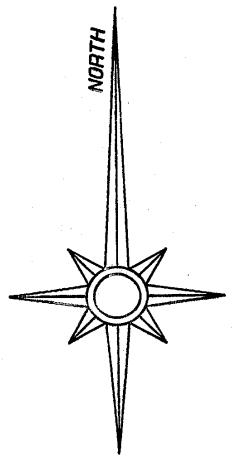
NOT AN OFFICIAL COPY

PLAN OF SUBDIVISION OF ABILIO SANTOS

NOT AN OFFICIAL COPY

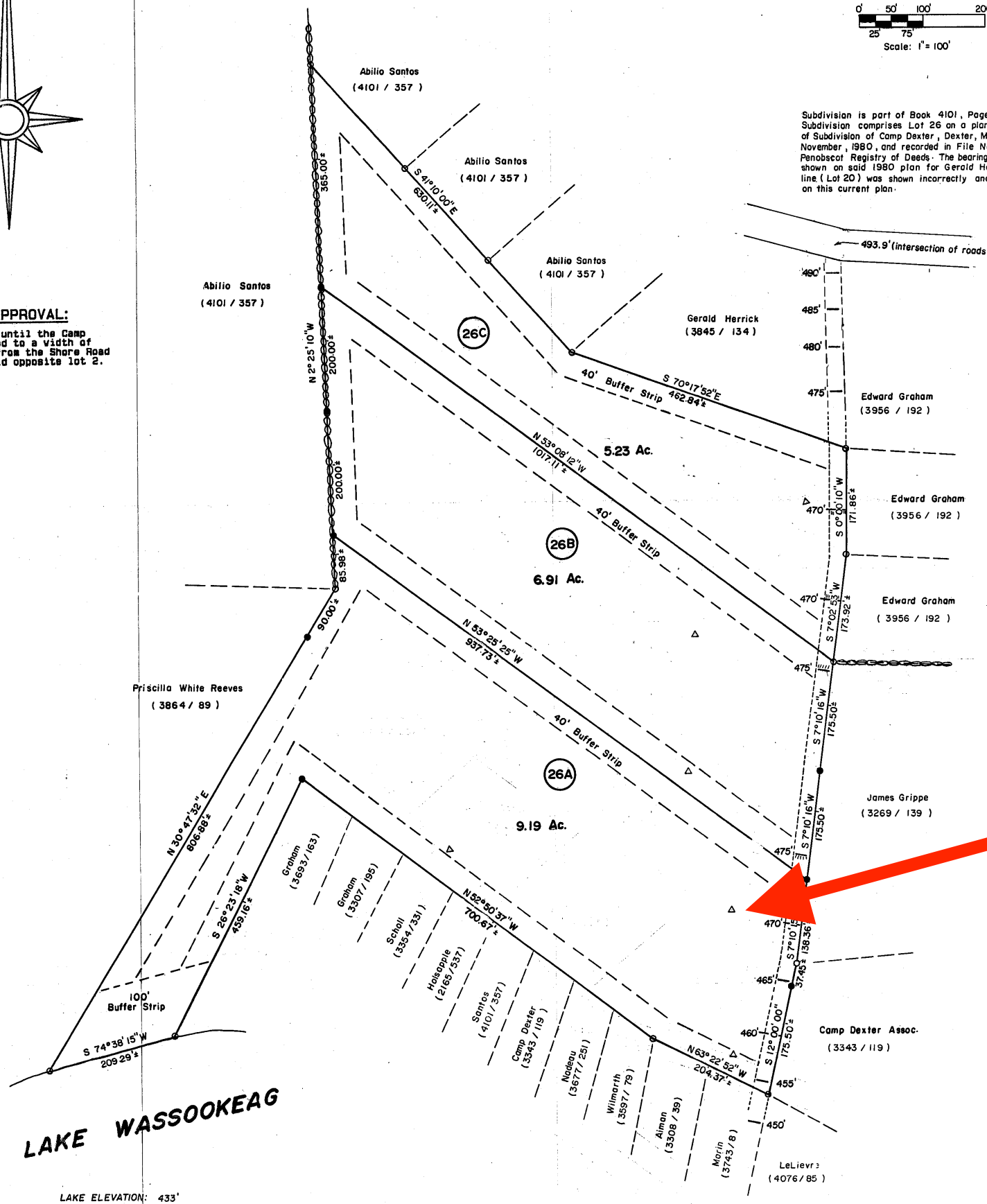
DEXTER, MAINE

D134-90



CONDITION OF APPROVAL:

No lots will be sold until the Camp Dexter Road is widened to a width of eighteen feet (18') from the Shore Road southerly to the field opposite lot 2.



Subdivision is part of Book 4101, Page 357. This Subdivision comprises Lot 26 on a plan entitled "Plan of Subdivision of Camp Dexter, Dexter, Maine," dated November, 1980, and recorded in File No. D52-81 in Penobscot Registry of Deeds. The bearing and distance shown on said 1980 plan for Gerald Herrick's south line (Lot 20) was shown incorrectly and is correct on this current plan.

D134-90

COVENANTS AND RESTRICTIONS:

1. Prior to construction, building plans will be submitted to the Dexter Code Enforcement Officer to check for compliance with conditions of subdivision approval.

2. No further subdivision of lots without approval of Dexter Planning Board.

3. Phosphorous Control Measures: Maximum permitted phosphorous export from project is .88 lbs/year. Predicted phosphorous export is .54 lbs/year. Required controls pursuant to section 4.2 of PHOSPHOROUS CONTROL IN LAKE WATERSHEDS (Maine D.E.P. 1989) are the enforcement of the following restrictions:

   A. The amount of cleared area permitted on said lot shall be limited to an area not to exceed 10,000 square feet.

   B. All clearing, cutting, grading and construction which disturbs natural vegetation shall be prohibited in those portions of the lot herein conveyed within 100' of any area of said lot containing MONARDA or BURNHAM soils as identified on the Stormwater Runoff Waterbed Plan of Abilio Santos Subdivision, as dated November 17, 1988 without prior approval of the Department of Environmental Protection.

   C. Any driveway created shall not exceed 150 feet in length and attendant parking areas shall not exceed 2,250 square feet.

4. All clearing, cutting, grading, building or disturbing of natural growth is prohibited within the designated forty foot (40') buffer strip as shown on said lot plan.

5. Any removal of vegetation, placement of fill, and disturbance of soil is prohibited in the one hundred foot (100') buffer strip located on Lot 1.

LEGEND

- ● iron rod set
- ○ iron pipe set 1980
- stone wall
- △ soil test site

NOTES

1. Condition 3 Standard Boundary Survey
2. Bearing source: observed
3. May 1988
4. By William E. Webber
   RFD 1 Box 1760
   Charleston, Maine
   04422
5. REVISED JUNE 5, 1989
6. REVISED AUGUST 16, 1989
7. REVISED January 24, 1990.
8. REVISED July 3, 1990.

STATE OF MAINE
PENOBSCOT, SS.
REGISTRY OF DEEDS
RECEIVED AND FILED
August 7, 1990
10h 40 m A M.
Attest Cynthia [illegible] Register

This is to certify that after reviewing the subdivision shown by this plan and considering each of the criteria set forth in 30-A M.R.S.A. section 4401 - 4406 as amended the undersigned have made findings of fact establishing that the proposed subdivision meets all the criteria set forth and therefore the subdivision is APPROVED.

TOWN OF DEXTER PLANNING BOARD

[signatures]

DATE: July 26, 1990

STATE OF MAINE
WILLIAM E. WEBBER
1073
REGISTERED
LAND SURVEYOR

William E. Webber

STATE OF MAINE
WILLIAM E. WEBBER
1073
REGISTERED
LAND SURVEYOR

William E. Webber

D134-90

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