



Location Map (Not to Scale)
1505 Topographic Map "Bass Harbor Quadrangle"

NOTES

The portions shown herein are a portion of the same as conveyed to Richard E. & Jean B. Quandt from Robert M. & Mildred F. Woodbury in a deed dated May 5, 1962 and recorded at the Hancock County Registry of Deeds in Vol. 912, Pg. 227.

The portions shown herein are located in the Limited Residential Shoreland Zone and Shoreside Zone and are #2 portions of Lot 4 on Tax Map 3.

Owner/Developer: Richard E. & Jean B. Quandt, 162 Springvale Rd., Princeton, NJ 08540.

Surveyor: Thomas W. Benson, PLS #2262

The subdivision shown herein consists of 5 lots and contains 12.6 acres, more or less.

Wetlands delineated and located by Moyle Environmental Services.

Soil test pits dug and located by Moyle Environmental Services.

Water will be supplied by individual wells.

Contour lines taken from USGS Topographic Map "Bass Harbor Quadrangle" and are in feet.

All future building is to follow DEP and Better Building Practices Guidelines.

All lots are wooded.

No wells or septic areas were observed within 100' of the subdivision.

All roads (right of way) in this subdivision shall remain private roads (right of way), to be maintained by the developer or the lot owners and shall not be accepted or maintained by the Town.

RESTRICTIVE COVENANTS

Restrictive covenants for Lots 1-4 of Sophie's Way Subdivision, Bass Harbor, Maine.

1. Lots are for residential use only.
2. No mobile homes allowed.
3. Home occupations are allowed with the exception that they be fully contained within the structure, emit no noise, odor or substantially increase the traffic.
4. No storage of fishing, trapping or seafood harvesting gear for commercial fishing.
5. No farm animals.
6. All homes will be completed on the exterior within 18 months of the start of construction.

Magnetic 2001



Path to the water (Approx. location)

Morris Holdings LLC
2852/140

Remainder of Quandt
912/227
6.9+ ACRES

Bass Harbor

We the members of the TREMONT 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 Subdivision and all criteria having been met, we approve this Subdivision and this plan of the Subdivision.

[Signature] Chairman

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

Date: 4/1/05

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

- All Title Records have not been identified or reviewed.
- All deed references are not listed herein.
- No Report or Description was prepared.

M.E.S. LEGEND

- TP D3 M.E.S. SOIL TEST PIT - SUITABLE SOILS FOR SEPTIC
- A FRESHWATER WETLAND
- LIMIT OF INVESTIGATION

LEGEND

These standard symbols will be found in the drawing.

- Rebar & Cap stamped PLS#2262
- Rebar & Cap stamped PLS#2262 to be set
- Rebar Found
- Stone Bound Found
- Iron Pipe Found
- Utility Pole
- E—E— Utility Lines
- T—T— Tie Line

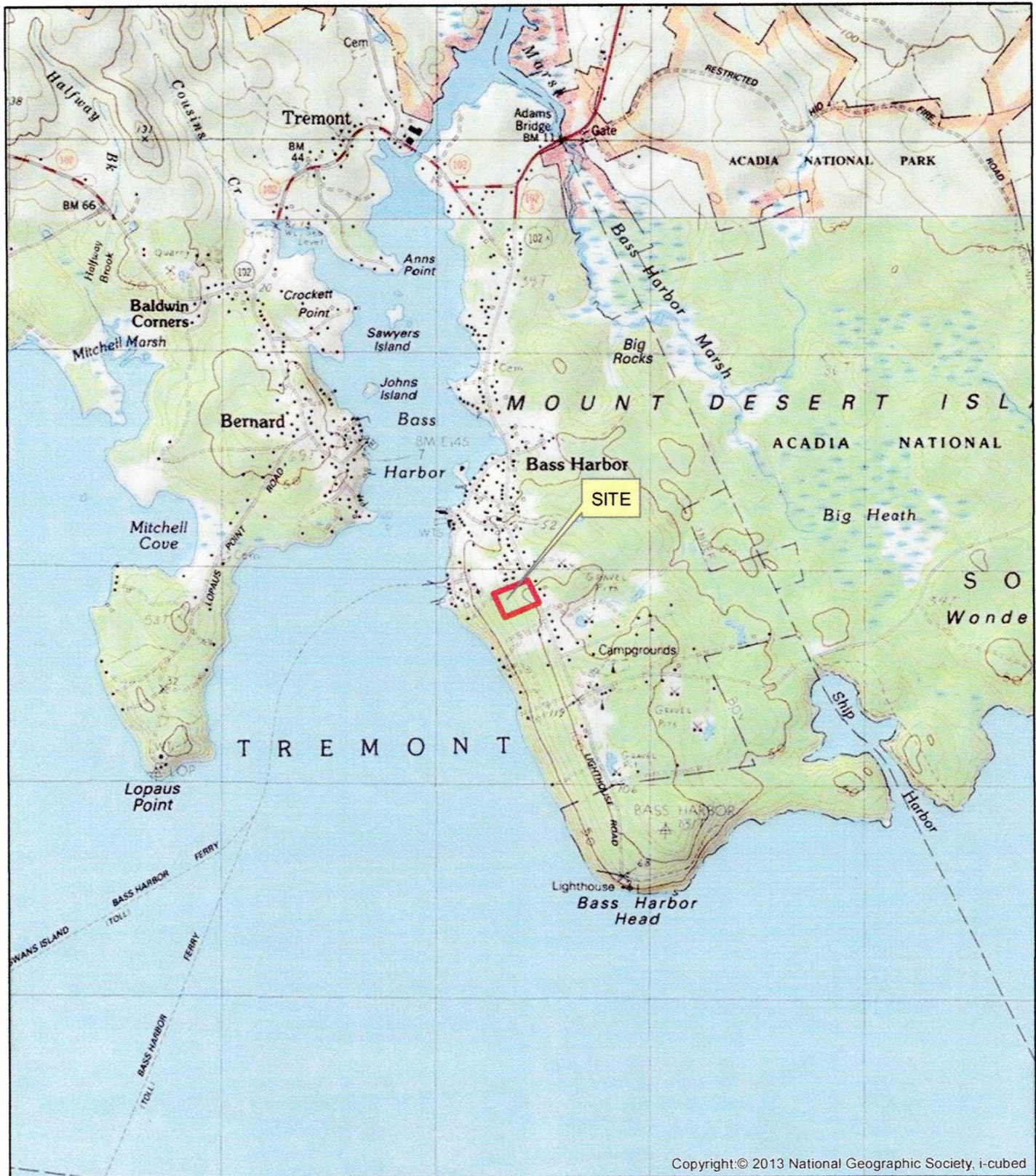
Owner/Developer
Richard E. & Jean B. Quandt
162 Springvale Rd.
Princeton, NJ 08540

Admendment #1
Sophie's Way
Route 102A
Tremont, Maine
Scale 1" = 50' October 21, 2005



P0512sub.dwg P0512.cor.dwg

35/18



1 inch equals 2,000 feet



ADELMAN PROPERTY
MAP 3 LOT 4-3
RTE 102
Tremont, ME

Created 2.17.2017. by Roger St.Amand, LSE#360,
 NOT A LEGAL SURVEY