

ABUTTER	LIST	DEED BOOK/PAGE
CLOUGH, BRUCE W. & DEBORAH E.	MAP 40, PARCEL 37-A	14861/261
WILLIAMS, DONALD & BETTY	MAP 40, PARCEL 37	1044/482
CHANDOLA, DANN	MAP 40, PARCEL 54	5648/246
COMMON AREA	MAP 45A, PARCEL 58	2101/73
BUCKNAM, THOMAS A. & SUSANNA M.	MAP 40, PARCEL 59	1480/133
BUCKNAM, SUSANNA M.	MAP 40, PARCEL 60	1804/147
BUCKNAM, THOMAS A. & SUSAN	MAP 40, PARCEL 58	7203/17
YOUNG, RICHARD E.	MAP 45, PARCEL 6	4548/22
DORRA, JAMES F., JR. & VALERIE A.	MAP 41, PARCEL 7	2350/333



- LEGEND**
- REBAR W/ CAP SET STAMPED "KIMBALL PLS 2334"
  - GRANITE HIGHWAY MONUMENT FOUND
  - GRANITE MONUMENT FOUND
  - REBAR W/ CAP FOUND (SIZE AND NUMBER AS NOTED)
  - IRON PIPE PINCHED FOUND (SIZE AS NOTED)
  - IRON PIPE FOUND (SIZE AS NOTED)
  - UTILITY POLE (NUMBER AS NOTED)
  - WATER SHUT OFF
  - CATCH BASIN SQUARE
  - SEWER MAN HOLE
  - WATER METER
  - FLAG POLE
  - FIRE HYDRANT
  - WATER GATE
  - WETLAND
  - BOUNDARY LINE
  - INTERIOR LOT LINE
  - EXISTING EASEMENT
  - ABUTTER OR RIGHT-OF-WAY LINE
  - STREAM
  - EDGE OF WETLAND
  - BUILDING SETBACK LINE
  - EDGE OF GRAVEL
  - EDGE OF PAVEMENT
  - OVERHEAD UTILITIES
  - EXISTING CONTOUR
  - N/F
  - 1234/567
  - DEED BOOK & PAGE
  - A.G.
  - ABOVE GROUND

**NOTES**

- THE BASIS OF BEARING FOR THIS SURVEY TRUE NORTH.
- DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTY REGISTRY OF DEEDS (YCRD).
- REFERENCE IS MADE TO THE FOLLOWING DEEDS:
  - A. QUIT CLAIM RELEASE DEED, YORK SEWER DISTRICT TO CAMP EATON, INC., DATED NOVEMBER 20, 2008 AND RECORDED AT YCRD BOOK 15529, PAGE 805.
  - B. WARRANTY DEED FROM FREDERICK T. GYNN & ROSEMARIE A. GYNN TO CAMP EATON, INC., DATED SEPTEMBER 26, 1990 AND RECORDED AT YCRD BOOK 5530, PAGE 164.
  - C. WARRANTY DEED, JOINT TENANCY, MAINE STATUTORY SHORT FORM FROM CAMP EATON, INC. TO FREDERICK T. GYNN & ROSEMARIE A. GYNN, DATED SEPTEMBER 20, 1990 AND RECORDED AT YCRD BOOK 5530, PAGE 166.
  - D. WARRANTY DEED, JOINT TENANCY, MAINE STATUTORY SHORT FORM FROM CAMP EATON, INC. TO FREDERICK T. GYNN & ROSEMARIE A. GYNN, DATED NOVEMBER 27, 1989 AND RECORDED IN YCRD BOOK 5294, PAGE 207.
  - E. WARRANTY DEED, MAINE STATUTORY SHORT FORM FROM FREDERICK T. GYNN & ROSEMARIE A. GYNN TO CAMP EATON, INC., DATED JANUARY 2, 1990 AND RECORDED AT YCRD BOOK 5294, PAGE 209.
  - F. DEED FROM MARCELLE L. WOOD, JANE W. WAGNER & BURTON F. WARNER TO CAMP EATON, INC., DATED JANUARY 11, 1980 AND RECORDED AT YCRD BOOK 2612, PAGE 159.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - A. PLAN OF LAND PREPARED FOR CAMP EATON, INC., YORK COUNTY, MAINE, SCALE 1"=100', BY: THOMAS F. WORMAN, DATED: JULY 6, 1989
  - B. "PLAN OF LOT YORK SEWER DISTRICT BRIDGES LOT, YORK BEACH, MAINE", SCALE 1"=50', BY: G. L. DAVIS & ASSOCIATES, DATED: JULY 1968.
- THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF YORK AS MAP 40, PARCEL 61. SAID PARCEL CONTAINS 40.0 ACRES.
- THE PARCEL SURVEYED IS LOCATED IN THE BUSINESS-2 ZONE AND THE LIMITED RESIDENTIAL SHORELAND ZONE. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
  - FRONT SETBACK = 30'
  - SIDE SETBACK = 20'
  - REAR SETBACK = 20'
  - MAX. LOT COVERAGE = 20%
- THE WIDTH AND LAYOUT OF ROUTE 1A WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4.A. ABOVE.
- REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
  - A. A 20' WIDE SEWER EASEMENT TO THE YORK SEWER DISTRICT AS RECORDED IN DEED BOOK 2114, PAGE 181.
  - B. A 20' ROAD WIDE (53 FEET) RIGHT-OF-WAY BURDOWING THE SHORELAND ZONE AS RECORDED IN DEED BOOK 2114, PAGE 181.
  - C. A RIGHT-OF-WAY TO LOBSTER COVE ROAD RECORDED IN DEED BOOK 15529, PAGE 805. NO WIDTH SPECIFIED.
  - D. EASEMENTS TO CENTRAL MAINE POWER CO. & NEW ENGLAND TELEPHONE & TELEGRAPH CO. RECORDED IN DEED BOOK 1377, PAGE 594, DEED BOOK 1654, PAGE 286, DEED BOOK 1636, PAGE 445 & 446.
  - E. AN EASEMENT FROM JAMES P. EATON TO THE YORK WATER DISTRICT RECORDED IN DEED BOOK 811 PAGE 540.
- EXISTING LOT COVERAGE:
  - TOTAL PARCEL AREA: 1,655,098 S.F.
  - IMPERVIOUS AREA:
    - A. GRAVEL ROAD = 126,845 +/-5% = 95,133 S.F.
    - B. PAVEMENT/CONCRETE = 1,705
    - C. CRUSHED STONE/CLINTS = 125,422 +/-5% = 94,066
    - D. CRUSHED STONE/CLINTS = 125,422 +/-5% = 94,066
    - TOTAL = 197,926
- EXISTING LOT COVERAGE = 197,926/1,655,098 = 12.02%
- ELEVATIONS AND CONTOURS SHOWN HEREON ARE FROM THE STATE OF MAINE OFFICE OF GIS. SAID CONTOURS ARE BASED ON NAAD08 DATUM.

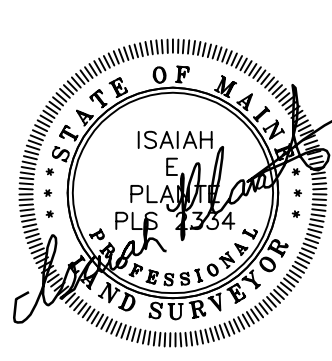
Prepared for  
**Camo Eaton, Inc.**  
750 York Street  
York Harbor, Maine 03911

**KIMBALL**  
SURVEY & DESIGN, INC.

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YORK, MAINE 03909  
207-351-0226

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PROFESSIONAL LAND SURVEYING



REVISION			
NO.	DATE	BY:	DESCRIPTION

Existing Conditions Plan  
**Camp Eaton**  
750 York Street  
York Harbor, Maine

DATE: SEPTEMBER 30, 2016  
PROJECT NO: 1612  
SCALE: 1" = 100'

SHEET  
1 OF 2