

GENERAL NOTES:

- THE OWNERS OF RECORD OF THE PROPERTY ARE SEBAGO LAKE HOLDINGS, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 22505 PAGE 78 AND BRADLEY S. WOODBREY AND MITCHEL W. WOODBREY BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 19532 PAGE 165.
- TOTAL AREA OF THE PARCELS IS APPROXIMATELY 3.90 ACRES FOR THE SEBAGO LAKE HOLDINGS, LLC PARCEL AND 2.06 ACRES FOR THE WOODBREY PARCEL.
- PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 18, LOTS 25-B & 26-1.
- PLAN REFERENCES:
  - BOUNDARY SURVEY OF 847 ROOSEVELT TRAIL, WINDHAM, MAINE PREPARED FOR SEBAGO LAKE AUTOMOTIVE, PREPARED BY SURVEY, INC. DATED MAY 2022 WITH PROJECT NUMBER REFERENCE 22-077
- HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
- BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
- THE PROPERTY IS LOCATED IN THE COMMERCIAL-1 (C-1) ZONING DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS AT THE TIME THIS PLAN WAS PREPARED:

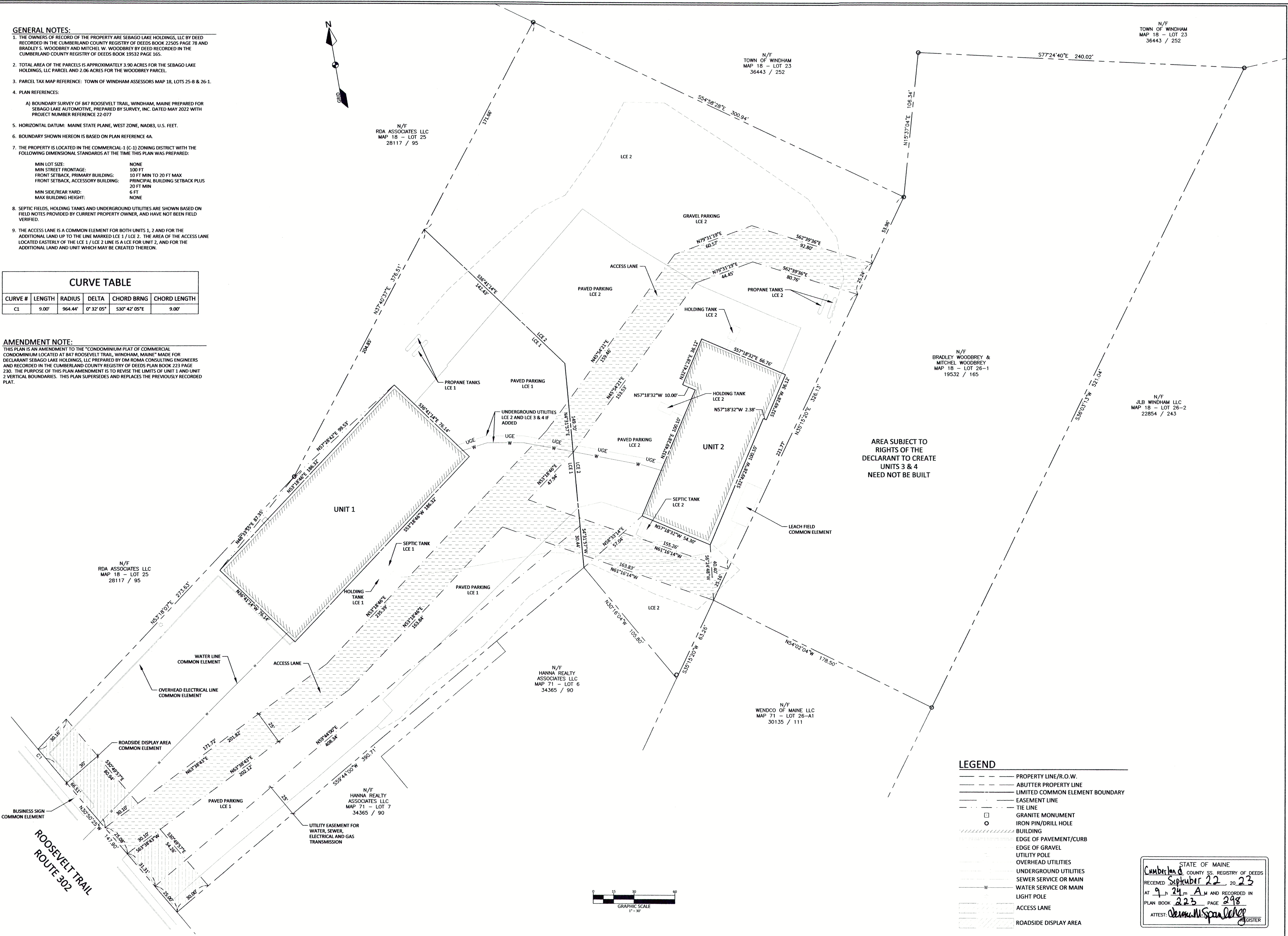
MIN LOT SIZE:	NONE
MIN STREET FRONTAGE:	100 FT
FRONT SETBACK, PRIMARY BUILDING:	10 FT MIN TO 20 FT MAX
FRONT SETBACK, ACCESSORY BUILDING:	PRINCIPAL BUILDING SETBACK PLUS 20 FT MIN
MIN SIDE/REAR YARD:	6 FT
MAX BUILDING HEIGHT:	NONE
- SEPTIC FIELDS, HOLDING TANKS AND UNDERGROUND UTILITIES ARE SHOWN BASED ON FIELD NOTES PROVIDED BY CURRENT PROPERTY OWNER, AND HAVE NOT BEEN FIELD VERIFIED.
- THE ACCESS LANE IS A COMMON ELEMENT FOR BOTH UNITS 1, 2 AND FOR THE ADDITIONAL LAND UP TO THE LINE MARKED LCE 1 / LCE 2. THE AREA OF THE ACCESS LANE LOCATED EASTERLY OF THE LCE 1 / LCE 2 LINE IS A LCE FOR UNIT 2, AND FOR THE ADDITIONAL LAND AND UNIT WHICH MAY BE CREATED THEREON.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
C1	9.00'	964.44'	0° 32' 05"	S30° 42' 05"E	9.00'

AMENDMENT NOTE:

THIS PLAN IS AN AMENDMENT TO THE "CONDOMINIUM PLAT OF COMMERCIAL CONDOMINIUM LOCATED AT 847 ROOSEVELT TRAIL, WINDHAM, MAINE" MADE FOR DECLARANT SEBAGO LAKE HOLDINGS, LLC PREPARED BY DM ROMA CONSULTING ENGINEERS AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 223 PAGE 230. THE PURPOSE OF THIS PLAN AMENDMENT IS TO REVISE THE LIMITS OF UNIT 1 AND UNIT 2 VERTICAL BOUNDARIES. THIS PLAN SUPERSEDES AND REPLACES THE PREVIOUSLY RECORDED PLAT.



LEGEND

- PROPERTY LINE/R.O.W.
- ABUTTER PROPERTY LINE
- LIMITED COMMON ELEMENT BOUNDARY
- EASEMENT LINE
- TIE LINE
- GRANITE MONUMENT
- IRON PIN/DRILL HOLE
- BUILDING
- EDGE OF PAVEMENT/CURB
- EDGE OF GRAVEL
- UTILITY POLE
- OVERHEAD UTILITIES
- UNDERGROUND UTILITIES
- SEWER SERVICE OR MAIN
- WATER SERVICE OR MAIN
- LIGHT POLE
- ACCESS LANE
- ROADSIDE DISPLAY AREA

STATE OF MAINE  
Cumberland COUNTY SS. REGISTRY OF DEEDS  
RECEIVED September 22, 2023  
AT 9:24 AM AND RECORDED IN  
PLAN BOOK 223 PAGE 298  
ATTEST: *[Signature]* REGISTER

AMENDED CONDOMINIUM PLAT

COMMERCIAL CONDOMINIUM  
847 ROOSEVELT TRAIL  
WINDHAM, ME  
FOR DECLARANT:  
SEBAGO LAKE HOLDINGS, LLC  
847 ROOSEVELT TRAIL  
WINDHAM, MAINE 04062

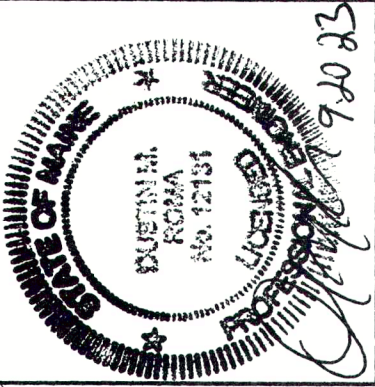
18012  
JOB NUMBER:

1" = 30'  
SCALE:

9-20-2023  
DATE:

SHEET 1 OF 1

CP-1



**DM ROMA**  
CONSULTING ENGINEERS

P.O. BOX 1116  
WINDHAM, ME 04062  
(207) 591-5055

REV	DATE	BY	DESCRIPTION
A	7-28-23	DMR	ISSUED FOR RECORDING
B	9-20-23	DMR	AMENDED PLAT