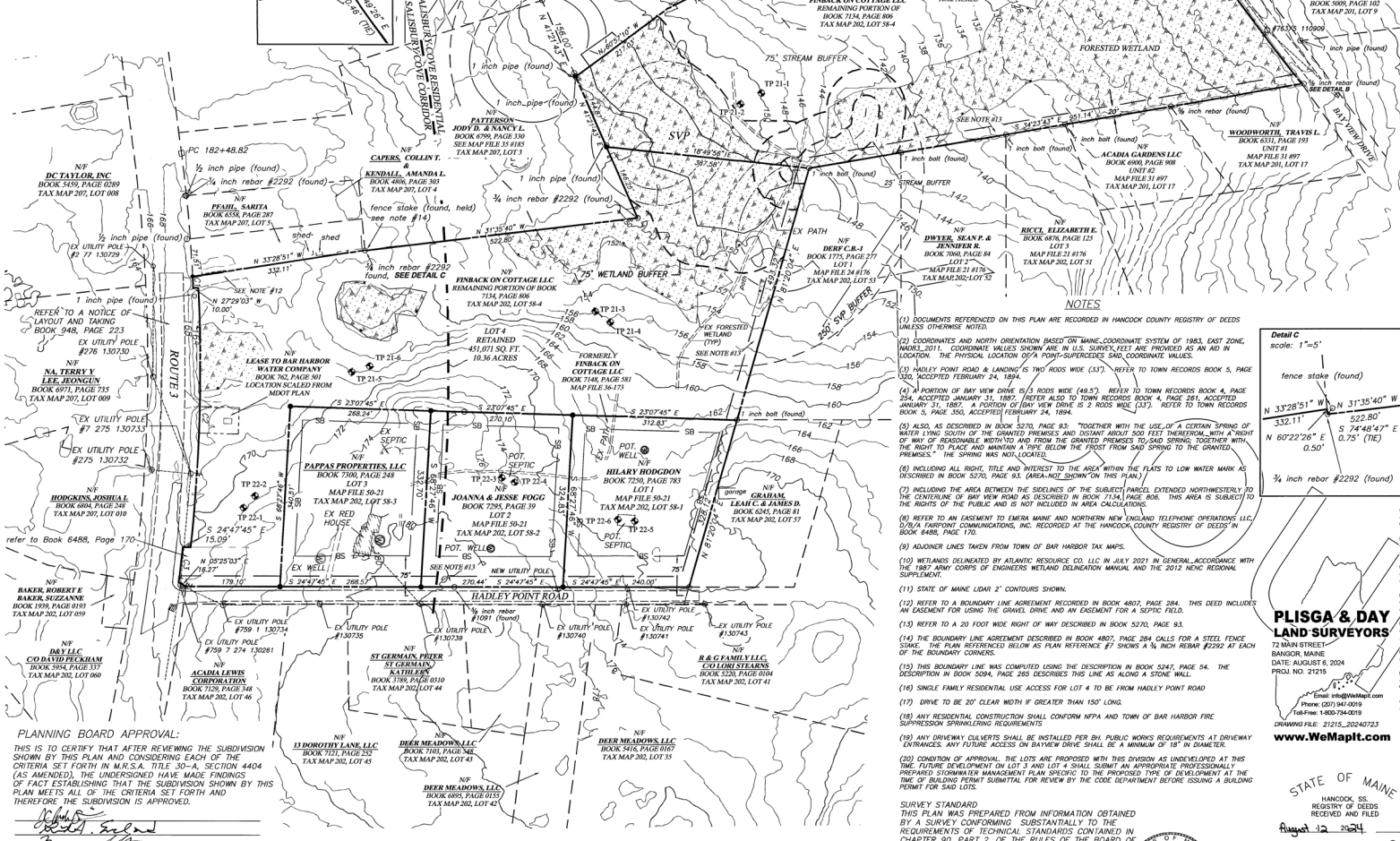
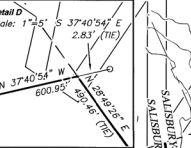
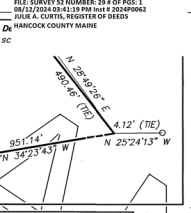


LEGEND

- 3/4 INCH REBAR WITH CAP #2404 SET
- ROD, FOUND
- PIPE, FOUND
- MONUMENT, FOUND
- UTILITY POLE
- + ANCHOR
- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- SETBACK LINE
- SB --- EDGE OF GRAVEL OR PAVEMENT
- POTENTIAL WELL
- EXISTING WELL
- POTENTIAL SEPTIC LOCATION
- ELEC. / COMM. LINE
- CONTOUR LINE (2' INTERVAL)
- WETLAND BOUNDARY



PORTION OF BAR HARBOR DIGITIZED TAX MAPS 201, 202, 206 AND 207
SCALE: 1" = 400'

SITE DATA

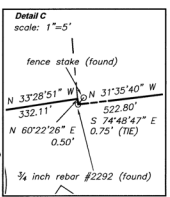
TAX MAP 202 LOT 58
TOTAL PARCEL SIZE 21.1 ACRES

ZONING DISTRICT	SALSUBURY COVE CORRIDOR
MIN. LOT SIZE	40,000 SQ. FT.
MIN. ROAD FRONTAGE	200'
FRONT SETBACK	150' (FROM CL OF ROAD)
MIN. SIDE SETBACK	25'
MIN. REAR SETBACK	10'
MAX. LOT COVERAGE	25%
MAX. HEIGHT	40'
MIN. AREA PER FAMILY	20,000 SQ. FT.

PLAN REFERENCES

MIN. LOT SIZE	40,000 SQ. FT.
MIN. ROAD FRONTAGE	200'
MIN. FRONT SETBACK	25' (FROM CL OF ROAD)
MIN. SIDE SETBACK	75'
MIN. REAR SETBACK	25'
MAX. LOT COVERAGE	25%
MAX. HEIGHT	40'
MIN. AREA PER FAMILY	20,000 SQ. FT.

- #### NOTES
- DOCUMENTS REFERENCED ON THIS PLAN ARE RECORDED IN HANCOCK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
 - COORDINATES AND NORTH ORIENTATION BASED ON MAINE COORDINATE SYSTEM OF 1983, EAST ZONE, NAD83-2011. COORDINATE VALUES SHOWN ARE IN U.S. SURVEY FEET ARE PROVIDED AS AN AID IN LOCATION. THE PHYSICAL LOCATION OF A POINT-SUPERSEDES SAID COORDINATE VALUES.
 - HADLEY POINT ROAD & LANDING IS 2 RDS WIDE (33'). REFER TO TOWN RECORDS BOOK 5, PAGE 320, ACCEPTED FEBRUARY 24, 1994.
 - A PORTION OF BAY VIEW DRIVE IS 5 RDS WIDE (49.5'). REFER TO TOWN RECORDS BOOK 4, PAGE 264, ACCEPTED JANUARY 31, 1987. (REFER ALSO TO TOWN RECORDS BOOK 4, PAGE 261, ACCEPTED JANUARY 31, 1987. A PORTION OF BAY VIEW DRIVE IS 2 RDS WIDE (33'). REFER TO TOWN RECORDS BOOK 5, PAGE 300, ACCEPTED FEBRUARY 24, 1994.
 - ALSO AS DESCRIBED IN BOOK 5270, PAGE 93: "TOGETHER WITH THE USE OF A CERTAIN SPRING OF WATER LING SOUTH OF THE GRANTED PREMISES AND DISTANT ABOUT 500 FEET THEREFROM, WITH A RIGHT OF WAY OF REASONABLE WIDTH AND FROM THE GRANTED PREMISES TO SAID SPRING, TOGETHER WITH THE RIGHT TO PLACE AND MAINTAIN A PIPE BELOW THE PROOF FROM SAID SPRING TO THE GRANTED PREMISES. THE SPRING WAS NOT LOCATED."
 - INCLUDING ALL RIGHT, TITLE AND INTEREST TO THE AREA WITHIN THE PLATS TO LOW WATER MARK AS DESCRIBED IN BOOK 5270, PAGE 93. (AREA-NOT SHOWN ON THIS PLAN).
 - INCLUDING THE AREA BETWEEN THE SIDELINES OF THE SUBJECT PARCEL EXTENDED NORTHWESTERLY TO THE CENTERLINE OF BAY VIEW DRIVE AS DESCRIBED IN BOOK 7154, PAGE 806. THIS AREA IS SUBJECT TO THE RIGHTS OF THE PUBLIC AND IS NOT INCLUDED IN AREA CALCULATIONS.
 - REFER TO AN EASEMENT TO EMERA MAINE AND NORTHERN NEW ENGLAND TELEPHONE OPERATIONS, LLC, 9/24 PARTNERSHIP COMMUNICATIONS, INC. RECORDED AT THE HANCOCK COUNTY REGISTRY OF DEEDS IN BOOK 6488, PAGE 170.
 - ADJOINER LINES TAKEN FROM TOWN OF BAR HARBOR TAX MAPS.
 - WETLANDS DELINEATED BY ATLANTIC REGIONAL CO. LLC IN 2021 IN GENERAL ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE 2012 NERC REGIONAL SUPPLEMENT.
 - STATE OF MAINE LAND 2 CONTIGUOUS SHOWING.
 - REFER TO A BOUNDARY LINE AGREEMENT RECORDED IN BOOK 4807, PAGE 284. THIS DEED INCLUDES AN EASEMENT FOR USING THE GRAVEL DRIVE AND AN EASEMENT FOR A SEPTIC FIELD.
 - REFER TO A 20 FOOT WIDE RIGHT OF WAY DESCRIBED IN BOOK 5270, PAGE 93.
 - THE BOUNDARY LINE AGREEMENT REFERRED IN BOOK 4807, PAGE 284 CALLS FOR A STEEL FENCE DESCRIBED BELOW AS PLAN REFERENCE #7 SHOWS A 1/2 INCH REBAR #2292 AT EACH OF THE BOUNDARY CORNERS.
 - THIS BOUNDARY LINE WAS COMPILED USING THE DESCRIPTION IN BOOK 5247, PAGE 54. THE DESCRIPTION IN BOOK 5094, PAGE 265 DESCRIBES THIS LINE AS ALONG A STONE WALL.
 - SINGLE FAMILY RESIDENTIAL USE ACCESS FOR LOT 4 TO BE FROM HADLEY POINT ROAD.
 - REFER TO BE CLEAR WIDTH IF GREATER THAN 15' LONG.
 - ANY RESIDENTIAL CONSTRUCTION SHALL CONFORM NFA AND TOWN OF BAR HARBOR FIRE SUPPRESSION SPRINKLING REQUIREMENTS.
 - ANY DRIVEWAY CULVERTS SHALL BE INSTALLED PER BA PUBLIC WORKS REQUIREMENTS AT DRIVEWAY ENTRANCES. ANY FUTURE ACCESS ON PARKER DRIVE SHALL BE A MINIMUM OF 18" IN DIAMETER.
 - CONDITION OF APPROVAL: THE LOTS ARE PROPOSED WITH THIS DIVISION AS UNDEVELOPED AT THE TIME. FUTURE DEVELOPMENT ON LOT 3 AND LOT 4 SHALL SUBMIT AN APPROPRIATE PROFESSIONALLY PREPARED SUBMITTAL MANAGEMENT PLAN SPECIFIC TO THE PROPOSED TYPE OF DEVELOPMENT AT THE TIME OF BUILDING PERMIT SUBMITTAL FOR REVIEW BY THE CODE DEPARTMENT BEFORE ISSUING A BUILDING PERMIT SAID LOTS.



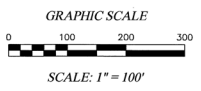
PLISGA & DAY LAND SURVEYORS
72 BAIN STREET
BANGOR, MAINE
DATE: AUGUST 6, 2024
PROJ. NO: 23216
Phone: (202) 941-0019
Text: (100) 740-8439
Email: info@weMapIt.com
www.WeMapIt.com

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.

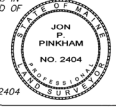
DATED: 8-1-2024
THE TOWN OF BAR HARBOR PLANNING BOARD

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3164.91'	21.84'	21.84'	N 62°12'05" E
C2	3124.81'	485.23'	485.23'	N 65°25'02" E
C3	3159.91'	66.06'	66.06'	N 71°58'54" E



Prepared by: *Jon P. Pinkham*
DATE: AUGUST 6, 2024
JON P. PINKHAM
MAINE PROFESSIONAL SURVEYOR, LICENSE NUMBER 2404



FIRST REVISION TO RED HOUSE FARM SUBDIVISION

MAP 50, FILE 21

RECORD OWNER:
FINBACK ON COTTAGE, LLC
PO BOX 10
BAR HARBOR, MAINE 04609

G.F. Johnston & Associates
Consulting Civil Engineers
101 Box 194
Southwest Harbor, ME 04679
207-244-1200



DATE: JUNE 6, 2024
SCALE: 1" = 100'
PROJECT ID: C-0890
DRAWN BY: PMY
CHECKED BY: GFJ
SHEET NO: P-1