



## **GENERAL NOTES:**

1. THE OWNER OF RECORD OF THE PROPERTY IS SEBAGO VIEW, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 39285 PAGE 224.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 56 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF RAYMOND ASSESSORS MAP 5, LOT 1.
4. PLAN REFERENCES:
  - A) BOUNDARY SURVEY, ROUTE 85 - WEBBS MILLS ROAD, RAYMOND, MAINE FOR TIMOTHY CLINTON, PREPARED BY SURVEY, INC. DATED JANUARY 2022
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2-FOOT LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS AND DESIGN ELEVATIONS FROM THE PROJECT REFERENCED IN PLAN REFERENCE 4B.
9. THE PROPERTY IS LOCATED IN THE VILLAGE RESIDENTIAL DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS:

MIN LOT SIZE:	40,000 SF
MIN LOT FRONTAGE:	100 FT
MIN FRONT YARD:	25 FT
MIN SIDE YARD:	10 FT
MIN REAR YARD:	20 FT

## LEGEND

APPROVED - RAYMOND PLANNING BOARD:

STATE OF MAINE									
COUNTY SS. REGISTRY OF DEEDS									
RECEIVED	_____	, 20_____							
T	_____	h	_____	m	_____	M	AND	RECORDED	IN
PLAN BOOK				_____	PAGE	_____			
ATTEST: _____									
REGISTER									

# SUBDIVISION CONCEPT PLAN

---

## SEBAGO VIEW SUBDIVISION

WEBBS MILLS ROAD  
RAYMOND, MAINE

21049  
JOB NUMBER:  
1" = 100'  
SCALE:  
11-12-2025  
DATE:  
SHEET 1 OF 1  
SB-1