



**Donald E. Holdworth & Linda H. Donovan,
Trustees of The Holdworth Family Trust**
13 Shore Drive
York, Maine 03909
Deed Book 12821 Page 291
Shapleigh Tax Map 19 Lot 8A

**Donald E. Holdworth & Linda H. Donovan,
Trustees of The Holdworth Family Trust**
13 Shore Drive
York, Maine 03909
Deed Book 12821 Page 291
Shapleigh Tax Map 19 Lot 6

Craig A. Sawyer
Deed Book 16637 Page 191
Shapleigh Tax Map 3 Lot 13

Deborah A. & Dale C. Roberts
Deed Book 17395 Page 523
Shapleigh Tax Map 3 Lot 13A

Ledgeview, LLC
Deed Book 18662 Page 340
Portion of Shapleigh Tax Map 3 Lot 14
7.38 Acres

**Richard R. Gallant & Virginia A. Gallant,
Trustees of The Gallant Family Trust**
190 Emery Mills Road
York, Maine 04090
Deed Book 12161 Page 222
Shapleigh Tax Map 3 Lot 15

Line Table

LINE	BEARING	DISTANCE
1	N 84°49'07" E	28.29

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1373.51	139.71	389.39	S 08°02'55" E	118°17'54"
C2	1373.51	143.87	143.80	S 04°52'04" W	6°00'06"
C3	169.65	168.29	161.47	S 38°24'07" W	56°50'00"
C4	534.77	405.87	198.01	N 43°05'13" E	43°27'48"

Legend

- Iron Pipe Found
- Highway Monument Found
- Concrete Monument Found
- Iron Rod Found
- 5/8" Iron Rod Set With Plastic Survey Cap Marked "LINEPRO PLS2453"
- ▲ 1/2" Drill Hole Set in Stone With Plastic Survey Plug Marked "LINEPRO PLS2453"
- Stone Monument Found
- Drill Hole Found
- ⊕ Mag Nail Set in Pavement
- Utility Pole
- Utility Lines
- Stonewall
- Boundary Lines
- Zone Lines
- Deed Lines
- Abutler Lines
- Road Right Of Way
- Pavement

Notes

- 1. Deed References:**
 - a. Donald E. Holdworth, Estate of Clifford Holdsworth to Donald E. Holdworth & Linda H. Donovan, Trustees of The Holdworth Family Trust, dated January 8, 2002 and recorded at the York County Registry of Deeds in book 12821 page 291.
 - b. Clifford Holdsworth to Jenille O. Trafton, dated January 12, 1937 and recorded at the York County Registry of Deeds in book 891 page 399.
- 2. Plan References:**
 - a. Plan Showing Land of Clifford Holdsworth Located in Shapleigh, Maine dated May 1982, prepared by I.W. Bullard and plan supplied to us by the client.
 - b. Plan Showing A Standard Boundary Survey For Ralph Ridley, Glen Ridley, Roberta Blanchard, Joyce Sawyer, Frances Boertschi & Jean Roark dated February 21, 1990, prepared by Corner Post Land Surveying and recorded in the York County Registry of Deeds in plan book 197 page 35.
 - c. State Highway "110" dated June 2006 and recorded in the York County Registry of Deeds in plan book 325 page 32.
 - d. Maine State Highway Commission Right Of Way Map State Highway "110" S.H.C. File No. 16-124 Sheets 1-2 dated Sept. 1958 and recorded in the York County Registry of Deeds in plan book 31 pages 15 & 16.
 - e. Plan Showing A Boundary Retracement For Henry Cole dated July 25, 2015, and prepared by LinePro Land Surveying, LLC.
 - f. Plan Of Land in Shapleigh, Maine, Owned By Eben Goodwin dated May 1, 1913, prepared by Geo. O. Howes and recorded at the York County Registry of Deeds in Plan Book 7 Page 41.
- 3. Basis Of Bearings:**
The bearings shown hereon are based on Plan Reference 2e, and refer to the 1990 magnetic.
- 4. Underground Utilities:**
No attempt has been made during this survey to locate any existing underground utility structures. Before any future earthwork is done on site, the appropriate agencies should be contacted to locate any existing underground utilities.
- 5. Zoning Information:**
General Purpose District:
Minimum lot area: 80,000 Square Feet.
Minimum road frontage: 200 feet.
Minimum front setback: 75 feet From Centerline, 50 feet from Right of Way.
Minimum side setback: 25 feet. Minimum rear setback: 30 feet.
Maximum Building Height: 35 feet.
Shoreland District:
Minimum lot area: 80,000 Square Feet.
Minimum road frontage: 200 feet.
Minimum front setback: 75 feet From Centerline, 50 feet from Right of Way.
Minimum side setback: 10 feet (50 Combined). Minimum rear setback: 20 feet.
Minimum shoreland setback: 100 feet.
Maximum Building Height: 25 feet.
- 6. Road Record:**
Route 109 & Route 11 - have varying widths and are shown on plan references 2c and 2d.
- 7. Lot Divisions Shown Are Not A Subdivision:**
See Shapleigh Code, Chapter 89, Subdivision of Land, Appendix A, Section 4 E, which states, "The Division of a tract or parcel of land into 3 or more lots and upon each of which lots permanent dwelling structures legally existed before September 23, 1971 is not a subdivision."
- 8. Perimeter Boundaries:**
The perimeter boundaries of the subject parcels shown hereon are based solely on information shown on Plan References 2a, 2b, 2c, & 2d above. This plan does not depict the result of a full boundary retracement performed by LinePro Land Surveying, LLC.



Plan Showing A Proposed Lot Division Made For
**Donald E. Holdworth & Linda H. Donovan,
The Holdworth Family Trust**
13 Shore Drive, York, ME 03909

Of Property Located On
State Route 109 & State Route 11
in
Shapleigh, Maine

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Date:	April 14, 2022
Job #:	2018059
File Name:	20018059R3.dwg
Drawn By:	JLS/DRK
CAD Rotation:	35°
Scale:	1" = 60'

Surveyors Certificate:
I hereby certify that this survey conforms to the Maine Board of Licensure For Professional Land Surveyors Chapter 90 Standards of Practice. This certification is not a certification to the title or ownership of the property, or to any neighboring property lines.

April 14, 2022
Date

Joseph L. Stanley
Maine Professional Land Surveyor #2453

The survey results shown hereon are an expression of professional opinion based on all of the public and private records found by this firm. LinePro Land Surveying reserves the right to reconsider this boundary opinion should more private survey evidence become available.

YORK, ss REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ H _____ M _____ A.M. AND
RECORD IN BOOK _____ PAGE _____
ATTEST: _____
REGISTER

