REFERENCE DEED: BOOK 1973, PAGE 182

LEGEND

- IRON BAR SET (UNO) & CAPPED "JACK COLLINS, PLS 1208, BLUE HILL, ME" UNLESS OTHERWISE NOTED
- DRILL HOLE CAPPED "PLS 1208"
- MONUMENT FOUND SIZE & TYPE NOTED
- UTILITY POLE
- TEST PIT LOCATION
- LIMITS OF WETLANDS (SEE NOTE 4 & C.E.S. NOTE BELOW)

PETERS BROOK SUBDIVISION

TOTAL ACREAGE: 29.8 ACRES ±

(TO ROAD LIMITS AND ROAD TIE LINES)*
(EXCLUDING REMAINING LAND OF ROBERT T. GRINDLE)

NOYES POND

NOTE: THE PURPOSE OF THIS PLAN IS TO REVISE THE SIZE OF LOTS 1, 2, 3, 4, 5, 6 & 8 AS PREVIOUSLY DEPICTED ON THE "PETERS BROOK SUBDIVISION" WHICH WAS APPROVED BY THE BLUE HILL PLANNING BOARD AND WAS RECORDED AT THE H.C.R.D. IN PLAN FILE 31, NO. 109 IN AUG. 2003. A REVISED PLAN WAS RECORDED IN PLAN FILE 32, NO. 29 IN NOV. 2003. THESE REVISIONS ALSO CREATED LOTS 10, 11, 12, 13 & 14. LOTS 6, 7 & 8 ARE UNCHANGED.

NOTE: THE CLIENT, ROBERT T. GRINDLE, HAS REVIEWED THIS SUBDIVISION, REGARDING LOT AREAS AND SIZES, WITH JOHN CULLEN OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, TO ASSURE THAT THIS SUBDIVISION DOES NOT FALL UNDER STATE D.E.P. REVIEW.

APPROVED BY THE TOWN OF BLUE HILL PLANNING BOARD.

CHAIRPERSON

DATE: 4/10/2006

CONDITIONS:

CES, INC. WETLANDS NOTE: (SEE NOTE 4)
Wetlands shown on this plan were determined utilizing recommendations outlined in the 1987 Federal Manual for Delineating Wetlands. Boundaries were located with a Trimble Pro-XR GPS unit wherever possible. In areas of heavy tree cover, boundaries were determined by compass and tape measurements. Wetlands indicated on this plan are for local planning board permitting only and are intended to show the general location of wetland areas. Any future proposed construction, within or adjacent to these areas, should have site specific wetlands boundary delineation performed prior to any State or Federal NRPA Application submission. Prior to construction on the proposed lots, a site assessment should be performed to determine if any seasonal drainage or small isolated pockets of wetlands, not shown on the plan, will be affected.

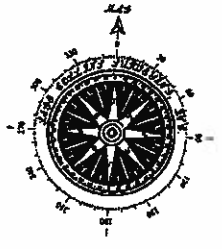
NOTES (CONT.):

8) LOCATION OF SEPTIC AREAS SHOWN ON LOTS 4, 5, 6 & 7 WERE BASED ON INFORMATION PROVIDED BY THE CLIENT.

9) LOCATION OF APPROVED ENTRANCE FROM MAINE DEPARTMENT OF TRANSPORTATION.

10) 100-FOOT MEASUREMENT FROM THE NORMAL HIGH WATERLINE OR UPLAND LIMIT OF THE FRESHWATER WETLANDS OF NOYES POND.

11) THE AREA NOTED AS "REMAINING LAND OF ROBERT T. GRINDLE" NOT TO BUILT UPON.



NOTES:

1) THE BEARINGS ON THIS PLAN HAVE BEEN ROTATED TO A PLAN BY JAMES W. MURRAY ENTITLED "A STANDARD BOUNDARY SURVEY PREPARED FOR HAROLD S. SWEET AND JUDITH S. CANDAGE" DATED JUNE 10, 2003.

2) THE LIMITS OF ROUTE 172 AND THE TURKEY FARM ROAD WERE NOT DETERMINED BY THIS SURVEY.

3) TOPOGRAPHIC LINES SHOWN WERE TAKEN FROM U.S.G.S. QUADRANGLE SHEET ENTITLED "BLUE HILL QUADRANGLE" DATED 1981.

4) WETLAND DELINEATION SHOWN SUPPLIED BY CIVIL ENGINEERING SERVICES (CES), BREWER, ME, SEE NOTE BELOW.

5) TRAILERS LOCATED ON LOTS 5, 6 & 7 ARE SERVED BY A COMMON WELL LOCATED ON OTHER PROPERTY OF ROBERT T. GRINDLE ON THE EAST SIDE OF THE TURKEY FARM ROAD.

6) WELL SETBACKS FROM SEPTIC FIELDS ARE SHOWN FOR REFERENCE PURPOSES ONLY AND WILL VARY DEPENDING ON FINAL LOCATION AND SIZE OF LEACH FIELDS.

7) SETBACKS SHOWN FROM THE SHORELINE OF NOYES POND AND PETERS BROOK SHOULD BE DETERMINED ON THE GROUND, IF NECESSARY, PRIOR TO BUILDING CONSTRUCTION.

8) REFERENCE A PLAN BY C.E.S., INC. ENTITLED "AMENDED FINAL SUBDIVISION PLAN OF RAVEN'S WOOD ESTATES" DATED FEBRUARY 7, 2003 AND RECORDED AT THE H.C.R.D. IN PLAN FILE 34, NO. 143.

THIS PLAT AND SURVEY WERE PERFORMED UNDER MY SUPERVISION TO THE LOCAL STANDARDS OF CARE AND SUBSTANTIALLY MEETS THE STATE OF MAINE BOARD OF PROFESSIONAL LAND SURVEYORS STANDARDS WITH THE FOLLOWING EXCEPTIONS:

A. PART 2, SECTIONS 4.1 & 4.2 ARE EXCLUDED INASMUCH AS THE RECORD SEARCH IS LIMITED TO THE REGISTRY OF DEEDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED.

REVISED SUBDIVISION PLAN OF "PETERS BROOK SUBDIVISION"

FOR

ROBERT T. GRINDLE

TURKEY FARM ROAD,
BLUE HILL,
HANCOCK COUNTY,
MAINE

GRAPHIC SCALE: 1 INCH = 150 FEET

DATE DRAWN: AUGUST 19, 2003
DATE LAST REVISED: APRIL 10, 2006
DRAWN BY: N. M. SMITH

28/111

RECORD OWNER:
ROBERT T. GRINDLE
P. O. BOX 381
BLUE HILL, ME 04614

STATE OF MAINE
HANCOCK ss. REGISTRY OF DEEDS
Received April 13, 2006
at 12 h 27 m P M and recorded
Book 35 Page 63
ATTEST

SEAL

UNOFFICIAL DOCUMENT
SUBDIVISION PLAN OF PETERS BROOK SUBDIVISION

35/63