1981 USGS Topographic Map
Branch Lake Quadrangle
Contour Interval 6m

I, the members of the TOWN OF ELLSWORTH PLANNING BOARD, in accordance with TITLE 30-A, MRSA SECTION 4404, certify that the criteria set forth in Sections 4404 have been considered in connection with this subdivision and all criteria having been met, we approve this Subdivision and this plan of the subdivision.

Chairman

Date: 7/21/06

50' ROW Call Table

Course	Bearing	Distance
L1	N 58°51'40" E	104.68'
L2	Rad: 838.08' Tan: 87.10' Chd: N 48°15'25" E	Arc: 188.34' CA: 13°13'08" 192.92'
L3	N 38°38'30" E	179.58'
L4	Rad: 558.78' Tan: 82.48' Chd: N 48°51'20" E	Arc: 163.74' CA: 16°45'33" 163.18'
L5	Rad: 558.78' Tan: 21.62' Chd: N 58°38'30" E	Arc: 43.23' CA: 4°26'26" 43.21'
L6	N 62°49'30" E	143.28'
L7	Rad: 128.00' Tan: 34.89' Chd: N 31°07'30" E	Arc: 138.43' CA: 62°28'00" 130.52'
L8	N 13°24'30" E	206.08'

Course	Bearing	Distance
L9	N 58°51'40" E	113.08'
L10	Rad: 838.08' Tan: 102.40' Chd: N 48°15'25" E	Arc: 204.38' CA: 13°13'08" 204.48'
L11	N 38°38'30" E	183.39'
L12	Rad: 558.78' Tan: 46.44' Chd: N 44°56'50" E	Arc: 92.52' CA: 19°00'20" 92.40'
L13	Rad: 558.78' Tan: 48.57' Chd: N 55°28'25" E	Arc: 96.86' CA: 10°48'24" 96.71'
L14	N 62°49'30" E	143.28'
L15	Rad: 128.00' Tan: 38.46' Chd: N 31°07'30" E	Arc: 144.65' CA: 67°28'02" 140.73'
L16	N 13°24'30" E	122.98'

JHG CORPORATION
4001/42

N 58°13'20"E
1558.09' (to Rebar & Cap Found)

N 58°13'20"E
0.79' to Corner

BANGOR HYDRO-ELECTRIC CO.
2769/506

TUCKER
1828/116

ALLEY
1828/113

PENICK
1828/111

GOODWIN
2398/82

LEBRUN
3934/346

AUSTIN
3780/119
See Easement Notes 2.

CARTER
3327/349

BLANCHARD
4170/270
Remaining Land 62.12 Acres
Including R\W To Route 1A

Existing Gravel Road

See Easement Notes 1.

Lot1 3.09 Ac.
Lot2 3.61 Ac.
Lot3 3.71 Ac.
Lot4 2.93 Ac.
Lot5 4.51 Ac.
Lot6 5.39 Ac.
Lot7 4.46 Ac.
Lot8 4.73 Ac.
Lot9 4.91 Ac.

50' ROW

1/2" Rebar & Cap Set

Blanchard Way

Foggy Ridge Road

Big Pine Drive

Maxine C. Willis
1158 Bangor Rd.
Ellsworth, Maine

Wm. F. & Shirley C. Leslie
1148 Bangor Rd.
Ellsworth, Maine

Albert R. & Pauline H. Scott
1134 Bangor Rd.
Ellsworth, Maine

ROUTE 1A

N 60°18'05"E
549.28'

N 57°27'45"E
241.85'

N 54°49'30"E
382.91'

N 57°39'25"E
388.85'

N 57°30'25"E
0.22' to Corner

BANGOR HYDRO-ELECTRIC CO.
2572/55

1783.26' (to Rebar & Cap Found)

N 57°30'25"E

ANDERSON
2878/463

Magnetic 2005

Grid

NOTE

Plan bearings shown hereon are oriented to the Maine State Plane Coordinate System, East Zone.

LEGEND

These standard symbols will be found in the drawing

- 3/4" Rebar & Cap Set-PLS#2262
- 3/4" Rebar & Cap To Be Set-PLS#2262
- Rebar Found
- Iron Pin Found
- Stone Bound Found
- Iron Pipe Found
- Utility Pole
- Utility Lines

Record Owner and Developer

Chadd Blanchard
9 Blanchard Road
Mt. Desert, Maine 04660

Final Subdivision Plan for Ridge View Estates

Route 1A
Ellsworth, Maine
June 21, 2006

150 0 150 300 450
GRAPHIC SCALE - FEET

EASEMENT NOTES

1. Bangor Hydro-Electric Easements Bk. 2777, Pg. 643 & Bk. 2924, Pg. 131.

2. Appurtenant to Austin is an easement "for a portion of the driveway servicing Lot No. 3." See the deeded conveyance from Judith A. Goodwin to Chadd E. Blanchard, Bk. 4170, Pg. 270.

3. New England Telephone and Telegraph Co. Easement. See above Bk. 4170, Pg. 270.

NOTES

1. The premises shown hereon are a portion of the same as conveyed by Judith A. Goodwin to Chadd E. Blanchard, in a deed dated April 12, 2005 and recorded in the Hancock County Registry of Deeds in Bk. 4170, Pg. 270.

2. The Subdivision shown hereon comprises 9 lots, containing 37.25 acres, and is a portion of Lot 1, Ellsworth Tax Map 84, Zone R2. Lot areas do not include the main 50' ROW, but do include the two spur ROW's.

3. Wetlands were delineated and located by Hoyce Environmental Services.

4. Soil test pits were dug and located by Hoyce Environmental Services.

5. Contour lines are based on a 1981 USGS Topographic Map, Branch Lake Quadrangle, 6 meter contour interval.

6. Water will be supplied by private wells.

Hoyce Environmental Services

LEGEND

A — FRESHWATER WETLAND

HTP 100 — HAND DUG TEST PIT SUITABLE FOR SUBSURFACE WASTEWATER DISPOSAL

HTB 100 — HAND AUGER BORING

HTP 107 — SUITABLE FOR SUBSURFACE WASTEWATER DISPOSAL

— EDGE OF FILL

— APPARENTLY FILLED WETLAND

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

Thomas W. Benson, PLS #2262
T.W. Benson Land Surveying, Inc
P.O. Box 409
29 Seal Cove Road
Southwest Harbor, Maine 04679

STATE OF MAINE
THOMAS W. BENSON
LAND SURVEYOR

STATE OF MAINE
HANCOCK SS REGISTRY OF DEEDS
RECEIVED July 17, 2006
AT 1:28 P.M. AND RECORDED
IN PLAN BOOK 38
PAGE 107
ATTEST: Olivia Witt
REGISTER

35/42