

This is a pre-existing, non-conforming lot of record (also known as a "grandfathered" lot), created as a separate lot in 1941 by deed recorded in Book 972 Page 313, and is exempt from Maine's "Minimum Lot Size Law" 12 MRSA § 4807.
 For reference see 144 CMR 243 - 1000.4: "Single family lots of record: This Code [12 MRSA § 4807] shall not apply to any lot which prior to January 1, 1970, was specifically described as an identifiable and separate lot ... in the instrument conveying such lot to the then owner ..."

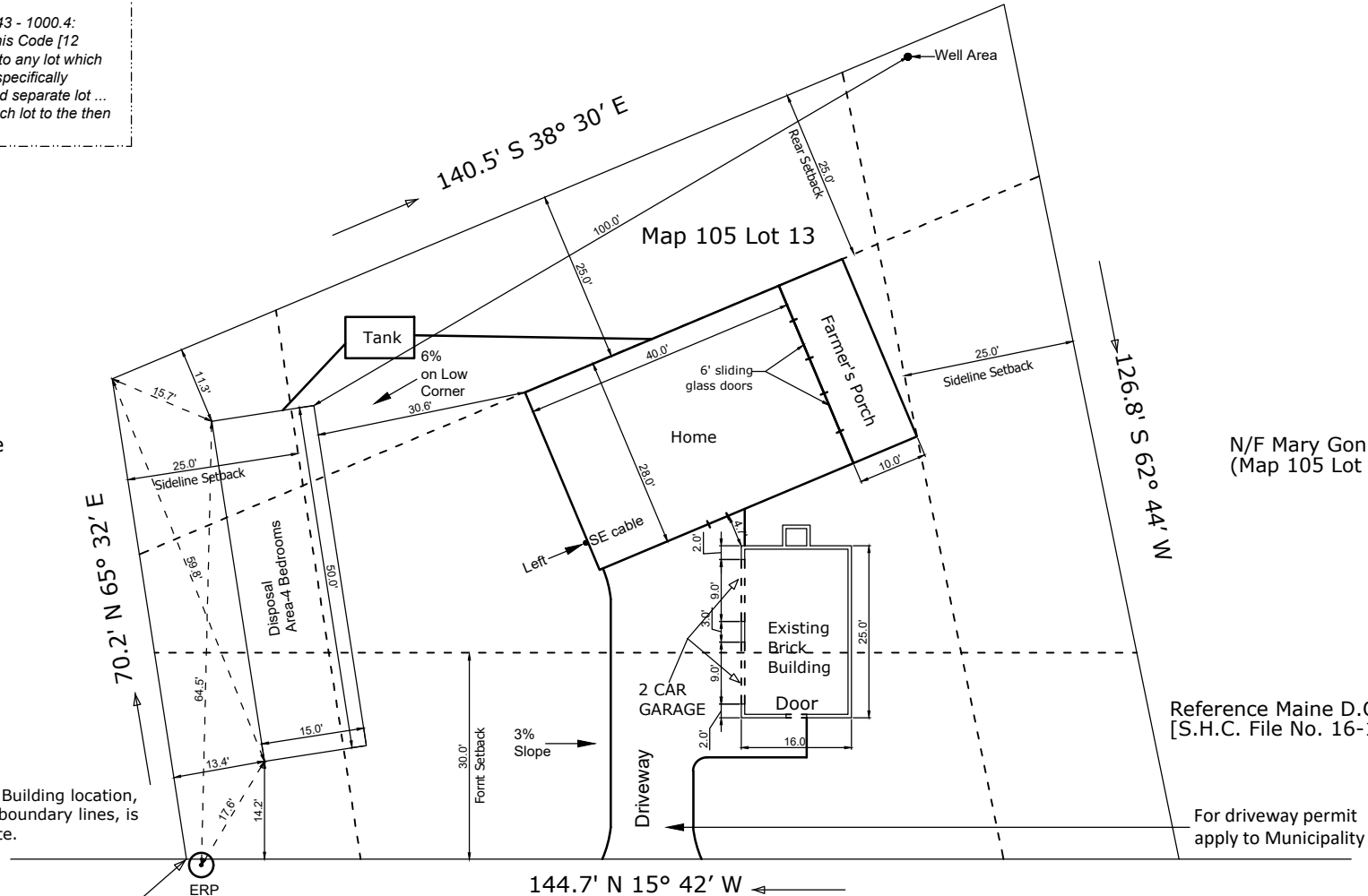
N/F Mary Gonneville
 (Map 105 Lot 12)

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Reference Maine D.O.T Plan
 [S.H.C. File No. 16-121, June 1958]

Notes:
 1) Existing Building location, relative to boundary lines, is approximate.



257 New County Road (Street Layout - York County - SHC File no. 16-121 sheet 1)

Legend:
 POB = Point Of Beginning
 N/F = Now or Formerly

Scale: 1" = 25' (1:300)

Town: SACO

Lot Area: 13739 SQ.FT.

Zoning District: Conservation District (C-1)

Owned by Coastal Maine LLC, by deed recorded August 2, 2013 in the York County Registry of Deeds in Book 16664, Page 742-749, Parcel 5

All information prepared by Seller is given in good faith and deemed reliable, but is offered subject to errors and omissions so is not to be relied upon, and never to be construed as a representation - hence, although this plan has a scale it is for reference only.

CMP Work Order #: 10300202322