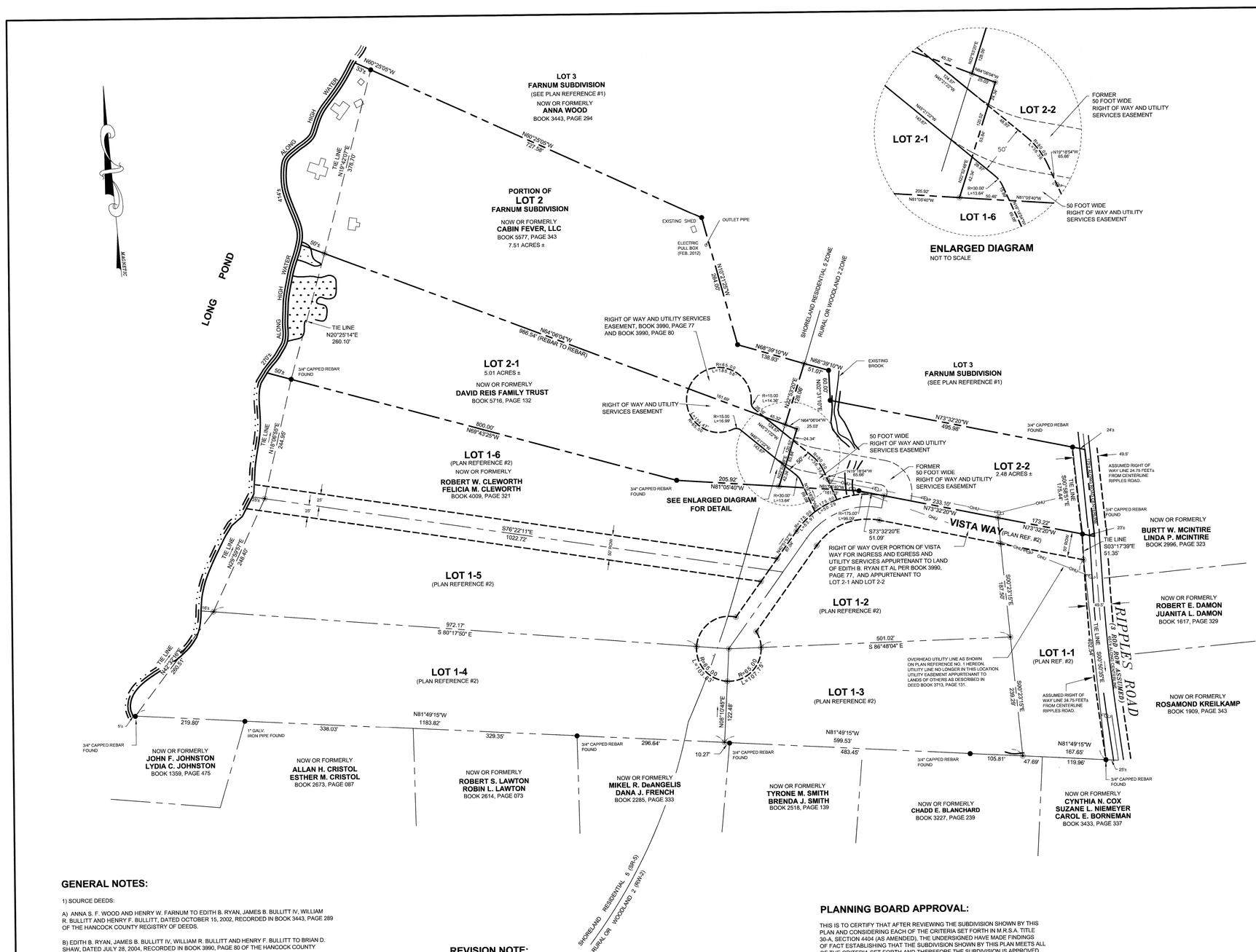
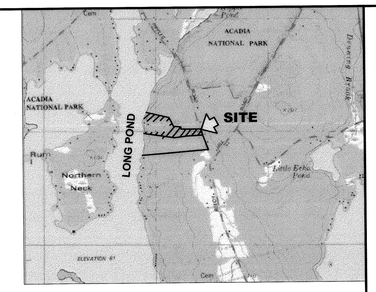


ENLARGED DIAGRAM

NOT TO SCALE



LOCATION MAP: USGS QUADRANGLE: SOUTHWEST HARBOR
SCALE: 1"=2000'
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WWW.MAPTECH.COM/TOPO

PLAN REFERENCES:

1) PLAN ENTITLED "FARNUM SUBDIVISION RIPPLES ROAD-LONG POND, MOUNT DESERT, MAINE." DATED DECEMBER 13, 2001, REVISED MAY 16, 2002, & JULY 2, 2002, PREPARED BY T.W. BENSON LAND SURVEYING, INC. RECORDED IN PLAN FILE 31, # 43 OF THE HANCOCK COUNTY REGISTRY OF DEEDS.

2) PLAN ENTITLED "FINAL SUBDIVISION PLAN OF LONG POND VISTA, A REVISION OF THE FARNUM SUBDIVISION, RIPPLES ROAD-LONG POND, TOWN OF MOUNT DESERT, HANCOCK COUNTY, MAINE", DATED JANUARY 27, 2004, PREPARED BY CES, INC., RECORDED IN PLAN FILE 32, #103 OF THE HANCOCK COUNTY REGISTRY OF DEEDS.

3) PLAN ENTITLED "SITE PLAN OF PORTION TO BE CONVEYED FROM LOT TWO OF FARNUM SUBDIVISION, TOWN OF MOUNT DESERT, HANCOCK COUNTY, MAINE", DATED APRIL 27, 2004, PREPARED BY CES, INC.

4) PLAN ENTITLED "AMENDED SUBDIVISION PLAN OF LONG POND VISTA 11, A SECOND REVISION OF THE FARNUM SUBDIVISION, RIPPLES ROAD-LONG POND, TOWN OF MOUNT DESERT, HANCOCK COUNTY, MAINE", DATED OCTOBER 5, 2004, PREPARED BY CES, INC., RECORDED IN PLAN FILE 33, #95 OF THE HANCOCK COUNTY REGISTRY OF DEEDS.

LEGEND:

- 3/4" CAPPED REBAR SET BY CES, INC.
- IRON ROD OR IRON PIPE FOUND
- EDGE OF PAVEMENT
- NORMAL HIGHWATER LINE
- PROPERTY LINE
- MUNICIPAL ZONE BOUNDARY
- TIE LINE
- EASEMENT BOUNDARY
- WETLANDS BOUNDARY

GENERAL NOTES:

1) SOURCE DEEDS:

A) ANNA S. F. WOOD AND HENRY W. FARNUM TO EDITH B. RYAN, JAMES B. BULLITT IV, WILLIAM R. BULLITT AND HENRY F. BULLITT, DATED OCTOBER 15, 2002, RECORDED IN BOOK 3443, PAGE 289 OF THE HANCOCK COUNTY REGISTRY OF DEEDS.

B) EDITH B. RYAN, JAMES B. BULLITT IV, WILLIAM R. BULLITT AND HENRY F. BULLITT TO BRIAN D. SHAW, DATED JULY 28, 2004, RECORDED IN BOOK 3990, PAGE 80 OF THE HANCOCK COUNTY REGISTRY OF DEEDS.

C) EASEMENT DEED: BRIAN D. SHAW AND MICHELLE N. SHAW TO EDITH B. RYAN, JAMES B. BULLITT IV, WILLIAM R. BULLITT AND HENRY F. BULLITT, DATED AUGUST 4, 2004, RECORDED IN BOOK 3990, PAGE 77 OF THE HANCOCK COUNTY REGISTRY OF DEEDS.

2) IMPROVEMENTS OF THESE LOTS SHALL CONFORM TO THE TOWN OF MOUNT DESERT LAND USE ORDINANCE.

3) ALL BOOK AND PAGE NUMBERS REFER TO THE HANCOCK COUNTY REGISTRY OF DEEDS.

4) ALL LOTS DEPICTED HEREON ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS AS CONTAINED IN A DOCUMENT ENTITLED "RESTRICTIVE COVENANTS FOR LONG POND VISTA", SAID DOCUMENTS TO BE RECORDED AT THE HANCOCK COUNTY REGISTRY OF DEEDS. FURTHERMORE, ALL LOTS DEPICTED HEREON ARE SUBJECT TO ANY COVENANTS AND RESTRICTIONS ASSOCIATED WITH THE "FARNUM SUBDIVISION" (SEE PLAN REFERENCE NO. 1)

5) LOT LINES EXTEND TO LOW WATER LINE OF LONG POND IN ACCORDANCE WITH THE LAWS OF THE STATE OF MAINE.

6) WETLANDS WERE IDENTIFIED AND MAPPED BY HUGH DURGAN, MAINE CERTIFIED SOIL SCIENTIST #291 AS DEPICTED ON PLAN REFERENCE #1 HEREON.

REVISION NOTE:

THIS PLAN REVISES AND SUPERCEDES IN PART A PLAN ENTITLED "FINAL PLAN FARNUM SUBDIVISION, RIPPLES ROAD-LONG POND, MOUNT DESERT, MAINE", DATED DECEMBER 13, 2001, REVISED MAY 16, 2002 AND JULY 2, 2002, PREPARED BY BENSON LAND SURVEYING, INC., RECORDED IN PLAN FILE 31, NO. 43 IN THE HANCOCK COUNTY REGISTRY OF DEEDS. MORE SPECIFICALLY, THIS PLAN REVISES THE RIGHT OF WAY OFF VISTA WAY AS SHOWN ON SAID FARNUM SUBDIVISION PLAN.

THIS PLAN ALSO REVISES AND SUPERSEDES IN PART A PLAN ENTITLED "AMENDED SUBDIVISION PLAN OF LONG POND VISTA 11, A SECOND REVISION OF THE FARNUM SUBDIVISION, RIPPLES ROAD-LONG POND, TOWN OF MOUNT DESERT, HANCOCK COUNTY, MAINE", DATED OCTOBER 5, 2004, PREPARED BY CES, INC., RECORDED IN PLAN FILE 33, #95 OF THE HANCOCK COUNTY REGISTRY OF DEEDS. THIS PLAN REVISES THE RIGHT OF WAY OFF VISTA WAY AS SHOWN ON SAID PLAN.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY HEREON IS SITUATED IN ZONE X AS DEPICTED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 230287 0010A WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 1990. THE MAP DOES NOT INDICATE THAT THE PROPERTY IS SUBJECT TO A SPECIAL FLOOD HAZARD AREA ASSOCIATED WITH THE 100 YEAR FLOOD.

PLANNING BOARD APPROVAL:

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN M.R.S.A. TITLE 30-A, SECTION 4404 (AS AMENDED), THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THE SUBDIVISION SHOWN BY THIS PLAN MEETS ALL OF THE CRITERIA SET FORTH AND THEREFORE THE SUBDIVISION IS APPROVED.

Ellen J. Brawley

Paul Paul

Exhibit 1 of 1

DATED: April 19, 2012

THE TOWN OF MOUNT DESERT PLANNING BOARD

CONDITIONS:

STATE OF MAINE
HANCOCK, SS.
REGISTRY OF DEEDS
RECEIVED AND FILED
April 18, 20 12
10 hours m A M
Attest Julie A. Curtis
Register
RECORDED AS MAP FILE:
41 NO 9
INSTRUMENT NO: 37

AMENDED SUBDIVISION PLAN
OF
LONG POND VISTA II
A THIRD REVISION OF THE
FARNUM SUBDIVISION
RIPPLES ROAD - LONG POND
TOWN OF MOUNT DESERT, HANCOCK COUNTY, MAINE
(SEE REVISION NOTE HEREON)

RECORD OWNERS:

CABIN FEVER, LLC
19 HILLTOP PLACE
RYE, NEW YORK, 10580

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 Inch = 100 Feet

CES INC
ENGINEERING · SURVEYING · PLANNING · SCIENCES
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24 Elm Street
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T: 207-725-1330
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F: 207-989-8881
Presque Isle
4 Main Street
PO BOX 327
Presque Isle, ME
T: 207-764-4475
F: 207-764-8414
Bar Harbor
1386 State Hwy 102
Bar Harbor, ME
T: 207-288-9605
F: 207-288-0588
Machias
61 Dublin Street
PO BOX 587
Machias, ME
T: 207-255-3270
F: 207-255-8587
WWW.CES-MAINE.COM

PROJECT TITLE: LONG POND VISTA 11, THIRD REVISION
LONG POND, TOWN OF MOUNT DESERT, HANCOCK COUNTY, MAINE

SHEET TITLE: AMENDED SUBDIVISION PLAN

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY
R1				
R2				
R3				
R4				

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY
1				
2				
3				
4				

STATE OF MAINE
JEFF W. EUNISEN
No. 2365
LICENSED
LAND SURVEYOR

SCALE	1"=100'
DATE	02-13-2012
DRAWN BY	JAT
CHECKED BY	JAT
DESIGNED BY	
APPROVED BY	
JOB NUMBER	6032
DRAWING NUMBER	1 OF 1