

Memorandum

To: Planning Board - Town of Cumberland
From: Paul H. Babbidge, P.L.S.
Date: January 17, 2024
Subject: Amended Lots 6&7 Brentwood
Project No.: 23012996A

Board Members,

Enclosed please find a submission package of the required information for the Amendment Review of the proposed and previously approved Brentwood Lots 6&7, located at 81 Ravine Drive, approved by the Town of Cumberland Planning Board November 20, 1979, Plan recorded at the Cumberland County Registry of Deeds in Plan Book 125, Page 32. The land is shown as Lots 8 & 9 on Tax Map R2C.

The purpose of this plan is solely to amend the common line between Brentwood Lot 6, and Brentwood Lot 7. A separate application for an amendment to Fairwind Estates Lots 1& 6 is being submitted herewith. The resulting changes in lot areas pose no substantial impact on setbacks or net residential area. Included with this application are the following materials:

- Appendix B Application
- Application fee
- Appendix D Checklist
- Plan copy of Approved Brentwood Subdivision
- Current deed copies of subject properties
- Survey Plan of this proposed subdivision amendment
- Copy of proposed legal description

Stephen Broadhead is the owner of Brentwood Lot 6. There is a driveway across the southeasterly corner of Lot 6 which has been historically used as access to Brentwood Lot 7, now owned by Anthony Cimino who is also the owner of Fairwind Estates, Lots 1 & 6.

Fairwind Estates, Lots 1 & 6 abuts the northerly boundary Brentwood, Lot 6.

Stephen Broadhead has contracted with Anthony Cimino to convey the portion of land encumbered by the existing driveway, in exchange for a portion of Fairwind Estates, Lots 1 & 6 which abuts the northerly boundary of his property.

This proposed amendment will not significantly change the acreage owned by the two parties, Stephen Broadhead's holdings will increase by 0.15 acres and Anthony Cimino's holdings will decrease by the same amount, also the proposed amendment will not alter the current use of the properties, and no construction is planned apart from the normal maintenance of the grounds and driveway. We therefore respectfully request the waivers as delineated on the attached appendix D checklist.

APPENDIX B

APPLICATION FOR MAJOR OR MINOR SUBDIVISIONS

Applicant's Contact Information

Name: Steve Broadhead

Mailing Address: 11 Brentwood Drive, Cumberland Forside, ME 04110

Email Address: steveb3939@gmail.com

Phone#: Office: (207) 671-9082 Cell: _____ Fax: _____

Interest in property: Owner lot 6 Brentwood - R2C/8

Interest in abutting properties, if any: _____

Property Owner's Contact Information

Name: Steve Broadhead

Mailing Address: 11 Brentwood Drive, Cumberland Forside, ME 04110

Email Address: steveb3939@gmail.com

Phone#: Office: (207) 671-9082 Cell: _____ Fax: _____

Applicant's Architect, Landscape Architect, Engineer, Planner or Surveyor Contact Information (If more than one, please attach contact info for each one.)

Name: Paul H. Babbidge, P.L.S. #1237

Mailing Address: 41 Church Rd., Brunswick, ME 04011

Email Address: paul.babbidge@collierseng.com

Phone#: Office: (207) 481-7069 Cell: (207) 230-4856 Fax: _____

Project Information

Name of Project: Amended Lots 6&7 Brentwood

Address of site: 11 Brentwood Drive, Cumberland Forside, ME 04110

CCRD Book/Page #: 14212/332 Tax Map/Lot #: R2C/8

Zoning District: LDR Overlay District (If any): _____

Site size (acres): 0.084 # of Lots: 2 # Buildings: 0 # Dwellings: 0

____ Minor Subdivision X Major Subdivision _____ Conservation Subdivision

OTHER INFORMATION

1. Is Board of Adjustment and Appeals approval required? No
2. Are any ordinance waivers requested? X Yes No (If yes, attach a list of waivers requested and reason for the request.)
3. Application fee per Town ordinance: \$ 100.00
4. This application form and all accompanying materials must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered by the Planning Board.

The undersigned, being the applicant, owner or legally authorized representative, states that all information contained in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the Town and in accordance with applicable ordinances, statutes and regulations of the Town, state and federal governments.

Signature of Applicant/Owner/Representative

Date

APPENDIX D

MAJOR TRADITIONAL OR CLUSTERED SUBDIVISION SUBMISSION REQUIREMENTS AND CHECKLIST

The subdivision plan for a major traditional or clustered subdivision shall consist of an electronic submission and two (2) paper copies of all required application materials. Major subdivision review is a two-step process: 1) preliminary plan review and approval; 2) final plan review and approval. Occasionally, both preliminary and final approval may be granted by the Planning Board at the same meeting if all required information for both preliminary and final approval have been submitted, reviewed and approved by staff.

PRELIMINARY PLAN

- A.** Preliminary plan location map. The preliminary plan shall be accompanied by a location map drawn at a scale of not over 1,000 feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area. The preliminary plan shall show all the area within 1,000 feet of any property line of the proposed subdivision. Within such area the location map shall show:
 - 1. All existing subdivisions and approximate tract lines of adjacent parcels together with the names of the record owners of all adjacent parcels of land, those directly abutting or directly across any street adjoining the proposed subdivision.
 - 2. Locations, widths and names of existing, filed or proposed streets, easements, and building lines pertaining to the proposed subdivision and to the adjacent properties.
 - 3. The boundaries and designations of zoning districts, parks and other public spaces.
 - 4. An outline of the proposed subdivision together with its street system and an indication of the future probable street system of the remaining portion of the tract, if the preliminary plan submitted covers only part of the subdivider's entire holding.
- B.** Preliminary plan maps and information. The preliminary plan shall be submitted in 2 copies of one or more maps or drawings which may be printed or reproduced on paper with all dimensions shown in feet or decimals of a foot, drawn to a scale of one inch equals not more than 100 feet or, for plans describing construction of required improvements, a scale of one inch equals 40 feet; drawings are not to exceed 24 inches by 36 inches. All materials must also be provided in an electronic format. All plans shall be accompanied by the following information:
 - 1. Proposed subdivision name or identifying title and the name of the municipality.
 - 2. Name and address of record owner, subdivider and designer of preliminary plan.
 - 3. Date of plan submission, true North point and graphic scale.
 - 4. Number of acres within the proposed subdivision, location of property lines, existing easements, buildings, watercourses and other essential existing physical features.
 - 5. The names of all subdivisions immediately adjacent and the names of owners of record of adjacent acreage.

6. The space standard and setback provisions of the Chapter 315, Zoning, applicable to the area to be subdivided and any zoning district boundaries affecting the subdivision.
7. The location and size of any existing or proposed sewers and water mains, culverts, hydrants, and drains on the property to be subdivided. This shall show the connections with existing sewer or water systems. Where public water and/or sewerage is not to be provided, alternative means of water supply and sewage treatment and disposal shall be shown, both horizontally and vertically. If on-site groundwater wells are proposed, the effect of withdrawal of groundwater may be required by the Board as set forth in this chapter.
8. If individual or collective private sewage disposal system(s) is (are) proposed, the location and results of tests to ascertain subsurface soils and groundwater conditions shall be signed and numbered by a licensed site evaluator. If a cluster system or collective private sewage disposal system(s) is (are) proposed, a hydrogeologic investigation shall be submitted meeting the sewage disposal standards as set forth in this chapter. A hydrogeologic investigation may be required by the Board for individual systems as set forth in this chapter.
9. Location, names and present and proposed widths of existing and proposed streets, highways, easements, building lines, alleys, parks and other public open spaces both within and abutting the subdivision. Grades and street profiles of all streets, sidewalks or other public ways proposed by the subdivider shall be shown.
10. Contour lines at intervals of two feet or at such intervals as the Planning Board may require, based on United States Geological Survey datum and referred to mean sea level.
11. A high-intensity soil survey shall be conducted by a certified soil scientist to identify soils within the proposed development in accordance with United States Department of Agriculture Natural Resources Conservation Service National Cooperative Soil Classification. The soil boundaries and names shall be superimposed on a plot plan of the proposed development.
12. Deed reference and map of survey of tract boundary made and certified by a registered land surveyor, tied into established reference points. Deed restrictions, if any, shall be described.
13. A surface drainage plan or stormwater management plan, with profiles and cross sections drawn by a professional engineer registered in the State of Maine, showing preliminary design of all facilities and conveyances necessary to meet the stormwater management standards as set forth in this chapter.
14. The proposed lot lines with dimensions and suggested locations of buildings.
15. The location of temporary markers adequate to enable the Board to locate readily and appraise the basic layout in the field.
16. All parcels of land proposed to be dedicated to public use and the conditions of such dedication.
17. The location of all natural features or site elements to be preserved.
18. A grading and landscaping plan, including natural features to be preserved.

19. Plans shall bear the seals or numbers of the registered professionals responsible for preparing appropriate sections of the plan. Surveys shall be stamped by registered professional engineers, soil surveys shall bear the numbers of a soil scientist, subsurface sewage disposal plans shall bear the number of the professional site evaluator responsible for those evaluations, geological evaluations shall bear a registered geologist's number and architectural work shall bear the architect's seal.

FINAL PLAN

- C. The final subdivision plan for a major traditional or clustered subdivision shall consist of an electronic submission and two (2) paper copies of all required application materials. All materials must also be provided in an electronic format.

The final plan shall show:

1. All of the information presented on the preliminary plan and location map and any amendments thereto required by the Board or otherwise added to the plan. Engineering plans submitted shall be final plans on which construction may be based.
2. The name, registration number and seal of the engineer, land surveyor, geologist, soil scientist, architect or planning consultant who prepared the plan.
3. Street names and lines, pedestrian ways, lanes, easements, rights-of-way and areas to be reserved for or dedicated to public use.
4. The length of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distance and tangent bearings for each street.
5. An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corners of the tract shall be located on the ground and marked by monuments as herein required and shall be referenced as shown on the plan.
6. Sufficient data acceptable to the municipal officials to determine readily the location, bearing and length of every lot line and boundary line and to reproduce such lines upon the ground. Where practical these should be tied to reference points previously established.
7. The survey of the outside boundaries of the tract and the computation of the lot lines shall be performed to an accuracy of one foot in 5,000 feet. If requested by the Planning Board, the surveyor shall furnish copies of computation sheets for outside boundaries showing.
 - a. Sketch of traverse lines.
 - b. Closures;
 - c. Adjustments;
 - d. Coordinates; and
 - e. Computation of outside boundaries.

8. By proper designation, all public open space for which offers of cession are made by the subdivider and those spaces to which the title is reserved by him.
9. Lots and blocks within the subdivision numbered in accordance with local practice.
10. Proposed homeowners' covenants and restrictions.
11. Required MDEP stormwater maintenance documents.

D. There shall be submitted to the Board with final plan:

1. Copies of declarations, agreements or other documents showing the manner in which open space or easements are to be held and maintained.
2. Where conveyance of public open space or easements to the Town is contemplated, a written offer to make such conveyance to the Town and written evidence that the municipal officers are willing to accept such conveyances and are satisfied with the terms and conditions of the proposed conveyance and with the legal sufficiency of the proposed transfer documents. Such written evidence shall not constitute an acceptance by the municipality of any such public open space.

**COMPLETION CHECKLIST FOR MAJOR TRADITIONAL OR CLUSTERED
SUBDIVISION SUBMISSION REQUIREMENTS**

Waivers: Please make a check in the *Waiver Request* column for any requested waivers. Attach a separate sheet citing the Subdivision Ordinance section number, description, and reason for the waiver request.

| | Check if provided | Location of information in packet, e.g. plan #, page # | Waiver Request? |
|---|--------------------------|---|------------------------|
| General Submissions: | | | |
| 15 copies of plans and materials. All sheet sized to be 24" x 36" | X | | |
| 1"=100' scale for general plan | | | YES |
| 1"=40' scale for construction of required improvements | X | | |
| Traffic Info? | | Not Applicable | YES |
| Capacity to Serve letters? | | Not Applicable | YES |
| Financial and Technical Capacity (Sec.14) | | Not Applicable | YES |
| Sewer user permits required? Status? | | Not Applicable | YES |
| Deed restrictions, if any, describe on separate sheet | | Not Applicable | YES |
| Cover Sheet: | | Not Applicable | YES |
| Proposed subdivision name | | | |

| | Check if provided | Location of information in packet, e.g. plan #, page # | Waiver Request |
|--|-------------------|--|----------------|
| Name & address of record owner, subdivider, and designer of preliminary plan | | | |
| Location Map: | | included on amended subdivision plan | YES |
| Scale 1"=1000' | | | YES |
| Shows area 1000' from property lines | | | |
| All existing subdivisions | | | YES |
| Approximate tract lines of adjacent parcels | X | | |
| Approximate tract lines of parcels directly across street | X | | |
| Location of existing & proposed streets, easements, lot lines & bldg. lines of proposed subdivision & adjacent properties. | | Not Applicable | |
| Existing Conditions Plan: | | included on amended subdivision plan | YES |
| Existing buildings | X | | |
| Watercourses | | Not Applicable | YES |
| Legend | X | | |
| Wetlands | | Not Applicable | YES |
| Existing physical features (trees 10" diameter or more. Stone walls | | Not Applicable | YES |
| Trail System? | | Not Applicable | YES |
| Subdivision Plan: | | amended subdivision plan | |
| Date of plan submission, true north & graphic scale | X | | |
| Net residential acreage calculations | | | YES |
| Legend | X | | |
| Trail (connecting?) | | Not Applicable | YES |
| Widths of existing/proposed streets, easements & bldg. lines | X | | |
| Names of existing/ proposed streets, easements & bldg. lines | X | | |
| Boundaries & designations of zoning districts, parks, public spaces | | Not Applicable | YES |
| Outline of proposed subdivision w/ street system | X | | |
| Future probable street system of remaining portion of tract. | | Not Applicable | YES |

| | Check if provided | Location of information in packet, e.g. plan #, page # | Waiver Request |
|---|-------------------|--|----------------|
| Opportunities for Connecting Road(s) (13.2D) | | Not Applicable | YES |
| Space and Setback of district | X | | |
| Classification of road | X | | |
| Width of road(s) | X | | |
| Drainage type (open, closed, mix) | | Not Applicable | YES |
| Type of byway provided (8.4D) | | Not Applicable | YES |
| Names of adjacent subdivisions | X | | |
| Names of owners of record of adjacent acreage | X | | |
| Any zoning district boundaries affecting subdivision | X | | |
| Location & size of existing or proposed sewers, water mains, culverts, hydrants and drains on property | | Not Applicable | YES |
| Connections w/existing sewer or water systems | | Not Applicable | YES |
| Private water supply shown | | Not Applicable | YES |
| Private septic shown | | Not Applicable | YES |
| Hydro-geologic study (option for Board) | | Not Applicable | YES |
| Test pit locations | | Not Applicable | YES |
| Well locations | | Not Applicable | YES |
| Signature & lic. # of site evaluator | | Not Applicable | YES |
| Existing streets: location, name(s), widths w/in and abutting | X | | |
| Proposed streets: location, name(s), widths w/in and abutting | | Not Applicable | YES |
| The above for any highways, easements, bldg. lines, alleys, parks, other open spaces w/in and abutting | | Not Applicable | YES |
| Grades & street profiles of all streets, sidewalks or other public ways proposed | | Not Applicable | YES |
| 2' contour lines | | | YES |
| High intensity soil survey by cert. soil scientist | | Not Applicable | YES |
| Soil boundaries & names superimposed on plot plan | | Not Applicable | YES |
| Deed reference & map of survey of tract boundary by reg. land surveyor tied to established reference points | X | | |

| | Check if provided | Location of information in packet, e.g. plan #, page # | Waiver Request |
|---|-------------------|--|----------------|
| Surface drainage or stormwater mgmt plan w/profiles & cross sections by a P.E. showing prelim. design and conveyances | | Not Applicable | YES |
| Proposed lot lines w/ dimensions and suggested bldg. locations. | X | | |
| Location of temp. markers in field | | Not Applicable | YES |
| All parcels proposed to be dedicated to public use and conditions of such. | | Not Applicable | YES |
| Location of all natural features or site elements to be preserved | | Not Applicable | YES |
| Street lighting details | | Not Applicable | YES |
| Landscaping and grading plan including natural features to be preserved | | Not Applicable | YES |
| Survey stamped by P.E. | | Not Applicable | YES |
| Soil surveys w/# of soil scientist | | Not Applicable | YES |
| Septic plan w/ # of prof. site evaluator | | Not Applicable | YES |
| Geological evals w/ reg. geologists number | | Not Applicable | YES |
| Architect's seal | | Not Applicable | YES |
| For Rt. One: 75' undisturbed buffer applicable to all buildings, structures, parking areas, drainage facilities and uses. | | Not Applicable | YES |
| Open Space? | | Not Applicable | YES |
| Any part of parcel in a shoreland zone? | | Not Applicable | YES |
| Flood Map Number and rating? | | Not Applicable | YES |
| Stormwater Report? | | Not Applicable | YES |
| Rivers, ponds, wetlands? | | Not Applicable | YES |
| Historic, archeological features? | | Not Applicable | YES |
| Solid waste disposal? | | Not Applicable | YES |
| Required Notes on Plan: | | | |
| Fire Department notes | | Not Applicable | YES |
| Clearing limits note | | Not Applicable | YES |
| Re: approval limit of 90 days before recording or null p. 10 | | Not Applicable | YES |
| Actual field survey of boundary lines w/ monumentation shown | X | | |
| Assessor's approval of street names and assignment of lot numbers. | | Not Applicable | YES |

| | Check if provided | Location of information in packet, e.g. plan #, page # | Waiver Request |
|--|-------------------|--|----------------|
| Designation of all open spaces w/ notes on ownership | | Not Applicable | YES |
| Copies of declarations, agreements or other documents showing the manner in which open space or easements are to | | Not Applicable | YES |
| Written offer for any conveyance to the Town of open space or easements along with written evidence that the Council is willing to accept such offer | | Not Applicable | YES |
| Evidence of Outside Agency Approvals | | Not Applicable | YES |

As per Section 7.2 - REVIEW AND APPROVAL BY OTHER AGENCIES:

E. Where review and approval of any subdivisions or site plan by any other governmental agency is required, such approval shall be submitted to the Planning Board in writing prior to the submission of the Final Plan.

Please list below all outside agency approvals that are required for this subdivision.

- **Maine Department of Environmental Protection:** *List type of permit(s) required (e.g., SLODA, NRPA (tier type?), Maine Construction General Permit, etc.)*
- **US Army Corps of Engineers**
- **Maine Department of Transportation:** *List type of permit(s) required.*
- **Maine Department of Inland Fisheries and Wildlife**
- **Cumberland County Soils and Water Conservation Service:** Required by Town.

Other: (Please List): _____

125/32

THE ESTATE OF WIDGERY THOMAS

NOTE:
1. CONDOMINIUM SITE PLAN REVIEW NECESSARY BEFORE SALE OF CONDOMINIUM UNITS.
2. RAVINE ROAD ENTRANCE WILL BE RESTRICTED TO EMERGENCY USES ONLY, BY MEANS ACCEPTABLE TO PUBLIC SAFETY DEPARTMENTS.
3. NO SALE OF LOTS 6 OR 7 WILL BE ALLOWED UNTIL REMOVAL OF ILLEGAL BUILDING ON LOT 7.



APPROVED BY CUMBERLAND PLANNING BOARD
DATE: 11/30/79

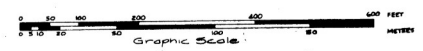
[Handwritten signatures and initials]

NOTE: ALL ROADS ARE TO BE PRIVATELY MAINTAINED

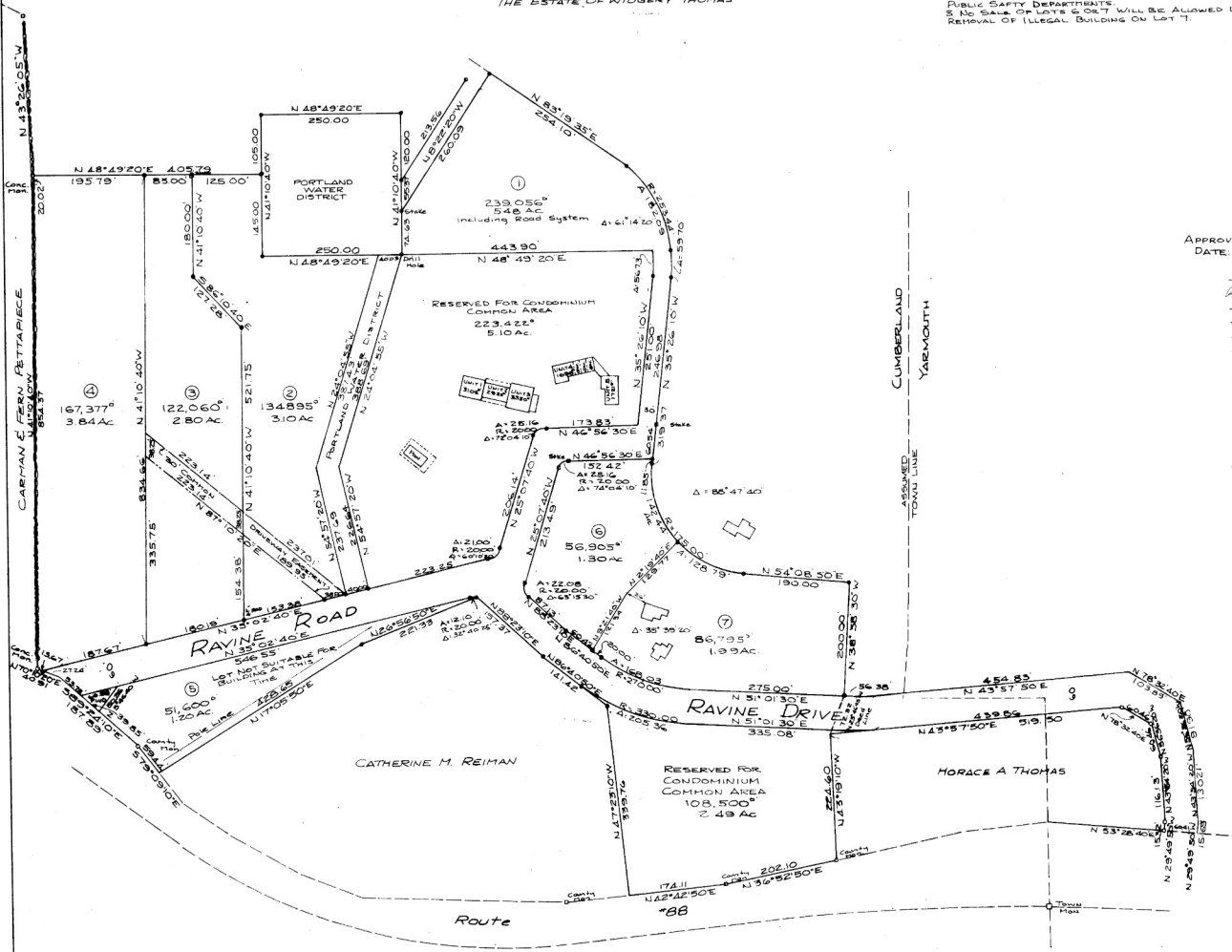
State of Maine
Registered
at 8:15 AM
Plotted by
James M. Jordan

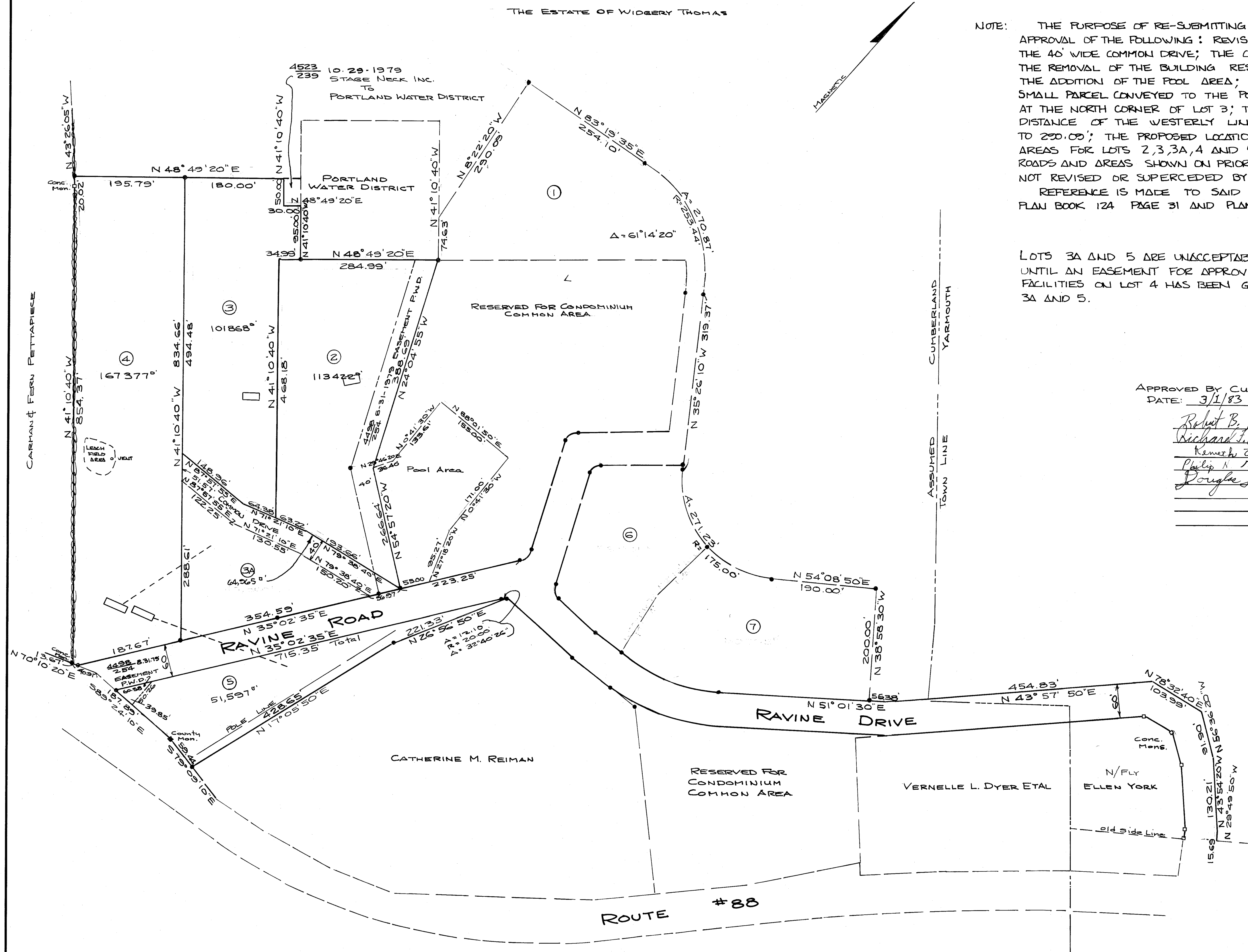
I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND AND THAT THE INFORMATION, COURSES, AND DISTANCES SHOWN HEREON ARE CORRECT.
James M. Jordan

NOTE: THIS SUPERCEDES PLAN RECORDED IN PLAN BOOK 134, PAGE 31.



| | |
|--|--|
| Nov 12, 1979 | Line Bet Lot 6 & 7 Moved 36' W of House |
| Aug 23, 1979 | Deed Line Shown |
| Aug 20, 1979 | 1st. & Sideline Dist. to Site Ravine Dr. W of 88 |
| DATE | REVISION |
| PLAN OF PROPERTY | |
| Cumberland, Maine | |
| MADE FOR | |
| BRENTWOOD STAGE NECK INC. | |
| ONE PLETOHER STREET, CUMBERLAND, MAINE 04024 | |
| H. I. & E. C. JORDAN - SURVEYORS | |
| Division of Edmund C. Jordan Co. Inc. | |
| PLANS 17-000 | RECORDING NO. |
| DATE | FILE NO. |
| FILE NO. | DATE |





NOTE: THE PURPOSE OF RE-SUBMITTING THIS PLAN IS FOR APPROVAL OF THE FOLLOWING: REVISIONS TO LOT 2,3 AND THE 40' WIDE COMMON DRIVE; THE CREATION OF LOT 3A; THE REMOVAL OF THE BUILDING RESTRICTION ON LOT 5; THE ADDITION OF THE POOL AREA; THE ADDITION OF THE SMALL PARCEL CONVEYED TO THE PORTLAND WATER DISTRICT AT THE NORTH CORNER OF LOT 3; THE CORRECTION OF THE DISTANCE OF THE WESTERLY LINE OF LOT 1 FROM 260.00' TO 220.00'; THE PROPOSED LOCATION OF SEPTIC SYSTEM AREAS FOR LOTS 2,3,3A,4 AND 5. ALL OTHER LOTS, ROADS AND AREAS SHOWN ON PRIOR RECORDED PLANS ARE NOT REVISED OR SUPERCEDED BY THIS PLAN.

REFERENCE IS MADE TO SAID RECORDED PLANS IN PLAN BOOK 124 PAGE 31 AND PLAN BOOK 125 PAGE 32.

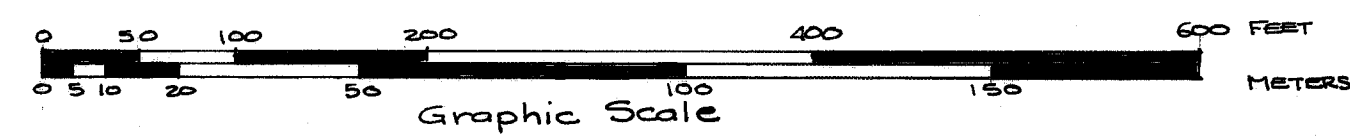
LOTS 3A AND 5 ARE UNACCEPTABLE FOR BUILDING UNTIL AN EASEMENT FOR APPROVED SEWERAGE FACILITIES ON LOT 4 HAS BEEN GRANTED TO LOTS 3A AND 5.

APPROVED BY CUMBERLAND PLANNING BOARD
DATE: 3/1/83

Robert B. Vaughan
Richard B. Blanchard
Kenneth E. Smith
Philip A. Nelson
Douglas J. Gannon

LEGEND
• EXISTING IRON PIPE
□ PROPOSED SEPTIC FIELD LOCATION

REGISTERED LAND SURVEYOR 8772
James M. McColloch



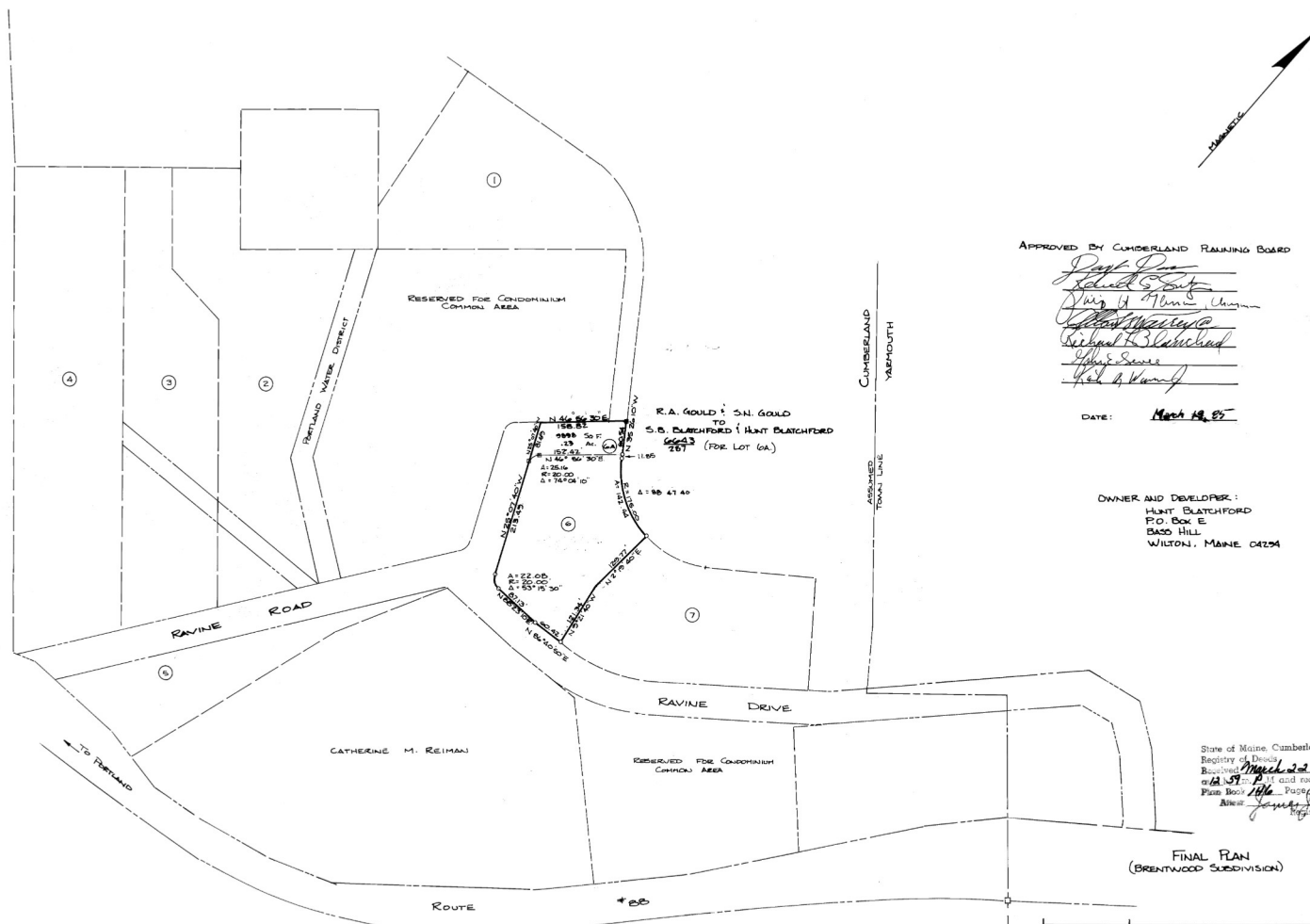
State of Maine, Cumberland ss.
Registry of Deeds
Received *March 3, 1983*
at *3* hours and recorded in
Plan Book *418612*
Attest: *James M. McColloch*
Register

I Hereby Certify that This Survey was Actually Made Upon The Ground And That The Information, Courses And Distances Shown Hereon Are Correct.

DATE: 7-1979 *James M. McColloch*

| | | | |
|--|------|--------------|---------------|
| DATE | | REVISION | |
| PLAN OF PROPERTY | | | |
| IN | | | |
| CUMBERLAND, MAINE | | | |
| MADE FOR | | | |
| "BRENTWOOD" | | | |
| H. CAMERON MCCULLOCH | | | |
| H. I. & E. C. JORDAN - SURVEYORS | | | |
| DIVISION OF EDWARD C. JORDAN CO., INC. | | | |
| PORTLAND, MAINE | | | |
| SCALE: 1" = 100' | | DATE 2-23-83 | |
| SURVEY | PLAN | TRACED | FIELD BOOK |
| JMR | JMR | JMR | 70858 |
| OTHER PLAN NOS. | | RES. NO. | PLAN FILE NO. |
| 418612 | | 952 | 952 |

H. Cameron McColloch



APPROVED BY CUMBERLAND PLANNING BOARD

[Signatures]
 Approved by:
 Richard B. Blanchard
 Mayor
 [Other signatures]

DATE: March 19, 85

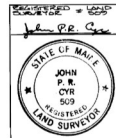
OWNER AND DEVELOPER:
 HUNT BLATCHFORD
 PO BOX E
 BASO HILL
 WILTON, MAINE 04294

State of Maine, Cumberland ss.
 Registry of Deeds
 Received March 22, 1985
 at 11:00 AM and recorded in
 Plan Book 146 Page 63
 Attest: *[Signature]*
 Registrar

FINAL PLAN
 (BRENTWOOD SUBDIVISION)

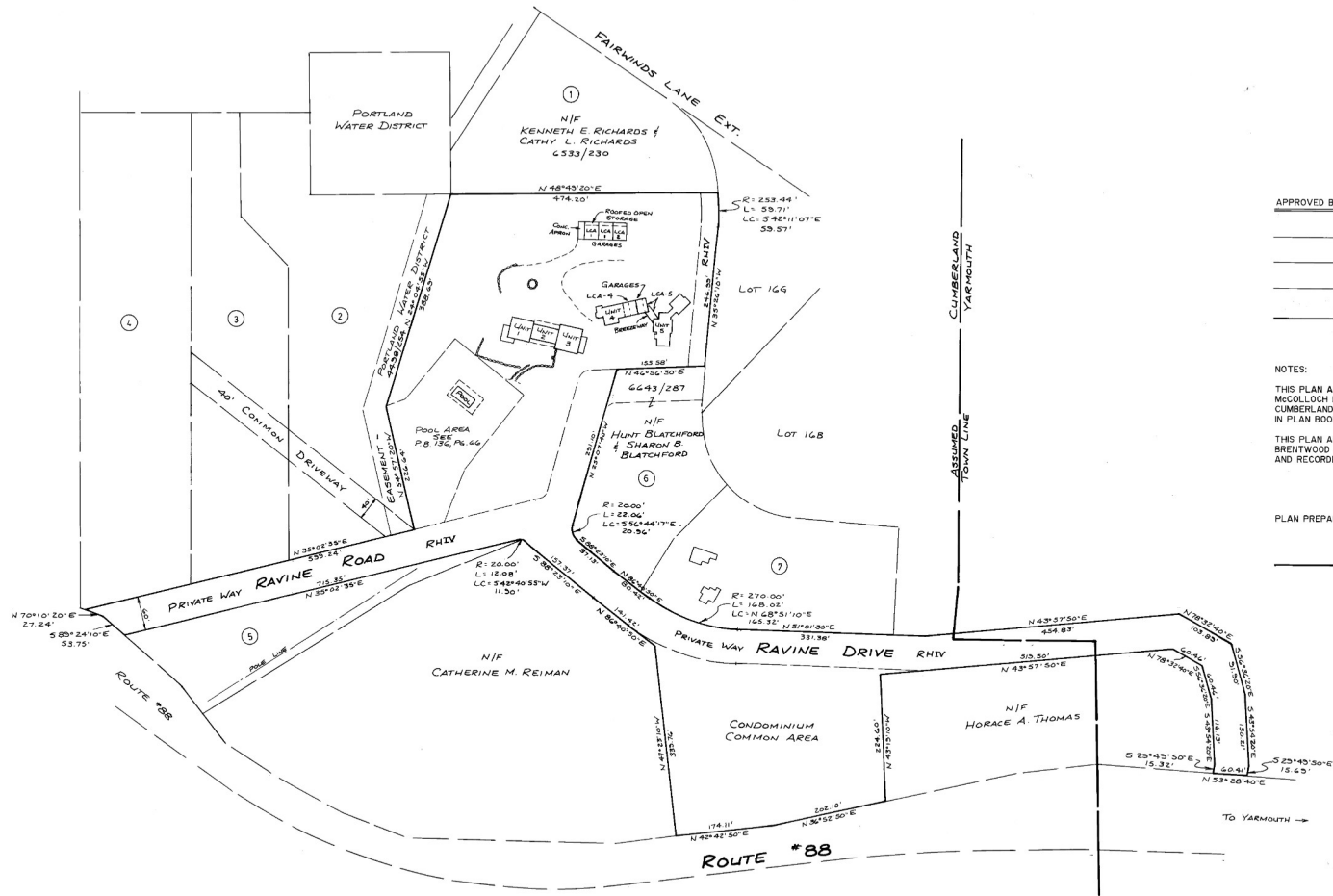
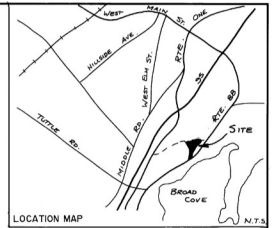
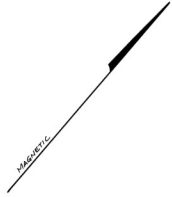
LEGEND
 ○ EXISTING IRON
 □ STAKE

NOTE: THIS PLAN AMENDS PLAN RECORDED IN
 CUMBERLAND COUNTY REGISTRY OF DEEDS
 IN PLAN BOOK 125 PAGE 32.
 SUBMISSION OF THIS PLAN IS FOR APPROVAL
 OF LOT 6A.
 ALL ROADS ARE TO BE PERMANENTLY MAINTAINED.



| | | | |
|------------------------------------|--------|------------------|------------|
| DATE | | REVISION | |
| PLAN OF PROPERTY | | | |
| IN | | | |
| CUMBERLAND MAINE | | | |
| MADE FOR | | | |
| HUNT BLATCHFORD | | | |
| H. I. AND E. C. JORDAN - SURVEYORS | | | |
| SCALE: 1" = 100' | | DATE: MARCH 1986 | |
| SURVY | PLT | FRKED | FIELD BOOK |
| J.M.R. | J.M.R. | S.W.E. | 4610-15 |
| SHEET NO. | | PLAN FILE NO. | |
| 252 | | 252 | |

146-63



APPROVED BY THE TOWN OF CUMBERLAND PLANNING BOARD

DATE: _____

NOTES:

THIS PLAN AMENDS A PLAN OF "BRENTWOOD" H. CAMERON McCOLLOCH DATED FEBRUARY 23, 1983 APPROVED BY THE CUMBERLAND PLANNING BOARD MARCH 1, 1983 AND RECORDED IN PLAN BOOK 136, PAGE 66 CCRD.

THIS PLAN AMENDS AND SUPERCEDES THE PRIOR PLAN OF BRENTWOOD MADE BY H.I. & E.C. JORDAN DATED AUGUST 10, 1979 AND RECORDED IN UNIT OWNERSHIP FILE 23, SHEET 1 OF 2, CCRD.

PLAN PREPARED FOR: BRENTWOOD CONDOMINIUM ASSOCIATION

CONDOMINIUM BOUNDARY

State of Maine, Cumberland ss.
Registry of Deeds
Received March 10 1996
at 12:35 PM and recorded in
Plan Book 136 Page 186
Attest _____

John B. Brown

LEGEND

RHIV RUDOLPH HAFENREFFER IV
BOOK 783, PG. 110, CCRD

LCA LIMITED COMMON AREA

① LOT NO. PER PLAN REFERENCE

PLAN REFERENCE

PLAN OF PROPERTY IN CUMBERLAND, MAINE, MADE FOR BRENTWOOD, STAGE NECK, INC. DATED JULY 26, 1979, REVISED THROUGH NOV. 12, 1979, BY H.I. AND E.C. JORDAN SURVEYORS, RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 125, PAGE 32.

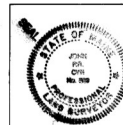
CUMBERLAND TAX MAP R-2C LOT #1 & #7.

CERTIFICATION

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN WAS PREPARED FROM PLANS AND SURVEYS MADE BY H.I. & E.C. JORDAN, SURVEYORS, IN AND PRIOR TO 1983 AND A RECENT INSTRUMENT SURVEY TO LOCATE THE STRUCTURES BUILT SINCE 1983. THE PLAN IS NOT THE RESULT OF A STANDARD BOUNDARY SURVEY AS CURRENTLY DEFINED BY THE MAINE BOARD OF LICENSURE FOR LAND SURVEYORS.

3-29-1996 *John P.R. Brown* P.L.S. #501

DATE _____

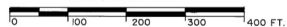


AMENDED SITE PLAN
"BRENTWOOD"
ROUTE 88, CUMBERLAND, MAINE
FOR
BRENTWOOD CONDOMINIUM ASSOC.
ROUTE 88, CUMBERLAND, MAINE

OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

| | | | |
|----------|-----|----------------|-----------|
| Drawn By | JDK | Date | Job No. |
| Trace By | JLW | MARCH 28, 1996 | 93002 C |
| Check By | JDK | Scale | Drwg. No. |
| Book No. | 626 | 1"=100' | 1 |

GRAPHIC SCALE 1"=100'



Warranty Deed
(Maine Statutory Short Form)

72385

Warren G. Malkerson and Joan B. Malkerson of Northfield, Minnesota, for consideration paid, grant to **Stephen R. Broadhead**, with a mailing address of 587 Spring Street,
Westbrook, Maine, 04092 with WARRANTY COVENANTS, the following described real property situated at **11 Brentwood Drive, Cumberland, Cumberland County, Maine**

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land with the buildings thereon, situated in said Cumberland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from Huntington Blatchford, a/k/a Hunt Blatchford and Sharton B. Blatchford, dated September 25, 1992, and recorded in the Cumberland County Registry of Deeds in Book 10306, Page 44.

Witness our hands this 7 day of October, 1998.

Witness to all

Warren G. Malkerson
Warren G. Malkerson

Joan B. Malkerson
Joan B. Malkerson

State of New Mexico
County of Lincoln, ss

October- 7, 1998

Personally appeared the above named Warren G. Malkerson and Joan B. Malkerson and acknowledged the foregoing instrument, to be their free act and deed.

SEAL

Karen R. Patton
Notary Public: Karen R. Patton
My commission expires: 8-11-01

Mailed To:

Stephen R. Broadhead

11 Brentwood Drive

Cumberland Falls, ME 04110
(PRINT OR TYPE NAME AND ADDRESS OF GRANTEE)

EXHIBIT A

A certain lot or parcel of land, with any and all improvements thereon, situated at BRENTWOOD, located in the Town of Cumberland in the County of Cumberland and State of Maine, and being Lot No. 6 as shown and delineated on "Plan of Land of Brentwood made by H.I. & E.C. Jordan for Stage Neck Inc.", dated July 26, 1979, as modified on August 20, 1979, August 23, 1979 and November 12, 1979, and recorded in the Cumberland County Registry of Deeds in Plan Book 125, Page 32. Reference is hereby made to said Plan for a more particular description of said premises.

The Grantees shall, by virtue of their holding title to the above number Lot No. 6, become a member of BRENTWOOD LOT OWNERS' ASSOCIATION, a non-profit, non-stock corporation organized and existing under the laws of the State of Maine and shall hold one (1) share of the membership for said lot, and shall be bound by all of the provisions contained in the Certificate of Organization and the By-Laws, and Rules and Regulations of said BRENTWOOD LOT OWNERS' ASSOCIATION, as they presently exist or may be amended from time to time. Reference is made to the By-Laws of said Association, duly recorded in the Cumberland County Registry of Deeds, Book 4557, Page 187.

These premises are conveyed together with all benefits and privileges in and to the use of the swimming pool and amenities thereto, as set forth in a certain Lease, dated January 14, 1980, and recorded in said Cumberland County Registry of Deeds, Book 4557, Page 193.

The above premises are also hereby conveyed together with the full and free right to the within Grantees, their heirs and assigns, servants, licensees, guests and invitees to pass and repass over, along and across Ravine Road and Ravine Drive as shown on and delineated on the Plan above referred to, for the purposes of ingress and egress to the lot herein conveyed.

The above described Lot No. 6 is hereby conveyed subject to a perpetual right and easement and right-of-way granted to Gerald M. Swan and Theresa A. Swan by deed duly recorded in the Cumberland County Registry of Deeds which said easement is described as follows: "A perpetual right and easement and right-of-way for the purpose of ingress and egress from Ravine Drive in the Town of Cumberland, County of Cumberland and State of Maine to Lot No. 7, as shown and delineated on "Plan of Land of Brentwood made by H.I. & E.C. Jordan for Stage Neck, Inc.", dated July 26, 1979, as modified on August 20, 1979, August 23, 1979, and November 12, 1979, and recorded in the Cumberland County Registry of Deeds in Plan Book 125, Page 32, over, along and across Lot No. 6 as the driveway is presently laid out and exists on the face of the earth, to the point where it connects with the existing driveway on Lot No. 7.

BK | 42 | 2 PG 334

Also another certain lot or parcel of land situated adjacent to and Northwesterly of the Northwesterly boundary line of Lot No. 6, owned by the within Grantees, as shown and delineated on "Plan of Land of Brentwood made by H.I. & E.C. Jordan for Stage Neck, Inc.", dated July 26, 1979, as modified on August 20, 1979, August 23, 1979 and November 12, 1979 and recorded in the Cumberland County Registry of Deeds in Plan Book 125, Page 32, which said certain lot or parcel of land is more particularly bounded and described as follows:

Beginning at an iron pipe set in the ground at the Northerly corner of aforesaid Lot No. 6 as shown on aforesaid Plan at land formerly of Widgery Thomas et als; thence running N 35° 26' 10" W 60.54 feet to a stake; thence running S 46° 56' 30" W 160 feet, more or less, to a point which is the prolongation Northwesterly of the Southwesterly sideline of aforesaid Lot No. 6; thence running S 25° 07' 40" E 75 feet, more or less, to a stake in the Southwesterly sideline of said Lot No. 6 at a point of curvature; thence running Northerly and Northeasterly by a regular curve deflecting to the right having a radius of 20 feet, a central angle of 74° 04' 10" and an arc distance of 25.16 feet to a stake; thence running N 46° 56' 30" E 152.42 feet to the point of beginning.

RECEIVED
RECORDS & REGISTRY OF DEEDS

1998 OCT -9 PM 3: 57

CUMBERLAND COUNTY

John B O'Brien

Warranty Deed

(Maine Statutory Short Form)

C.M. Cimino Realty, Inc., a Maine Corporation with a place of business at Westbrook, Maine, for valuable consideration, grants to **Anthony J. Cimino and Amber D. Cimino**, as joint tenants, with a mailing address of 81 Ravine Drive, Cumberland, Maine 04021 with **WARRANTY COVENANTS**, the following described real property situated at **81 Ravine Drive, Cumberland, Cumberland County, Maine**

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land with the buildings thereon, situated in said Cumberland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from Gerald M. Swan and Theresa A. Swan, dated June 10, 1987, and recorded in the Cumberland County Registry of Deeds in Book 7827, Page 299.

IN WITNESS WHEREOF C.M. Cimino Realty, Inc. has caused this instrument to be signed in its corporate name by its duly authorized officer this 8th day of February, 2001.

C.M. Cimino Realty, Inc.

Witness

By: Carlo M. Cimino
Its: President

State of Maine
County of Cumberland, ss

February 8, 2001

Personally appeared the above named Carlo M. Cimino, President, of C.M. Cimino Realty, Inc., and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of said Corporation.

Before me,

Kenneth E. Stitzer
Notary Public/Attorney at Law

Printed Name:

KENNETH E. STITZER
MAINE ATTORNEY AT LAW

Comm. Exp:

EXHIBIT A

A certain lot or parcel of land, with any and all improvements thereon, situated at Brentwood, located in the Town of Cumberland, in the County of Cumberland and the State of Maine, and being Lot No. 7, as shown and delineated on "Plan of Land of Brentwood made by H. I. & E. C. Jordan for Stage Neck, Inc.", dated July 26, 1979, as modified on August 20, 1979 and November 12, 1979, and recorded in the Cumberland County Registry of Deeds in Plan Book 125, Page 32. Reference is hereby made to said Plan for a more particular description of said premises.

The Grantees shall, by virtue of their holding title to the above Lot No. 7, become a member of Brentwood Lot Owner's Association, a non-profit, non-stock corporation organized and existing under the laws of the State of Maine and shall hold one share of the membership for said lot, and be bound by all of the provisions contained in the Certificate of Organization and the By-Laws, and Rules and Regulations of said Brentwood Lot Owner's Association, as they presently exist or may be amended from time to time. Reference is made to the By-Laws of said Association, duly recorded in the Cumberland County Registry of Deeds in Book 4557, Page 187.

These premises are conveyed together with all benefits and privileges in and to the use of the swimming pool and amenities thereto, as set forth in a certain Lease, dated January 14, 1980, and recorded in said Cumberland County Registry of Deeds, Book 4557, Page 193.

The above premises are also hereby conveyed together with the full and free right to the within Grantees, their heirs and assigns, servants, licensees, guests and invitees to pass and repass over, along and across Ravine Road and Ravine Drive as shown on and delineated on the Plan above referred to, for the purposes of ingress and egress to the lot herein conveyed.

Subject to restrictions, covenants, conditions, rights and easements set forth in View Easement Deed from C. M. Cimino Realty, Inc. to Carlo Cimino and Dorothy Cimino dated January 11, 2001, recorded in Book 15958, Page 39.

RECEIVED
RECORDED REGISTRY OF DEEDS

2001 FEB -9 PM 3:42

CUMBERLAND COUNTY

John B. O'Brien

LEGAL DESCRIPTION

3,645 SQ. FT. PROPOSED PARCEL

A certain lot or parcel of land, situated on the northerly sideline of Ravine Drive, so called, in the Town of Cumberland, County of Cumberland, and State of Maine, and being a portion of lot 6 on the plans of Brentwood, recorded at the Cumberland County Registry of Deeds in Plan Book 125, Page 32, Plan Book 136, Page 66, and Plan Book 196, Page 186, and being more particularly described as follows:

Beginning at a capped #5 rebar (P.L.S. #1237) driven into the earth at the southeasterly corner of said Lot 6, now or formerly owned by Stephen R. Broadhead (Deed Reference: Book 14212, Page 332) and the southwesterly corner of lot 7 on said plans of Brentwood, said lot 7 now or formerly owned by Anthony J. Cimino and Amber D. Cimino (Deed Reference: Book 16015, Page 234);

Thence the following course and distance by the westerly line of said lot 7:

- North 24° 37' 03" West, 121.34 feet, to a capped #5 rebar (P.L.S. #1237) driven into the earth at an angle point in the westerly line of lot 7;

Thence through land of said lot 6 the following course and distance:

- South 2° 58' 21" West, 129.73 feet to a capped #5 rebar (P.L.S. 1237) driven into the earth on the northerly line of said Ravine Drive;

Thence by the northerly line of said Ravine Drive the following course and distance:

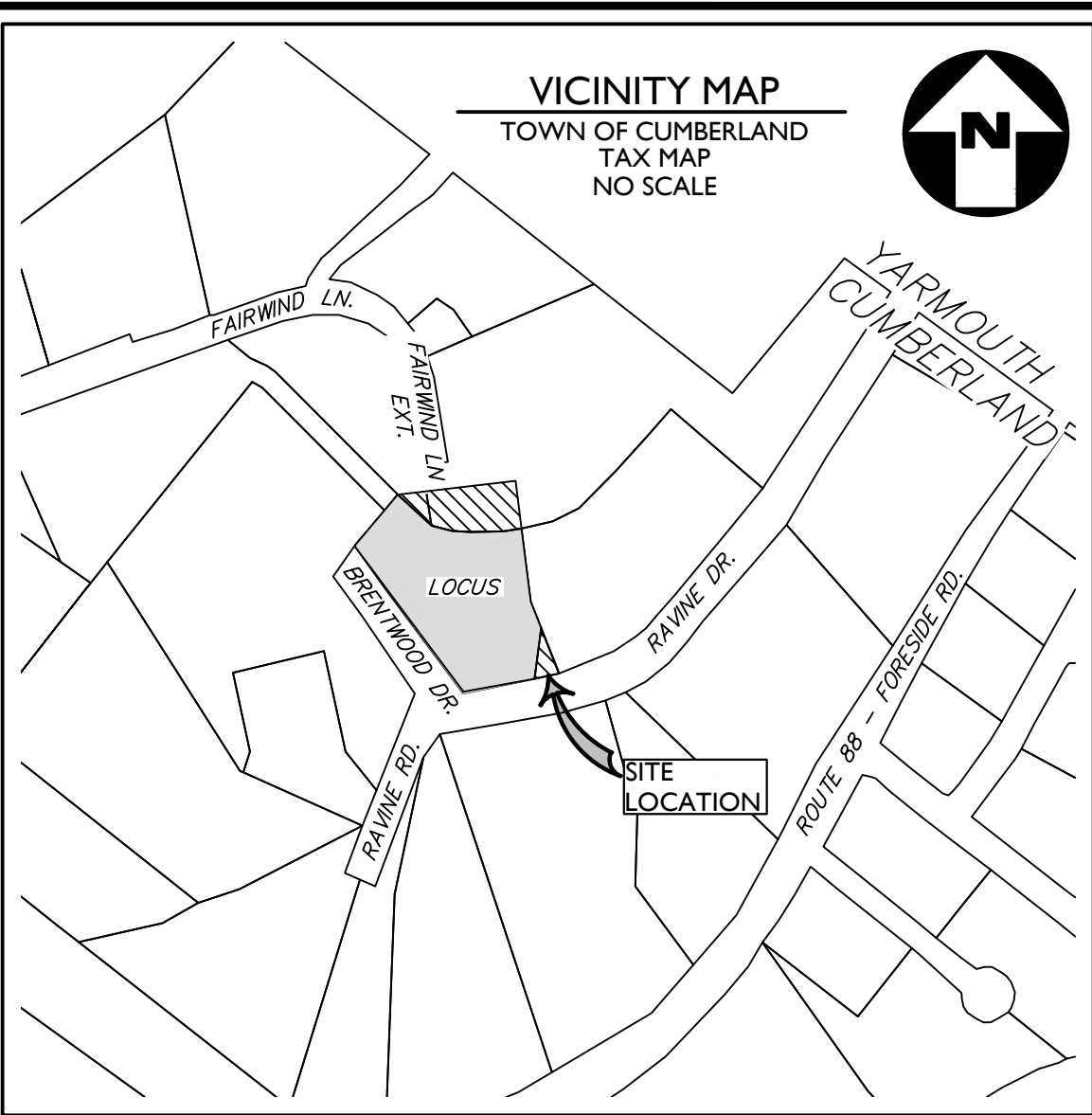
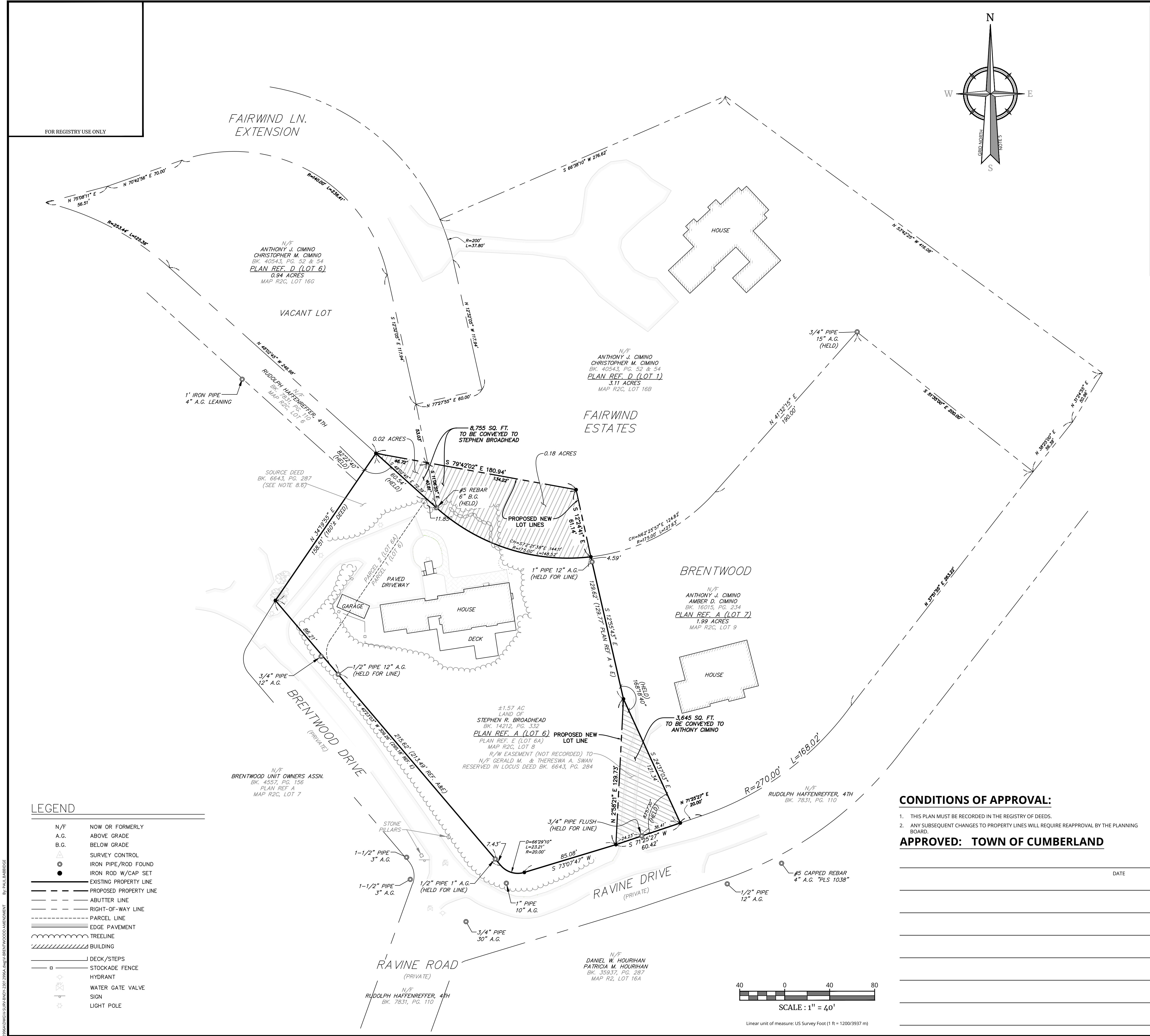
- North 71° 25' 27" East, 60.42 feet, to the capped #5 rebar at the Point of Beginning.

Containing 3,645 Square Feet.

Being a portion of said lot 6, conveyed by deed from Warren G. & Joan B. Malkerson to Stephen R. Broadhead, recorded in Book 14212, Page 332.

This description is based on a survey for Stephen Broadhead dated October 2023 by Colliers Engineering & Design, Project Number 23012996A.

Bearings are in reference to Grid North, Maine State Plane West Zone NAD83.



GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS STEPHEN R. BROADHEAD BY DEED DATED 7 OCTOBER 1998 AND RECORDED AT THE CUMBERLAND COUNTY REGISTER OF DEEDS IN BOOK 14212, PAGE 332, AND IS SHOWN AS LOT 5 ON THE TOWN OF CUMBERLAND TAX MAP R2C.
2. THE PROPERTY IS LOCATED IN THE LDR DISTRICT.
3. LAND USE REGULATIONS ARE AS FOLLOWS:

| | |
|--------------------------|---------|
| MINIMUM LOT SIZE: | 2 ACRES |
| MINIMUM STREET FRONTAGE: | 150 FT. |
| MINIMUM FRONT YARD: | 50 FT. |
| MINIMUM SIDE YARD: | 30 FT. |
| MINIMUM REAR YARD: | 65 FT. |
4. * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
5. TOTAL AREA OF PARCEL IS APPROXIMATELY 1.57 ACRES.
6. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND SURVEY COMPLETED BY NORTHERN SURVEY ENGINEERING, LLC IN AUGUST, 2021.
7. BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL SURFACE EVIDENCE LOCATED IN THE VICINITY OF THE CONJUNCTION WITH ANY RECORD INFORMATION AVAILABLE AT THE TIME OF THIS SURVEY (SUE LEVEL, C), AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED ON THE FLOOD INSURANCE RATE MAP FOR CUMBERLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 2301062 0016 C. HAVING AN EFFECTIVE DATE OF OCTOBER 15, 1985 THE FLOOD FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
10. THE BOOK AND PAGE REFERENCES SHOWN HEREON ARE IN REFERENCE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
11. PLAN REFERENCES:
 - A. "PLAN OF PROPERTY IN CUMBERLAND, MAINE MADE FOR BRENTWOOD STAGE NECK INC." BY H.J. & E.C. JORDAN - SURVEYORS, DATED JULY 24, 1979 AND REVISED THROUGH DECEMBER 12, 1979. APPROVED BY THE CUMBERLAND PLANNING BOARD NOVEMBER 20, 1979. RECORDED IN PLAN BOOK 125, PAGE 32.
 - B. "PLAN OF PROPERTY IN CUMBERLAND, MAINE MADE FOR BRENTWOOD H. CAMERON MCCULLOUGH" BY H.J. & E.C. JORDAN - SURVEYORS, DATED FEBRUARY 23, 1983. RECORDED IN PLAN BOOK 136, PAGE 66.
 - C. "PLAN OF PROPERTY IN YARMOUTH, MAINE MADE FOR FAIRWIND ESTATES" BY H.J. & E.C. JORDAN - SURVEYORS, DATED JUNE 13, 1984. RECORDED IN PLAN BOOK 143, PAGE 41.
 - D. "PLAN OF PROPERTY IN CUMBERLAND, MAINE MADE FOR FAIRWIND ESTATES" BY H.J. & E.C. JORDAN - SURVEYORS, DATED JUNE 26, 1984. RECORDED IN PLAN BOOK 143, PAGE 42.
 - E. "PLAN OF PROPERTY IN CUMBERLAND, MAINE MADE FOR HUNT BLATCHFORD" BY H.J. & E.C. JORDAN - SURVEYORS, DATED MARCH 5, 1985. APPROVED BY THE CUMBERLAND PLANNING BOARD MARCH, 1985. RECORDED IN PLAN BOOK 146, PAGE 63.
 - F. "AMENDED SITE PLAN BRENTWOOD" BY OWEN HASKELL, INC., DATED MARCH 28, 1996. RECORDED IN PLAN BOOK 196, PAGE 186.
12. BOUNDARY NOTES:
 - 10.1. THIS SURVEYED PROPERTY IS DEPICTED ON PLAN REFERENCE A AS LOT 6 AND A PORTION OF LOT 1. THIS PROPERTY IS ALSO DEPICTED ON PLAN REFERENCE E AS LOTS 6 AND 6A, LOT 6A BEING A PORTION OF LOT 1, PLAN REFERENCE A. LOT 6 IS PARCEL 1 OF THE CURRENT DEED AND LOT 6A IS PARCEL 2.
 - 10.2. THE SOURCE DEED FOR THIS PROPERTY IS A DEED FROM THE ESTATE OF WIDGERTY THOMAS TO STAGE NECK, INC. DATED AUGUST 29, 1979 AND RECORDED IN BOOK 4484, PAGE 296 (C.C.R.D.). THE DESCRIPTION IN THE SOURCE DEED IS THE SAME AS THE PERIMETER BOUNDARY DEPICTED ON PLAN REFERENCE A, AND DOES NOT CLOSE MATHEMATICALLY.
 - 10.3. PLAN REFERENCE E ABUTS THIS PROPERTY ON THE NORTH AND HAS A GOOD MATHEMATICAL CLOSURE. ADDITIONALLY THE IRON MARKERS DEPICTED HEREON (AT THE NORTHERLY CORNER OF ANTHONY J. CIMINO) AND THE SOUTH-WESTERLY CORNER OF CARLO M. CIMINO) FIT WITH THE PLAN AND THE PLAN WAS THEREFORE HELD FOR THE NORTHERLY BOUNDARY.
 - 10.4. LOT 6A DEVICES, INCLUDING AN REFERENCE A PARCEL 1 OF THE CURRENT DEED, WAS ROTATED TO FIT THE MARKERS, DEPICTED HEREON AS "HELD FOR LINE" LOT 6A (PARCEL 2 OF THE CURRENT DEED), WAS HEREON ESTABLISHED AS DESCRIBED BY THE CURRENT DEED.
 - 10.5. RAVINE ROAD, RAVINE DRIVE, AND BRENTWOOD DRIVE ARE PRIVATE ROADS. RAVINE ROAD AND RAVINE DRIVE ARE NAMED ROADS ON THE ABOVE REFERENCED PLANS. BRENTWOOD DRIVE IS NOT A NAMED ROAD ON THESE PLANS, AND THE NAME WAS DERIVED FROM THE TAX MAP. THESE ROADS ARE DEPICTED AS PART OF LOT 1, PLAN REFERENCE A. THESE ROADS ARE DESCRIBED IN A QUIET CLAIM DEED TO RUDOLPH HAFFENREFFER IN BOOK 7831, PAGE 110 (C.C.R.D.).
 - 10.6. RIGHTS OF OTHERS MAY BE IN THE FEE INTEREST OF THE RIGHT-OF-WAYS DEPICTED ON PLAN REFERENCE A.

AMENDED SUBDIVISION NOTES:

1. THIS PLAT IS AN AMENDMENT TO BRENTWOOD, LOTS 6 & 7 OF PLAN REFERENCE 9A.
2. THE PURPOSE OF THIS AMENDMENT IS TO CONVEY TO THE OWNERS OF LOT 7, THE LAND AND DRIVEWAY AT THE SOUTHEAST CORNER OF LOT 6.
3. THIS PLAT AND SURVEY IS BASED ON AN ON-THE-GROUND BOUNDARY SURVEY OF "BROADHEAD PROPERTY" FOR STEPHEN BROADHEAD, BY NORTHERN SURVEY ENGINEERING - PROJECT NO. 21084, DATED AUGUST 30, 2021.

SURVEYORS CERTIFICATION:

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

Paul H. Babbidge
PAUL H. BABBIDGE, MAINE PLS 1237
COLLIERS ENGINEERING & DESIGN
41 CHURCH ROAD, BRUNSWICK, ME 04011
207-481-7069

10/31/2023
DATE

[illegible]