS BASED ON THE PLANS REFERENCED HEREON AND IS NOT BASED ON A COMPLETE CURRENT BOUNDARY SURVEY.
- LOT 9 IS OWNED BY TALLWOOD PROPERTIES, LLC, 79 MAPLE RIDGE DRIVE, WINTHROP, ME 04864, DEED REFERENCE KENNEBEC COUNTY REGISTRY OF DEEDS IN BOOK 7804, PAGE 307 (7804/307), AND IS SHOWN ON WINTHROP TAX MAP II, LOT 93H AND ON READFIELD TAX MAP 140, LOT 71-9.
- REFERENCE IS MADE TO:
 - DECLARATION OF RESTRICTIONS (HOODED BUFFER, LIMITED DISTURBANCE), BY TALLWOOD PROPERTIES, LLC, DATED APRIL 1, 2005, RECORDED IN 8362/1.
 - STATE OF MAINE, DEPARTMENT OF ENVIRONMENTAL PROTECTION, DEPARTMENT ORDER, TALLWOOD PROPERTIES, LLC, STORMWATER MANAGEMENT PLAN (APPROVAL), DATED MARCH 28, 2005, RECORDED IN 8364/79.
 - STATE OF MAINE, DEPARTMENT OF ENVIRONMENTAL PROTECTION, DEPARTMENT ORDER, TALLWOOD PROPERTIES, LLC, STORMWATER MANAGEMENT PLAN (APPROVAL), DATED DECEMBER 11, 2006, RECORDED IN 9204/121.
 - STATE OF MAINE, DEPARTMENT OF ENVIRONMENTAL PROTECTION, DEPARTMENT ORDER, TALLWOOD PROPERTIES, LLC, STORMWATER MANAGEMENT PLAN (CORRECTED ORDER), DATED FEBRUARY 27, 2007, RECORDED IN 9270/326.
 - STATE OF MAINE, DEPARTMENT OF ENVIRONMENTAL PROTECTION, DEPARTMENT ORDER, TALLWOOD PROPERTIES, LLC, STORMWATER MANAGEMENT PLAN, CONDITION COMPLIANCE (APPROVAL), DATED MARCH 30, 2007, RECORDED IN 9314/267.
 - DECLARATION OF RESTRICTIONS, BY TALLWOOD PROPERTIES, LLC, DATED OCTOBER 3, 2008, RECORDED IN 9872/268.
- IN ACCORDANCE WITH THE APPROVED PLAN TITLED 8SUBDIVISION PLAN - TALLWOOD, TALLWOOD PROPERTIES, LLC, TALLWOOD DRIVE, MARANACOOK LAKE, WINTHROP, MAINE, DATED FEBRUARY 23, 2006, REVISED THROUGH JULY 18, 2007, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2007, PAGE 146:
 - LOT 9 LOCATED IN READFIELD AND WINTHROP IS INCLUDED IN THE DETERMINATION OF THE PHOSPHORUS EXPORT ALLOCATION FOR 5-LOT RESIDENTIAL SUBDIVISION IN WINTHROP AND FOR THE ADJOINING 4-LOT RESIDENTIAL SUBDIVISION IN READFIELD. A DECLARATION OF COVENANTS AND RESTRICTIONS RESTRICTING DEVELOPMENT ON LOT 9, DATED OCTOBER 3, 2008, RECORDED IN 9872/268, KENNEBEC COUNTY REGISTRY OF DEEDS SHALL BE BINDING ON LOTS 9A AND 9B SHOWN HEREON.
 - RESTRICTED FORESTED BUFFERS AND OTHER ELEMENTS OF THE STORMWATER MANAGEMENT SYSTEM APPLICABLE TO LOT 9 SHOWN ON THE TALLWOOD WINTHROP SUBDIVISION PLAN AND THE TALLWOOD READFIELD SUBDIVISION PLAN REFERENCED HEREON ARE TO BE MAINTAINED IN ACCORDANCE WITH THE APPLICABLE CONDITIONS SET FORTH IN DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) ORDERS RECORDED IN 8364/79 AND 9270/326. REFERENCE IS MADE TO DEP ORDER RECORDED IN 9314/267.
 - OWNERS OF LOT 9A AND LOT 9B SHALL BE RESPONSIBLE FOR FOLLOWING AND IMPLEMENTING EROSION CONTROL MEASURES AS SET FORTH IN THE PUBLICATION RESIDENTIAL HOMES AND SMALL DEVELOPMENTS, EROSION AND SEDIMENT CONTROL, MINIMUM MEASURES, DATED JUNE 2006, PUBLISHED BY DEP.
 - ON JUNE 5, 2007 THE WINTHROP PLANNING BOARD VOTED TO APPROVE THE SUBDIVISION PLAN WITH THE FOLLOWING THREE (3) CONDITIONS, WHICH SHALL BE BINDING ON LOTS 9A AND 9B SHOWN HEREON:
 - THE AREAS ON EACH LOT THAT ARE NOT DESIGNATED AS CLEARED AREA, FORESTED BUFFER, OR DRY SHALE EASEMENT AREA SHALL BE MAINTAINED IN ESSENTIALLY FOREST COVER WITH UNDISTURBED SOIL, DUFF LAYER AND GROUND VEGETATION. TIMBER MAY BE HARVESTED ON A SELECTIVE BASIS PROVIDED THAT NO MORE THAN FORTY (40) % OF THE VOLUME IS HARVESTED IN ANY 10-YEAR PERIOD.
 - A PROFESSIONAL ENGINEER SHALL BE RETAINED TO INSPECT THE CONSTRUCTION AND STABILIZATION OF THE DRY SHALES IN ACCORDANCE WITH THE DEP ORDER RECORDED IN 8364/79.
 - PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR ANY LOT, THE BUILDING PERMIT APPLICANT SHALL PROVIDE WITH THE APPLICATION A PLAN DEPICTING THE AREA TO BE CLEARED FOR DEVELOPMENT.
- IN ACCORDANCE WITH THE APPROVED PLAN TITLED 9FINAL SUBDIVISION PLAN - TALLWOOD, TALLWOOD PROPERTIES, LLC, TALLWOOD DRIVE & GREENE'S WAY, MARANACOOK LAKE, READFIELD, MAINE, DATED FEBRUARY 23, 2006, REVISED THROUGH AUGUST 29, 2008, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2008, PAGE 176:
 - LOT 9 LOCATED IN READFIELD AND WINTHROP WAS INCLUDED IN THE DETERMINATION OF THE PHOSPHORUS EXPORT ALLOCATION FOR LOTS 1-4 IN READFIELD AND LOTS 5-9 IN WINTHROP, AND IS SUBJECT TO A 9,999 SQUARE FOOT CLEARING LIMIT, WHICH INCLUDES A DRIVEWAY SEGMENT OF UP TO 150 FEET IN LENGTH, WHICH SHALL BE ALLOCATED AS FOLLOWS:
 - LOT 9A LOCATED IN READFIELD AND WINTHROP IS SUBJECT TO A 9,999 SQUARE FOOT CLEARING LIMIT, WHICH INCLUDES A DRIVEWAY SEGMENT OF UP TO 150 FEET IN LENGTH, AND
 - LOT 9B LOCATED IN WINTHROP IS SUBJECT TO NO CLEARING.
 - A DECLARATION OF COVENANTS AND RESTRICTIONS RESTRICTING DEVELOPMENT ON LOT 9, DATED OCTOBER 3, 2008, RECORDED IN 9872/268, KENNEBEC COUNTY REGISTRY OF DEEDS SHALL BE BINDING ON LOTS 9A AND 9B SHOWN HEREON.
 - RESTRICTED FORESTED BUFFERS AND OTHER ELEMENTS OF THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THE PLANS REFERENCED HEREON APPLICABLE TO LOT 9 ARE TO BE MAINTAINED IN ACCORDANCE WITH THE APPLICABLE CONDITIONS SET FORTH IN DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) ORDERS RECORDED IN 8364/79 AND 9270/326. REFERENCE IS MADE TO DEP ORDER RECORDED IN 9314/267.
 - OWNERS OF LOT 9A SHALL BE RESPONSIBLE FOR FOLLOWING AND IMPLEMENTING EROSION CONTROL MEASURES AS SET FORTH IN THE PUBLICATION RESIDENTIAL HOMES AND SMALL DEVELOPMENTS, EROSION AND SEDIMENT CONTROL, MINIMUM MEASURES, DATED JUNE 2006, PUBLISHED BY DEP.
 - DIVISION OF LOT 9A OR DEVELOPMENT OF LOT 9A IN READFIELD IS SUBJECT TO PRIOR APPROVAL OF THE READFIELD PLANNING BOARD.

APPROVED:
TOWN OF READFIELD
PLANNING BOARD

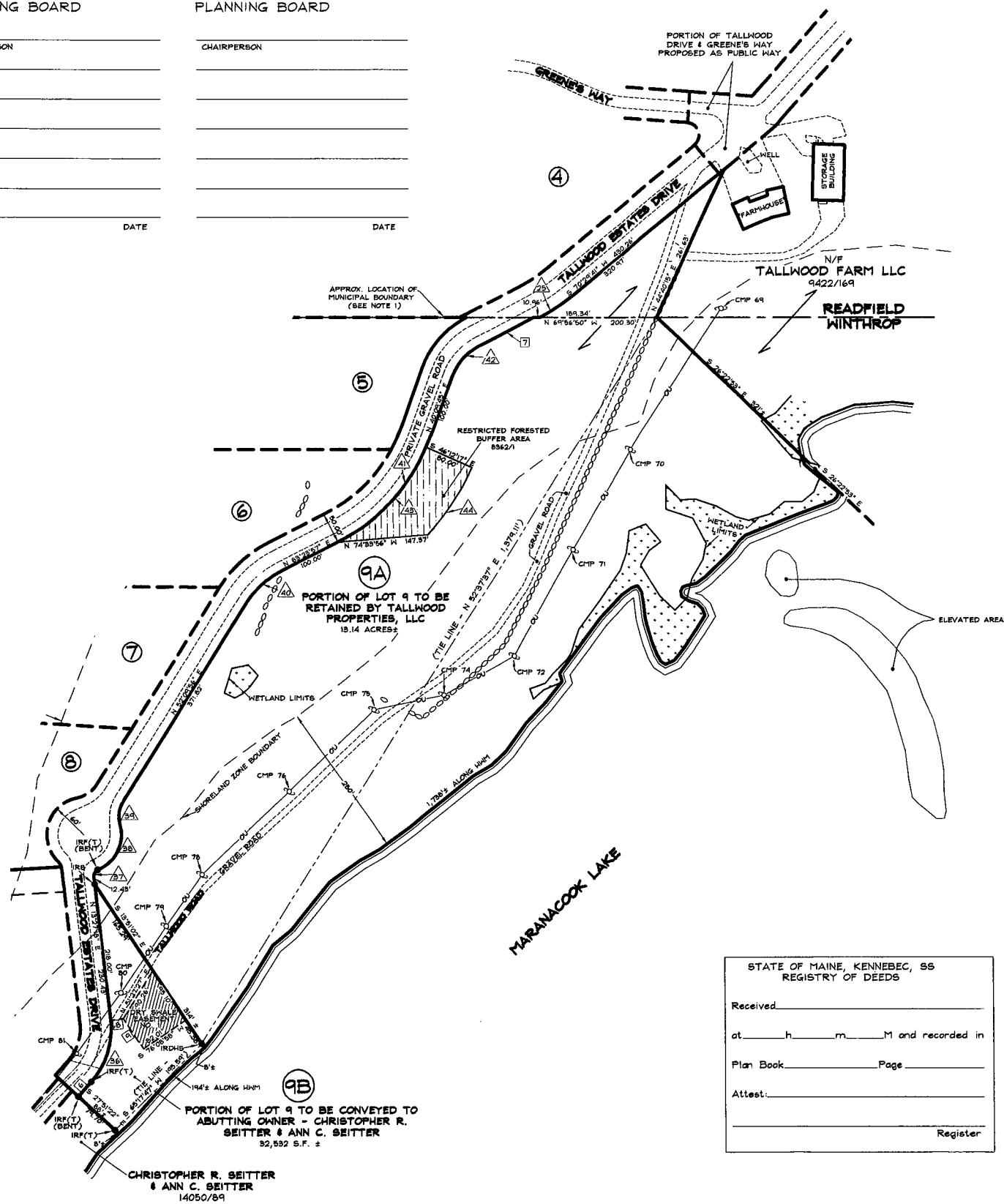
CHAIRPERSON _____

DATE _____

APPROVED:
TOWN OF WINTHROP
PLANNING BOARD

CHAIRPERSON _____

DATE _____



LEGEND

- IRS 1/2"-INCH IRON ROD SET CAPPED "THAYER ENGINEERING COMPANY"
- IRDHS 3/4"-INCH IRON ROD IN DRILL HOLE SET CAPPED "THAYER ENGINEERING COMPANY"
- IRF(T) IRON ROD FOUND CAPPED "THAYER ENGINEERING COMPANY"
- N/F NOW OR FORMERLY OF
- 7804/307 BOOK 7804, PAGE 307, KENNEBEC COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
- S.F. SQUARE FEET
- ± MORE OR LESS
- HWM HIGH WATER MARK
- CMP 53 CENTRAL MAINE POWER COMPANY UTILITY POLE NO. 53
- OU OVERHEAD UTILITIES
- ⑨ LOT 9 PER PLAN REFERENCES
- 40 CURVE NO. 40 (SEE CURVE TABLE FOR DATA)
- 6 LINE NO. 6 (SEE LINE TABLE FOR DATA)
- COMMON OWNERSHIP

LINE TABLE

LINE NO.	BEARING	DISTANCE
6	N 62°08'38" E	31.50'
7	N 82°54'47" E	97.44'
8	S 76°52'42" E	20.28'
9	N 19°15'02" W	57.93'

CURVE TABLE

CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD
25	12°28'51"	280.00'	60.99'	S 76°44'06" W, 60.87'
56	46°14'20"	125.00'	106.22'	S 57°47'58" W, 103.06'
57	75°14'29"	10.00'	19.18'	N 51°04'52" E, 12.21'
36	83°52'42"	60.00'	57.49'	N 46°55'25" E, 74.94'
39	47°00'51"	50.00'	41.03'	N 28°39'31" E, 39.89'
40	31°14'01"	180.00'	81.77'	N 67°46'56" E, 80.76'
41	45°14'12"	300.00'	285.58'	N 61°46'51" E, 228.42'
42	42°45'02"	95.00'	70.98'	N 61°32'14" E, 64.25'
45	34°36'14"	310.00'	214.28'	N 68°35'50" E, 210.04'
44	19°05'57"	390.00'	180.00'	S 53°20'42" W, 124.40'

PLAN REFERENCE:

- 8SUBDIVISION PLAN - TALLWOOD, TALLWOOD PROPERTIES LLC, TALLWOOD DRIVE, MARANACOOK LAKE, WINTHROP, MAINE, DATED FEBRUARY 23, 2006, REVISED THROUGH JULY 18, 2007, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2007, PAGE 146.
- 9FINAL SUBDIVISION PLAN - TALLWOOD, TALLWOOD PROPERTIES LLC, TALLWOOD DRIVE & GREENE'S WAY, MARANACOOK LAKE, READFIELD, MAINE, DATED MARCH 14, 2008, REVISED THROUGH AUGUST 29, 2008, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEED IN PLAN BOOK 2008, PAGE 176.

STATE OF MAINE, KENNEBEC, SS
REGISTRY OF DEEDS

Received _____

at _____ h _____ m _____ M and recorded in

Plan Book _____ Page _____

Attest: _____

Register

PRELIMINARY

THAYER
ENGINEERING COMPANY
Land Surveyors Civil Engineers Planners
17 Hasson Street Farmingdale, Maine 04344-1613
(207)582-7762 fax (207)582-8113 thayereng.com

AMENDED SUBDIVISION PLAN
TALLWOOD - LOT 9

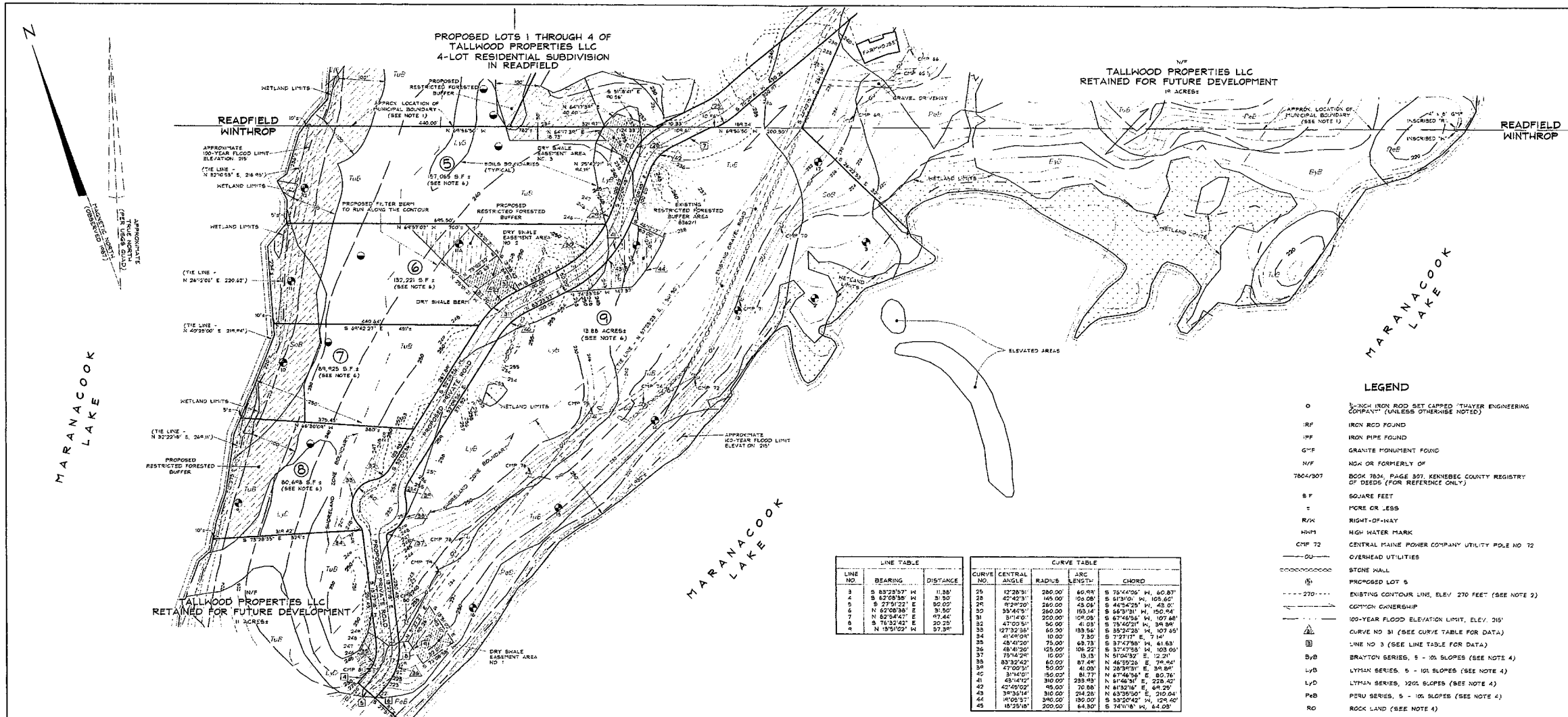
TALLWOOD PROPERTIES, LLC
TALLWOOD ROAD & TALLWOOD ESTATES DRIVE
MARANACOOK LAKE
WINTHROP & READFIELD, MAINE

OWNER OF RECORD
NAME AND MAILING ADDRESS
FOR RECORDING PURPOSES:

TALLWOOD PROPERTIES, LLC
79 MAPLE RIDGE DRIVE
WINTHROP, ME 04864

Date: JUNE 1, 2022 Drawn by: NM Chkd. by: EBT
Scale: 1" = 100' Drawing # 1 Proj. # 871956





LEGEND

- 1/2" HIGH IRON ROD SET CAPPED "THAYER ENGINEERING COMPANY" (UNLESS OTHERWISE NOTED)
- IRP IRON ROD FOUND
- IRP IRON PIPE FOUND
- GMP GRANITE MONUMENT FOUND
- N/P N/A OR FORMERLY OF
- 7804/307 BOOK 7804 PAGE 307 KENNEBEC COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
- S.F. SQUARE FEET
- ± MORE OR LESS
- R/W RIGHT-OF-WAY
- HWM HIGH WATER MARK
- CMF 72 CENTRAL MAINE POWER COMPANY UTILITY POLE NO. 72
- OU OVERHEAD UTILITIES
- STONE WALL
- PROPOSED LOT 5
- EXISTING CONTOUR LINE, ELEV. 270 FEET (SEE NOTE 2)
- COMMON OWNERSHIP
- 100-YEAR FLOOD ELEVATION LIMIT, ELEV. 215'
- CURVE NO. 31 (SEE CURVE TABLE FOR DATA)
- LINE NO. 3 (SEE LINE TABLE FOR DATA)
- BRAYTON SERIES, 5 - 10% SLOPES (SEE NOTE 4)
- LYMAN SERIES, 5 - 10% SLOPES (SEE NOTE 4)
- LYMAN SERIES, 320% SLOPES (SEE NOTE 4)
- PERU SERIES, 5 - 10% SLOPES (SEE NOTE 4)
- ROCK LAND (SEE NOTE 4)
- SCANTIC SERIES, 0 - 5% SLOPES (SEE NOTE 4)
- SCIO SERIES, 5 - 10% SLOPES (SEE NOTE 4)
- TUNBRIDGE SERIES, 5 - 10% SLOPES (SEE NOTE 4)
- TUNBRIDGE SERIES, 10 - 20% SLOPES (SEE NOTE 4)
- SOILS TEST PIT SITE FOR POSSIBLE SEPTIC SYSTEM
- SOILS TEST SITE NO. 10 FOR FORESTED BUFFER DESIGN
- RESTRICTED FORESTED BUFFER

LINE TABLE			CURVE TABLE				
LINE NO.	BEARING	DISTANCE	CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD
3	S 83°28'57" W	11.80'	25	12°28'57"	280.00'	60.98'	S 75°42'06" W, 80.87'
4	S 82°08'36" W	31.80'	26	40°49'31"	145.00'	99.08'	S 64°30'01" W, 105.60'
5	S 27°51'22" E	50.00'	27	92°29'20"	265.00'	43.06'	S 44°34'25" W, 43.07'
6	N 67°08'38" E	35.50'	28	33°48'51"	265.00'	153.14'	S 68°31'58" W, 150.94'
7	N 82°54'47" E	97.44'	31	31°14'01"	220.00'	104.05'	S 67°46'58" W, 107.68'
8	S 76°32'44" E	20.25'	32	47°00'51"	56.00'	4.03'	S 74°42'21" W, 38.98'
9	N 19°51'02" W	57.90'	33	121°32'36"	65.00'	133.56'	S 37°42'28" W, 107.63'
			34	41°49'04"	10.00'	7.80'	S 7°27'17" E, 7.14'
			35	48°42'20"	75.00'	68.75'	S 37°42'28" W, 41.63'
			36	48°42'20"	125.00'	106.22'	S 37°42'28" W, 103.06'
			37	39°42'20"	15.00'	13.13'	N 51°04'37" E, 12.20'
			38	83°32'42"	60.00'	87.48'	N 48°32'28" E, 76.46'
			39	47°00'51"	50.00'	43.03'	N 28°59'31" E, 36.86'
			40	31°14'01"	150.00'	81.77'	N 67°46'58" E, 80.76'
			41	43°14'02"	30.00'	23.93'	N 64°46'58" E, 23.82'
			42	43°14'02"	45.00'	30.80'	N 64°46'58" E, 44.20'
			43	38°32'14"	30.00'	24.20'	N 63°39'50" E, 210.04'
			44	40°00'57"	340.00'	390.00'	S 53°00'42" W, 126.00'
			45	12°28'57"	200.00'	64.80'	S 74°18'18" W, 64.09'

PLAN REFERENCES:

- 1.) FINAL SUBDIVISION PLAN, TALLWOOD LAKE, MARANACOOK, WINTHROP & READFIELD, MAINE, DATED JUNE 1988, REVISED JULY 1988, BY THAYER ENGINEERING COMPANY, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN FILE E-8874 AND E-8875
- 2.) PLAN OF STANDARD BOUNDARY SURVEY, TALLWOOD LAND & DEVELOPMENT CO., LAKE MARANACOOK, WINTHROP & READFIELD, MAINE, DATED OCTOBER 1987, REVISED APRIL 1988, SHOWING SOILS AND CONTOUR INFORMATION, BY THAYER ENGINEERING COMPANY
- 3.) PLAN OF STANDARD BOUNDARY SURVEY SHOWING A PORTION OF LAND OF TALLWOOD LAND & DEVELOPMENT CO., TALLWOOD ROAD, WINTHROP, MAINE, DATED APRIL 1988, BY THAYER ENGINEERING COMPANY
- 4.) PLAN OF STANDARD BOUNDARY SURVEY SHOWING A PORTION OF LAND OF TALLWOOD LAND & DEVELOPMENT CO., TALLWOOD ROAD, WINTHROP, MAINE, DATED AUGUST 1987, BY THAYER ENGINEERING COMPANY
- 5.) TALLWOOD ROAD & GREENE ROAD IMPROVEMENT PLAN, TALLWOOD PROPERTIES, LLC, TALLWOOD PENNSULA, WINTHROP & READFIELD, MAINE, DATED NOVEMBER 26, 2004, REVISED FEBRUARY 28, 2006, BY THAYER ENGINEERING COMPANY

NOTES:

- 1.) THE LOCATION OF THE MUNICIPAL BOUNDARY BETWEEN READFIELD AND WINTHROP SHOWN HEREON IS APPROXIMATE AND IS BASED ON THE MONUMENT FOUND AT THE SHORE OF LAKE MARANACOOK, THE TOWN ASSESSOR'S MAPS FOR READFIELD AND WINTHROP AND THE "WINTHROP, MAINE" 7.5 MINUTE QUADRANGLE MAP
- 2.) ELEVATIONS SHOWN HEREON ARE BASED ON A USGS VERTICAL DATUM. CONTOUR LINES SHOWN ARE FROM A COMBINATION OF FIELD SURVEYS BY THAYER ENGINEERING COMPANY AND FROM AERIAL SURVEYS BY J. W. SENALL COMPANY
- 3.) WETLAND LIMITS SHOWN WERE Delineated BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY
- 4.) SOILS BOUNDARIES AND TYPES SHOWN WERE DETERMINED BY KENNETH STRATTON, SOILS SCIENTIST
- 5.) THE PROPERTY BEING SUBDIVIDED HEREON IS OWNED BY TALLWOOD PROPERTIES, LLC, 6 LOCUST LANE, BRUNSWICK, MAINE 04011. REFERENCE DEED RECORDED IN BOOK 7804 PAGE 307, KENNEBEC COUNTY REGISTRY OF DEEDS. THE PROPERTY IS SHOWN ON TOWN OF WINTHROP PROPERTY MAP II, LOT 38.
- 6.) IN ACCORDANCE WITH THE PHOSPHORUS EXPORT CALCULATIONS PREPARED FOR THIS SUBDIVISION:
 - a) LOTS 5, 6, 7 & 8 ARE EACH SUBJECT TO A 4,800-SQUARE FOOT CLEARING LIMIT.
 - b) LOTS 5, 6, 7 & 8 ARE EACH SUBJECT TO A RESTRICTED FORESTED BUFFER LOCATED ALONG THE SHORE OF MARANACOOK LAKE AS SHOWN HEREON.
 - c) THE DRIVEWAY ON LOT 5 SHALL BE NO LONGER THAN 300 FEET, THE DRIVEWAY ON LOT 6 SHALL BE NO LONGER THAN 250 FEET, THE DRIVEWAY ON LOT 7 SHALL BE NO LONGER THAN 200 FEET, THE DRIVEWAY ON LOT 8 SHALL BE NO LONGER THAN 150 FEET.
 - d) THE DRIVEWAY ON LOT 6 SHALL NOT ENTER OR CROSS ANY PART OF THE PROPOSED RESTRICTED FORESTED BUFFER OR ENCRUSH INTO THE DRY SHALE BASEMENT AREA NO. 2 ON LOT 6.
 - e) LOT 9 LOCATED IN READFIELD AND WINTHROP IS INCLUDED IN THE DETERMINATION OF THE PHOSPHORUS EXPORT ALLOCATION FOR THIS SUBDIVISION AND FOR THE ADJOINING 4-LOT RESIDENTIAL SUBDIVISION IN READFIELD. A DECLARATION OF COVENANTS AND RESTRICTIONS RESTRICTING DEVELOPMENT ON LOT 9 IS TO BE RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS.
- 7.) RESTRICTED FORESTED BUFFERS AND OTHER ELEMENTS OF THE STORMWATER MANAGEMENT SYSTEM SHOWN HEREON ARE TO BE MAINTAINED IN ACCORDANCE WITH THE APPLICABLE CONDITIONS SET FORTH IN DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) ORDERS RECORDED IN BRUNSWICK AND IN WINTHROP. REFERENCE IS MADE TO DEP ORDER RECORDED IN BRUNSWICK AND REFERENCE IS ALSO MADE TO PLAN REFERENCE 5 HEREON FOR ROAD CONSTRUCTION DESIGN AND DETAILS.
- 8.) OWNERS OF LOTS SHALL BE RESPONSIBLE FOR FOLLOWING AND IMPLEMENTING EROSION CONTROL MEASURES AS SET FORTH IN THE PUBLICATION RESIDENTIAL, HOUSE AND SMALL DEVELOPMENTS, EROSION AND SEDIMENT CONTROL, CONSTRUCTION MEASURES, DATED JUNE 2005, PUBLISHED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- 9.) ON JUNE 5, 2007 THE WINTHROP PLANNING BOARD VOTED TO APPROVE THE SUBDIVISION PLAN WITH THE FOLLOWING THREE (3) CONDITIONS:
 - a) THE AREAS ON EACH LOT THAT ARE NOT DESIGNATED AS CLEARED AREA, FORESTED BUFFER, OR DRY SHALE BASEMENT AREA SHALL BE MAINTAINED IN ESSENTIALLY FOREST COVER WITH UNDISTURBED SOIL, DUFF LAYER AND GROUND VEGETATION. TIMBER MAY BE HARVESTED ON A SELECTIVE BASIS PROVIDED THAT NO MORE THAN FORTY (40) % OF THE VOLUME IS HARVESTED IN ANY 10 YEAR PERIOD.
 - b) A PROFESSIONAL ENGINEER SHALL BE RETAINED TO INSPECT THE CONSTRUCTION AND STABILIZATION OF THE DRY SHALES IN ACCORDANCE WITH DEP ORDER RECORDED IN BRUNSWICK.
 - c) PRIOR TO ISSUANCE OF ANY BUILDING PERMITS FOR ANY LOT, THE BUILDING PERMIT APPLICANT SHALL PROVIDE WITH THE APPLICATION A PLAN DEPICTING THE AREAS TO BE CLEARED FOR DEVELOPMENT.

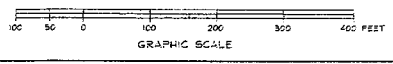
APPROVED: TOWN OF WINTHROP
PLANNING BOARD

Eric P. Belloni
CHAIR
July 18, 2007
DATE

John P. Belloni
DATE

Edmund J. Vignolo
DATE

STATE OF MAINE
Kennebec, ss Registry of Deeds
Received _____ 2007
at _____ M.P.M. and Recorded
in Book _____ Page _____
Allot _____
_____ Register



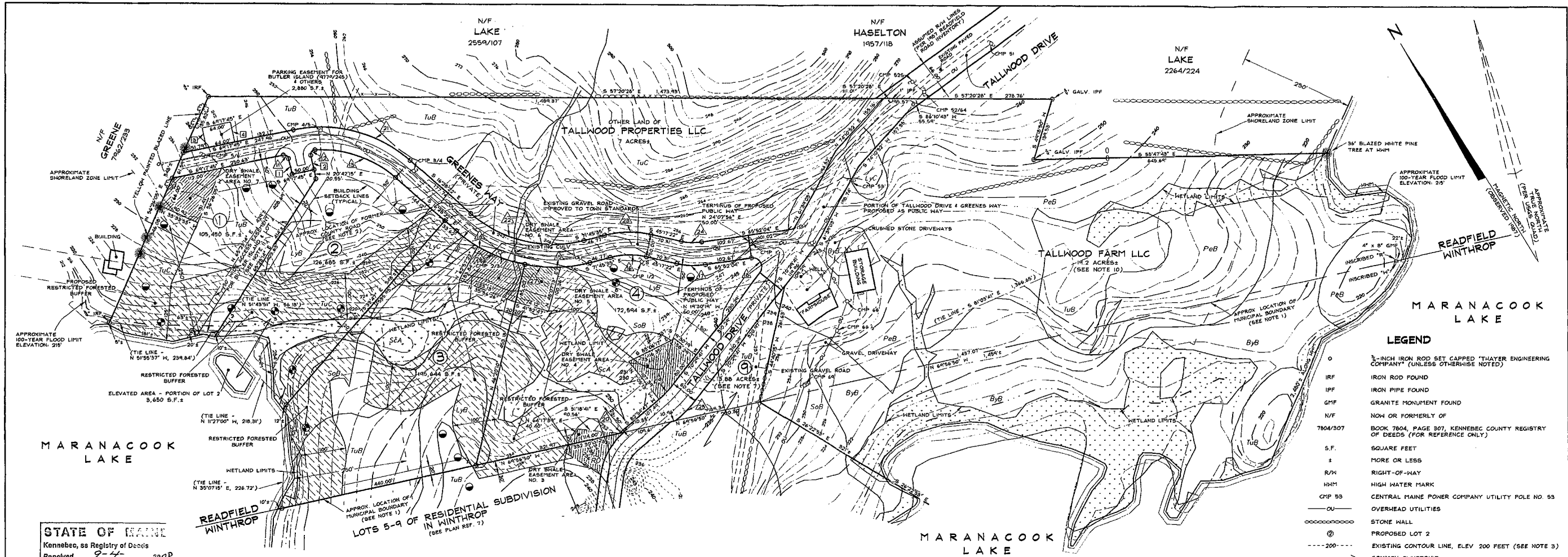
REVISED JULY 18, 2007, NOTE 9
REVISED MAY 31, 2007, LOT 9 AND NOTE 6
REVISED OCTOBER 25, 2006, NOTE 6 AND NOTE 9
REVISED AUGUST 10, 2006, BUFFER AREAS AND NOTE 6
REVISED APRIL 5, 2006, BUFFER AREAS AND NOTE 6
REVISED MARCH 13, 2006, BUFFER AREAS AND NOTE 6

THAYER ENGINEERING COMPANY
Louis Surcouer Civil Engineers Planners
17 Water Street Ferrisburgh, Maine 04751-1511
(207) 824-1740 Fax (207) 824-8113 www.thayer.com

SUBDIVISION PLAN - TALLWOOD
TALLWOOD PROPERTIES LLC
TALLWOOD DRIVE
MARANACOOK LAKE
WINTHROP, MAINE

Date: FEBRUARY 25, 2006 Drawn by: RC Check by: EBT
Scale: 1" = 100' Drawing: 1 Proj #: B71951

SEAL
Eric P. Belloni
7/18/2007
Elicor B. Tully, Inc.



STATE OF MAINE
 Kennebec, ss Registry of Deeds
 Received 9-14-06 2:00 P
 at 12 H. H. M. A. M. and T. O'Neil
 In Book 2007 Page 0176
 Attest: [Signature] Registrar

PLAN REFERENCES:

- 1.) "FINAL SUBDIVISION PLAN, TALLWOOD, LAKE MARANACOOK, WINTHROP & READFIELD, MAINE", DATED JUNE 1988, REVISED JULY 1988, BY THAYER ENGINEERING COMPANY, INC., RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN FILE E-88174 AND E-88175
- 2.) "PLAN OF STANDARD BOUNDARY SURVEY, TALLWOOD LAND & DEVELOPMENT CO., LAKE MARANACOOK, WINTHROP & READFIELD, MAINE", DATED OCTOBER 1987, REVISED APRIL 1988, SHOWING SOILS AND CONTOUR INFORMATION, BY THAYER ENGINEERING COMPANY, INC.
- 3.) "PLAN OF STANDARD BOUNDARY SURVEY SHOWING A PORTION OF LAND OF TALLWOOD LAND & DEVELOPMENT CO., TALLWOOD ROAD, WINTHROP, MAINE", DATED APRIL 1988, BY THAYER ENGINEERING COMPANY, INC.
- 4.) "PLAN OF STANDARD BOUNDARY SURVEY SHOWING A PORTION OF LAND OF TALLWOOD LAND & DEVELOPMENT CO., TALLWOOD ROAD, WINTHROP, MAINE", DATED AUGUST 1987, BY THAYER ENGINEERING COMPANY, INC.
- 5.) "TALLWOOD ROAD & GREENS WAY IMPROVEMENT PLAN, TALLWOOD PROPERTIES, LLC, TALLWOOD PENINSULA, WINTHROP & READFIELD, MAINE", DATED NOVEMBER 26, 2004, REVISED FEBRUARY 26, 2005, DRAWINGS 1 THROUGH 4 OF 5, BY THAYER ENGINEERING COMPANY, INC.
- 6.) "BUTLER ISLAND EASEMENT PLAN, TALLWOOD PROPERTIES, LLC, TALLWOOD DRIVE & GREENS WAY, MARANACOOK LAKE, READFIELD, MAINE", DATED JUNE 16, 2008, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2008, PAGE 146.
- 7.) "SUBDIVISION PLAN - TALLWOOD, TALLWOOD PROPERTIES LLC, TALLWOOD DRIVE, MARANACOOK LAKE, WINTHROP, MAINE", DATED FEBRUARY 23, 2006, REVISED THROUGH JULY 18, 2007, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2007, PAGE 146.

NOTES:

- 1.) THE LOCATION OF THE MUNICIPAL BOUNDARY BETWEEN READFIELD AND WINTHROP SHOWN HEREON IS APPROXIMATE AND IS BASED ON THE MONUMENT FOUND AT THE SHORE OF LAKE MARANACOOK. THE TOWN ASSESSOR'S MAPS FOR READFIELD AND WINTHROP AND THE WINTHROP, MAINE 7.5 MINUTE QUADRANGLE MAP.
- 2.) THE CURRENT LEGAL STATUS OF THE COUNTY ROAD EXTENDING THROUGH THE PROPERTY HAS NOT BEEN DETERMINED BY THIS SURVEYOR. REFERENCE IS MADE TO KENNEBEC COUNTY COMMISSIONERS' RECORDS, VOLUME 10, PAGE 38 FOR THE LAYOUT OF THE COUNTY ROAD. THE ROAD WAS APPARENTLY DISCONTINUED AS SET FORTH IN THE COMMISSIONERS' RECORDS, VOLUME 10, PAGE 170.
- 3.) ELEVATIONS SHOWN HEREON ARE BASED ON A USGS VERTICAL DATUM. CONTOUR LINES SHOWN ARE FROM A COMBINATION OF FIELD SURVEYS BY THAYER ENGINEERING COMPANY AND FROM AERIAL SURVEYS BY J. W. SEWALL COMPANY.
- 4.) WETLAND LIMITS SHOWN WERE DELINEATED BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY.
- 5.) SOILS BOUNDARIES AND TYPES SHOWN WERE DETERMINED BY KENNETH STRATTON, SOILS SCIENTIST.
- 6.) THE PROPERTY BEING SUBDIVIDED HEREON IS OWNED BY TALLWOOD PROPERTIES LLC, 5 LOCUST LANE, BRUNSWICK, MAINE 04011. REFERENCE DEED RECORDED IN BOOK 7804, PAGE 307, KENNEBEC COUNTY REGISTRY OF DEEDS. THE PROPERTY IS SHOWN ON TOWN OF READFIELD PROPERTY MAP 2, LOTS 43 AND 43A.
- 7.) IN ACCORDANCE WITH THE PHOSPHORUS EXPORT CALCULATIONS PREPARED FOR THIS SUBDIVISION:
 ALL LOTS ARE EACH SUBJECT TO A 9,999-SQUARE FOOT CLEARING LIMIT, WHICH INCLUDES A DRIVEWAY SEGMENT OF UP TO 150 FEET IN LENGTH ON EACH LOT.
 ALL LOTS ARE SUBJECT TO RESTRICTED FORESTED BUFFERS AS SHOWN HEREON.
 THE DRIVEWAY ON LOT 1, LOT 2 AND LOT 4 SHALL BE NO LONGER THAN 150 FEET.
 THE DRIVEWAY ON LOT 3 SHALL BE NO LONGER THAN 620 FEET AND RUNOFF FROM ONE-HALF OF THE FIRST 150 FEET OF THE DRIVEWAY SHALL BE DIRECTED INTO THE RESTRICTED FORESTED BUFFER ON LOT 3 LOCATED ON THE WESTERLY SIDE OF GREENS WAY AND ADJACENT TO DRY SHALE EASEMENT NO. 6.
 LOT 4 LOCATED IN READFIELD AND WINTHROP IS INCLUDED IN THE DETERMINATION OF THE PHOSPHORUS EXPORT ALLOCATION FOR PROPOSED LOTS 1-4 IN READFIELD AND PROPOSED LOTS 5-9 LOCATED IN WINTHROP. A DECLARATION OF COVENANTS AND RESTRICTIONS RESTRICTING DEVELOPMENT ON LOT 4 IS TO BE RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS.
- 8.) RESTRICTED FORESTED BUFFERS AND OTHER ELEMENTS OF THE STORMWATER MANAGEMENT SYSTEM SHOWN HEREON ARE TO BE MAINTAINED IN ACCORDANCE WITH THE APPLICABLE CONDITIONS SET FORTH IN DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) ORDERS RECORDED IN 8369/79 AND IN 9270/328. REFERENCE IS MADE TO DEP ORDER RECORDED IN 8319/247 AND REFERENCE IS ALSO MADE TO PLAN REFERENCE 5 HEREON FOR ROAD CONSTRUCTION DESIGN AND DETAILS.
- 9.) OWNERS OF LOTS SHALL BE RESPONSIBLE FOR FOLLOWING AND IMPLEMENTING EROSION CONTROL MEASURES AS SET FORTH IN THE PUBLICATION RESIDENTIAL HOMES AND SMALL DEVELOPMENTS, EROSION AND SEDIMENT CONTROL, MINIMUM MEASURES, DATED JUNE 2005, PUBLISHED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- 10.) THE TALLWOOD FARM LLC LOT IS NOT PART OF THE TALLWOOD SUBDIVISION BUT A LOT CREATED EARLIER FROM THE SAME TRACT OR PARCEL AS DEFINED BY PLAN.
- 11.) ANY USE OF THE SHOREFRONT ACCESS RIGHT-OF-WAY ON LOT 1 MUST COMPLY WITH THE READFIELD LAND USE ORDINANCE REGARDING COMMON SHOREFRONT ACCESS AND SHORELAND ZONING CLEARING LIMITATIONS, TO THE EXTENT APPLICABLE.
- 12.) DIVISION OF ANY LOT OR DEVELOPMENT OF LOT 4 IS SUBJECT TO PRIOR APPROVAL OF THE READFIELD PLANNING BOARD.
- 13.) HOMEOWNERS ASSOCIATION RESPONSIBILITIES FOR THE MAINTENANCE OF TALLWOOD DRIVE AND GREENS WAY ARE TO BE IN COMPLIANCE WITH DEP REQUIREMENTS AND TOWN OF READFIELD ROAD CONSTRUCTION STANDARDS FOR PRIVATE ROADS.
- 14.) LOTS 1-4 ARE SUBJECT TO THE FOLLOWING THREE (3) CONDITIONS:
 a.) THE AREAS ON EACH LOT THAT ARE NOT DESIGNATED AS CLEARED AREA (AS DEFINED IN NOTE 7), FORESTED BUFFER, OR DRY SHALE EASEMENT AREA SHALL BE MAINTAINED IN ESSENTIALLY FOREST COVER WITH UNDISTURBED SOIL, DUFF LAYER AND GROUND VEGETATION. TIMBER MAY BE HARVESTED ON A SELECTIVE BASIS PROVIDED THAT NO MORE THAN FORTY (40) % OF THE VOLUME IS HARVESTED IN ANY 10 YEAR PERIOD.
 b.) A PROFESSIONAL ENGINEER SHALL BE RETAINED TO INSPECT THE CONSTRUCTION AND STABILIZATION OF THE DRY SHALES IN ACCORDANCE WITH DEP ORDER RECORDED IN 8369/79.
 c.) PRIOR TO ISSUANCE OF ANY BUILDING PERMITS FOR ANY LOT, THE BUILDING PERMIT APPLICANT SHALL PROVIDE WITH THE APPLICATION A PLAN DEPICTING THE AREA TO BE CLEARED FOR DEVELOPMENT.
- 15.) THE PORTION OF TALLWOOD DRIVE AND GREENS WAY LABELED HEREON AS "PORTION OF TALLWOOD DRIVE & GREENS WAY PROPOSED AS PUBLIC WAY", AND THE CORRESPONDING LOCATIONS LABELED "PROPOSED TERMINUS OF PUBLIC WAY" ARE SUBJECT TO VOTE BY THE TOWN OF READFIELD, AND MAY BE SUBJECT TO MODIFICATION. THE FINAL LOCATION OF THESE FEATURES, IF ADOPTED BY THE TOWN, WILL BE SHOWN ON A SEPARATE PLAN TO BE RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS, AND ARE NOT SUBJECT TO PLANNING BOARD APPROVAL, PROVIDED THAT THE BOUNDARIES OF LOTS 1, 2, 3, 4 AND 9 ARE NOT CHANGED.

LINE TABLE			CURVE TABLE				
LINE NO.	BEARING	DISTANCE	CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD
1	S 20°42'15" W	35.00'	11	90°00'00"	10.00'	15.71'	S 24°17'45" E, 14.14'
2	N 20°42'15" E	32.18'	12	90°47'47"	10.00'	17.24'	N 10°06'09" E, 15.18'
3	N 20°42'15" E	45.00'	13	44°01'56"	250.00'	192.10'	S 38°29'10" E, 187.41'
4	S 20°42'15" W	45.00'	14	24°50'03"	325.00'	164.23'	S 51°25'28" E, 167.32'
			15	25°27'10"	325.00'	144.38'	S 54°02'00" E, 143.19'
			16	26°28'13"	175.00'	80.85'	S 58°31'28" E, 80.13'
			17	20°54'43"	175.00'	62.85'	S 55°34'48" E, 62.52'
			18	13°21'46"	20.00'	47.60'	S 21°48' W, 37.13'
			19	12°25'06"	220.00'	47.68'	S 16°22'14" W, 47.54'
			20	3°33'13"	150.00'	9.30'	S 81°08'10" W, 9.30'
			21	52°44'23"	300.00'	276.55'	S 62°53'03" E, 266.84'
			22	55°17'13"	275.00'	265.36'	S 44°06'58" E, 255.18'
			23	26°28'13"	225.00'	103.95'	S 58°31'28" E, 103.03'
			24	20°54'43"	125.00'	44.90'	S 55°34'48" E, 44.65'
			25	12°25'06"	280.00'	60.93'	S 16°44'06" W, 60.87'
			26	1°15'14"	325.00'	104.27'	S 34°40'31" E, 108.75'
			27	13°50'14"	325.00'	78.44'	S 53°19'32" E, 78.30'

APPROVED: TOWN OF READFIELD
 PLANNING BOARD
 Paula W. Clark 9/2/08
 CHAIRMAN DATE

[Signatures]

LEGEND

- 0 3/4-INCH IRON ROD SET CAPPED 'THAYER ENGINEERING COMPANY' (UNLESS OTHERWISE NOTED)
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- GMF GRANITE MONUMENT FOUND
- N/F NOW OR FORMERLY OF
- 7804/307 BOOK 7804, PAGE 307, KENNEBEC COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
- S.F. SQUARE FEET
- ± MORE OR LESS
- R/W RIGHT-OF-WAY
- HWM HIGH WATER MARK
- CMP 53 CENTRAL MAINE POWER COMPANY UTILITY POLE NO. 53
- OU OVERHEAD UTILITIES
- STONE WALL
- ⊙ PROPOSED LOT 2
- 200--- EXISTING CONTOUR LINE, ELEV. 200 FEET (SEE NOTE 3)
- COMMON OWNERSHIP
- 100-YEAR FLOOD ELEVATION LIMIT, ELEV. 215'
- Δ CURVE NO. 11 (SEE CURVE TABLE FOR DATA)
- LINE NO. 2 (SEE LINE TABLE FOR DATA)
- ByB BRAYTON SERIES, 5 - 10% SLOPES
- LyB LYMAN SERIES, 5 - 10% SLOPES
- LyD LYMAN SERIES, 20% SLOPES
- PeB PERU SERIES, 5 - 10% SLOPES
- RO ROCK LAND
- ScA SCANTIC SERIES, 0 - 5% SLOPES
- ScB SCIO SERIES, 5 - 10% SLOPES
- TuB TUNBRIDGE SERIES, 5 - 10% SLOPES
- TuC TUNBRIDGE SERIES, 10 - 20% SLOPES
- SOILS TEST PIT SITE FOR POSSIBLE SEPTIC SYSTEM
- SOILS TEST SITE NO. 2 FOR FORESTED BUFFER DESIGN
- ▨ RESTRICTED FORESTED BUFFER
- ▨ DRY SHALE EASEMENT AREA

REVISED 8/24/2008: LINE TABLE, PARKING EASEMENT, NOTE 13
 REVISED 8/1/2008: NOTES 13 & 15, PLAN REF. 7, LEGEND
 REVISED 7/10/2008: NOTES 11, 12, 13 & 14, PLAN REF. 6
 REVISED 7/11/2007: ABUTTER, BLDG. SETBACK LINES, PUBLIC WAY, NOTE 7 & NOTE 10
 REVISED 6/19/2007: NOTE 7 & NOTE 8
 REVISED 10/25/2006: NOTE 7 & NOTE 9
 REVISED 8/10/2006: BUFFERS & NOTE 7
 REVISED 6/21/2006: BUFFERS, LOT 3 DRIVEWAY & NOTE 7

THAYER ENGINEERING COMPANY
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FINAL SUBDIVISION PLAN - TALLWOOD
TALLWOOD PROPERTIES LLC
 TALLWOOD DRIVE & GREENS WAY
 MARANACOOK LAKE
 READFIELD, MAINE

Date: MARCH 14, 2006 Drawn by: RC Chkd. by: EBT
 Scale: 1" = 100' Drawing # 1 Proj. # 871351

Paul W. Clark
 9/2/08
 2507 A. M. 10/1