

July 5, 2022

To: Kennebunkport Planning Board

Re: Sketch Plan Application Woodland drive

Town of Kennebunkport and planning board members,

The purpose of this application is to receive approval to split the lot on Woodland Drive, owned by BCD Woodland, LLC, labeled lot "D" on the attached surveys and referenced on tax map 8, Block 3, Lot 29. The owners want to divide the lot into two (2) lots and eventually build two separate homes. Lot "B" on Woodland Drive was similarly divided into two parcels for a different owner, referenced on the attached survey dated December 2002.

We have received a land use permit from the town to start upgrading the road to town standards the remaining distance to the dead end, making it 12' of paved passing lane with a hammerhead turn around, to remove necessary trees, blast any ledge necessary, and install a culvert where needed in the road, also referenced on the surveys.

I have provided surveys, the proposed lot line for the split, topography/lidar info, a copy of the deed, authorization letter, and a copy of the permit for the road upgrade.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D MacDougall', with a long horizontal stroke extending to the left.

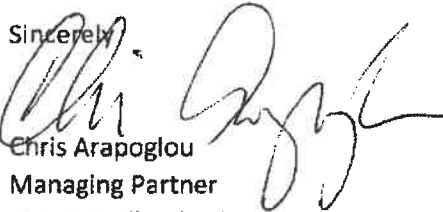
Duncan S. MacDougall
Coastal Creations of Maine
General Contractor

April 01, 2022

To Whom It May Concern.

This letter serves as confirmation that Duncan MacDougall of Coastal Creations has been designated as our General Contractor. As such, we authorize him to make any and all decisions pertaining to our Woodland Drive construction project.

Sincerely,


Chris Arapoglou
Managing Partner
BCD Woodland LLC.

**SKETCH PLAN
APPLICATION FOR SUBDIVISION
KENNEBUNKPORT PLANNING BOARD**

APPLICANT INFORMATION:

Property Owner:

Address:

Phone:

Email:

Applicant/Authorized

Agent Name:

Address:

Phone:

Email:

**** Please be sure to include a Letter of Authority if you are the Agent****

If applicant is a corporation, check if licensed in Maine: Yes ☐ No ☐ and attach a copy of State's "Certificate of Good Standing".

Land surveyor, engineer, architect or others preparing plan:

Address:

Phone:

Email:

Please provide proof of the applicant(s) legal interest in the property to be developed? Please provide one of the following:

- A copy of the recorded Deed.
- Executed Purchase and Sales Agreement.

LAND INFORMATION

Location of Property:

street address

Assessor's Tax Maps:

Map:

Block:

Lot(s)

Registry of Deeds:

Book:

Page:

Zoning District?

Cape Arundel

Resource Protection ☐

Shoreland Zone ☐

Is any portion of the property within two hundred fifty (250) feet of the high water mark of a pond, river or saltwater body? Yes ☐ No ☒

Total acreage of parcel:

9.72 +/-

Acreage to be developed:

Splitting into 2 lots to build 2 houses 9.72 +/-

Has this land been part of a prior approved subdivision?
Or part of other divisions within the past 5 years?

Yes ☒ No ☐
Yes ☐ No ☒

Identify existing use(s) of land (farmland, woodlot, etc.)

Wood lot

Does the parcel include any water bodies? Yes ☐ No ☒

Is any portion of the property within a special flood hazard area as identified by the Federal Emergency Management Agency (FEMA)? Yes ☐ No ☒

GENERAL INFORMATION

Proposed number of lots or units:

2

Anticipated date for Construction:

2022

Will this development require extension of public infrastructure: Yes

No ☒

If yes, what?

Private Road

☐

Roads

☐

Fire Protect

☐

Sewer Lines

☐

Water Lines

☐

Storm Drainage

☐

Sidewalks

☐

Other

Identify method for water supply to the proposed development:

☒

Individual Wells

☐

Central Well w/Distribution

☐

Public Water Supply

☐

Other (please state alternative)

Identify method of sewage disposal to the proposed development:

☒ Individual Septic
Tanks

☐ Central On-site Disposal
w/Distribution Lines

☐ Connection to
Public Sewer

☐ Other (please state alternative)

Identify method of fire protection for the proposed development:

- ☐ Hydrants connected to the public water system
- ☐ Dry hydrants located on existing pond or water body
- ☐ Existing fire pond
- ☐ Individual Fire Suppression System
- ☐ Other (please state alternative)

Does the applicant propose to dedicate to the public any streets, recreation or common lands?

If any:

Streets Yes ☐
Recreation Area Yes ☐
Common Land(s) Yes ☐

No ☒
No ☒
No ☒

Estimated Length _____
Estimated Acreage _____
Estimated Acreage _____

To the best of my knowledge, all the above stated information submitted in this application is true and correct.

Signature

Date

7/5/22

For Office Use Only

Date Received: 7/5/22

Application Fee Paid: 250.00

Paid by (payment type/name): Debra Clark # 2682

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **RICHARD LEAHY** and **STEPHANIE LEAHY**, individuals with a mailing address of 322 Pilots Point, Mount Pleasant, South Carolina 29464, for consideration paid, grants to **BCD WOODLAND LLC**, a Maine limited liability company, with a mailing address of is 81 Cornfield Point, Yarmouth, Maine 04096-5557, with **WARRANTY COVENANTS**, the land in the Town of Kennebunkport, County of York and State of Maine, described as follows:

A certain lot or parcel of land situated in that part of Kennebunkport known as Cape Arundel, and being located on Woodland Drive, so-called, specifically identified as Lot "D" as shown on a 'Plan of Property in Kennebunkport, Maine, made for the Kennebunkport Sea Shore Company, Sub-division of Sea Shore Co., Land, Cape Arundel" by H. I. and E. C. Jordan - Surveyors, dated April 28, 1980, and recorded in the York County Registry of Deeds, in Plan Book 110, Page 3.

The above-described lot is a portion of Parcel 11 conveyed by the Kennebunkport Sea Shore Associates by deed dated May 25, 1984 and recorded in the York Registry of Deeds. The above-described lot is hereby conveyed, together with the right in common with others having a like right, to pass and repass by foot or bicycle along, over, and across the strip of land 25 feet in width running from Lot "B" as shown on said Plan, along land formerly of Forrester, now of Richard W. Litchfield and Beverly Davis to the Lake of the Woods, and thence along the northerly and easterly boundaries of the Lake of the Woods to Ocean Avenue.

Further, said lot is conveyed together with the right to pass and repass by vehicle and foot on Woodland Drive, in common with all others having a like right, which such rights are reserved to abutters to said Woodland Drive, their guests, agents, invitees and servants.

By the acceptance of this deed, the Grantees, for themselves and their assigns and successors, agree to share the cost of maintenance of Woodland Drive with all other lot owners entitled to the use of said road, on an equal basis, share and share alike, based on the total number of lots entitled to the use of said road, as may exist from time to time.

The herein above-described parcel of land is hereby conveyed subject to the following covenants, conditions and restrictions which covenants, conditions and restrictions shall be considered as real covenants running with the land, and be binding upon the within Grantees, their successors and assigns forever:

1. *Intentionally deleted.*
2. Grantees, their successors and assigns, shall never erect or permit to be erected or maintained on the above granted premises, or any subdivided lot, at any time, any building, structure, or improvement used or intended for any use other than as a single family dwelling unit, or the usual or customary accessory uses to such a dwelling unit.

Maine R.E. Transfer Tax Paid

3. All sewerage disposal shall be by septic tank with concealed drainage, or in conformity with existing state law, whichever requirement shall be the greater.
4. The granted premises shall not be used for any manufacturing or commercial purposes.
5. No camps, trailers, or cabins for transients shall be erected or permitted to remain on any part of the granted premises.
6. No building or other structure shall be erected within 20 feet of the sidelines, 30 feet from right-of-way or street lines, and 20 feet from all back lines.
7. No buildings, fences, or other structures of any kind shall be erected, placed or allowed to stand upon the granted premises until the plans, specifications and locations thereof shall have been approved by appropriate governmental regulatory authorities, if any.
8. The minimum lot size for each single-family dwelling unit shall be no less than 40,000 square feet.
9. All natural drainage shall be protected and maintained.
10. Except for surplus topsoil for roads, parking areas and building excavations, no topsoil may be removed from the lot.
11. Except for normal thinning and landscaping, existing vegetation shall be left intact to prevent soil erosion.
12. The Town of Kennebunkport or its agents may require the current or any subsequent owner of the granted premises to take measures to correct and prevent soil erosion.
13. The erection and use of any structure, or the occupation of the granted premises contrary to these conditions and restrictions, or any part of them, shall be conclusively deemed a nuisance for which the Sea Shore Associates, a Maine Partnership or any abutter of the granted premises may have remedy by due process of law or may, at their option, by their agents, enter and remove and abate such nuisance at the expense of the Grantees, their successors and assigns, without being responsible for trespass.
14. The Grantees, their successors and assigns, shall, by virtue of their holding title to the above lot, become a member of Woodland Drive North Owners Association, a non-profit corporation organized and existing under the laws of Maine, and shall hold one share of the membership for said lot. If said lot is subdivided, one additional share shall be held by the owner, from time to time, of the second lot. Lot owners shall be bound by all of the provisions contained in the Certificate of Organization and the By-Laws, Rules and Regulation of said Association.

The above-described premises is also hereby conveyed together with the perpetual right to enter upon, pass and repass for the purpose of ingress and egress, and for the installation of utilities along, over, across or under said Woodland Drive, all as set forth in a deed from Sea

Shore Associates to Barbara V. Carlson, et als dated September 14, 1984 and recorded in said Registry of Deeds.

Reference is hereby made to an Agreement to Remove Restriction dated June 28, 1985 and recorded in the York County Registry of Deeds in Book 3579, Page 286, which expressly declared to be null and void and of no further force and effect the restriction prohibiting the above described lot from being "*subdivided into not more than two lots, provided such division meets all Kennebunkport Planning Board requirements and is depicted on a an approved Plan duly recorded in the York Registry of Deeds.*" Notwithstanding the Agreement to Remove Restrictions, subsequent deeds conveyed the above-described premises subject to the restriction previously released. The Grantors expressly release any right to enforce the foregoing restriction, which has been intentionally deleted herein.

Being the same premises conveyed to Richard Leahy and Stephanie Leahy by virtue of a Quitclaim Deed from Jake E. Gott and Sara W. Burgess Gott, dated July 30, 2018 and recorded in the York County Registry of Deeds in Book 17768, Page 584.

IN WITNESS WHEREOF, Richard Leahy and Stephanie Leahy have caused this instrument to be signed and sealed in their name by Nicholas J. Morrill, their duly authorized attorney-in-fact, this 4th day of March, 2022.

Bethany A.W. Gain
Witness

Bethany A.W. Gain
Witness

Richard Leahy by Nicholas J. Morrill
Richard Leahy, by Nicholas J. Morrill,
his duly authorized attorney-in-fact

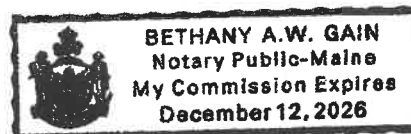
Stephanie Leahy by Nicholas J. Morrill
Stephanie Leahy, by Nicholas J. Morrill,
her duly authorized attorney-in-fact

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

March 4
~~February~~, 2022

Then personally appeared before me the above named Nicholas J. Morrill, attorney-in-fact for Richard Leahy and Stephanie Leahy, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Bethany A.W. Gain
Notary Public/Attorney at Law
Name:
Commission Expiration:





MAINE

Department of the Secretary of State

Bureau of Corporations, Elections and Commissions

[Corporate Name Search](#)

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Tue Jul 05 2022 15:24:09. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
BCD WOODLAND LLC	20229875DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
02/14/2022	N/A	MAINE

Other Names (A=Assumed ; F=Former)

NONE

Clerk/Registered Agent

THOMAS E. SCHOENING
ONE MONUMENT WAY
PORTLAND, ME 04101

[Back to previous screen](#)
[New Search](#)

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

Obtain additional information:

Certificate of Existence (more info)	Short Form without amendments (\$30.00)	Long Form with amendments (\$30.00)
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If you encounter problems, visit the [troubleshooting page](#).



If you encounter technical difficulties while using these services, please contact the [Webmaster](#). If you are unable to find the information you need through the resources provided on this web site, please contact the Bureau's Reporting and Information Section at 207-624-7752 or [e-mail](#) or visit



Town of Kennebunkport Application for Activities and Land Use Permit

Please type or print clearly in ink. All of the questions on this form must be answered or checked N/A (non-applicable). Incomplete forms will be returned to the applicant.

Zone: CA Map: 8 Block: 3 Lot: 29

Property Owner

Name: BCD Woodland, LLC

Email Address: _____

Property Address: _____

Mailing Address: _____
(Street)

(City) (State) (Zip)

Phone Number: _____

Contractor/Agent

** Please include a Letter of Authority if you are the Agent/Contractor **

Name: Duncan MacDargall Coastal Creations of Maine

Email Address: Coastalcreationsmaine@gmail.com

Mailing Address: 121 Whites Point Rd
(Street)
Standish ME 04084
(City) (State) (Zip)

Phone Number: 207 232 4991

Project Location: Woodland Drive

Present Lot Coverage: 0 Proposed Lot Coverage: _____

Project Cost: \$282,000

FOR OFFICE USE ONLY

RECEIVED

Date: 5/10/22

Initial: ARF

Check in Bag: _____

CODE ENFORCEMENT

Permit # 22-153

Issue Date: 5/24/22

Fee: \$40

Approved By: AW

Approval Date: 5/12/22

NOTES/COMMENTS

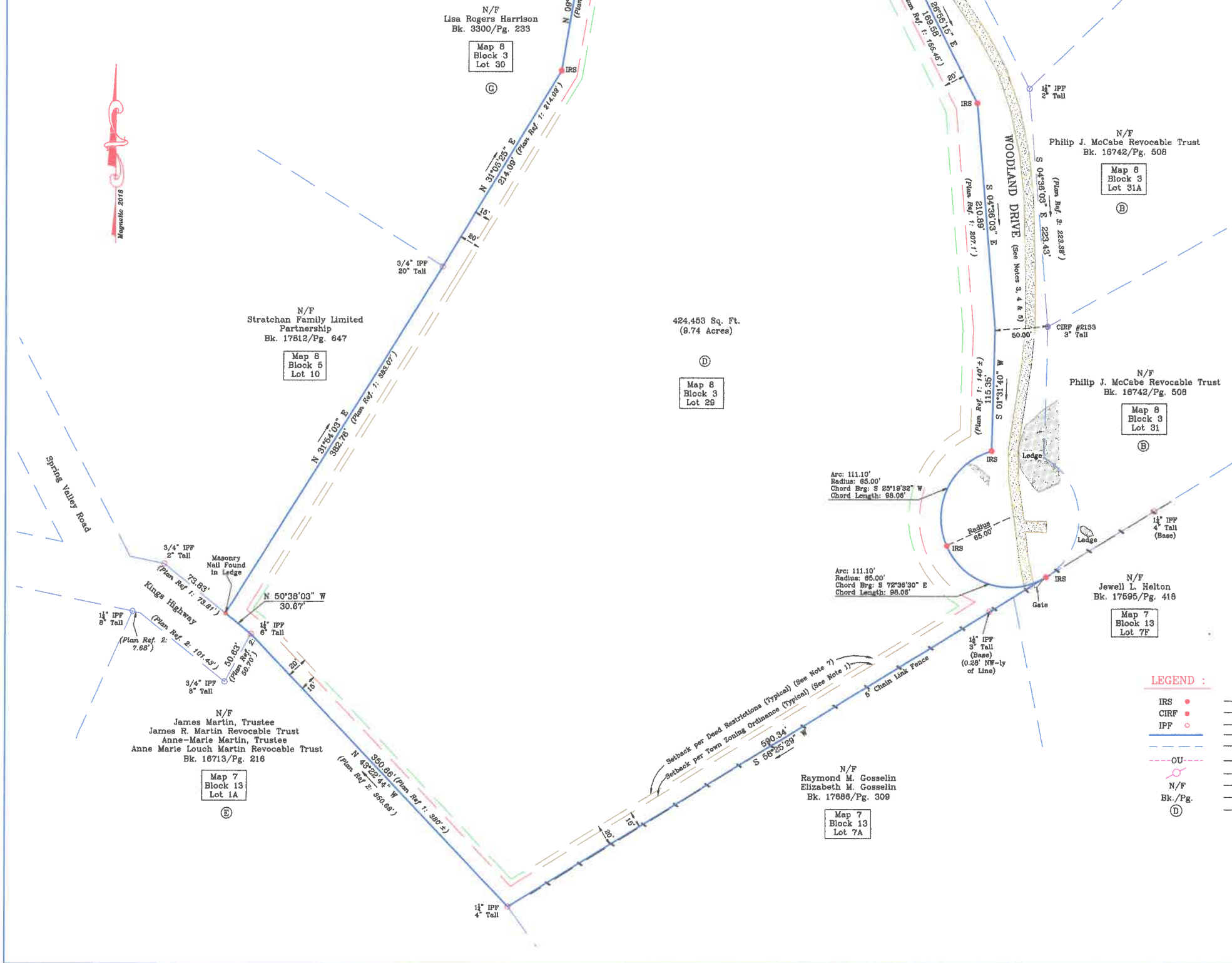
5/20 emailed Duncan

1. Statement of Work:

Prep remainder of Woodland Drive for pavement + utility installation. Start clearing of some trees for future building of 2 separate single family dwellings and septic systems, on lot referenced above.



LOCATION MAP (Not to Scale)



LOCUS DEED REFERENCE:

Deed Book 17648, Page 890
Owners of Record: Jake E. Gott & Sara W. Burgess Gott

PLAN REFERENCES:

- 1 - "Plan of Property in Kennebunkport, Maine, Made for Kennebunkport Seashore Co., Sub-Division of Seashore Co. Land, Cape Arundel, (Final Plan)" dated April 28, 1980, by H.I. & E.C. Jordan and recorded in the York County Registry of Deeds (YCRD) in Plan Book 110, Page 3.
- 2 - "Resubdivision Plan For Cape Arundel Woods On Endcliffe Road In Kennebunkport, Maine, Sheet 1: Standard Boundary Survey Plan, Prepared for Robert J. Waskiewicz, Kennebunkport, Maine" dated Sept. 24, 1993, by Wayne A. Desper and recorded in the (YCRD) in Plan Book 216, Page 46.
- 3 - "Revised Subdivision Plan of Lot 2B, Woodland Drive, Kennebunkport, Maine, Owned by Neil Clark & Marylyn M. Warren & Warren Family Trust" dated March 28, 2008, by Lower Village Survey Co., LLC, and recorded in the YCRD in Plan Book 328, Page 44.
- 4 - "Site Plan And Proposed Division of Lot B, Sandy Cove Road, Kennebunkport, Maine, for Joanne Katz" dated March 29, 2000, by Livingston-Hughes Professional Land Surveying Corporation and recorded in the YCRD in Plan Book 255, Page 27.

NOTES:

- 1 - The locus parcel is identified on the Town of Kennebunkport Tax Assessors Map 8, Block 3, as Lot 29. Parcel shown is located in the Cape Arundel Zone (CA). Space and bulk standards in this zone are as follows:
Minimum Net Lot Area = 40,000 s.f.
Minimum Building Setbacks
Front Yard = 20 feet
Side & Rear Yard = 15 feet
Maximum Lot Coverage = 20%
Minimum Lot Width = 100 feet
Max. Building Height = 35 feet
- 2 - The surveyed premises contains 424,453 sq. ft., (9.74 Acres)
- 3 - The boundary of the locus parcel along Woodland Drive is the apparent right-of-way line based on monumentation found and Plan Ref. 1.
- 4 - The locus parcel was conveyed together with the right to pass and repass by vehicle and foot over Woodland Drive, in common with others having a like right, subject to the agreement to share the costs of maintenance, as described in deed from Sea Shore Associates to Barbara V. Carlson and Robert V. Carlson dated May 25, 1984, recorded in Book 3300, Page 226.
- 5 - The locus parcel is benefited by the right to install utilities along, over, across, or under said Woodland Drive, as set forth in deed from Sea Shore Associates to Barbara V. Carlson, et als dated September 14, 1984, recorded in Book 3378, Page 92.
- 6 - The locus parcel was conveyed "together with the right, in common with others having a like right, to pass and repass by foot or bicycle along, over, and across the strip of land 25 feet in width running from Lot 'B' as shown on said [Plan Ref. 1], along land formerly of Forrester [as shown on said plan] to the Lake of the Woods and thence along the northerly and easterly boundaries of the Lake of the Woods to Ocean Avenue" as described in deed from Sea Shore Associates to Barbara V. Carlson and Robert V. Carlson dated May 25, 1984, recorded in Book 3300, Page 226.
- 7 - The locus parcel is subject to covenants, conditions, and restrictions set forth in said deed from Sea Shore Associates to Carlson, referred to above, recorded in Book 3300, Page 226. Said covenants, conditions, and restrictions require setbacks of 30 feet from right-of-way or street lines and 20 feet from side and rear property lines for all structures.
- 8 - The location of nearby property lines are shown as dashed lines. These lines are intended to show the approximate relationship to the locus parcel only.
- 9 - Prior to any construction activities the location of setback lines shown should be verified by the local code enforcement officer to determine compliance with all applicable building requirements.
- 10 - This plan has been prepared according to the Standards of Practice adopted by the State of Maine Board of Licensure for Professional Land Surveyors with the following exceptions:
 - No written report prepared
 - No new deed description prepared
 - Monuments not set at all angle points along Woodland Drive

LEGEND :

- IRS • 5/8" Rebar w/Survey Cap #2374 To Be Set
- CIRF • Capped Iron Rod Found
- IPF • Iron Pipe Found
- Property Line
- Abutter Approximate Property Line
- Overhead Utilities
- Utility Pole
- Now or Formerly
- Deed Book & Page
- Lot Per Plan Ref. 1

GRAPHIC SCALE 1" = 50'



LOWER VILLAGE SURVEY CO.
13 Western Avenue Kennebunk Maine
Mailing Address: P.O. Box 2828, Kennebunkport, ME 04046
Phone: 207-967-3545 e-mail: info@lowervillagesurveyco.com

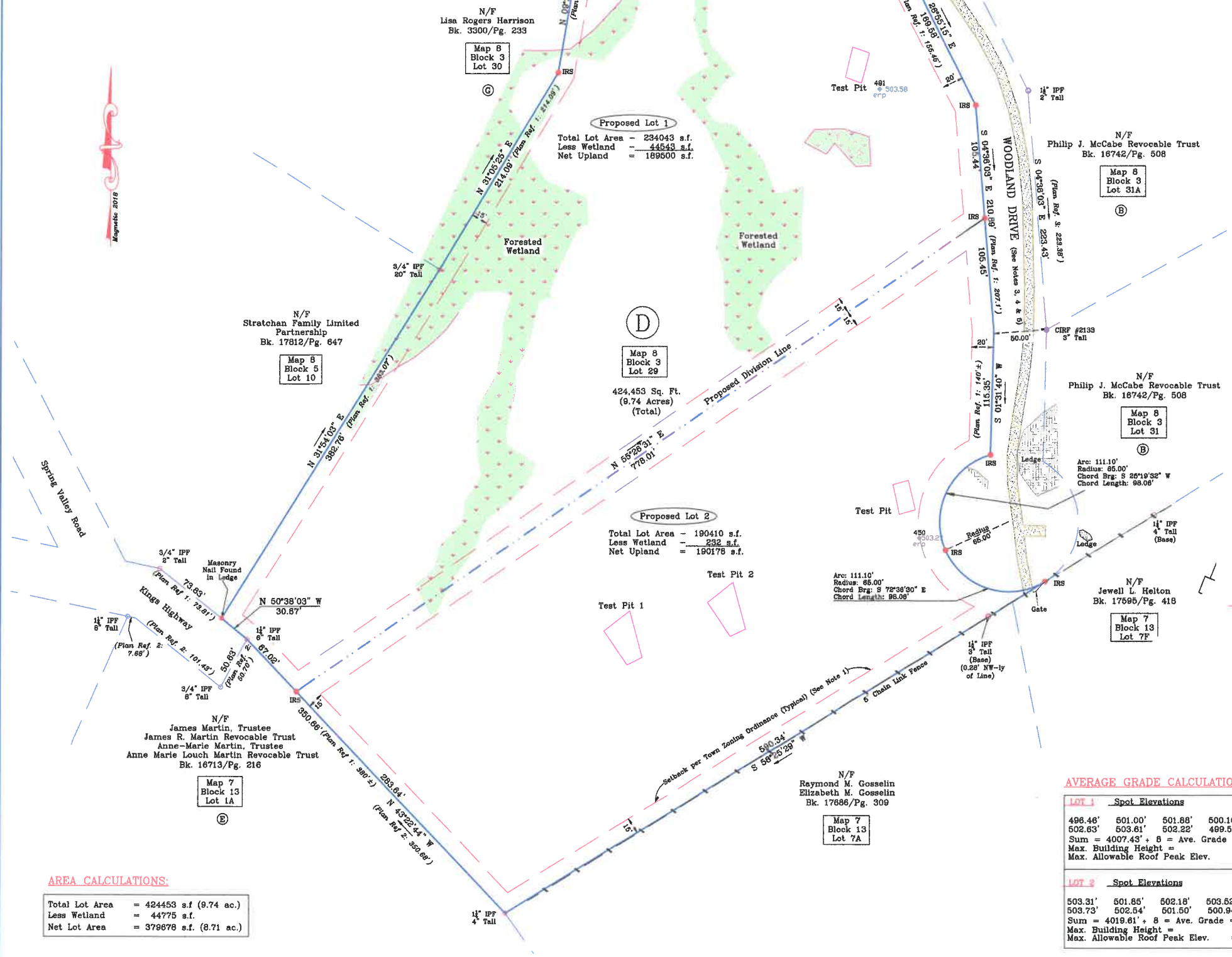
BOUNDARY RETRACEMENT SURVEY
WOODLAND DRIVE
KENNEBUNKPORT, MAINE
OWNED BY
JAKE E. GOTT & SARA W. BURGESS GOTT
Mailing address: 288 Arundel Road, Kennebunkport, ME 04046

DATE: JULY 2, 2018 LOT D Woodland Drive FILE #119-03 ROTATION 0° RIGHT FIELD BK 479-30
LAND SURVEYORS • • FORESTERS • • WETLAND DELINEATORS





LOCATION MAP (Not to Scale)



AREA CALCULATIONS:

Total Lot Area	= 424453 s.f. (9.74 ac.)
Less Wetland	= 44775 s.f.
Net Lot Area	= 379678 s.f. (8.71 ac.)

AVERAGE GRADE CALCULATIONS

LOT 1 - Spot Elevations									
498.46'	501.00'	501.88'	500.10'						
502.63'	503.61'	502.22'	499.53'						
Sum = 4007.43' + 8 = Ave. Grade = 500.93'									
Max. Building Height = +35.00'									
Max. Allowable Roof Peak Elev. = 535.93'									

LOT 2 - Spot Elevations									
503.31'	501.85'	502.18'	503.52'						
503.73'	502.54'	501.50'	500.94'						
Sum = 4019.61' + 8 = Ave. Grade = 502.45'									
Max. Building Height = +35.00'									
Max. Allowable Roof Peak Elev. = 537.45'									

LOCUS DEED REFERENCE:

Deed Book 18972, Page 774
Owner of Record: BCD Woodland LLC

PLAN REFERENCES:

- "Plan of Property in Kennebunkport, Maine, Made for Kennebunkport Seashore Co., Sub-Division of SeaShore Co. Land, Cape Arundel, (Final Plan)" dated April 28, 1980, by H.I. & E.C. Jordan and recorded in the York County Registry of Deeds (YCRD) in Plan Book 110, Page 3.
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NOTES:

- The purpose of this Plan is to amend Lot D as shown on Plan Reference #1 listed-above.
- The locus parcel is identified on the Town of Kennebunkport Tax Assessors Map 8, Block 3, as Lot 29. Parcel shown is located in the Cape Arundel Zone (CA). Space and bulk standards in this zone are as follows:
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Minimum Building Setbacks
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- Prior to any construction activities the location of setback lines shown should be verified by the local code enforcement officer to determine compliance with all applicable building requirements.
- This plan has been prepared according to the Standards of Practice adopted by the State of Maine Board of Licensure for Professional Land Surveyors with the following exceptions:
 - No written report prepared
 - No new deed description prepared
 - Monuments not set at all angle points along Woodland Drive

LEGEND :

- IRS • 5/8" Rebar w/Survey Cap #2374 Set
- CIRF • Capped Iron Rod Found
- IPF • Iron Pipe Found
- Property Line
- - - Abutter Approximate Property Line
- OU - - - Overhead Utilities
- N/F • Utility Pole
- Bk./Pg. • Now or Formerly
- (D) • Deed Book & Page
- erp • Lot Per Plan Ref. 1
- Elevation Reference Point



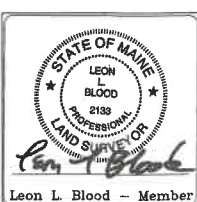
LOWER VILLAGE SURVEY CO.
13 Western Avenue Kennebunk Maine
Mailing Address: P.O. Box 2825, Kennebunkport, ME 04046
Phone: 207-907-3545 e-mail: info@lowervillagesurveyco.com

AMENDED SUBDIVISION PLAN OF LOT D
AS SHOWN ON PLAN OF PROPERTY IN KENNEBUNKPORT, MAINE
MADE FOR THE KENNEBUNKPORT SEA SHORE COMPANY,
SUB-DIVISION OF SEA SHORE CO., LAND, CAPE ARUNDEL

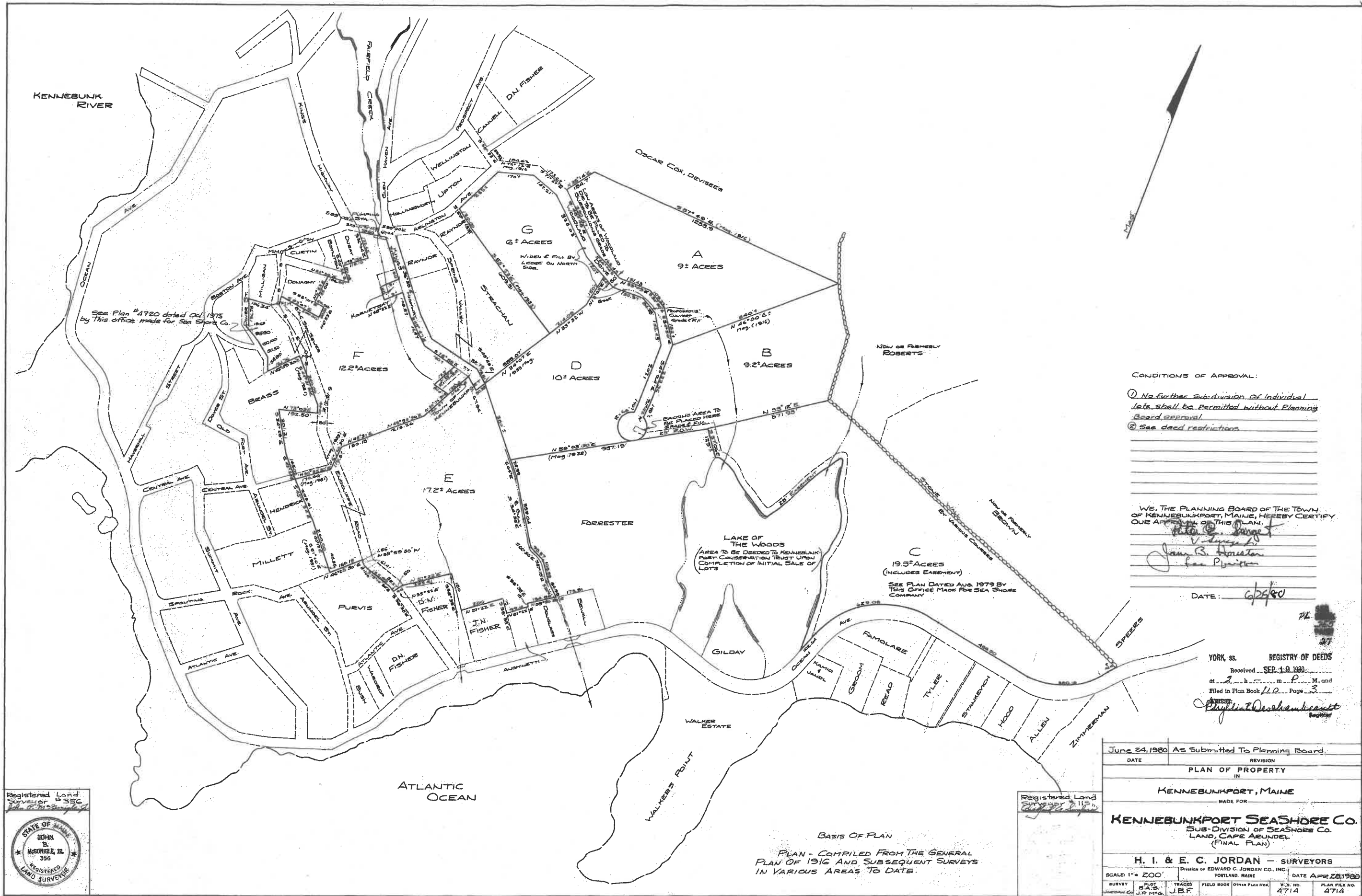
OWNED BY:
BCD WOODLAND LLC
Mailing address: 81 Cornfield Point, Yarmouth, ME 04096

DATE: JUNE 29, 2023 LOT D WOODLAND DR. FILE #118-03 ROTATION: 0° RIGHT FIELD BK 479-30

LAND SURVEYORS • • FORESTERS • • WETLAND DELINEATORS







CONDITIONS OF APPROVAL:

① No further subdivision of individual lots shall be permitted without Planning Board approval.

② See deed restrictions.

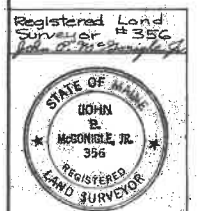
WE, THE PLANNING BOARD OF THE TOWN OF KENNEBUNKPORT, MAINE, HEREBY CERTIFY OUR APPROVAL OF THIS PLAN.

[Signature]
Jan B. Houston
for President

DATE: 6/24/80

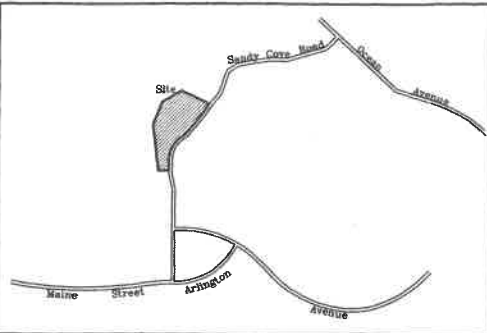
YORK, ss. REGISTRY OF DEEDS
Received SEP 19 1980
at 2 h m P M, and
Filed in Plan Book 112 Page 3
[Signature]
Register

June 24, 1980		As Submitted To Planning Board.	
DATE	REVISION	PLAN OF PROPERTY	
IN			
KENNEBUNKPORT, MAINE			
MADE FOR			
KENNEBUNKPORT SEASHORE CO.			
SUB-DIVISION OF SEASHORE CO.			
LAND, CAPE ARUNDEL			
(FINAL PLAN)			
H. I. & E. C. JORDAN - SURVEYORS			
SCALE 1" = 200'		Division of EDWARD C. JORDAN CO., INC.	
SURVEY		PORTLAND, MAINE	
DATE		DATE APR 28 1980	
PLAN		PLAN	
FILE NO.		FILE NO.	
4714		4714	



Registered Land Surveyor
[Signature]

Basis Of Plan
PLAN - COMPILED FROM THE GENERAL PLAN OF 1916 AND SUBSEQUENT SURVEYS IN VARIOUS AREAS TO DATE.



LOCATION MAP (Not to Scale)



LEGEND :

- DHF • — Drill Hole Found
- IPF o — Iron Pipe Found
- Property Line
- N/F — Now or Formerly
- Building Setback Line
- * — Test Pit (Soil)
- Stone Wall
- Map 8 Block 3 Lot 29 — Town of Kennebunkport Tax Map, Block, and Lot

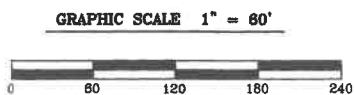
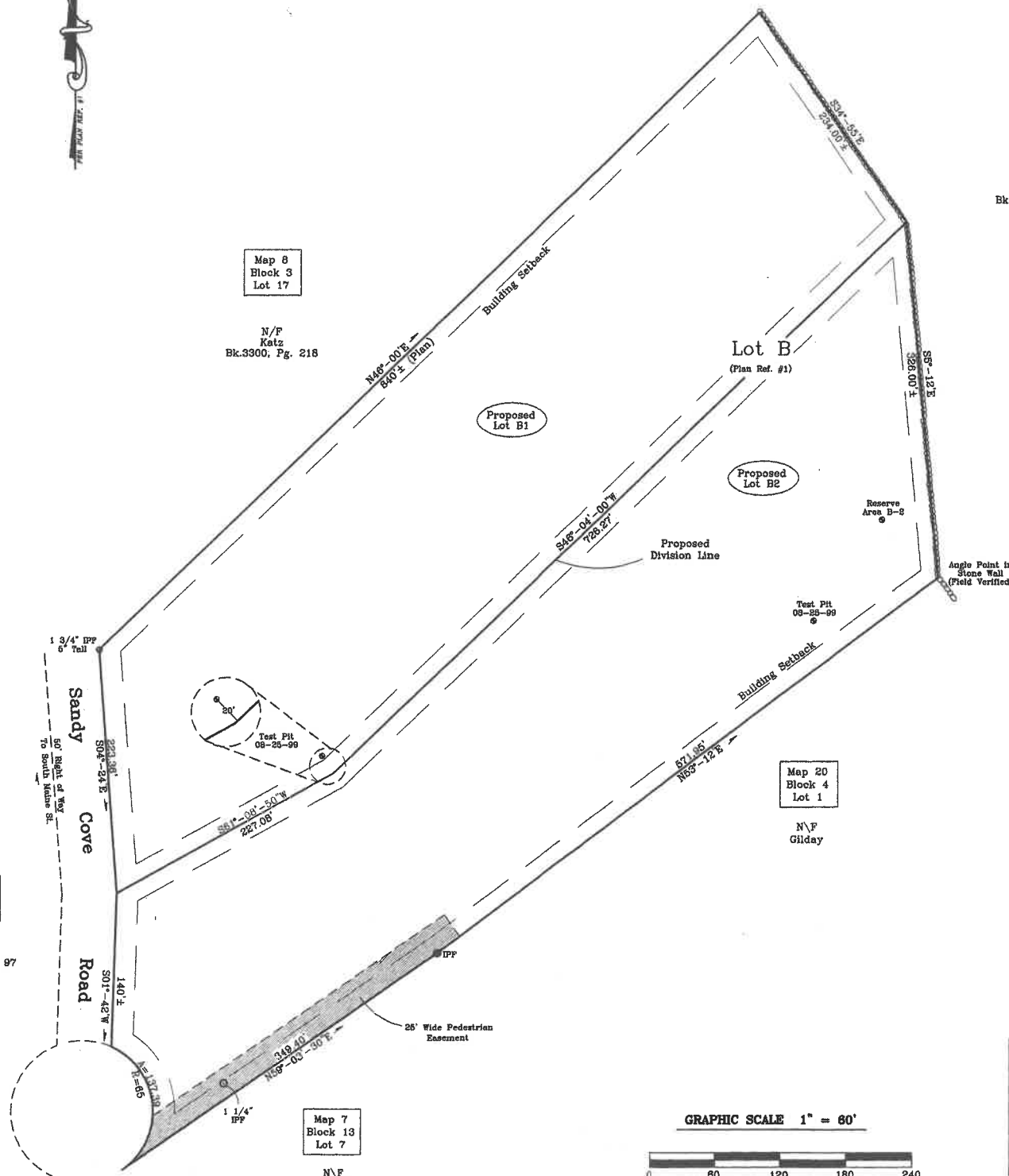
Map 8
Block 3
Lot 29
N/F
Warga
Bk. 3376, Pg. 97

Map 8
Block 3
Lot 17
N/F
Katz
Bk.3300, Pg. 218

Map 7
Block 13
Lot 7
N/F
Heaton
Bk. 8462, Pg. 297

Map 6
Block 3
Lot 26
N/F
Gelardi
Bk. 3252, Pg. 271

Map 20
Block 4
Lot 1
N/F
Gilday



LOCUS DEED REFERENCE :

Deed Book 3588, Page 207

PLAN REFERENCE :

- 1 - "Plan of Property for Kennebunkport Seashore Company, Sub-Division of Seashore Co. Land, Cape Arundel", dated June 24, 1980, by H.I. & E.C. Jordan. Plan recorded in the York County Registry of Deeds in Plan Book 110, Page 3.

NOTES :

- 1 - This Plan is an amendment to Lot B as shown on a prior subdivision plan referenced above and approved by the Town of Kennebunkport Planning Board. The exterior boundary of this Plan was taken from said Plan, and no boundary survey has been done by Livingston-Hughes Surveyors.
- 2 - Locus parcel is located on the Town of Kennebunkport Tax Assessor's Map 8, Block 3, as Lot 31.
- 3 - This property is located within the Cape Arundel Zone. The minimum lot size required is 40,000 square feet. The minimum setbacks are as follows:
Front-20 feet
Side-15 feet
Rear-15 feet
- 4 - Field measurements differ slightly from referenced plan.
- 5 - This approval is subject to the finding of facts and conditions set forth in the Planning Board's Site Plan Approval, dated _____, 2000, as filed in the municipal office.

000135

YORK, ss REGISTRY OF DEEDS
Received APRIL 27, 2000
at 11.11 a.m. A.M., and
Filed in Plan Book 255 page 27
ATTEST:
Claude Dubois
DEPUTY Registrar

Approved by the
Town of Kennebunkport Planning Board
[Signature]
[Signature]
[Signature]
[Signature]
Date: 4/26/00

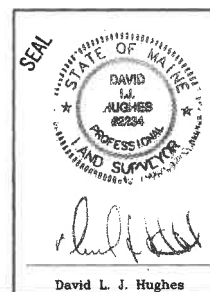


EXHIBIT #1
SITE PLAN AND PROPOSED DIVISION OF LOT B,
SANDY COVE ROAD
KENNEBUNKPORT, MAINE
for
JOANNE KATZ
MAILING ADDRESS: 156 Ocean Ave.
Kennebunkport, Maine 04046
Prepared by:
LIVINGSTON - HUGHES
PROFESSIONAL LAND SURVEYING CORPORATION
LAND SURVEYORS & FORESTERS
MAILING ADDRESS: 88 GUINEA ROAD
KENNEBUNKPORT, MAINE 04046
PHONE - 207-967-0761 FAX - 207-967-4831
DATE: March 29, 2000 DRAWN: S.R.H. FILE NO.: 99-187 ROTATION: BOOK: 260-098