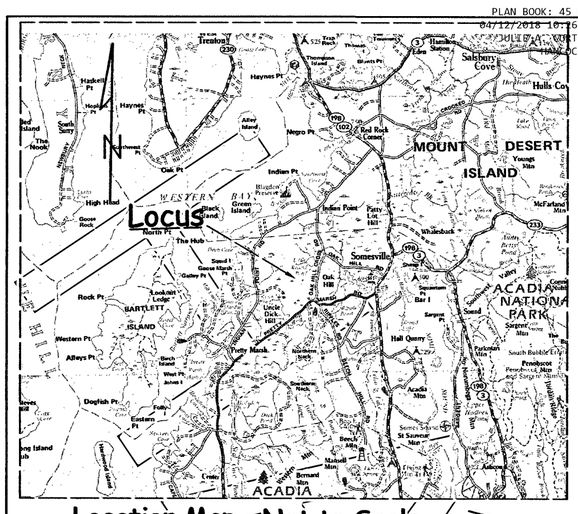
PLAN BOOK: 45 PAGE: 10, # OF PGS: 1
04/12/2018 10:16:04 AM INSTR#: 2018P0028
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE



Location Map Not to Scale

Call Table for Centerline of 50' Right of Way

LINE	BEARING	DISTANCE
L1	S 68°25'47" W	136.91'
L2	S 58°30'52" W	77.01'
L3	S 18°37'52" W	41.84'
L4	S 08°34'49" E	126.40'
L5	S 00°22'39" W	69.94'
L6	S 00°22'39" W	8.45'
L7	S 09°56'15" W	182.31'
L8	S 21°02'12" W	32.95'
L9	S 21°02'12" W	29.54'
L10	S 20°47'54" W	147.00'
L11	S 07°59'41" W	88.24'
L12	S 23°02'45" W	55.01'
L13	S 23°02'45" W	29.68'
L14	S 51°14'41" W	104.30'
L15	S 58°38'45" W	155.01'

Gregory F. Johnston
6633/218
Including R\W's over Woods Road, Ridgewood Way and Hemlock Lane

48m
4' Wooden Stake Found
Magnetic 2001
S 87°30'00"E
257.64'
Base Rebar & Stones Found
S 01°10'20"E
205.29'
N 65°39'05"E
200.00
200' Wooded Buffer (See DEP Stormwater Permit for further information)
Woods Road
50' Right of Way
S 85°00'00" E
60.93'
83.72'
R=585.26'
A=106.00'
S 78°28'05"E
158.57'
Rebar & Cap W/ ID #1064 Found
25.08'
S 00°49'25"E
25.08'
Brodeur
2862/396
To Route 102
A=555.75'
R=525.00'
Utility Lines
S 85°09'50"E
158.07'
R=385.26'
A=69.78'
S 78°28'05"E
203.24'
S 01°05'30"E
324.54'
Capella
5949/281
Lot 10
Lot 4
Hemlocks 43/124
Gregory F. Johnston
6633/218
25.46' Pin to c\l r\w
25.46' Pin to c\l r\w
S 78°39'35" E
940.01'
S 78°39'35" E
371.13'
N 88°54'10"E
149.67'
Rebar Found
36m
42m
48m
36m
S 02°11'56"E
251.91'
RW3
SR5
1
5.05 Acres
5.00 ac. outside roadway
TP1
TP2
TP14
TP13
Utility Lines Run Underground to House southerly of Utility Pole
50' Right of Way
Aspen Way
BB1–20
2
3.07 Acres
3.00 ac. outside roadway
Eiben & Beaupre
2820/218
Lot 7
S 80°02'30"E
881.81'
M1–22
N1–15
TP4
TP3
AA1–12
TP22
TP21
Tel. & Elec. Utility Pull Boxes
TP7
TP8
S 64°42'35" E
472.74'
S 01°05'50" E
381.10'
Eiben & Beaupre
3932/8
United States of America
6616/84
To Be Retained by Irvin
10.15 Acres
10.00 ac. outside roadway
S 02°11'56" E
643.94'
TP5
TP6
SETTINGS
01–38
3
3.07 Acres
3.00 ac. outside roadway
048–70
S 12°48'48" E
537.69'
S 01°05'50" E
200.99'
TP10
TP9
28.19'
Rebar Found
P1–19
25.64'
Tel. & Elec. Utility Pull Boxes
TP20
TP19
4
3.05 Acres
3.00 ac. outside roadway
N 88°55'05" E
510.88'
36.19'
42m
S 57°10'50" E
686.93'
N 04°35'50" E
317.62'
Saxenian
6338/261
Saxenian
3827/169
Lot 4
Lot #'s per Woods Road Subdivision
United States of America
6683/203
N 02°11'56" W
561.05'
30m
Boucher
6367/55
7.10 Acre
N 12°51'01" E
535.32'
50' Right of Way
RW3
SR5
Aspen Way
TP17
TP18
N 04°35'50" E
57.92'
Rebar & Cap W/ ID # 360 Found
Rebar Found
Round Pond
24m
42m
Noted 1/2" Rebar Set In Ledge
N 78°53'13" E
543.25'
S 39°36'52" E
82.04'
50.00'
A=82.78'
R=65.00'
53.00'
S=138.66'
Proposed 15' Drainage Easement
5
12.68 Acres
12.32 ac. outside roadway
30m
V1–52
Bromage
2190/321
644.60'
N 03°18'15" E
Lot 1
TP11
TP12
6
6.28 Acres
6.23 ac. outside roadway
TP16
TP15
S 19°22'31" E
401.69'
RW3
SR5
N 02°11'56" W
336.74'
24m
Base Rebar Found
421'±
S 85°06'20"E
729.88'
S 85°06'20" E
U1–24
482.83'
S 85°06'20" E
30m
36m
Rebar & Cap W/ ID # 360 Found
Base Rebar Found
Fox
1870/263

We the members of the MOUNT DESERT PLANNING BOARD, in accordance with TITLE 30–A SECTION 4404 et. seq., certify that the criteria set forth in Section 4404 have been considered in connection with this Amended Subdivision and all criteria having been met, we approve this Amended Subdivision and this plan of the Amended Subdivision.

Chairman

Joanne R Eaton

Meredith Reed

Melissa Ann Vail

Date: 4/4/18

Covenants:

Owners shall apply for membership in the Woods Road Association, LLC.

Use of the property shall be primarily for single-family residential purposes.

See also; Sol Terre Subdivision Declaration of Protective Covenants

The survey shown hereon conforms to the Board of Licensure for Land Surveyors Standards of Practice with the following exceptions:

All Private Records have not been identified or reviewed.
All Deeds referenced are not listed hereon.
No Report or Description was prepared.
All Corners have not been set to date.

STATE OF MAINE
THOMAS W. BENSON 2262
PROFESSIONAL LAND SURVEYOR

Thomas W. Benson, PLS #2262
T.W. Benson Land Surveying, Inc.
7 Freeman Ridge Road
Southwest Harbor, Maine 04679
207-244-7820

Notes:

Existing road to be upgraded to current Town of Mount Desert Street Construction Standards.

The premises shown hereon is the same as conveyed to Nous Sommes Du Soleil, LLC. Richard Davis Irvin, Jr. in a deed dated September 7, 2017 and recorded at HCRD in Book 6823 Page 175.

The premises shown hereon was formerly a portion of the same as conveyed to Richard Davis Irvin, Jr. from Charles W. Sawyer, Jr. in a deed dated June 14, 1979 and recorded HCRD in Book 1355 Page 88, a portion of the same as conveyed to Richard Davis Irvin, Jr. from Neal D. & Patricia H. Bousfield in a deed dated August 8, 1984 and recorded at HCRD in Book 1507 Page 630 and a portion of the same as conveyed to Richard Davis Irvin, Jr. from Pamela Marshall dated 3/11/88 and recorded in 1684/510.

The premises shown hereon consists of 6 lots (#'s 1–6) and contains 33.20 acres. Remaining land of Irvin to be retained of 10.15 acres.

Owner/ Designer – Nous Sommes Du Soleil, LLC.

The premises shown hereon is located in Zones RW 3 and SR5 being a portion of Lot 13–29 on Mount Desert Tax Map 12.

Water will be supplied by individual wells.

Denotes soil test pits, for further information see reports by Bill Labelle, SE #319.

Wetland identification and delineation completed by Hugh O. Durgin, Maine Certified Soil Scientist #291.

The wetland methodology employed conforms to that found in the U.S. Army Corps of Engineers Technical Report Y–87–1, January, 1987.

Wetland areas depicted on this plan may contain inclusions that do not classify as jurisdictional wetland under Maine's Natural Resources Protection Act and Section 404 of the Clean Water Act. Such inclusions may consist of isolated upland islands, upland/wetland complexes where there would be no useful purpose in making separations, and drainage swales with seasonal flow that do not classify as wetlands or streams.

Wetland flags were located with sub–meter GPS.

All lots are wooded.

● Denotes 3/4" rebar set with surveyors cap stamped "T.W. Benson PLS #2262" unless noted otherwise.

◎ Noted Rebar to be set.

200' Wooded Buffer shown on Woods Road is per DEP requirement for Storm Water runoff.

See the following deeds for utility easements concerning the area of these plans: 3510/76, 3545/319, 3903/249, 4121/285, 4121/288 and 4233/90.

A 50' wide Right of way over Woods Road will be conveyed to Nous Sommes Du Soleil, LLC. for access to the parcel shown hereon. Irvin will retain a right of way to the 10.12 acre lot shown hereon.

A utility right of way exists within the 50' wide rights of way as shown hereon.

Contours shown hereon where taken from USGS Topographic Quadrangle and are a 6 meter interval.

HANCOCK COUNTY REGISTRY OF DEEDS
RECEIVED April 12, 2018
AT 10 H 20 M A.M. AND RECORDED
INSTRUMENT NO. 28
FILE 45 NO. 10
ATTEST Julie A. Curtis
REGISTER

This plan supercedes a subdivision plan dated 4/8/17 and recorded at HCRD in 44/25. The 12' right of way along the northerly line of Lot 6 and 50'x50' Easement Area have been removed for this revision along with associated notes in the covenants.

Record Owner
NOUS SOMMES DU SOLEIL, LLC.
P.O. Box 139
Mt. Desert, Maine 04660

Amendment #1
For
Sol Terre
Aspen Way
Mount Desert, Maine

Scale 1" = 100' March 15, 2018

0' 100' 200' 300'

576 MOREHOUSE DEC 2016.DWG, 576 CAR.CRD

N:\CARLSON 2013\WORK\P0576 MOREHOUSE MAR 2018 AMEND 1.dwg, 3/15/2018 3:52:06 PM, Canon iPF650, 1:100