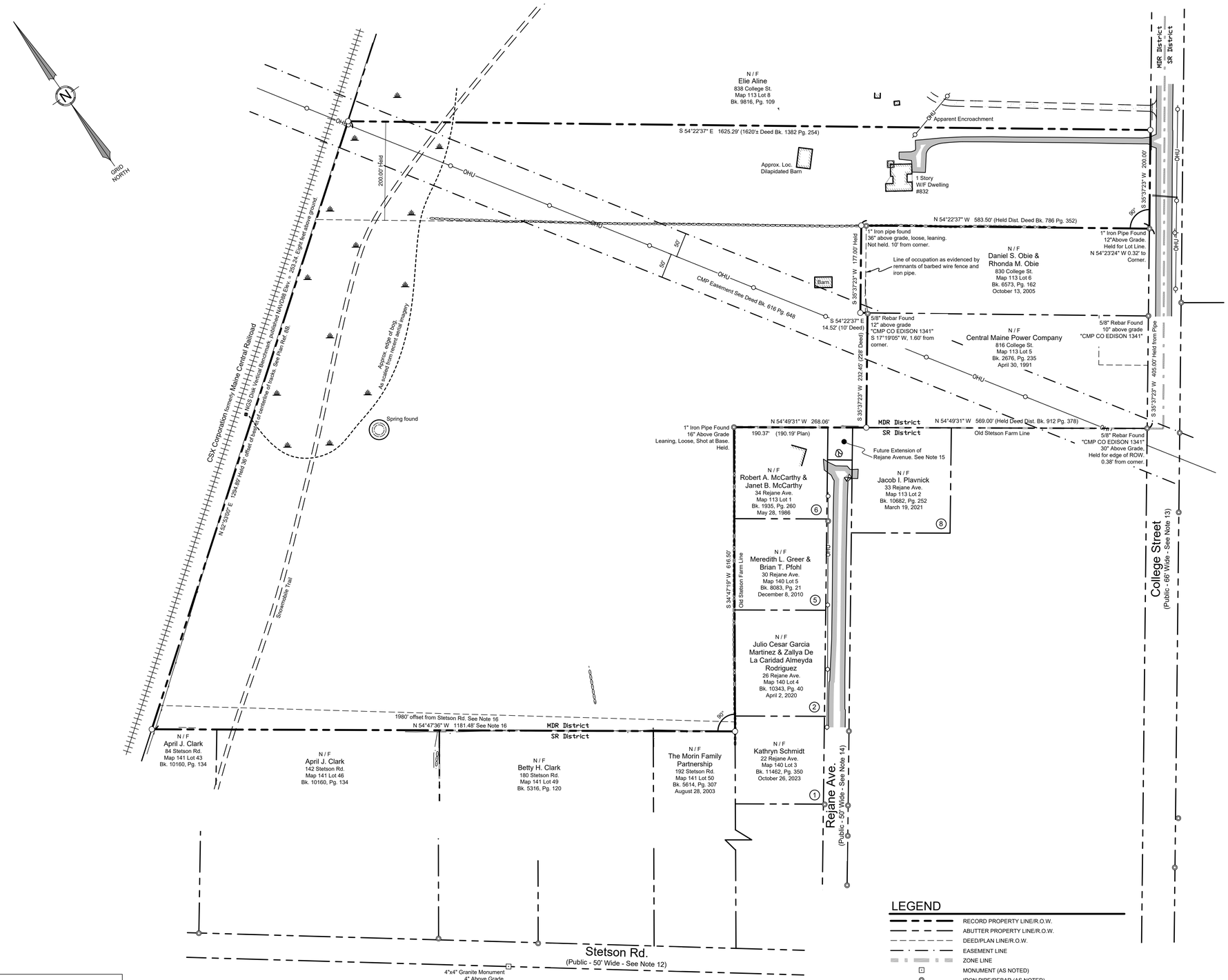

Location Map
(Not to Scale)

GENERAL NOTES

1. The purpose of this plan is to depict the results of a Boundary Retracement & Existing Conditions/Topographic Survey of the subject parcels listed in Note 4. This plan is not to be construed as a boundary retracement survey of the abutting parcels depicted hereon.
2. All Book and Page numbers refer to the Androscoggin County Registry of Deeds, unless otherwise noted.
3. The record owner of the subject parcel is Yvette Silva by deed dated November 10, 2021 and recorded in Book 10940 Page 135.
4. The subject parcels are shown on the City of Lewiston Tax Map 113 as Lots 18 & 7 and are located in the Medium-density Residential District (MDR).
5. Space and bulk standards for the MDR District (assumed without Public Sewer) for a Single Family Dwelling as of the date of this plan are as follows:

Min. Lot Size:	5 Acres
Min. Frontage:	200 ft
Min. Front Setback:	20 ft
Min. Side Setback:	10 ft
Min. Rear Setback:	10 ft
Max. Building Height:	35 ft
Max. Impervious Coverage:	50%

6. Total area of the subject parcel is 34.0894 acres.
7. Boundary and topographic information shown hereon is based on an on the ground survey conducted by Terradyn Consultants, LLC in May of 2024.
8. Plan References:
   A. "Northwood Acres" Prepared for L.C. Lemieux Developer by Aliberti-Larochelle & Hodson Engineering Corp Inc. Dated March 8, 1963. Recorded as Plan Book 16, Page 31.
   B. "Fern Court Estates"
9. Plan orientation is Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83. Elevations depicted hereon are NAVD88, based on dual-frequency GPS observations.
10. The subject parcel is located within Zone X, Areas of Minimal Flood Hazard, as delineated on the Flood Insurance Rate Map for the City of Lewiston, Androscoggin County, Community-Panel Number 23001C0218E, having an Effective Date of July 7, 2013.
11. The depth, size, location, existence or nonexistence of underground utilities and/or structures were not investigated as part of this survey. Utilities depicted hereon may not necessarily represent all existing utilities. Owners, contractors, and/or designers need to contact Dig-Safe Systems, Inc. (CALL 811) and field verify existing utilities prior to digging or breaking ground.
12. Per City Clerk, the width of Stetson Road is fifty feet.
13. See County Commissioners Records Vol. 6 Page 116 for a 1934 layout of this section of College Street. The location of this street is assumed and based on a best fit of the survey monuments found along the road. No original monuments as called for in the 1934 layout were found.
14. Rejane Avenue is a City owned and maintained street.
15. See Certification of City Council Action dated April 8, 2024 regarding possible rights to upgrade the remaining portion of "Rejane Street". This area is shown on Plan Ref. 8A as a proposed future extension of Rejane Avenue, as evidenced by previous recorded plats of the subdivision. Fee ownership of this strip of land was not investigated by this surveyor.
16. The remnants of a meandering fence in this area are a long-standing line of occupation. Held best fit of points along fence, which matches well with the 90° angle from the old Stetson Farm line called for in the deeds. The surveyed distance of 1961.85 feet from Stetson Road as measured along the old Stetson Farm line is within reason to the year 1878 deed distance of 1980 feet (see Deed Bk. 92 Pg. 554). Recommend boundary line agreement with abutting landowners in this area to better fix this line.
17. A wetland delineation and natural resource inspection of the subject parcel was not performed as part of this survey. It is recommended that this work be performed prior to development of the subject parcel.

LEGEND

- RECORD PROPERTY LINE/R.O.W.
- ABUTTER PROPERTY LINE/R.O.W.
- DEED/PLAN LINE/R.O.W.
- EASEMENT LINE
- ZONE LINE
- MONUMENT (AS NOTED)
- IRON PIPE/REBAR (AS NOTED)
- 5/8" REBAR W/ SURVEYOR'S I.D. CAP SET
- BUILDING
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- BARB WIRE FENCE
- WOVEN WIRE FENCE
- STONE WALL
- RAILROAD TRACKS
- SD STORM DRAIN
- WATER GATE VALVE
- HYDRANT
- OHU OVERHEAD UTILITY

Surveyor's Certification

To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (M.R.S.A Title 32, Chapter 141, Dated April 2001).

Except as Follows:

1. Survey Report Limited to Notes on the Plan
2. No Deed Description to Date

Plan Prepared by: _____

Jimmy C. Courbron PLS # 2532

STATE OF MAINE, Androscoggin County, SS
REGISTRY OF DEEDS

Received _____

At ____ h ____ m ____M and recorded in

Plan Book _____, Page _____

Attest _____
Registrar

PROGRESS PRINT SUBJECT TO CHANGE

DATE: DATE
PLS: PLS

NO.	DATE	REVISIONS
1	5/28/2024	Issued to Client for Review

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC

PERMIT DRAWING NOT FOR CONSTRUCTION

PROJECT: SILVA PARCELS
REJANE AVENUE LEWISTON

SHEET TITLE: BOUNDARY RETRACEMENT & EXISTING CONDITIONS/TOPOGRAPHIC SURVEY

FOR RECORD OWNER: YVETTE SILVA
832 COLLEGE STREET
LEWISTON, ME 04240

DATE: 5/28/2024
SCALE: 1" = 100'
JOB NO: 23-60
SHEET: 1 OF 1

Sheet Size: 24" X 36"

C:\Job\Terradyn Consultants\Project Folders - Documents\2023 Jobs\23-60 Silva Rejane Avenue Lewiston\Cad\Survey\23-0s0.dwg