

CENTERLINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 64°22'40" W	5.94'
L2	S 38°41'22" E	49.08'

PROPERTY LINE TABLE		
LINE	DIRECTION	DISTANCE
L3	N 51°18'38" E	15.10'
L4	N 67°19'02" E	18.55'
L5	N 64°19'52" E	18.00'
L6	N 38°41'22" W	23.01'
L7	N 51°17'32" E	50.00'
L8	S 38°41'22" E	23.02'
L9	S 38°41'22" E	50.00'
L10	N 25°37'46" W	50.00'
L11	S 20°37'02" W	36.68'
L12	S 26°10'18" E	25.27'
L13	S 63°49'42" W	50.00'
L14	N 26°10'18" W	24.70'

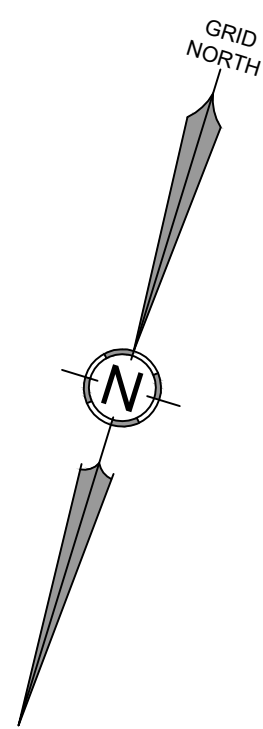
CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	117.88'	40.00'	N 31°11'57" W	79.62'
C2	96.93'	500.00'	N 58°46'39" E	96.78'
C3	128.21'	500.00'	N 43°58'09" E	127.85'
C4	17.22'	26.00'	S 57°39'43" E	16.91'

PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C5	22.46'	525.00'	N 54°26'58" E	22.46'
C6	79.32'	525.00'	N 60°00'11" E	79.24'
C7	134.58'	525.00'	N 43°58'01" E	134.21'
C8	121.76'	475.00'	N 43°58'01" E	121.43'
C9	15.71'	10.00'	S 6°18'38" W	14.14'
C10	15.71'	10.00'	N 83°41'22" W	14.14'
C11	39.27'	25.00'	N 71°10'18" W	35.36'

EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE
L15	S 14°36'20" W	39.29'

LOT AREAS		
LOT NO.	AREA (S.F.)	AREA (Ac.)
LOT 1	20,855 S.F.	0.48 Ac.
LOT 2	21,469 S.F.	0.49 Ac.
LOT 3	21,651 S.F.	0.50 Ac.
LOT 4	21,772 S.F.	0.50 Ac.
LOT 5	32,674 S.F.	0.75 Ac.
LOT 6	29,306 S.F.	0.67 Ac.
LOT 7	25,871 S.F.	0.59 Ac.
LOT 8	33,797 S.F.	0.78 Ac.
LOT 9	24,225 S.F.	0.56 Ac.
LOT 10	44,541 S.F.	1.02 Ac.
LOT 11	37,136 S.F.	0.85 Ac.

BUILDABLE AREAS		
BUILDABLE AREA	AREA (S.F.)	% BUILDABLE AREA
LOT 1	7,145 S.F.	34.26%
LOT 2	6,928 S.F.	32.30%
LOT 3	8,142 S.F.	37.61%
LOT 4	7,965 S.F.	36.58%
LOT 5	11,007 S.F.	33.69%
LOT 6	13,103 S.F.	44.71%
LOT 7	7,034 S.F.	27.19%
LOT 8	5,904 S.F.	17.47%
LOT 9	3,869 S.F.	15.97%
LOT 10	12,776 S.F.	28.68%
LOT 11	9,036 S.F.	24.33%



EASEMENT:

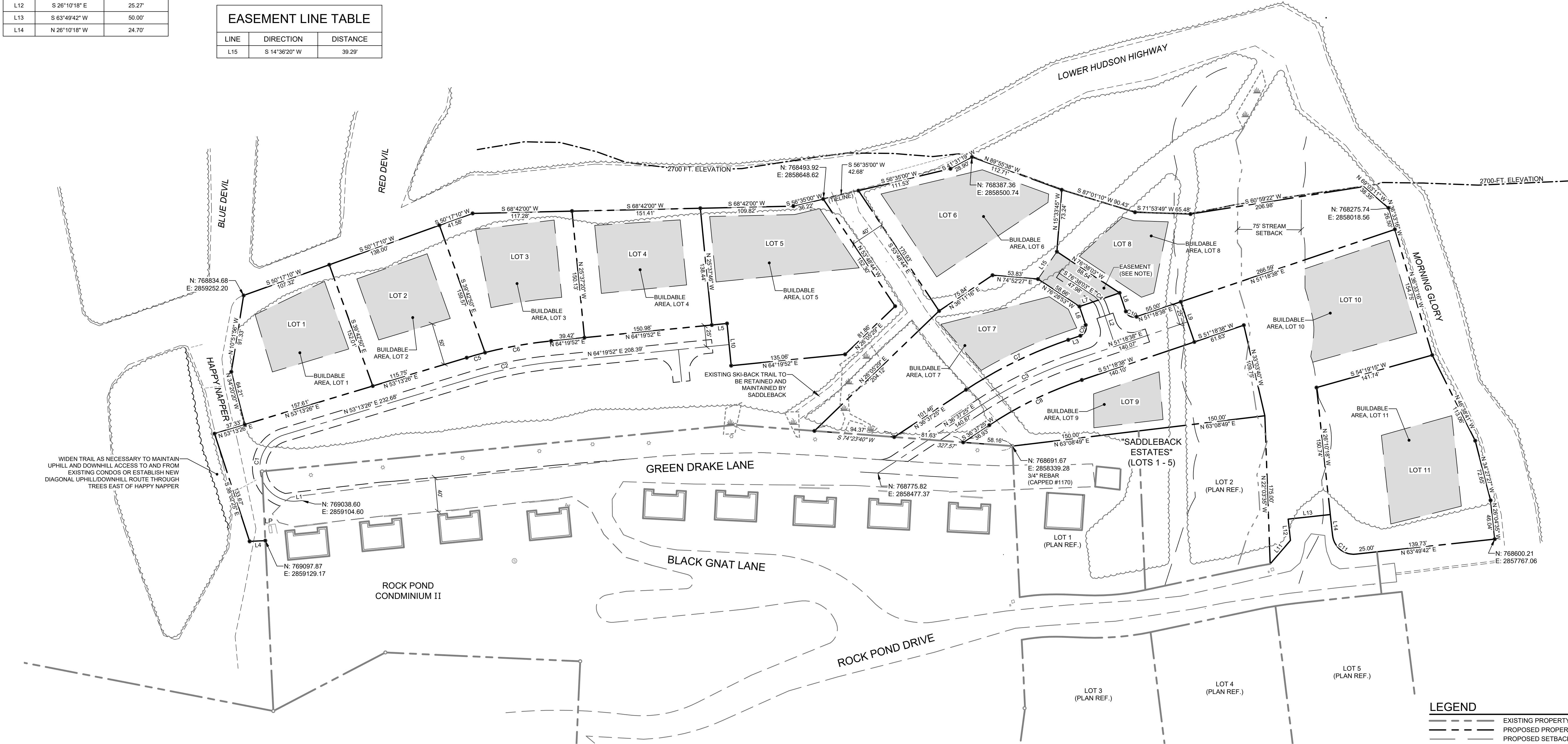
EASEMENT FOR ACCESS AND UNDERGROUND UTILITY INSTALLATION FOR THE BENEFIT OF LOTS 7 AND 8.

PLAN REFERENCES:

- "SADDELEBACK ESTATES", PREPARED FOR SADDELEBACK, INC., BY SACKETT & BRAKE SURVEY, INC., RECORDED IN THE FRANKLIN COUNTY REGISTRY OF DEEDS IN BOOK 2794, PAGE 134, ON AUGUST 10, 2006.
- "ROCK POND CONDOMINIUM II", PREPARED FOR SADDELEBACK, INC., BY SACKETT & BRAKE SURVEY, INC., RECORDED IN THE FRANKLIN COUNTY REGISTRY OF DEEDS IN BOOK 2666, PAGE 186, ON JANUARY 4, 2006.

GENERAL NOTES:

- OWNER OF RECORD & APPLICANT: ARCTARIS IMPACT FUND, LP
1330 BOYLSTON STREET, SUITE 600
CHESTNUT HILL, MA 02467
- CIVIL ENGINEER: TERRADYN CONSULTANTS, LLC
565 CONGRESS STREET, SUITE 201
PORTLAND, ME 04101
- SURVEYOR: TERRADYN CONSULTANTS, LLC
565 CONGRESS STREET, SUITE 201
PORTLAND, ME 04101
- PROJECT SITE IS LOCATED OFF GREEN DRAKE LANE IN SANDY RIVER PLANTATION, FRANKLIN COUNTY, MAINE
- SUBDIVISION NAME: UPPER GREEN DRAKE AT SADDELEBACK
- TOTAL AREA OF SUBDIVISION: 9.14 ACRES
- TOTAL NUMBER OF LOTS: 11
- THE BEARINGS AND COORDINATES CITED HEREIN ARE BASED ON THE MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83. FOR THE PURPOSES OF THIS DESCRIPTION, AND FOR THE PURPOSE OF SURVEYING THE LINES DESCRIBED HEREIN ON THE FACE OF THE EARTH, COORDINATES ARE BASED ON THE POSITION OF U.S.G.S. TRIANGULATION STATION "SADDELEBACK", A BRONZE DISK SET IN LEDGE ON THE TOP OF SADDELEBACK MOUNTAIN, AND HAVING A NORTH COORDINATE OF 766,778.9700 U.S. SURVEY FEET AND AN EAST COORDINATE OF 2,865,258.6540 U.S. SURVEY FEET. BEARINGS OF ALL NEW SEVERANCE LINES ARE RELATIVE TO THE LINE DEFINED BY SAID TRIANGULATION STATION "SADDELEBACK" AND A SECOND POINT MARKED BY THE BRASS SHANK OF A SEVERED "TRIANGULATION DISK" SET IN LEDGE ON THE TOP OF "THE HORN", AND HAVING A NORTH COORDINATE OF 772,107.9750 U.S. SURVEY FEET AND EAST COORDINATE OF 2,869,676.5220 U.S. SURVEY FEET. SAID LINE SO DEFINED HAVING A GRID BEARING OF N 39°39'34.3"E. IT IS THE INTENTION OF THIS DESCRIPTION THAT COORDINATES DESIGNATED AS APPROXIMATE ARE INTENDED TO BE, AT OR NEAR, THE POSITIONS OF THE MONUMENTS CALLED FOR WITHIN THIS DESCRIPTION, BUT THE EXACT POSITION OF THE MONUMENT WILL CONTROL OVER ALL OTHER CALLS.
- LAND CLEARING FOR INSTALLATION OF ROADS, DITCHES, RETAINING WALLS, RIPRAP, UTILITIES AND DRIVEWAYS WILL BE NO GREATER THAN NECESSARY FOR SUCH INSTALLATIONS.



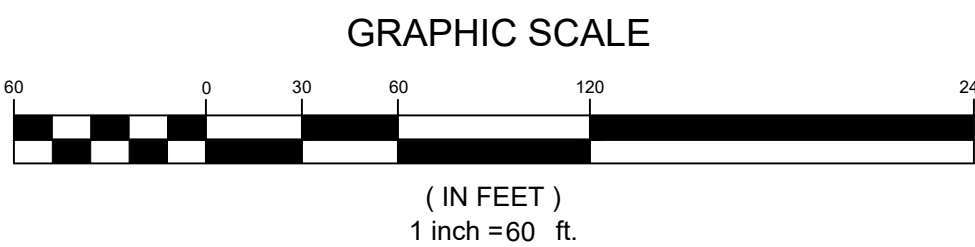
LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	ROAD CENTERLINE
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	PROPOSED EDGE OF GRAVEL
	EXISTING TREE LINE
	EXISTING LIGHT POLE
	EXISTING SEWER MANHOLE
	PROPOSED MONUMENT
	EXISTING REBAR (AS NOTED)
	PROPOSED 5/8" REBAR W/ SURVEYORS IDENTIFICATION, CAP "2532"
	EXISTING BUILDING
	WETLAND AREA

This plat has been approved with conditions by the Maine Land Use Planning Commission in accordance with 12 M.R.S. Section 685-B(6). Approved lots within this subdivision may be sold or leased only in accordance with terms and conditions of Subdivision Permit SP _____ as recorded in the Franklin County Registry of Deeds in Book _____ on Page _____. Except for structures allowed without a permit in compliance with Maine Land Use Planning Commissions standards, no structure or other such construction may be undertaken on any lot without first obtaining an approved building permit from the Maine Land Use Planning Commission.

By: _____ Date: _____
Director, Maine Land Use Planning Commission

This plat has been recorded in the Franklin County Registry of Deeds in Book _____ on Page or File _____.

Date: _____ Time: _____
Attested By: _____ Registrar



STATE OF MAINE

JIMMY C. COURBRON

No. PL2532

PROFESSIONAL LAND SURVEYOR

DATE: 03-28-2023

PLS: JIMMY C. COURBRON

6

03/28/2023

JCC

FINAL SUBDIVISION PLAN, ISSUED FOR LUPC SIGNATURE

5

12/12/2022

MTW

REVISED BUILDABLE ENVELOPES ON LOTS 1-4, 7-8, & 11

4

7/18/2022

MTW

REVISED STREAM CROSSING DETAIL

3

6/29/2022

MTW

REVISED BUILDABLE AREAS, ADDED LOT AND AREA TABLES ON SUB. PLAN

2

6/16/2022

MTW

ADDED LOTS 1 - 5 FROM PREV. APPROVED SUBDIVISION, REVISED LOTS 6 & 8-11

1

5/17/2022

MTW

ADDED STREAM CROSSING DETAIL

NO.

DATE

APPD

REVISIONS

565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

41 CAMPUS DRIVE
SUITE 101
NEW GLOUCESTER, ME 04260

OFFICE: (207) 926-5111
www.terradynconsultants.com

PROJECT: UPPER GREEN DRAKE AT SADDELEBACK
SANDY RIVER PLANTATION, MAINE

SHEET TITLE: SUBDIVISION PLAN

RECORD OWNER: ARCTARIS IMPACT FUND, LP
1330 BOYLSTON STREET, SUITE 600
CHESTNUT HILL, MA 02467

PERMIT DRAWING
NOT FOR CONSTRUCTION

DATE: 9/10/2021

SCALE: 1" = 60'

DESIGNED: MTW

JOB NO: 21-64

FILE: 21-64 B.DWG

SHEET C-3.0