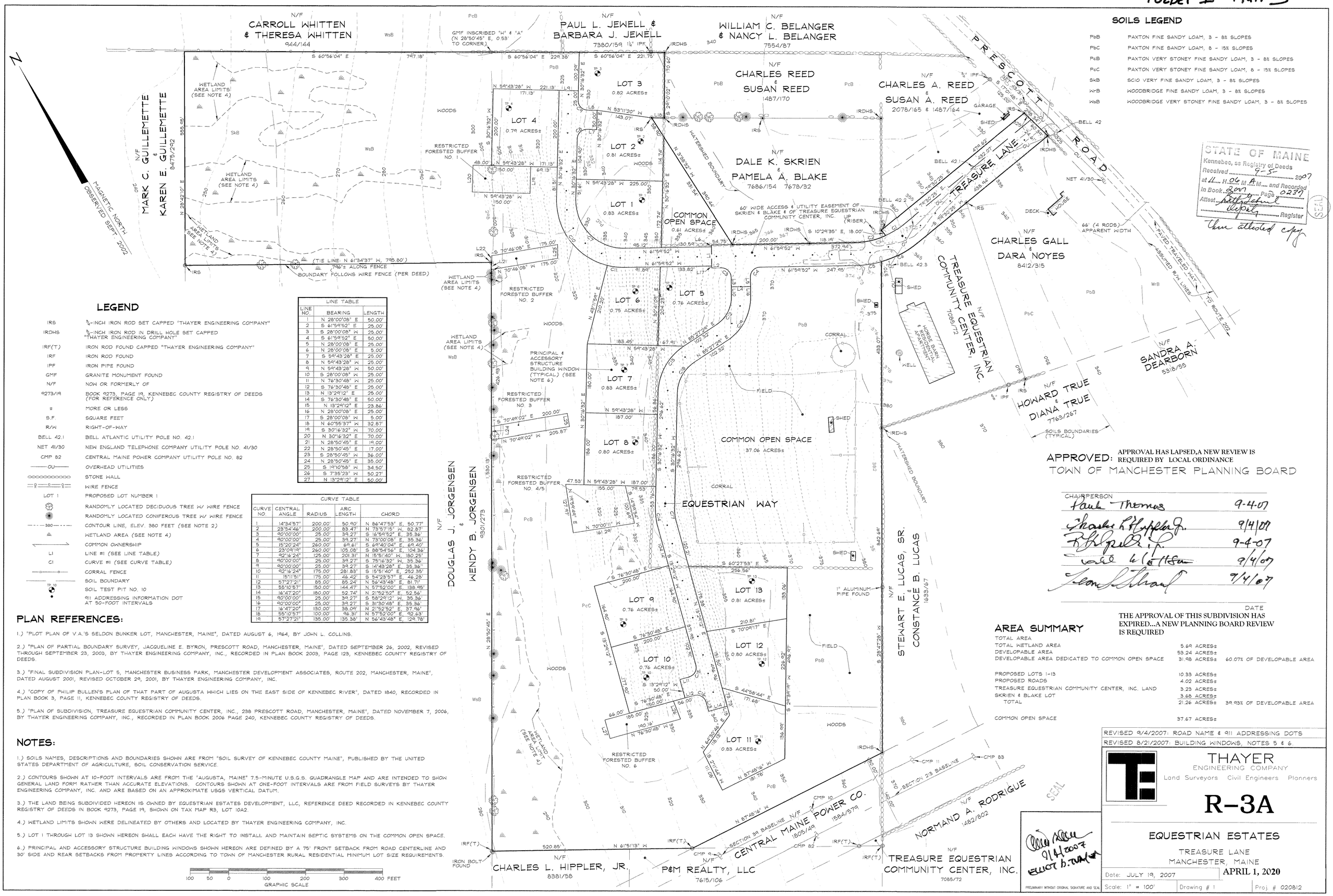
Folder 1 Plan 3



SOILS LEGEND

PbB	PAXTON FINE SANDY LOAM, 3 - 8% SLOPES
PbC	PAXTON FINE SANDY LOAM, 8 - 15% SLOPES
PcB	PAXTON VERY STONEY FINE SANDY LOAM, 3 - 8% SLOPES
PcC	PAXTON VERY STONEY FINE SANDY LOAM, 8 - 15% SLOPES
SkB	SCIO VERY FINE SANDY LOAM, 3 - 8% SLOPES
WrB	WOODBRIDGE FINE SANDY LOAM, 3 - 8% SLOPES
WsB	WOODBRIDGE VERY STONEY FINE SANDY LOAM, 3 - 8% SLOPES

STATE OF MAINE
Kennebec, ss Registry of Deeds
Received 9-5- 2007
at 11 H. 06 M. A.M. and Recorded
in Book 3247 Page 0237
Attest Register
True attested copy
SEAL

LEGEND

IRS	¾"-INCH IRON ROD SET CAPPED "THAYER ENGINEERING COMPANY"
IRDHS	¾"-INCH IRON ROD IN DRILL HOLE SET CAPPED "THAYER ENGINEERING COMPANY"
IRF(T)	IRON ROD FOUND CAPPED "THAYER ENGINEERING COMPANY"
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
GMF	GRANITE MONUMENT FOUND
N/F	NOW OR FORMERLY OF
9273/19	BOOK 9273, PAGE 19, KENNEBEC COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
±	MORE OR LESS
S.F.	SQUARE FEET
R/W	RIGHT-OF-WAY
BELL 42.1	BELL ATLANTIC UTILITY POLE NO. 42.1
NET 41/30	NEW ENGLAND TELEPHONE COMPANY UTILITY POLE NO. 41/30
CMP 82	CENTRAL MAINE POWER COMPANY UTILITY POLE NO. 82
OU	OVERHEAD UTILITIES
	STONE WALL
	WIRE FENCE
LOT 1	PROPOSED LOT NUMBER 1
	RANDOMLY LOCATED DECIDUOUS TREE W/ WIRE FENCE
	RANDOMLY LOCATED CONIFEROUS TREE W/ WIRE FENCE
380	CONTOUR LINE, ELEV. 380 FEET (SEE NOTE 2)
	WETLAND AREA (SEE NOTE 4)
	COMMON OWNERSHIP
L1	LINE #1 (SEE LINE TABLE)
C1	CURVE #1 (SEE CURVE TABLE)
	CORRAL FENCE
	SOIL BOUNDARY
TP 10	SOIL TEST PIT NO. 10
	911 ADDRESSING INFORMATION DOT AT 50-FOOT INTERVALS

LINE TABLE

LINE NO.	BEARING	LENGTH
1	N 28°00'08" E	50.00'
2	S 61°59'52" E	25.00'
3	S 28°00'08" W	25.00'
4	S 61°59'52" E	50.00'
5	N 28°00'08" E	25.00'
6	N 28°00'08" E	5.00'
7	S 59°43'28" E	25.00'
8	N 59°43'28" W	25.00'
9	N 59°43'28" W	50.00'
10	S 28°00'08" W	25.00'
11	N 76°30'48" W	25.00'
12	S 76°30'48" E	25.00'
13	N 13°29'12" E	25.00'
14	S 76°30'48" E	50.00'
15	N 13°29'12" E	23.86'
16	N 28°00'08" E	25.00'
17	S 28°00'08" W	5.00'
18	N 60°55'37" W	32.87'
19	S 30°16'32" W	70.00'
20	N 30°16'32" E	70.00'
21	N 28°50'45" E	19.00'
22	N 28°50'45" E	17.00'
23	S 28°50'45" W	36.00'
24	N 28°50'45" E	35.00'
25	S 19°10'58" W	34.50'
26	S 7°35'23" W	50.27'
27	N 13°29'12" E	50.00'

CURVE TABLE

CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD
1	14°34'57"	200.00'	50.90'	N 86°47'53" E, 50.77'
2	23°54'46"	200.00'	83.47'	N 73°57'15" W, 82.87'
3	90°00'00"	25.00'	39.27'	S 16°59'52" E, 35.36'
4	90°00'00"	25.00'	39.27'	N 73°00'08" E, 35.36'
5	15°20'24"	260.00'	69.61'	S 69°40'04" E, 69.40'
6	23°09'19"	260.00'	105.08'	S 88°54'56" E, 104.36'
7	92°16'24"	125.00'	201.31'	N 15°51'40" W, 180.25'
8	90°00'00"	25.00'	39.27'	S 75°16'32" W, 35.36'
9	90°00'00"	25.00'	39.27'	S 14°43'28" E, 35.36'
10	92°16'24"	175.00'	281.83'	S 15°51'40" E, 252.35'
11	15°11'51"	175.00'	46.42'	S 54°23'57" E, 46.28'
12	57°27'21"	85.00'	85.24'	N 56°43'48" E, 81.71'
13	55°10'57"	150.00'	144.47'	N 57°52'00" E, 138.95'
14	16°47'20"	180.00'	52.74'	N 21°52'52" E, 52.56'
15	90°00'00"	25.00'	39.27'	S 58°29'12" W, 35.36'
16	90°00'00"	25.00'	39.27'	S 31°30'48" E, 35.36'
17	16°47'20"	130.00'	38.09'	N 21°52'52" E, 37.96'
18	55°10'57"	100.00'	96.31'	N 57°52'00" E, 92.63'
19	57°27'21"	135.00'	135.38'	N 56°43'48" E, 129.78'

PLAN REFERENCES:

1.) "PLOT PLAN OF V.A.'S SELDON BUNKER LOT, MANCHESTER, MAINE", DATED AUGUST 6, 1964, BY JOHN L. COLLINS.

2.) "PLAN OF PARTIAL BOUNDARY SURVEY, JACQUELINE E. BYRON, PRESCOTT ROAD, MANCHESTER, MAINE", DATED SEPTEMBER 26, 2002, REVISED THROUGH SEPTEMBER 23, 2003, BY THAYER ENGINEERING COMPANY, INC., RECORDED IN PLAN BOOK 2003, PAGE 123, KENNEBEC COUNTY REGISTRY OF DEEDS.

3.) "FINAL SUBDIVISION PLAN-LOT 5, MANCHESTER BUSINESS PARK, MANCHESTER DEVELOPMENT ASSOCIATES, ROUTE 202, MANCHESTER, MAINE", DATED AUGUST 2001, REVISED OCTOBER 29, 2001, BY THAYER ENGINEERING COMPANY, INC.

4.) "COPY OF PHILIP BULLEN'S PLAN OF THAT PART OF AUGUSTA WHICH LIES ON THE EAST SIDE OF KENNEBEC RIVER", DATED 1840, RECORDED IN PLAN BOOK 3, PAGE 11, KENNEBEC COUNTY REGISTRY OF DEEDS.

5.) "PLAN OF SUBDIVISION, TREASURE EQUESTRIAN COMMUNITY CENTER, INC., 238 PRESCOTT ROAD, MANCHESTER, MAINE", DATED NOVEMBER 7, 2006, BY THAYER ENGINEERING COMPANY, INC., RECORDED IN PLAN BOOK 2006 PAGE 240, KENNEBEC COUNTY REGISTRY OF DEEDS.

NOTES:

1.) SOILS NAMES, DESCRIPTIONS AND BOUNDARIES SHOWN ARE FROM "SOIL SURVEY OF KENNEBEC COUNTY MAINE", PUBLISHED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE.

2.) CONTOURS SHOWN AT 10-FOOT INTERVALS ARE FROM THE "AUGUSTA, MAINE" 7.5-MINUTE U.S.G.S. QUADRANGLE MAP AND ARE INTENDED TO SHOW GENERAL LAND FORM RATHER THAN ACCURATE ELEVATIONS. CONTOURS SHOWN AT ONE-FOOT INTERVALS ARE FROM FIELD SURVEYS BY THAYER ENGINEERING COMPANY, INC. AND ARE BASED ON AN APPROXIMATE USGS VERTICAL DATUM.

3.) THE LAND BEING SUBDIVIDED HEREON IS OWNED BY EQUESTRIAN ESTATES DEVELOPMENT, LLC, REFERENCE DEED RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN BOOK 9273, PAGE 19, SHOWN ON TAX MAP R3, LOT 10A2.

4.) WETLAND LIMITS SHOWN WERE DELINEATED BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY, INC.

5.) LOT 1 THROUGH LOT 13 SHOWN HEREON SHALL EACH HAVE THE RIGHT TO INSTALL AND MAINTAIN SEPTIC SYSTEMS ON THE COMMON OPEN SPACE.

6.) PRINCIPAL AND ACCESSORY STRUCTURE BUILDING WINDOWS SHOWN HEREON ARE DEFINED BY A 75' FRONT SETBACK FROM ROAD CENTERLINE AND 30' SIDE AND REAR SETBACKS FROM PROPERTY LINES ACCORDING TO TOWN OF MANCHESTER RURAL RESIDENTIAL MINIMUM LOT SIZE REQUIREMENTS.

100 50 0 100 200 300 400 FEET
GRAPHIC SCALE

APPROVED: APPROVAL HAS LAPSED,A NEW REVIEW IS REQUIRED BY LOCAL ORDINANCE
TOWN OF MANCHESTER PLANNING BOARD

CHAIRPERSON	DATE
Paula Thomas	9-4-07
Charles L. Hippler Jr.	9/4/07
R. Philbrook Jr.	9-4-07
[illegible]	9/4/07
[illegible]	9/4/07

THE APPROVAL OF THIS SUBDIVISION HAS EXPIRED...A NEW PLANNING BOARD REVIEW IS REQUIRED

AREA SUMMARY

TOTAL AREA		
TOTAL WETLAND AREA	5.69 ACRES±	
DEVELOPABLE AREA	53.24 ACRES±	
DEVELOPABLE AREA DEDICATED TO COMMON OPEN SPACE	31.98 ACRES±	60.07% OF DEVELOPABLE AREA
PROPOSED LOTS 1-13	10.33 ACRES±	
PROPOSED ROADS	4.02 ACRES±	
TREASURE EQUESTRIAN COMMUNITY CENTER, INC. LAND	3.23 ACRES±	
SKRIEN & BLAKE LOT	3.68 ACRES±	
TOTAL	21.26 ACRES±	39.93% OF DEVELOPABLE AREA
COMMON OPEN SPACE	37.67 ACRES±	

REVISED 9/4/2007: ROAD NAME & 911 ADDRESSING DOTS
REVISED 8/21/2007: BUILDING WINDOWS, NOTES 5 & 6

THAYER ENGINEERING COMPANY
Land Surveyors Civil Engineers Planners

R-3A

EQUESTRIAN ESTATES

TREASURE LANE
MANCHESTER, MAINE

Date: JULY 19, 2007 | APRIL 1, 2020
Scale: 1" = 100' | Drawing # 1 | Proj. # 020812

9/4/2007
ELLIOT B. TWAKMAN
SEAL
PRELIMINARY WITHOUT ORIGINAL SIGNATURE AND SEAL