

OXFORD, SS

Registry of Deeds

Received: \_\_\_\_\_

at \_\_\_\_\_ h. \_\_\_\_\_ m. \_\_\_\_\_ M.

Vol. \_\_\_\_\_ Page \_\_\_\_\_

Attest \_\_\_\_\_

REGISTER

PURSUANT TO TITLE 30A, M.S.R.A., 4401 et. seq.,  
THIS PLAN IS APPROVED BY THE TOWN OF WATERFORD  
PLANNING BOARD, DATED AT WATERFORD, MAINE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



n/f Anita L. Long &  
Robert C. Vasconcedos  
Book 3299 Page 253

**LEGEND:**

- iron pipe
- rebar
- stone bound
- granite bound
- drill hole
- railroad spike
- angle point along property line
- blaze found
- edge of woods road
- edge of paved road
- utility pole
- overhead utilities
- stonewall
- fence line
- brook
- support pole
- support line
- n/f now or formerly
- dug well
- drilled well
- wetland
- vernal pool (not significant)

Scale: 1" = 100'

100' 80' 60' 40' 20' 0' 50' 100' 200' 300'

Swett Brook field located by Bliss & Associates to this point. Beyond this point thread of Swett Brook & Crooked River interpolated from United States Geological Survey Waterford Flat Quadrangle Map.

492' (100 Year Flood Plain)

Parcel D  
660,504± Sq. Ft.  
15.16± Acres

2910± Along the  
thread of Swett  
Brook

75' Stream  
Protection  
District

299± Along the  
thread of Swett  
Brook

75' Stream  
Protection  
District

n/f Anita L. Long &  
Robert C. Vasconcedos  
Book 3299 Page 253

n/f Brenda R. Giasson  
Book 5499 Page 712

n/f Jeffrey K. Brown  
Book 5356 Page 148

n/f Patrick D. Derenburger &  
Theresa R. Derenburger  
Book 2357 Page 271

n/f Jamie A. Heath &  
Tamara L. Billings  
Book 2979 Page 332

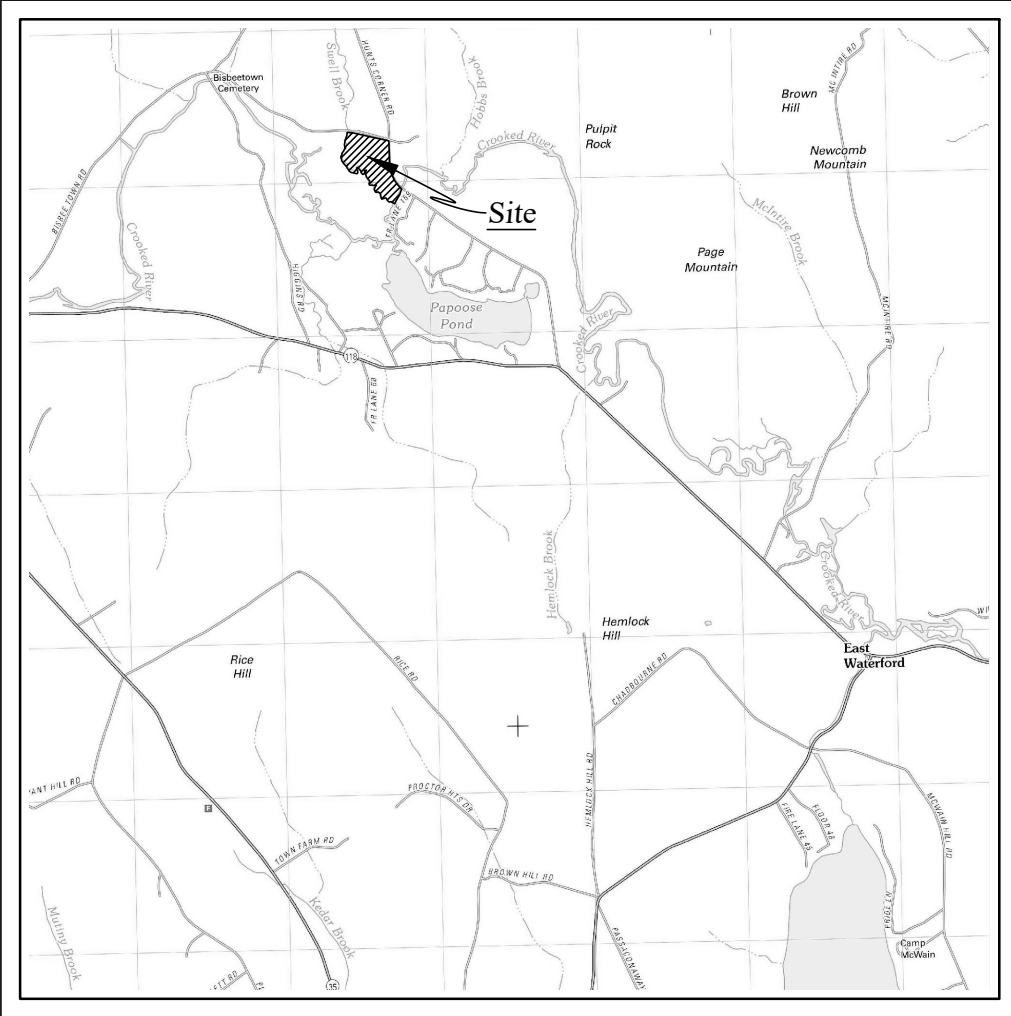
n/f Mark A. Stearns  
Book 5396 Page 448

n/f Kathleen M. Baker  
Book 5465 Page 337

n/f Alanna R. York  
Book 5482 Page 793

## Curve Data

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
|-------|---------|------------|--------------|---------------|-------------|---------|
| C1    | 749.20' | 222.74'    | 221.92'      | S 05°14'09" W | 17°02'04"   | 112.20' |
| C2    | 749.20' | 431.66'    | 425.71'      | S 19°47'14" E | 33°00'41"   | 222.00' |



LOCATION MAP  
Scale: 1" = 2000±

**Notes:**

- Basis of Bearings:** Magnetic North 2020.
- All deed and plan references refer to the Oxford County Registry of Deeds.
- Traverse error of closure, using a 5 second Total Station, was less than 1 : 29,000.
- Source of Title:** Book 5670 Page 760.
- Lidar Contour data depicted hereon were download from the United States Geological Survey web site. (NAVD 88)
- Reference made to plan entitled "STATE HIGHWAY COMMISSION - BRIDGE DIVISION - DURGIN'S MILL BRIDGE - OVER - CROOKED RIVER - IN THE TOWN OF - WATERFORD - OXFORD COUNTY - SURVEY" Dated: Jan. 1948 Bridge 5193 Sheet 1 of 6 OF - WATERFORD - OXFORD COUNTY - SURVEY"
- Reference made to plan entitled "PLAN - LAND OF - JEFFERY W. PREBLE - and - NATHAN CUSHMAN - WATERFORD, MAINE" Prepared by: Sawyer Engineering & Surveying, Inc., Bridgton, Maine Dated: 3-88 Plan #2601
- Flood Plain elevation (492') taken from FEMA Flood Insurance Rate Map #23017C1201D & 23017C1202D of the Town of Waterford, Maine. Effective Date: 7/7/2009
- Wetlands delineation, vernal pool & test pit data provided by Longview Partners 6 Second Street, Buxton, Maine 04093
- Tie course from 3/4" Rebar to be Set w/cap P.L.S. #1299 "A" to Angle Point "B" is S 25° 56' 41" E, 1585.52'.
- Owner of Record:** Toothaker-Keirse Investments, L.L.C. PO Box 191 Lynnville, TN 38472
- Development of the lots depicted hereon shall adhere to the Maine Department of Environmental Protection "Maine Erosion and Sediment Control Practices Field Guide for Contractors", dated March, 2015.

SUBDIVISION PLAN ~ "MORSE HOMESTEAD"

Land Of  
TOOTHAKER-KEIRSEY INVESTMENTS, L.L.C.

PO Box 191, Lynnville, TN 38472

Located At

Hunts Corner Road & Bisbee Town Road  
Town Of Waterford, Oxford County, Maine

Date: October 17, 2022

Scale: 1" = 100'

Field Book: DC

Disk No. 2022-1-22-017

Sheet 1 of 1

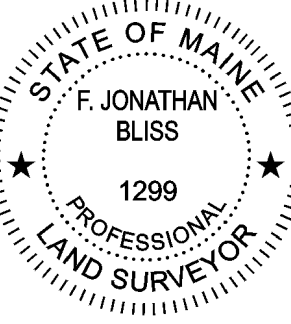
Revisions: Resource protection district RPR 12/7/2022

Added test pit #5 RPR 10/24/2022

Surveyed By: JWL, NRM

Drawn By: RPR

Checked By: F.J. Bliss P.L.S. #1299



**BLISS**

&

**ASSOCIATES, INC.**

P.O. BOX 113  
LOVELL, MAINE 04051  
Phone: 207-925-1468  
blissinc@fairpoint.net  
blisslandsurveying.com

Project No. 22-017B