



Location Map (not to scale)
1981 USGS Topographic Map
"Southwest Harbor"

NOW OR FORMERLY
DENNIS H. BLANCHARD
PAULINE A. BLANCHARD
BOOK 1462, PAGE 442

NOW OR FORMERLY
WALTER J. ALLEN
BERTHA C. ALLEN
BOOK 2804, PAGE 464

NOW OR FORMERLY
AC FERNALD & SONS INC.
BOOK 1558, PAGE 203

NOW OR FORMERLY
PETER G. SMITH
BOOK 3421, PAGE 227

NOW OR FORMERLY
DENISE L. KELLEY
BOOK 1951, PAGE 290

NOW OR FORMERLY
MICHAEL F. BUSH
PAMELA E. BUSH
BOOK 2779, PAGE 528

NOW OR FORMERLY
MINDY RUNG
DAVID SMITH
BOOK 3070, PAGE 121

NOW OR FORMERLY
RICHARD A. GRAY
BOOK 2408, PAGE 171

NOW OR FORMERLY
NYOKA GRAY
BOOK 2483, PAGE 356

NOW OR FORMERLY
MARGARET A. WOOLLEY
BOOK 2918, PAGE 329

RECORD OWNER:
BRIAN & LOIS HAMOR
P.O. BOX 120
MOUNT DESERT, MAINE, 04660

FINAL SUBDIVISION PLAN OF THE OAKS SUBDIVISION

MY WAY, MOUNT DESERT, MAINE
SEPTEMBER 22, 2005

(SEE PLAN FILE 29, NO. 182 & 33, NO. 167
FOR FURTHER INFORMATION.)

STATE OF MAINE
HANCOCK COUNTY REGISTRY OF DEEDS
RECEIVED
RECORDED
INSTRUMENT NO. 148
FILED
ATTEST
C. J. O'NEILL
CLERK

P042500rldesub.dwg
P0425.crd

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: 9/24/05
THE TOWN OF MOUNT DESERT PLANNING BOARD

GENERAL NOTES:

1. SOURCE DEED: DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE FOR THE ESTATE OF BRUCE A. KELLEY TO LOIS D. KELLEY, DATED OCTOBER 19, 1984, BOOK 1516, PAGE 198, IN THE HANCOCK COUNTY REGISTRY OF DEEDS.
2. WETLANDS SHOWN HEREON ARE COMPILED FROM THE NATIONAL WETLAND INVENTORY MAPS AND A WETLAND INVESTIGATION PERFORMED BY CES, INC. IN DECEMBER 2004.
3. WATER SUPPLY BY PRIVATE WELLS.
4. SOIL TEST PITS SHOWN ARE SITES FOUND SUITABLE FOR SUBSURFACE WASTE DISPOSAL. SITE ANALYSIS BY CES, INC., ROGER ST. ARMAND, SE #360.
5. TREE CLEARING LIMITED TO MINIMALLY NECESSARY FOR DISEASE CONTROL, PRUNING, AND UTILITY INSTALLATION IF REQUIRED.
6. MINIMUM CULVERT SIZE AT DRIVEWAYS TO BE 15".
7. ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS MAINTAINED BY THE DEVELOPER OR THE LOT OWNERS AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN.

FLOOD NOTES:

BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY HEREON IS SITUATED IN ZONE X AS DEPICTED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 230287 0010A WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 1991. THE MAP DOES NOT INDICATE THAT THE PROPERTY IS SUBJECT TO A SPECIAL FLOOD HAZARD AREA ASSOCIATED WITH THE 100 YEAR FLOOD.

8. SEE PLAN AT HANCOCK COUNTY REGISTRY OF DEEDS IN PLAN FILE 33, NO. 167 FOR FURTHER INFORMATION REGARDING ROW.
9. CUL-DE-SAC SHOWN ON PLAN FILE 33, NO. 167 AT TERMINUS OF "MY WAY" IS SUPERSEDED BY THIS PLAN.
10. CENTERLINE OF ROAD IS THE PROPERTY LINE UNLESS OTHERWISE NOTED.
11. ALL CONSTRUCTION TO CONFORM TO STATE AND LOCAL REGULATIONS.

SITE DATA:

TOTAL LOT SIZE 25.65 ACRES
TOTAL AREA TO BE DEVELOPED 19.98 ACRES
MOUNT DESERT TAX MAP 10 LOT 123
ZONE RURAL OR WOODLAND 3
MIN. LOT WIDTH:
ON ROAD 175'
WORKFORCE 0'
MIN. SETBACK FROM ROW 25'
MIN. SETBACK FROM PROPERTY LINES 25'
MIN. LOT SIZE:
NON WORKFORCE HOUSING 3 ACRES
WORKFORCE 20,000 sq ft (STATE MIN.)
(STATE MIN. PER MRSR TITLE 12, § 4507-A)
MIN. DISTANCE BETWEEN PRINCIPAL BLDGS 30'

Tie Line to Stone Bound
S 64°36'00"E 1589.00'

Magnetic 2000

60 0 60 120 180
GRAPHIC SCALE - FEET

LEGEND

These standard symbols will be found in the drawing.

- 3/4" Rebar & Cap Set-stamped PLS#2262
- 3/4" Rebar & Cap To Be Set-stamped PLS#2262
- Survey Monument Found-type as noted.
- Utility Pole

NOW OR FORMERLY
FRANCES STEHMAN
CARL STEHMAN
BOOK 2932, PAGE 238

34/110

R56-510