

**Public Detail Report**

**MLS #:** 1583879

**County:** York

**Seasonal:** No

**List Price:** \$599,000

**Status:** Active

**Property Type:** Residential

**Original List Price:** \$599,000

**Directions:** 95 North to Exit 25 toward Kennebunk. Take left on Fletcher and take first exit off roundabout (Storer St). Follow to right on Main St (Rte 1). Take a left on Brown st, follow to end and bear left. In 0.3 mi take left on Mousam Ridge. Property on left.



**8 Mousam  
Ridge Road  
Kennebunk,  
ME 04043-7233**

**List Price:  
\$599,000  
MLS#:  
1583879**



**General Information**

<b>Sub-Type:</b> Single Family Residence	<b>Year Built:</b> 1988	<b>Rooms:</b> 9	<b>Sqft Fin Abv Grd+/-:</b> 2,620
<b>Style:</b> Colonial	<b>Fireplaces Total:</b> 1	<b>Beds:</b> 4	<b>Sqft Fin Blw Grd+/-:</b> 0
<b>Color:</b> Tan		<b>Baths:</b> 2/1	<b>Sqft Fin Total+/-:</b> 2,620
			<b>Source of Sqft:</b> Public Records

**Land Information**

<b>Leased Land:</b> No	<b>Waterfront:</b> No	<b>Road Frontage +/-:</b> 130
<b>Lot Size Acres +/-:</b> 1.15	<b>Water Views:</b> No	<b>Source of Rd Front:</b> Public Records
<b>Source of Acreage:</b> Public Records		<b>Zoning:</b> Village Residential
<b>Surveyed:</b> Yes		<b>Zoning Overlay:</b> No

**Interior Information**

<b>Full Baths Bsmnt:</b> 0	<b>Half Baths Bsmnt:</b> 0	<b>VA Certification:</b>
<b>Full Baths Lvl 1:</b> 1	<b>Half Baths Lvl 1:</b> 1	
<b>Full Baths Lvl 2:</b> 1	<b>Half Baths Lvl 2:</b> 0	
<b>Full Baths Lvl 3:</b> 0	<b>Half Baths Lvl 3:</b> 0	
<b>Full Baths Upper:</b> 0	<b>Half Baths Upper:</b> 0	

**Appliances:** Cooktop; Dishwasher; Dryer; Electric Range; Refrigerator; Wall Oven; Washer

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>	<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Kitchen	15	13.1	First	Eat-in Kitchen,Pantry	Mud Room			First	
Living Room	23	14	First	Built-Ins,Gas Fireplace					
Dining Room	14.3	9.9	First	Formal					
Primary Bedroom	19	13.6	First	Cathedral Ceiling,Vaulted Ceiling,Walk-in Closet,Closet,Full Bath,Skylight					
Bonus Room	25	15	Second	Above Garage					
Bedroom 1	15.9	13.1	Second	Closet					
Bedroom 2	11	9.6	Second	Skylight,Closet					
Bedroom 3	9.9	8.2	Second	Closet					

**Property Features**

<b>Utilities On:</b> Yes	<b>2 Dtchd Houses on 1 Lot:</b> No
<b>Site:</b> Level; Sidewalks; Well Landscaped; Wooded	<b>Construction:</b> Wood Frame
<b>Driveway:</b> Paved	<b>Basement Info:</b> Full
<b>Parking:</b> 5 - 10 Spaces; Off Street	<b>Foundation Materials:</b> Poured Concrete
<b>Location:</b> Near Golf Course; Near Public Beach; Near Shopping; Near Town; Near Turnpike/Interstate; Neighborhood; Subdivision	<b>Exterior:</b> Clapboard; Wood Siding
<b>Rec. Water:</b> Nearby	<b>Roof:</b> Shingle
<b>Roads:</b> Paved; Public	<b>Heat System:</b> Baseboard; Hot Water; Multi-Zones
<b>Electric:</b> Circuit Breakers	<b>Heat Fuel:</b> Oil
<b>Gas:</b> Bottled	<b>Water Heater:</b> Off Heating System; Tank
<b>Sewer:</b> Public Sewer	<b>Cooling:</b> None
<b>Water:</b> Public	<b>Floors:</b> Carpet; Other; Tile; Wood
<b>Equipment:</b> Cable; Internet Access Available	<b>Other Structures:</b> Shed
<b>Basement Entry:</b> Bulkhead; Interior	<b>Veh. Storage:</b> 2 Car; Attached; Auto Door Opener; Direct Entry to Living Garage: Yes

**Garage Spaces:** 2**Amenities:** 1st Floor Bedroom; 1st Floor Primary Bedroom w/Bath; Bathtub; Laundry - 1st Floor; Other Amenities; Pantry; Primary Bedroom w/Bath; Shower; Storage; Walk-in Closets**Patio and Porch Features:** Deck**View:** Scenic**Energy Efficiency:** Ceiling Fans; Double Pane Windows; Programmable Thermostat**Tax/Deed Information**

<b>Book/Page/Deed:</b>	17233/311/All	<b>Full Tax Amt/Yr:</b> \$6,983/ 2023	<b>Map/Block/Lot:</b>	60//39
<b>Deed/Conveyance Type Offered:</b>	Warranty	<b>School District:</b> RSU 21	<b>Tax ID:</b>	KENB-000060-000000-000039
<b>Deed Restrictions:</b>	Yes			

**Remarks**

**Remarks:** OPEN HOUSE Saturday, March 16 11:00am to 1:00pm....East of Route one, within true walking distance to Kennebunk Village just one and one half miles to Parsons Beach, this classic, handsome colonial boasts a large 1.15-acre level lot nestled in a coveted, well-landscaped and established neighborhood near the Mousam River. A well-designed floor plan includes an expansive first floor primary bedroom with ensuite bath, three additional bedrooms on the second floor and a bonus room over the two-car garage ideal for a home office, with sufficient space for two. A recent renovation showcases the sun-lit heart-of-the-home kitchen highlighted with quartz countertops, new appliances, and custom cabinetry & lighting while an adjacent dining space with wainscoting and oversized windows is ideal for cozy dining or formal feasts. Connected to the open concept design is a light and bright front-to-back living room with a gas fireplace as its' centerpiece flanked with built-in bookcases and storage. The 2nd floor and bonus room will benefit from some fresh paint and new flooring to further compliment the main living area. A new coat of exterior paint will enhance curb appeal and repair/replacement of a large entertainment deck will enrich an already desirable private backyard. Conveniently situated close to all amenities, shopping, grocery, coffee, gas and offering easy North and South highway access.

**LO:** Abigail Douris Real EstateLLC**Listing provided courtesy of:****Abigail Douris**

Abigail Douris Real EstateLLC  
 1 Brickyard Lane, Suite C & E  
 York, ME 03909  
 207-252-1944  
 207-252-1944  
[abigail@abigaildouris.com](mailto:abigail@abigaildouris.com)  
<http://www.askabi.com>



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**RETURN TO:**  
New England Title, LLC  
2320 Congress Street  
Portland, ME 04102

DLN1001640007488

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT Mary R. Lambert, f/k/a Mary R. Auffrey, and Richard L. Lambert, Jr., for consideration paid, grant(s) to Devon P. Hubner and Brooke E. Hubner, whose mailing address is 15 Fullerton Street, Boothbay Harbor, ME 04538, as joint tenants, with WARRANTY COVENANTS, the real property situated in Kennebunk in the County of York and State of Maine more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Meaning and intending to convey the same premises described in deed of Cheryl A. Coughlin, dated April 12, 2004 and recorded in the York County Registry of Deeds in Book 14044, Page 677.

IN WITNESS WHEREOF, this 13th day of May, 2016.

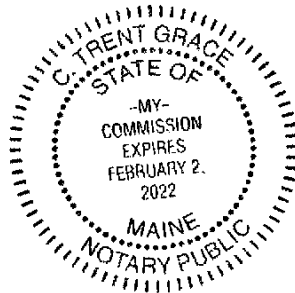
*Richard L. Lambert Jr.*      *Mary R. Lambert*  
\_\_\_\_\_  
Richard L. Lambert Jr.      Mary R. Lambert

MAINE REAL ESTATE  
TRANSFER TAX PAID

State of Maine  
County of York

On this 13th day of May, 2016, personally appeared, before me, the above named Richard L. Lambert Jr. and Mary R. Lambert, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

*[Signature]*  
\_\_\_\_\_  
Justice of the Peace/Notary Public/Attorney at Law  
Print Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

8 Mousam Ridge Road  
Kennebunk, Maine

A certain lot or parcel of land, with any buildings thereon, situated in the Town of Kennebunk County of York and State of Maine and being designated as Lot No. 24 on Plan of Mousam Ridge, prepared for Kasprzak, Inc, by Land Use Consultants, Inc. dated February 14, 1983 and recorded in the York County Registry of Deeds in Plan Book 122, Page 32, and as amended at Plan Book 124, Page 29.

PROPERTY LOCATED AT: 8 Mousam Ridge Road , Kennebunk, ME 04043

### PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**

#### SECTION I – WATER SUPPLY

TYPE OF SYSTEM:  Public  Private  Seasonal \_\_\_\_\_  Unknown  
 Drilled  Dug  Other \_\_\_\_\_

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): .....  N/A  Yes  No  Unknown  
Quantity: .....  Yes  No  Unknown  
Quality: .....  Yes  No  Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? .....  Yes  No  
If Yes, Date of most recent test: \_\_\_\_\_ Are test results available? ..  Yes  No  
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? .....  Yes  No  
If Yes, are test results available? .....  Yes  No  
What steps were taken to remedy the problem? \_\_\_\_\_

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: \_\_\_\_\_  
Installed by: \_\_\_\_\_  
Date of Installation: \_\_\_\_\_

USE: Number of persons currently using system: \_\_\_\_\_  
Does system supply water for more than one household?  Yes  No  Unknown

Comments: \_\_\_\_\_

Source of Section I information: Seller

Buyer Initials \_\_\_\_\_ Page 1 of 7 Seller Initials <sup>DS</sup> BH

PROPERTY LOCATED AT: **8 Mousam Ridge Road , Kennebunk, ME 04043**

**SECTION II – WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public     Private     Quasi-Public \_\_\_\_\_     Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?.....  Yes  No

If Yes, what results: \_\_\_\_\_

Have you experienced any problems such as line or other malfunctions? .....  Yes  No

What steps were taken to remedy the problem? \_\_\_\_\_

IF PRIVATE (Strike Section if Not Applicable):

Tank:     Septic Tank     Holding Tank     Cesspool     Other: \_\_\_\_\_

Tank Size:  500 Gallon     1000 Gallon     Unknown     Other: \_\_\_\_\_

Tank Type:     Concrete     Metal     Unknown     Other: \_\_\_\_\_

Location: \_\_\_\_\_ OR  Unknown

Date installed: \_\_\_\_\_ Date last pumped: \_\_\_\_\_ Name of pumping company: \_\_\_\_\_

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem: \_\_\_\_\_

Date of last servicing of tank: \_\_\_\_\_ Name of company servicing tank: \_\_\_\_\_

Leach Field: .....  Yes     No     Unknown

If Yes, Location: \_\_\_\_\_

Date of installation of leach field: \_\_\_\_\_ Installed by: \_\_\_\_\_

Date of last servicing of leach field: \_\_\_\_\_ Company servicing leach field: \_\_\_\_\_

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem and what steps were taken to remedy: \_\_\_\_\_

Do you have records of the design indicating the # of bedrooms the system was designed for?  Yes  No

If Yes, are they available? .....  Yes  No

Is System located in a Shoreland Zone? .....  Yes  No  Unknown

Comments: \_\_\_\_\_

Source of Section II information: Seller

Buyer Initials \_\_\_\_\_

Seller Initials  \_\_\_\_\_

PROPERTY LOCATED AT: 8 Mousam Ridge Road , Kennebunk, ME 04043

**SECTION III – HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Oil, FHW, BB	Gas fireplace		
Age of system(s) or source(s)	1999	2019		
TYPE(S) of Fuel	Heating Oil	Propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	01/01/23-01/01/24 953 gallons	10 gallons/year		
Name of company that services system(s) or source(s)	Branch Brook Fuel	Dead River		
Date of most recent service call	January 2024	Unknown		
Malfunctions per system(s) or source(s) within past 2 years	N/A	N/A		
Other pertinent information				

- Are there fuel supply lines? .....  Yes  No  Unknown
- Are any buried? .....  Yes  No  Unknown
- Are all sleeved? .....  Yes  No  Unknown
- Chimney(s): .....  Yes  No
- If Yes, are they lined: .....  Yes  No  Unknown
- Is more than one heat source vented through one flue? .....  Yes  No  Unknown
- Had a chimney fire: .....  Yes  No  Unknown
- Has chimney(s) been inspected? .....  Yes  No  Unknown
- If Yes, date: \_\_\_\_\_
- Date chimney(s) last cleaned: unknown
- Direct/Power Vent(s): .....  Yes  No  Unknown
- Has vent(s) been inspected? .....  Yes  No  Unknown
- If Yes, date: \_\_\_\_\_

Comments: \_\_\_\_\_

Source of Section III information: Seller and previous owner's disclosure

**SECTION IV – HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

- A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? .....  Yes  No  Unknown
- If Yes, are tanks in current use? .....  Yes  No  Unknown
- If no longer in use, how long have they been out of service? \_\_\_\_\_
- If tanks are no longer in use, have tanks been abandoned according to DEP?  Yes  No  Unknown
- Are tanks registered with DEP? .....  Yes  No  Unknown
- Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_
- Location: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials DS  
BH \_\_\_\_\_

PROPERTY LOCATED AT: **8 Mousam Ridge Road, Kennebunk, ME 04043**

What materials are, or were, stored in the tank(s)? \_\_\_\_\_

Have you experienced any problems such as leakage: .....  Yes  No  Unknown

Comments: \_\_\_\_\_

Source of information: Seller and previous owner's disclosure

**B. ASBESTOS** — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? .....  Yes  No  Unknown

In the ceilings? .....  Yes  No  Unknown

In the siding? .....  Yes  No  Unknown

In the roofing shingles? .....  Yes  No  Unknown

In flooring tiles? .....  Yes  No  Unknown

Other: \_\_\_\_\_  Yes  No  Unknown

Comments: \_\_\_\_\_

Source of information: Seller and previous owner's disclosure

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: 1992 By: EnviroCheck

Results: 5 in basement

If applicable, what remedial steps were taken? mitigation system installed

Has the property been tested since remedial steps? .....  Yes  No  Unknown

Are test results available? .....  Yes  No

Results/Comments: results were acceptable

Source of information: previous owner's disclosure

**D. RADON/WATER** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? .....  Yes  No  Unknown

Are test results available? .....  Yes  No

Results/Comments: \_\_\_\_\_

Source of information: previous owner's disclosure

**E. METHAMPHETAMINE** - Current or previously existing:  Yes  No  Unknown

Comments: \_\_\_\_\_

Source of information: Seller

Buyer Initials \_\_\_\_\_

Seller Initials  \_\_\_\_\_



PROPERTY LOCATED AT: **8 Mousam Ridge Road, Kennebunk, ME 04043**

**F. LEAD-BASED PAINT/PAINT HAZARDS** — *(Note: Lead-based paint is most commonly found in homes constructed prior to 1978)*

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? .....  
.....  Yes  No  Unknown  Unknown (but possible due to age)

If Yes, describe location and basis for determination: \_\_\_\_\_

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards:  Yes  No

If Yes, describe: \_\_\_\_\_

Are you aware of any cracking, peeling or flaking paint? .....  Yes  No

Comments: on the exterior

Source of information: Seller and previous owner's disclosure

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: \_\_\_\_\_

Source of information: Seller and previous owner's disclosure

**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**

**SECTION V — GENERAL INFORMATION**

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: Utility easement for CMP, KLPD, New England Tele, deed restrictions

Source of information: deed

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? .....  Yes  No  Unknown

If No, who is responsible for maintenance? \_\_\_\_\_

Road Association Name (if known): \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials  \_\_\_\_\_

PROPERTY LOCATED AT: **8 Mousam Ridge Road , Kennebunk, ME 04043**

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....  Yes  No  Unknown

If Yes, explain: homestead exemption

Is a Forest Management and Harvest Plan available?.....  Yes  No  Unknown

Is house now covered by flood insurance policy (not a determination of flood zone)  Yes  No  Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: propane tank

Year Principal Structure Built: 1983; garage 1988; addition 2009

What year did Seller acquire property? 2016

Roof: Year Shingles/Other Installed: 2005

Water, moisture or leakage: none

Comments: 40 year architectural shingles on main house and 2009 addition; red cedar on garage

Foundation/Basement:

Is there a Sump Pump? .....  Yes  No  Unknown

Water, moisture or leakage since you owned the property: .....  Yes  No  Unknown

Prior water, moisture or leakage? .....  Yes  No  Unknown

Comments: Basement flooded in 2005 during Mothers Day storm

Mold: Has the property ever been tested for mold? .....  Yes  No  Unknown

If Yes, are test results available? .....  Yes  No

Comments: \_\_\_\_\_

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

Comments: \_\_\_\_\_

Has all or a portion of the property been surveyed? .....  Yes  No  Unknown

If Yes, is the survey available? .....  Yes  No  Unknown

Manufactured Housing – Is the residence a:

Mobile Home .....  Yes  No  Unknown

Modular .....  Yes  No  Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure .....  Yes  No  Unknown

Comments: \_\_\_\_\_

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: some rotten exterior boards; when doing the renovations in 2019 the contractor advised replacing the sill by the deck door; deck needs some repairs

Comments: \_\_\_\_\_

Source of Section V information: seller and previous owner's disclosure

Buyer Initials \_\_\_\_\_

Seller Initials <sup>DS</sup> BH

PROPERTY LOCATED AT: **8 Mousam Ridge Road, Kennebunk, ME 04043**

**SECTION VI – ADDITIONAL INFORMATION**

Water in basement Mothers Day Storm 2005 due to town drainage issues; town replaced drainage on entire street, no problems since; Hardy Board siding on main house and master addition 2009; red cedar siding on garage; refrigerator and dishwasher new in 2015; cook top, microwave and oven new in 2019; all windows and doors replaced in 2009-2010; composite decking 2006; garage doors 2006; 2nd floor bath 2015; kitchen, livingroom, halfbath and laundry renovated in 2019; washer/dryer new 2019

Soft spot in flooring at top of stairs in bonus room. Property being sold 'As Is'.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: .....  Yes  No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

DocuSigned by:  
*Brooke Hubner* 3/11/2024 | 10:49 PDT  
490039DDB45E4C5...  
SELLER DATE SELLER DATE

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE



**GENERAL NOTES:**

1. THE TOTAL DEVELOPED AREA IS 11.50 ACRES.
2. THE SITE IS LOCATED WITHIN THE VILLAGE RESIDENTIAL (VR) ZONING DISTRICT.
3. OUTLINE OF PROJECT BY KASPRZAK, INC., 11 WATERBURY, MAINE.
4. EXISTING TOPOGRAPHICAL INFORMATION FROM AERIAL PHOTOGRAPHIC INTERPRETATION BY THE TOWN OF GORHAM, ME., 2007 TOWN PLAN, MAINE.
5. PROPOSED PROPERTY SURVEY BY SURVEYOR INC., WATERBURY, MAINE.
6. THE SITE IS LOCATED ON MAPS 24 & 22 OF THE TOWN OF GORHAM, MAINE.
7. TEMPORARY CONSTRUCTION ACCESS THROUGH TO ROAD CONSTRUCTION SHALL BE PROVIDED WITHIN THE PERMITS FOR CONSTRUCTION OF MOUSAM RIDGE ROAD AND RIVER BLUFF DRIVE. EXISTING LEGAL EASEMENTS SHALL BE MAINTAINED.
8. PERMITS FOR ACCESS TO LOTS 1, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 SHALL BE PERMITTED AND PROVIDED AS PERMITTED.
9. NO CONSTRUCTION SHALL BE PERMITTED WITHIN THE CURB EASEMENT.
10. AREA WITHIN CURB EASEMENT SUBJECT TO CONSTRUCTION. CURB EASEMENT IS SUBJECT TO BE DISCONTINUED OR RELOCATED AT THE DISCRETION OF THE TOWN OF GORHAM, MAINE.



PARKING SPACES  
1817 / 230

H/W  
ROLAND WHELAN  
2003 / 404

OWNER, INC.  
- REGISTERED OF DEEDS  
at 170 Main Street, 2nd Floor  
Portland, ME 04101  
Tel: 603.761.1234  
Fax: 603.761.1235  
www.maine.gov

**CENTERLINE CURVE DATA:**

NO.	BEARING	Δ	LEN	TANG.
1	60°0'	72.00'	72.00'	49.00'
2	240°0'	84.00'	300.00'	247.83'
3	74°45'	174.00'	180.00'	93.43'
4	87°0'	40.00'	304.00'	161.11'

NOTE: THIS PLAN IS A REVISION OF A FINAL SUBDIVISION PLAN APPROVED MARCH 16, 1983 & RECORDED IN YORK COUNTY REGISTER OF DEEDS. THIS REVISION IS THE ONLY CHANGE PERMITTED ON THIS REVISION IS THE STREET FRONTAGE OF LOT 22.

**PLAN LEGEND:**

SYMBOL	DESCRIPTION
—	PROPERTY LINE
○	IRON PIPE
□	MONUMENT
○	UTILITY POLE
—	LOTLINE LINE
---	EDGE OF PAVEMENT
---	EASEMENT

**AREA SUMMARY:**

20 LOTS	10.81 AC.
LAND IN RES'NS	2.49 AC.
TOTAL DEVELOP. AREA	13.30 AC.
CURB EASEMENT	0.04 AC.
RET. BY KASPRZAK, INC.	7.11 AC.

**PLANNING BOARD:**

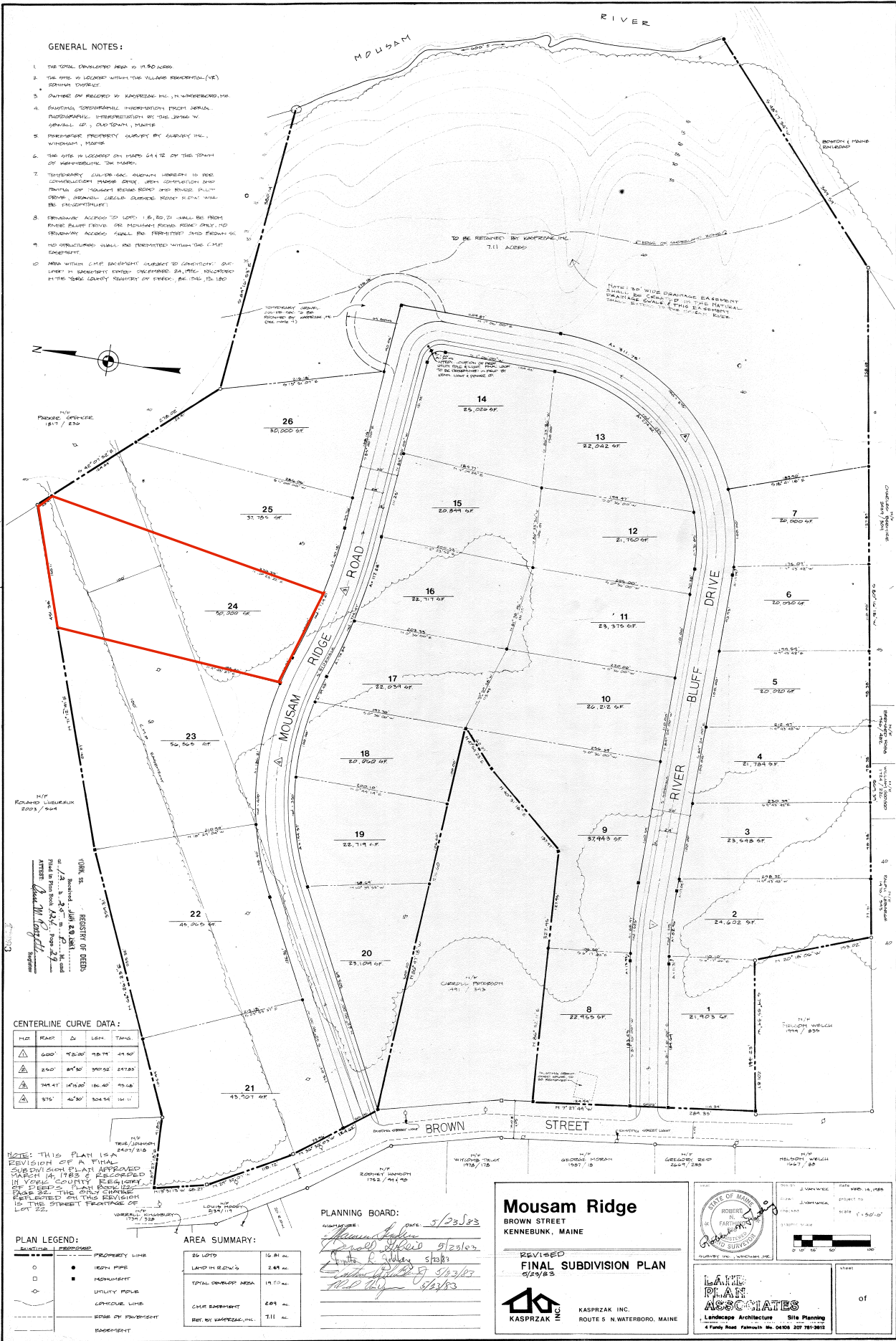
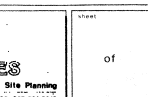
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 APPROVED: *[Signature]* DATE: 5/23/83

**Mousam Ridge**  
BROWN STREET  
KENNEBUNK, MAINE

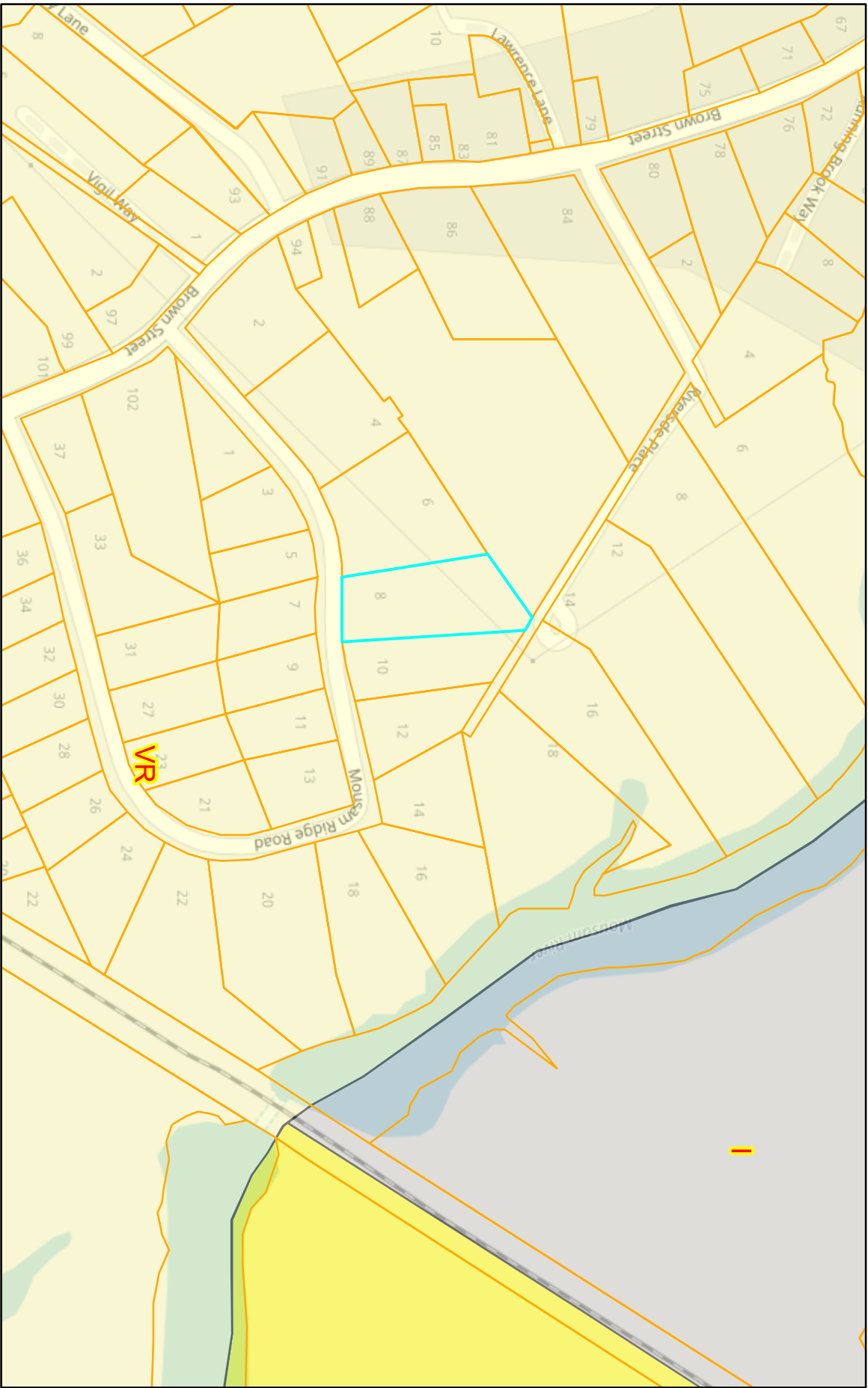
REVISED  
**FINAL SUBDIVISION PLAN**  
5/23/83



DATE	5/23/83
PROJECT NO.	1100-01
SCALE	1" = 50'
DATE	5/23/83



# 8 Mousam Ridge

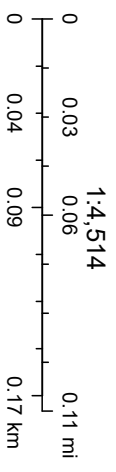


March 11, 2024

Parcels\_Current SR - Suburban Residential (G)

Zoning VR - Village Residential (G)

I - Industrial (G)



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