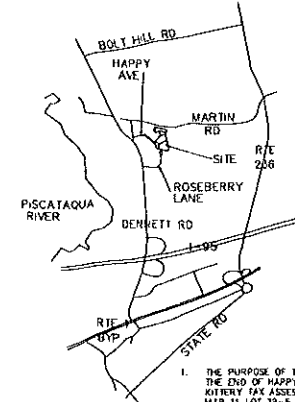
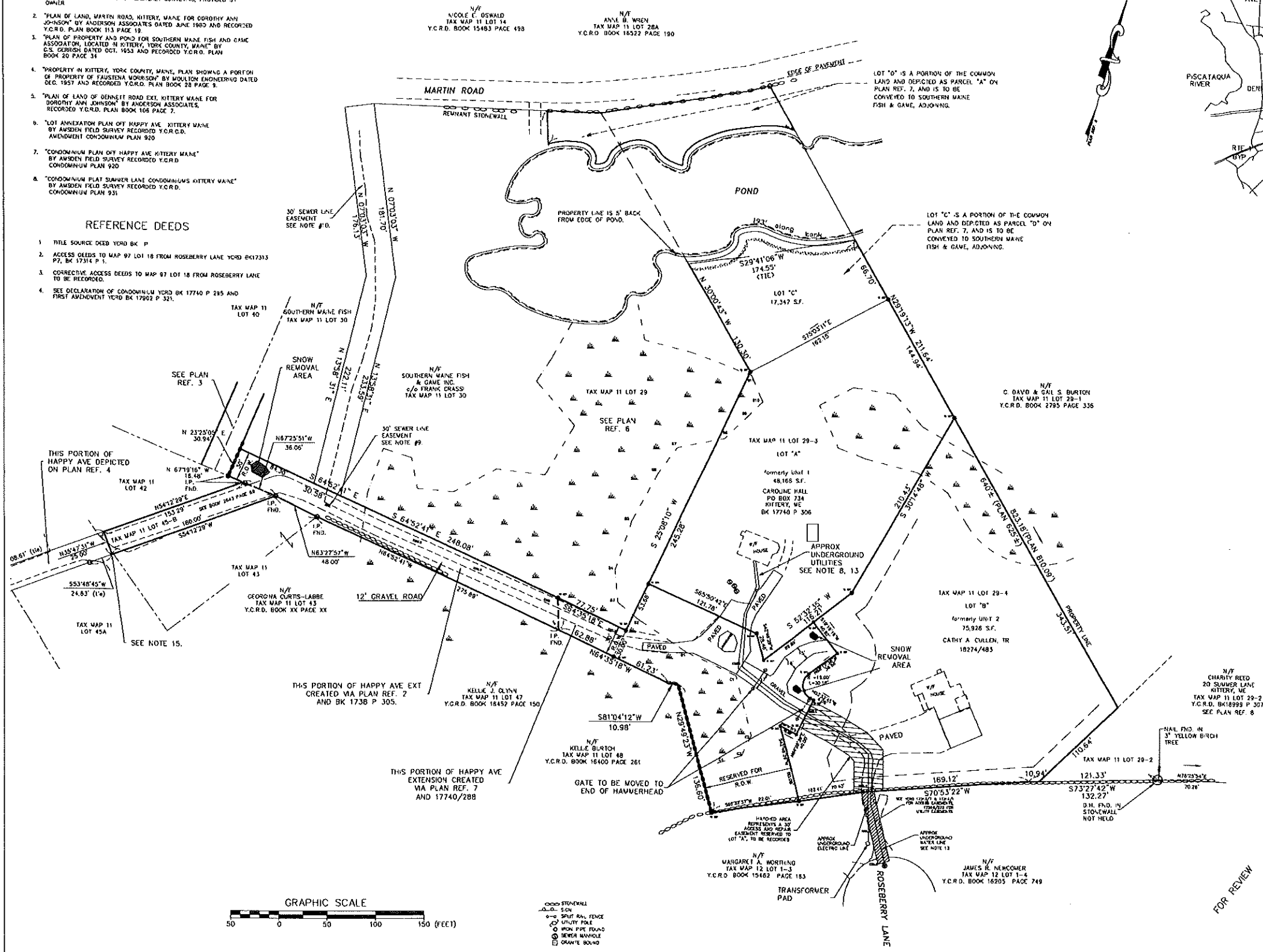


REFERENCE PLANS

- "MELAND CROSSING PLAN" BY EASTERLY SURVEYING, PROVIDED BY OWNER
- "PLAN OF LAND, MARTIN ROAD, KITTERY, MAINE FOR DOROTHY ANN JOHNSON" BY ANDERSON ASSOCIATES DATED JUNE 1980 AND RECORDED Y.C.R.D. PLAN BOOK 113 PAGE 19.
- "PLAN OF PROPERTY AND POND FOR SOUTHERN MAINE FISH AND GAME ASSOCIATION, LOCATED IN KITTERY, YORK COUNTY, MAINE" BY C.S. GERRISH DATED OCT. 1953 AND RECORDED Y.C.R.D. PLAN BOOK 20 PAGE 31
- "PROPERTY IN KITTERY, YORK COUNTY, MAINE, PLAN SHOWING A PORTION OF PROPERTY OF FAUSTINA MORRISON" BY MOULTON ENGINEERING DATED DEC. 1957 AND RECORDED Y.C.R.D. PLAN BOOK 28 PAGE 9.
- "PLAN OF LAND OF DENNETT ROAD EXT, KITTERY MAINE FOR DOROTHY ANN JOHNSON" BY ANDERSON ASSOCIATES, RECORDED Y.C.R.D. PLAN BOOK 106 PAGE 7.
- "LOT ANNEXATION PLAN OF HAPPY AVE. KITTERY MAINE BY AMSDEN FIELD SURVEY RECORDED Y.C.R.D. AMENDMENT CONDOMINIUM PLAN 920
- "CONDOMINIUM PLAN OF HAPPY AVE. KITTERY MAINE" BY AMSDEN FIELD SURVEY RECORDED Y.C.R.D. CONDOMINIUM PLAN 920
- "CONDOMINIUM PLAN SHAWMER LANE CONDOMINIUMS KITTERY MAINE" BY AMSDEN FIELD SURVEY RECORDED Y.C.R.D. CONDOMINIUM PLAN 931

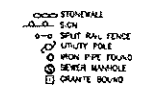
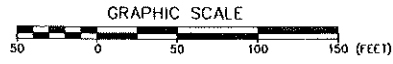
REFERENCE DEEDS

- TITLE SOURCE DEED YORK BK P
- ACCESS DEEDS TO MAP 97 LOT 18 FROM ROSEBERRY LANE YCRD BK17313 P.7, BK 17314 P.1.
- CORRECTIVE ACCESS DEEDS TO MAP 97 LOT 18 FROM ROSEBERRY LANE TO BE RECORDED.
- SEE DECLARATION OF CONDOMINIUM YCRD BK 17740 P.285 AND FIRST AMENDMENT YCRD BK 17902 P.321.



NOTES

- THE PURPOSE OF THIS PLAN IS TO DEPICT A PRIVATE RIGHT-OF-WAY EXTENDING OFF THE END OF HAPPY AVE IN KITTERY, ME. THE SITE IS IDENTIFIED IN THE TOWN OF KITTERY TAX ASSESSMENT DATABASE AS MAP 11 LOT 45-B, AND IT EXTENDS INTO MAP 11 LOT 29-5.
- MAP 11 29-5 IS CURRENTLY A CONDOMINIUM. SEE DECLARATION OF CONDOMINIUM YCRD BK 17740 P. 285. THIS CONDOMINIUM IS TO BE DISSOLVED. THE LOTS ARE PRESENTED AS A PROPOSED LOT DIVISION OF MAP 11 LOT 29.
- THE RIGHT-OF-WAY AND UNITS ARE IN THE R-S ZONE (RESIDENTIAL-SUBURBAN) DISTRICT RELATIONS ARE:
MIN LOT SIZE WITH/WITHOUT PUBLIC SEWER 30,000/40,000 S.F.
MIN FRONTAGE 150'
FRONT YARD SETBACK 40'
SIDE/REAR YARD SETBACK 15'
COVERAGE 20%
BUILDING HEIGHT 35'
- THE TOTAL AREA OF THE RIGHT-OF-WAY TO BE RESERVED IS 44,054 S.F.
- SEE REPORT BY CMA ENGINEERS, INC. DATED JUNE 13, 2022 AS SUBMITTED TO ADAM CAUSEY AND THE TOWN OF KITTERY FOR INFORMATION CONCERNING THE AS-BUILT CONDITIONS OF HAPPY AVE (EXTENSION) PER PLAN REF. 1.
- THE PRIVATE RIGHT-OF-WAY IDENTIFIED AS "HAPPY AVE EXTENSION" CONSISTING OF DEEDED PARCELS AND COMMON LAND OF THE CONDOMINIUM IS TO BE CONVEYED TO CAROLINE HALL, MAP 29 LOT 3. THESE PARCELS CONSIST OF: BK 2643 P. 88, BK 1738 P. 30A, BK 17740 P. 288, AND THE RIGHT-OF-WAY AS DEPICTED ON THIS PLAN.
- LOT "A" WILL HAVE 230.15' OF FRONTAGE ON HAPPY AVE EXT. LOT "B" WILL HAVE 250.72' OF FRONTAGE ON HAPPY AVE EXT.
- LOT "A" RETAINS THE REPAIR AND MAINTENANCE RIGHT TO THE EXISTING WATER AND ELECTRIC UTILITIES CROSSING LOT "B" AS RESERVED IN THE 30' EASEMENT DEPICTED.
- THIS PORTION OF LOT "A" IDENTIFIED HEREON AS LOT "C" SOUTHERLY OF THE POND AND CURRENTLY SUBJECT TO A RECREATIONAL EASEMENT IS TO BE CONVEYED IN FEE TO SOUTHERN MAINE FISH & GAME, ADDING.
- LOT "A" IS GRANTED THE RIGHTS OF ACCESS AND MAINTENANCE TO THE SEWER LINE AS INSTALLED ALONG HAPPY AVE, AND AS RESERVED IN THE 30' EASEMENT FROM SOUTHERN MAINE FISH & GAME, ADDING.
- ACCESS TO LOT "A" IS DEDICATED VIA HAPPY AVE.
- ACCESS TO LOT "B" IS DEDICATED VIA ROSEBERRY LANE.
- THE LOCATIONS OF THESE UNDERGROUND UTILITIES ARE APPROXIMATE, AND SUBJECT TO FIELD PROVIDED. THE ACCESS AND MAINTENANCE EASEMENT RIGHTS RESERVED TO THESE UTILITIES EXTENDS TO THEIR PHYSICAL LOCATIONS AS MAY BE DETERMINED, IN ADDITION TO THE 30' EASEMENT DEPICTED.
- AREAS AT THE BEGINNING AND END OF THE PRIVATE RIGHT-OF-WAY ARE DESIGNATED FOR SNOW STORAGE. SNOW SHALL NOT BE PLOWED INTO THE WETLAND AREAS.
- THIS DENOTES THE END OF HAPPY AVE AS ACCEPTED BY THE TOWN OF KITTERY. FURTHER PORTIONS NORTHERLY AND EASTERLY DEPICT A PRIVATE RIGHT-OF-WAY LABELED AS "HAPPY AVE EXTENSION".
- A SERIES OF CENTERLINE ELEVATIONS ARE SHOWN ALONG HAPPY AVE EXTENSION, AND LOT 29, AND CONTINUING ONTO ROSEBERRY LANE, AS SHOWN. THESE ELEVATIONS ARE DEPICTED TO SHOW THE CHANGE IN ELEVATION FROM THE GENERAL AREA OF HAPPY AVE EXTENSION AS THE LAND SLOPES TOWARD ROSEBERRY LANE AND THE ASSOCIATED SUBDIVISION AND STORMWATER TREATMENT SYSTEM.



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| RIGHT-OF-WAY PLAN OFF HAPPY AVE KITTERY, ME 03904 TAX MAP 11 LOT 29 | |
| PREPARED FOR WILLIAM & CATHY CULLEN 12 ROSEBERRY LANE KITTERY, ME 03904 | CAROLINE HALL 21 HAPPY AVE KITTERY, ME 03904 |
| OWNER OF RECORD: WILLIAM & CATHY CULLEN YCRD BK. 16369 P. 346 | |
| BY AMSDEN FIELD SURVEY 103 FRANCES TOWN RD. GREENFIELD, NH 03047 | |
| SCALE 1"=50' | DATE 10/5/22 |

FOR REVIEW