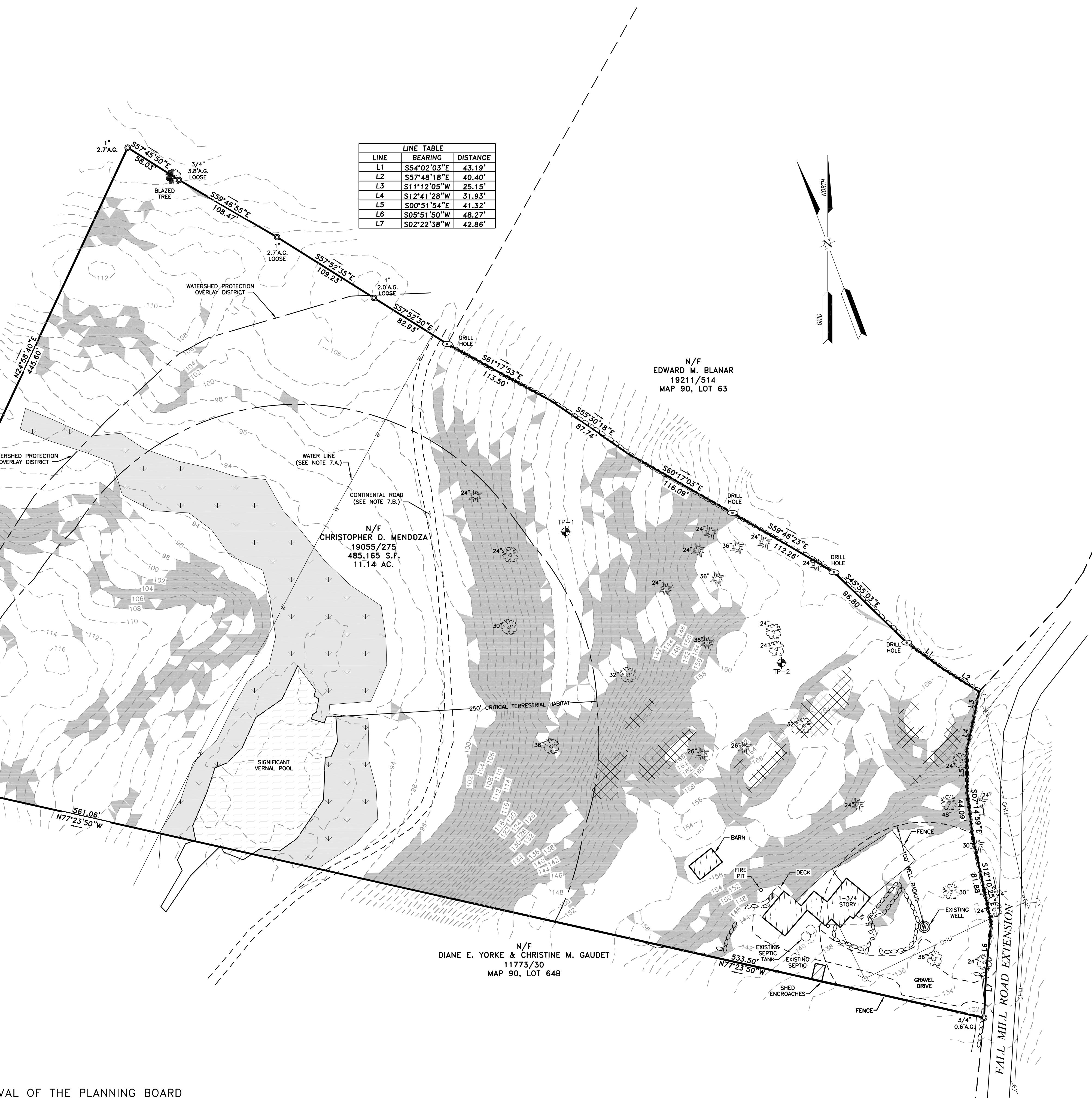


LOCUS MAP

SCALE: 1" = 2000'

N/F  
KITTERY WATER DISTRICT  
16013/203  
15619/680  
5841/109  
MAP 93, LOT 14



YORK ss REGISTRY OF DEEDS  
RECEIVED \_\_\_\_\_ 20\_\_\_\_\_  
AT \_\_\_\_\_H \_\_\_\_\_M \_\_\_\_\_M, AND  
RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
ATTEST:

APPROVAL OF THE PLANNING BOARD  
OF YORK, MAINE

LEGEND

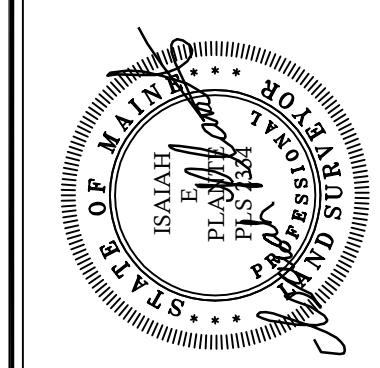
- ◎ IRON PIPE FOUND (SIZE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- MANHOLE
- BOUNDARY LINE
- ABUTTER OR RIGHT-OF-WAY LINE
- WATER LINE
- STONE WALL
- WETLAND
- 20% SLOPE
- LEDGE OUTCROPPING
- OVERHEAD UTILITIES
- EXISTING LIDAR CONTOUR
- NOW OR FORMERLY
- DEED BOOK & PAGE
- A.G. ABOVE GROUND
- B.G. BELOW GROUND
- TP-1 TEST PIT
- 24" DECIDUOUS TREE
- 24" CONIFEROUS TREE

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 MAINE STATE PLANE COORDINATE SYSTEM-WEST ZONE, U.S. SURVEY FEET.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTY REGISTRY OF DEEDS (YCRD).
3. REFERENCE IS MADE TO THE FOLLOWING DEEDS:  
A. A DEED FROM DOROTHY A. ADAMS TO CHRISTOPHER D. MENDOZA DEEDED JUNE 22, 2022 AND RECORDED IN DEED BOOK 19055, PAGE 275.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
A. "SUBDIVISION PLAN PROPERTY OF DENNIS R. BROWN FALL MILL ROAD YORK, MAINE" BY J.C. ROGERS DATED AUGUST 1975 AND RECORDED IN PLAN BOOK 76, PAGE 26.  
B. "DIVISION OF LAND FALL MILL ROAD YORK, MAINE FOR JAMES SMITH" BY ANDERSON ASSOCIATES DATED APRIL 1985 AND RECORDED IN PLAN BOOK 144, PAGE 10.  
C. "PLAN OF LAND FALL MILL ROAD EXTENSION YORK, MAINE FOR ROGER M. & PATRICIA A. LANGILLE" BY ANDERSON ASSOCIATES DATED JUNE 1982 NOT RECORDED.
5. THE LOT SURVEYED IS IDENTIFIED ON THE TOWN OF YORK ASSESSOR'S MAP 90, LOT 64A.
6. THE SUBJECT LOT IS LOCATED IN THE GEN-2 ZONE AND PARTIALLY WITHIN THE WATERSHED PROTECTION OVERLAY DISTRICT:  
MIN. LOT SIZE = 0.680 S.F.  
MIN. STREET FRONTAGE = 50 FEET  
MIN. FRONT SETBACK = 30 FEET  
MIN. SIDE & REAR SETBACK = 30 FEET  
MAX. BUILDING HEIGHT = 35 FEET  
MAX. LOT COVERAGE = NONE
7. THE DIMENSIONAL REQUIREMENTS SHOWN HEREON ARE TO BE VERIFIED WITH THE CODE OFFICE PRIOR TO DESIGN AND CONSTRUCTION. ADDITIONAL RESTRICTIONS MAY APPLY.
8. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 DATUM.
9. WETLAND DELINEATION BY MAINELY SOILS, LLC APRIL 2025.
10. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
11. THE BOUNDARY SHOWN HEREON IS THE OPINION OF THIS SURVEYOR BASED ON THE INFORMATION DISCOVERED DURING THE PERIOD OF WORK AND MAY BE SUBJECT TO CHANGE IF ADDITIONAL INFORMATION BECOMES AVAILABLE.
12. EXCEPTIONS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:  
A. NO SURVEY REPORT WAS PREPARED.  
B. NO REVISED LEGAL DESCRIPTION PREPARED  
C. MONUMENTS WERE NOT SET AT ALL ANGLE POINTS
13. THE LOT SHOWN HEREON IS LOT #3 ON THE APPROVED SUBDIVISION PLAN BOOK 76 PAGE 26 REFERENCED IN NOTE 4.A. ABOVE.

Boundary Survey & Existing Conditions Plan Map 90, Lot 64A 16 Fall Mill Road Extension York, Maine	Owner of Record: Christopher D. Mendoza 16 Fall Mill Road Extension York, Maine 03909
DATE: JANUARY 29, 2026	PROJECT NO. 2617
SCALE: 1" = 50'	CAD FILE: 2617.dwg

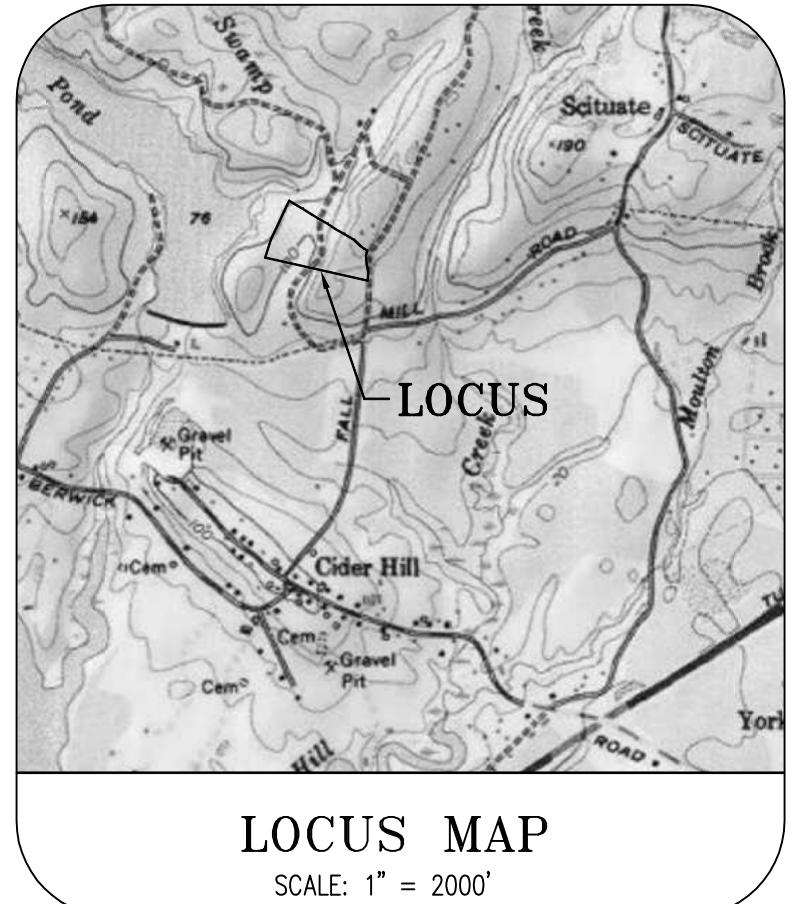
SHEET  
1 OF 3



KIMBALL  
SURVEY & DESIGN, INC.  
30 FRONT HILL ROAD  
YORK, MAINE 03909  
207-351-0226  
WWW.KIMBALLSURVEYING.COM  
PROFESSIONAL LAND SURVEYING

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YORK, MAINE 03909  
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PROFESSIONAL LAND SURVEYING

0 50' 100' 200'



N/F  
KITTERY WATER DISTRICT  
16013/203  
15619/680  
5841/109  
MAP 93, LOT 14

LOCUS MAP  
SCALE: 1" = 2000'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S54°02'03"E	43.19'
L2	S57°48'18"E	40.40'
L3	S11°12'05"W	6.63'
L4	S11°12'05"W	18.52'
L5	S12°41'28"W	31.93'
L6	N70°12'06"W	56.72'
L7	N19°47'54"E	50.00'
L8	S70°12'06"E	50.00'
L9	S00°51'54"E	41.32'
L10	S07°14'59"E	14.09'
L11	S07°14'59"E	30.00'
L12	S05°51'50"W	48.27'
L13	S02°22'38"W	42.86'

N/F  
DIANE E. YORKE &  
CHRISTINE M. GAUDET  
11773/30  
MAP 90, LOT 64B

0 50' 100' 200'

#### LEGEND

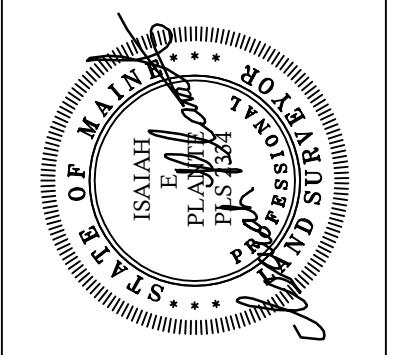
- ◎ IRON PIPE FOUND (SIZE AS NOTED)
- DRILL HOLE
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- MANHOLE
- WELL
- BOUNDARY LINE
- ABUTTER OR RIGHT-OF-WAY LINE
- WATER LINE
- STONE WALL
- WETLAND
- OHU
- EXISTING LIDAR CONTOUR
- 123 —
- N/F
- 1234/567
- A.G.
- B.G.
- TP-1
- SEPTIC TEST PIT

#### NOTES

- THE PURPOSE OF THIS PLAN IS TO AMEND THE PREVIOUSLY APPROVED SUBDIVISION PLAN RECORDED IN PLAN BOOK 76 PAGE 26 REFERENCED IN NOTE 5.A. BELOW. AREA SHOWN HEREON IS TO BE CONVEYED IN FEE TO THE KITTERY WATER DISTRICT AND MERGED WITH MAP 93 LOT 14. THIS IS NOT A SUBDIVISION.
- THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 MAINE STATE PLANE COORDINATE SYSTEM-WEST ZONE, U.S. SURVEY FEET.
- DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTY REGISTRY OF DEEDS (YCRD).
- REFERENCE IS MADE TO THE FOLLOWING DEEDS:
  - A. A DEED FROM DOROTHY A. ADAMS TO CHRISTOPHER D. MENDOZA DEEDED JUNE 22, 2022 AND RECORDED IN DEED BOOK 3705, PAGE 105.
  - B. A RELEASE DEED FROM JAMES C SMITH TO TERRY A. AND DOROTHY A. ADAMS DATED OCTOBER 17, 1984 AND RECORDED IN DEED BOOK 3674, PAGE 44.
  - C. A RELEASE DEED FROM HAROLD AND BERNADETTE MCCORMICE TO TERRY A. AND DOROTHY A. ADAMS DATED DECEMBER 11, 1985 AND RECORDED IN DEED BOOK 3735 PAGE 108.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - A. "SUBDIVISION PLAN PROPERTY OF DENNIS R. BROWN FALL MILL ROAD YORK, MAINE" BY J.C. ROGERS DATED AUGUST 1975 AND RECORDED IN PLAN BOOK 76, PAGE 26.
  - B. "DIVISION OF LAND FALL MILL ROAD YORK, MAINE FOR JAMES SMITH" BY ANDERSON ASSOCIATES DATED APRIL 1985 AND RECORDED IN PLAN BOOK 144, PAGE 10.
  - C. "PLAN OF LAND FALL MILL ROAD EXTENSION YORK, MAINE FOR ROGER M. & PATRICIA A. LANGILLE" BY ANDERSON ASSOCIATES DATED JUNE 1982 NOT RECORDED.
- THE LOT SURVEYED IS IDENTIFIED ON THE TOWN OF YORK ASSESSOR'S MAP 90, LOT 64A.
- THE SUBJECT LOT IS LOCATED IN THE GEN-2 ZONE AND PARTIALLY WITHIN THE WATERSHED PROTECTION OVERLAY DISTRICT:
  - MIN. LOT SIZE = 130,680 S.F.
  - MIN. STREET FRONTOAGE = 200 FEET
  - MIN. FRONT SETBACK = 50 FEET
  - MIN. SIDE & REAR SETBACK = 30 FEET
  - MAX. BUILDING HEIGHT = 35 FEET
  - MAX. LOT COVERAGE = NONE
- THE DIMENSIONAL REQUIREMENTS SHOWN HEREON ARE TO BE VERIFIED WITH THE CODE OFFICE PRIOR TO DESIGN AND CONSTRUCTION. ADDITIONAL RESTRICTIONS MAY APPLY.
- REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
  - A. THE LOCUS PARCEL IS SUBJECT TO AN EASEMENT FOR A WATER PIPE LINE DESCRIBED IN DEED BOOK 513, PAGE 361.
  - B. THE LOCUS PARCEL IS SUBJECT TO THE TOWN OF YORK AND OTHERS MAY HAVE IN AND TO THE ROAD OR WAY CROSSING THE PROPERTY, SOMETIMES CALLED THE CONTINENTAL ROAD.
- WETLAND DELINEATION AND SOIL TEST PIT BY MAINELY SOILS, LLC APRIL 2025.
- ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 DATUM.

APPROVAL OF THE PLANNING BOARD  
OF YORK, MAINE

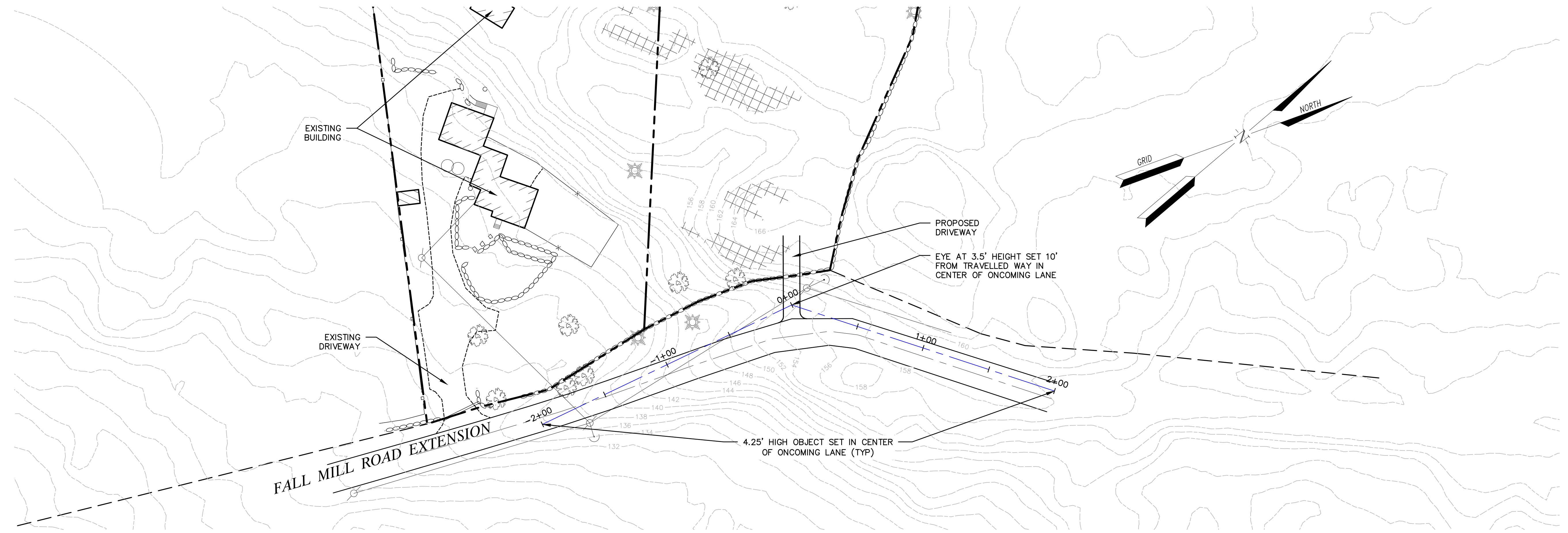
Subdivision Amendment	Owner of Record:
Map 90, Lot 64A	Christopher D. Mendoza
16 Fall Mill Road Extension	16 Fall Mill Road Extension
YORK, Maine 03909	YORK, Maine 03909
CHAIR	DATE
RECEIVED _____	20 _____
AT _____ H _____ M _____, AND	RECORDED IN BOOK _____ PAGE _____
RECORDED IN BOOK _____ PAGE _____	ATTEST: _____
REGISTER	THE SIGNATURES OF 3 OR MORE PLANNING BOARD MEMBERS INDICATES APPROVAL OF THIS PLAN



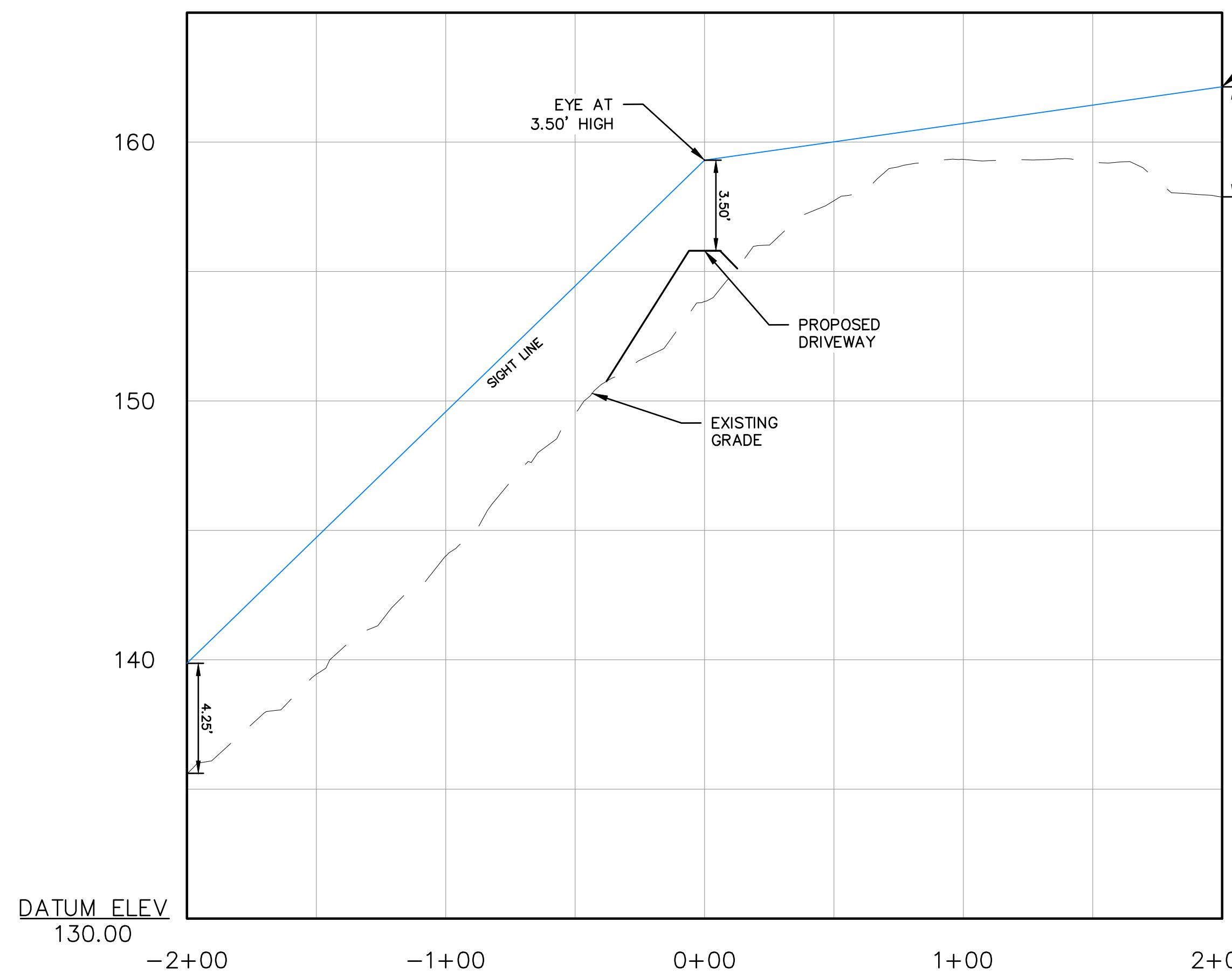
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SHEET  
2 OF 3



**PROPOSED DRIVEWAY SIGHT DISTANCE PLAN**



**PROPOSED DRIVEWAY SIGHT DISTANCE PROFILE**

