

**§ 125-24. HULLS COVE
BUSINESS DISTRICT:**

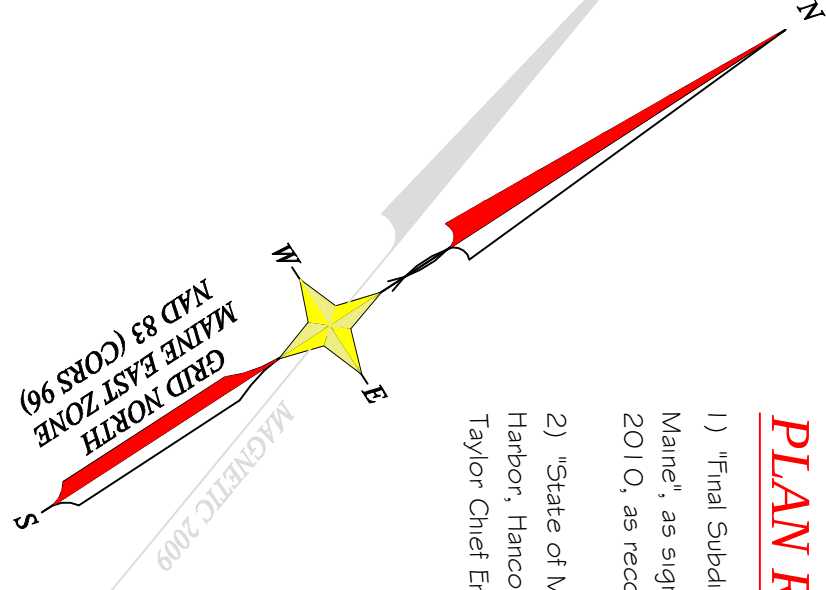
1. Minimum lot size: 10,000 sq.ft., w/ sewers, 40,000 sq.ft., without.
2. Minimum road frontage and lot width: 100 feet w/ sewers, 150 ft. without.
3. Minimum front setback: 15 feet.
4. Minimum side setback: 5 feet.
5. Minimum rear setback: 15 feet.
6. Maximum lot coverage: 75%.
7. Maximum height: 40 feet.
8. Minimum area per family: 5,000 sq.ft., w/ sewers, 20,000 sq.ft., without.

SURVEYOR'S NOTES:

- The underground utilities ARE SHOWN AS APPROXIMATE ONLY. **ALWAYS CALL 1 888 DIG SAFE.**
- This is not a boundary survey. Property lines are as shown on Plan References 1 & 2.
- Land Use Ordinance information shown hereon is for informational purposes only. Verification of current zone and zone dimensional requirements with code enforcement shall be completed prior to any construction.
- Limited common areas square footage shown are exclusive of buildings and easements.
- All directions are Grid North Maine State Plane Coordinate System, East Zone (North American Datum 1983), derived from survey grade Global Positioning System observations in 2009.

PLAN REFERENCES:

- 1) "Final Subdivision Plan of Bogue Chitto Subdivision, Route 3, Bar Harbor, Hancock County Maine", as signed & sealed by Michael J. Avery Maine P.L.S. 1340, dated December 10, 2010, as recorded at H.C.R.D. in Plan File 40 Number 33.
- 2) "State of Maine, Department of Transportation, Right of Way Map, State Highway 143, Bar Harbor, Hancock County, D.O.T. File No. 5-300 Sheet 19 of 40", as signed by Joyce Noel Taylor Chief Engineer, dated December 2015.



LINE TABLE		CURVE TABLE	
LINE	BEARING	LENGTH	CHORD
L1	N33°42'30"E	6.00	33.59
L2	S55°00'29"E	17.79	81.43
L3	S34°5'13"W	18.00	55.51
L4	N55°00'29"W	17.43	

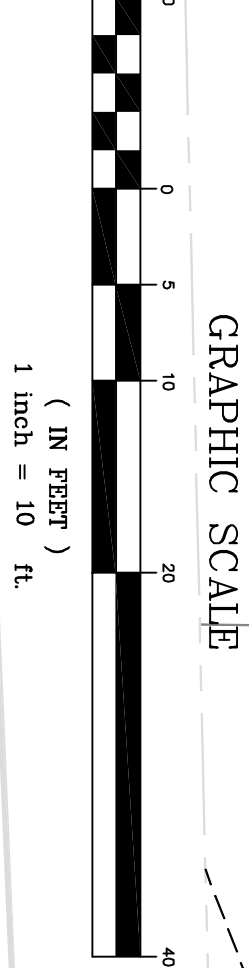
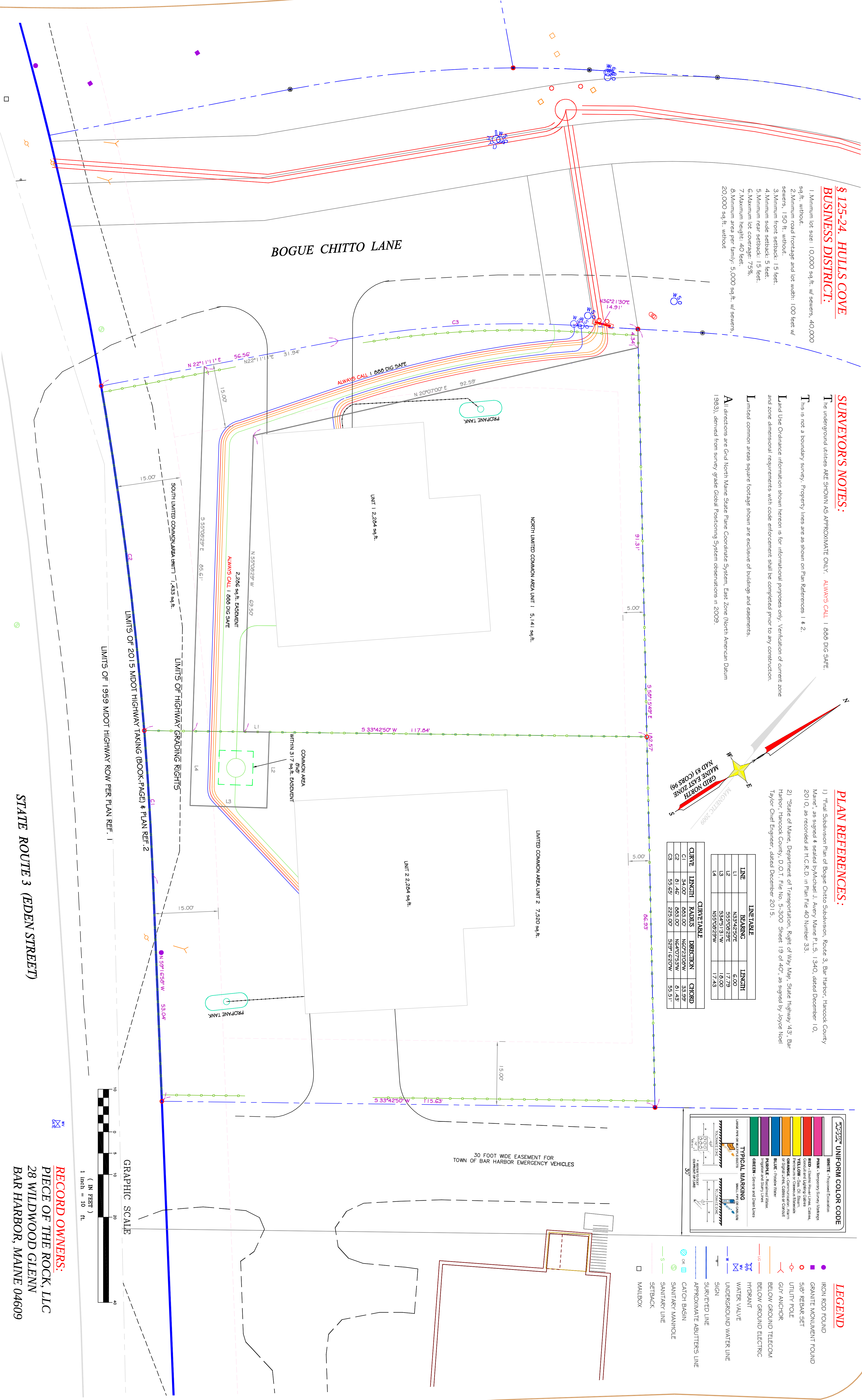
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	54.00	683.00	N60°23'00"W	33.59
C2	81.46	683.00	N64°07'23"W	81.43
C3	55.69	225.00	S59°16'20"W	55.51

UNIFORM COLOR CODE	
WHITE	Proposed Easement
PINK	Temporary Survey Markers
RED	Existing Survey Lines, Easements, and Boundaries
YELLOW	Proposed Right-of-Way
ORANGE	Proposed Easement
GREEN	Proposed Easement
BLUE	Proposed Easement
PURPLE	Proposed Easement
BROWN	Proposed Easement
BLACK	Proposed Easement

TYPICAL MARKING	
30'	30' WIDE EASEMENT FOR TOWN OF BAR HARBOR EMERGENCY VEHICLES
15'	15' WIDE EASEMENT FOR TOWN OF BAR HARBOR EMERGENCY VEHICLES
5'	5' WIDE EASEMENT FOR TOWN OF BAR HARBOR EMERGENCY VEHICLES

LEGEND

- IRON ROD FOUND
- GRANITE MONUMENT FOUND
- S/O REBAR SET
- UTILITY POLE
- GUY ANCHOR
- BELOW GROUND TELECOM
- BELOW GROUND ELECTRIC
- HYDRANT
- WATER VALVE
- UNDERGROUND WATER LINE
- SIGN
- SURFICED LINE
- APPROXIMATE ADJUTERS LINE
- CATCH BASIN
- SEWAGE MANHOLE
- SEWAGE LINE
- SEWAGE LINE
- MAILBOX

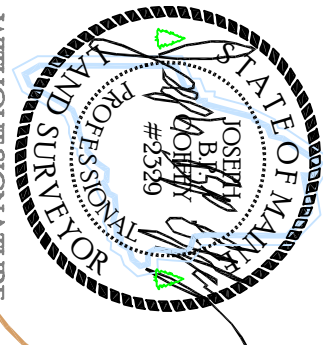


RECORD OWNERS:
PIECE OF THE ROCK, LLC
28 WILDWOOD GLEN
BAR HARBOR, MAINE 04609

CERTIFICATION:

This plan was prepared from information obtained by a survey conforming substantially to the requirements of technical standards contained in Chapter 90, Part 2, of the rules of the Maine Board of Licensure for Professional Land Surveyors, effective April 1, 2001.

Joseph B. P. Coffey



CLIENT/PROJECT/OWNER:

PIECE OF THE ROCK, L.L.C.
BOGUE CHITTO LOT 2

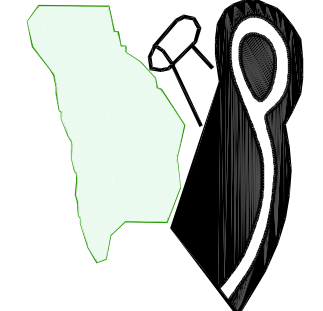
CADILLAC
CONDOMINIUM PLAN

LOCATION: 3 BOGUE CHITTO LANE

SCALE: 1 inch = 20 feet

TOWN: BAR HARBOR COUNTY: HANCOCK STATE: MAINE DATE: NOVEMBER 1, 2020 DRAWN BY: JBPC

CONDO



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PROJECT NUMBER

2020-067

0.250