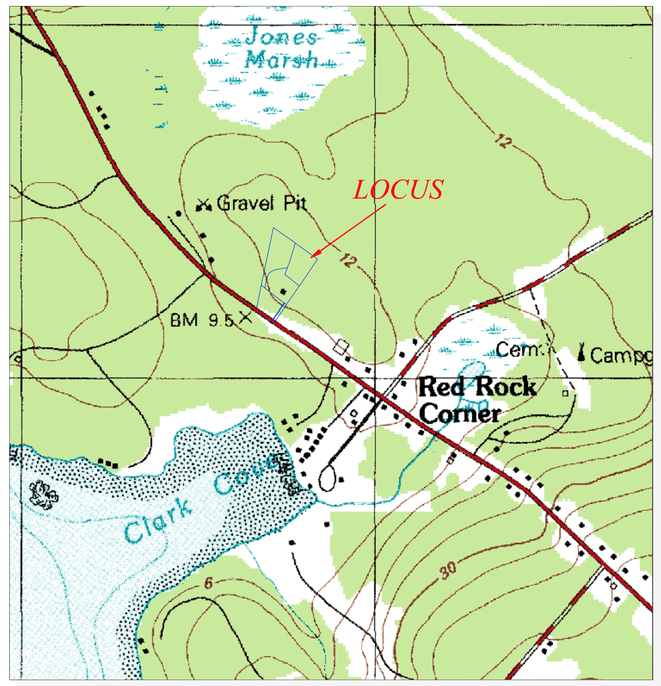


LOCUS MAP

SALSBURY COVE 1981
USGS QUAD SHEET
SCALE 1"=1000'
TRUE NORTH

PROPOSED DEED RESTRICTIONS:

1) Easement on Parcel#1 for private ROW road serving Parcels #1 - #4.

2) Easement on Parcel #1 for private drive to Parcel #2.

3) Easement on Parcel#1 for signage for Parcels #2 & #4.

4) Easement on Parcel#2 for private ROW road serving Parcels #1 - #4.

5) Easement on Parcel#3 for private ROW road serving Parcels #1 - #4.

6) Easement on Parcel#4 for private ROW road serving Parcels #1 - #4.

7) Parcels #1 & #2 own and maintain private driveway.

CURRENT OWNER

TRIANGLE DEVELOPMENT, L.L.C

1541 STATE HIGHWAY 102
BOOK 4168-96
TAX MAP 219 LOT 29
5.862 ACRES

PLAN REFERENCES:

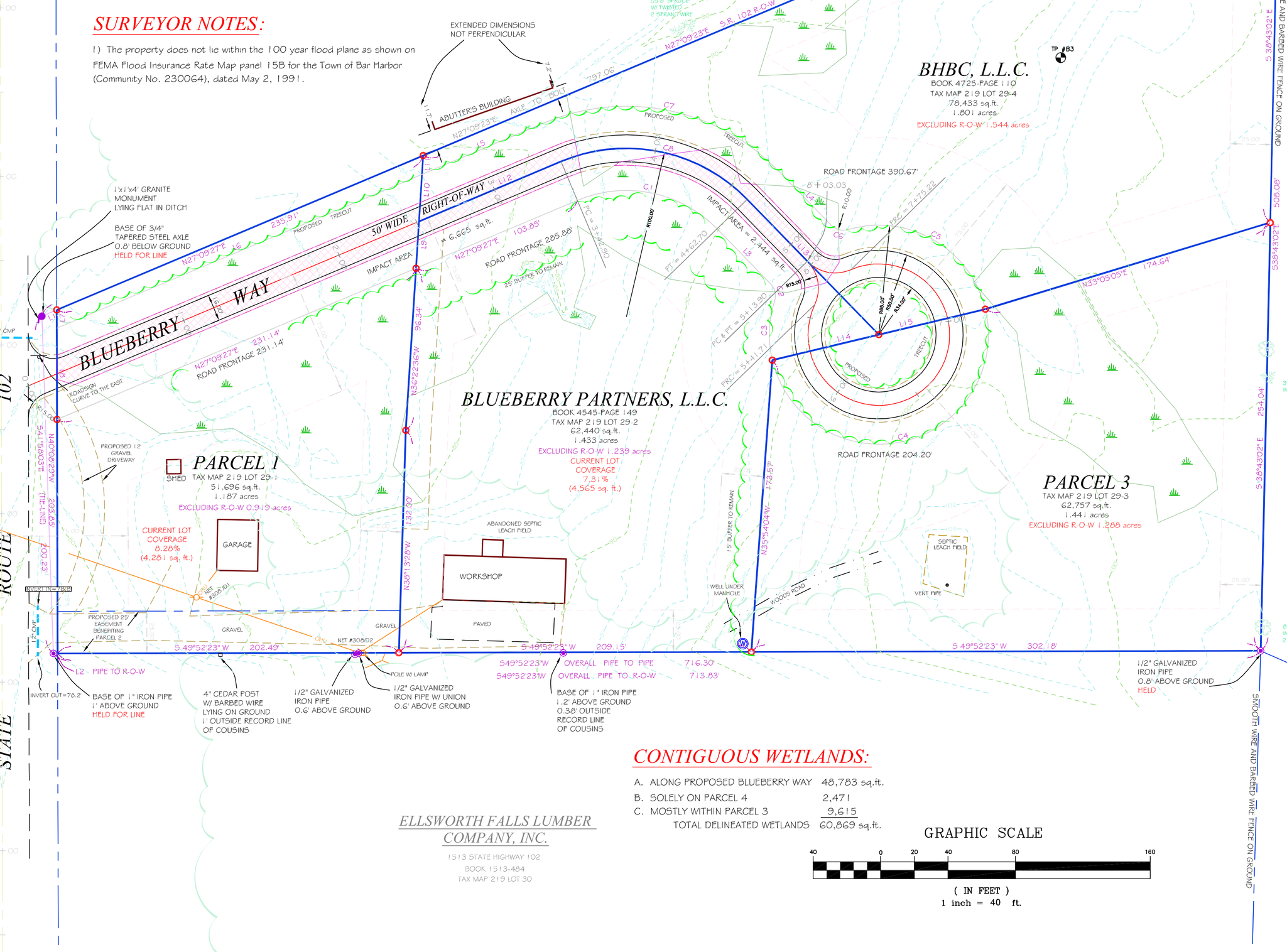
1) "Maine State Highway Commission Right of Way Map, State Highway '258', Bar Harbor, Hancock County, S.H.C. File No. 5-1, Project 113-B", as signed by Lucius D. Barrows Chief Engineer, in the year 1931.

2) "State of Maine Department of Transportation, Bureau of Highways, Right of Way Map, State Highway '258', Bar Harbor, Hancock County, D.O.T. File No. 5-156, Federal Aid Project BWRS-0258(3)", sheet 5 of 11 as signed by R.A. Coleman Chief Engineer, dated August 1979 as held in Hancock County Commissioners Plan Room, Hancock County Courthouse, Ellsworth, Maine.

3) "Retrace, Leroy Cousins, Town Hill Property, Boundary Survey", by Patriot Land Surveys as signed, sealed, and certified by Joseph B.P. Coffey, Maine P.L.S. #2329, dated December 23, 2004, Project 2004-029.

SURVEYOR NOTES:

1) The property does not lie within the 100 year flood plane as shown on FEMA Flood Insurance Rate Map panel 15B for the Town of Bar Harbor (Community No. 230064), dated May 2, 1991.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°09'27"E	9.60
L2 PIPE TO R-O-W	N49°52'23"E	2.47
L3	S84°11'08"E	45.67
L4	N84°11'08"W	45.67
L5	S27°09'27"W	78.96
L6	S27°09'27"W	235.11
L7	N40°08'29"W	10.84
L8	N40°08'29"W	54.20
L9	N36°22'36"W	27.93
L10	N36°22'36"W	27.93
L11	N36°22'36"W	11.17
L12	N27°09'27"E	9.41
L13	S84°11'08"E	112.00
L14	N36°32'52"E	65.00
L15	N36°32'52"E	65.00

CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	89.85'	75.00	S61°28'39"W	84.57'
C2	10.85'	10.00	N53°06'41"W	10.33'
C3	35.66'	65.00	S37°44'11"E	35.21'
C4	204.20'	65.00	N36°32'52"E	130.00'
C5	105.43'	65.00	S80°04'54"W	94.25'
C6	10.85'	10.00	N64°42'25"E	10.33'
C7	149.75'	125.00	S61°28'39"W	140.95'
C8	119.80'	100.00	S61°28'39"W	112.76'

LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- GRANITE MONUMENT FOUND
- UTILITY POLE
- GUY ANCHOR
- OHU — OVERHEAD UTILITY LINE
- SIGN
- SURVEYED LINE
- APPROXIMATE ABUTTER'S LINE
- CONIFEROUS TREE
- DECIDUOUS TREE
- APPROXIMATE VEGETATION

APPROVED BY
THE TOWN OF BAR HARBOR
PLANNING BOARD
PURSUANT TO TITLE 30-A, M.R.S.A. SECTIONS 4401-4407
DATE: _____

CHAIR _____

SOILS FOUND ON-SITE	
CLASSIFICATION	NAME / DESCRIPTION
HcC	Hermon-Colton-Rock outcrop complex, 3-15 percent slopes

INFORMATION REFERENCED FROM U.S. DEPT. OF AGRICULTURE S.C.S. "SOIL SURVEY OF HANCOCK COUNTY, MAINE DATED AS ISSUED 1998"

§ 125-43. TOWN HILL BUSINESS DISTRICT:

A. Minimum lot size: 40,000 square feet.
B. Minimum road frontage and lot width: 200 (feet).
C. Minimum front setback: 75 (feet).
D. Minimum side setback: 25 (feet).
E. Minimum rear setback: 25 (feet).
F. Maximum lot coverage: 50 %.
G. Maximum height: 40 (feet).
H. Minimum area per family: 10,000 square feet.

CONTIGUOUS WETLANDS:

A. ALONG PROPOSED BLUEBERRY WAY	48,783 sq.ft.
B. SOLELY ON PARCEL 4	2,471
C. MOSTLY WITHIN PARCEL 3	9,615
TOTAL DELINEATED WETLANDS	60,869 sq.ft.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

THIS PLAN SUPERCEDES THE ORIGINAL IN PLAN FILE 35 NUMBER 102

AMEND

PROJECT NUMBER 2009-019

PATRIOT
Robotics Precision GPS
LAND SURVEYS
Ensuring the continuation of Private Property Ownership into the 21st Century
105 Highbrook Road
Bar Harbor, Maine 04609
207 342-1876
www.patriotlands.com
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CLIENT/PROJECT: TRIANGLE DEVELOPMENT, L.L.C.
BLUEBERRY PINES

SHEET TITLE: AMENDED FINAL SUBDIVISION PLAN

LOCATION: 1541 STATE HIGHWAY 102
SCALE: 1 inch = 40 feet
TOWN: BAR HARBOR COUNTY: HANCOCK STATE: MAINE
DATE: JUNE 24, 2009
DRAWN BY: JBPC

NO.	REVISIONS	DATE

State of Maine
HANCOCK. ss. Registry of Deeds
Received _____
at __H__M__M. and recorded in
Plan Book _____ Page _____
ATTEST
_____
REGISTRAR

THIS PLAN PRELIMINARY
STATE OF MAINE JOSEPH B.P. COFFEY #2329 PROFESSIONAL LAND SURVEYOR
WITHOUT SIGNATURE