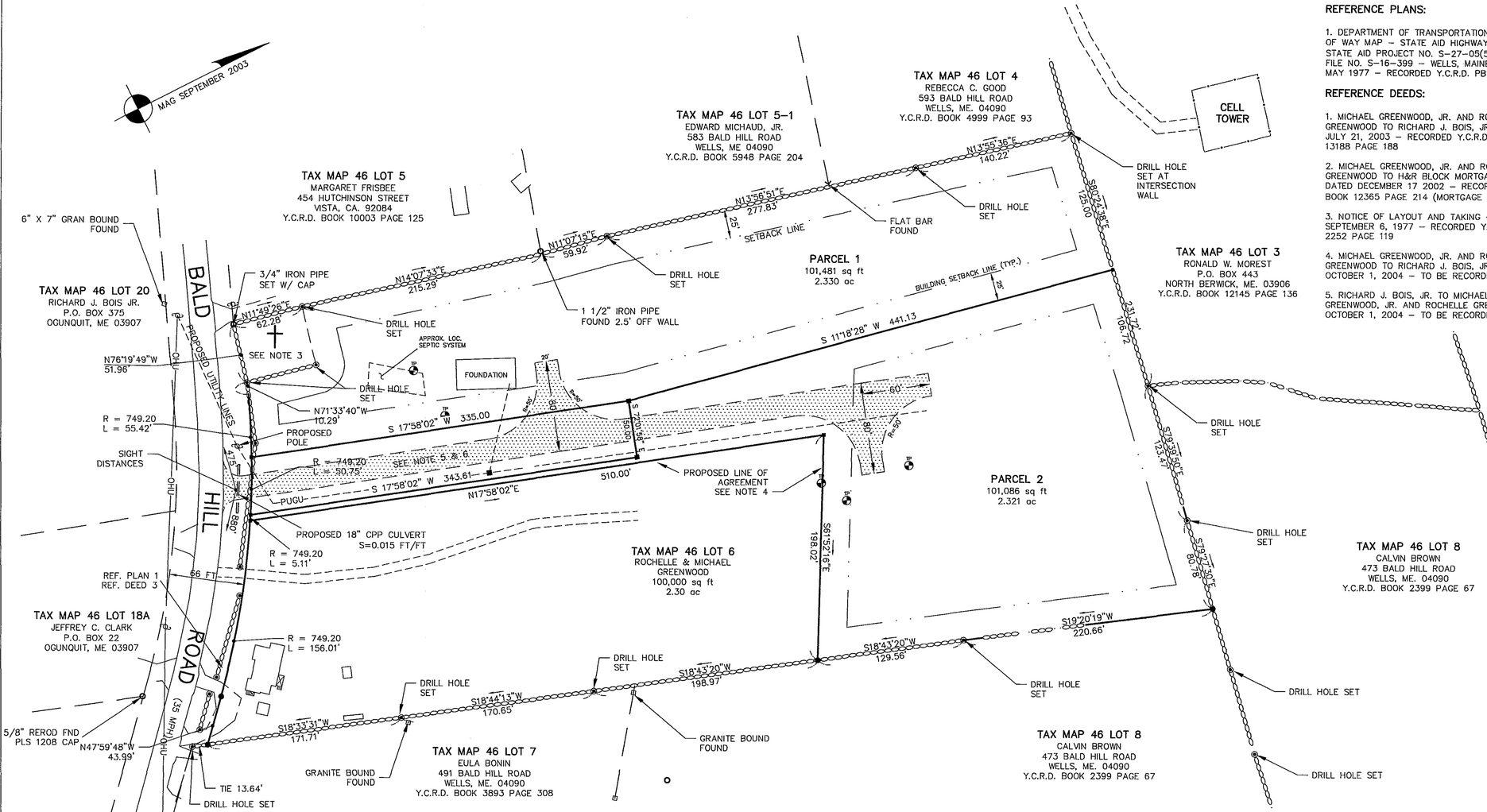
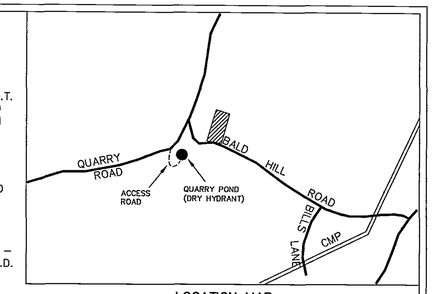




LOCATION MAP

REFERENCE PLANS:

1. DEPARTMENT OF TRANSPORTATION – RIGHT OF WAY MAP – STATE AID HIGHWAY NO. 5 – STATE AID PROJECT NO. S-27-05(501) – D.O.T. FILE NO. S-16-399 – WELLS, MAINE – DATED MAY 1977 – RECORDED Y.C.R.D. PB 111 PG 31

REFERENCE DEEDS:

1. MICHAEL GREENWOOD, JR. AND ROCHELLE GREENWOOD TO RICHARD J. BOIS, JR. – DATED JULY 21, 2003 – RECORDED Y.C.R.D. BOOK 13188 PAGE 188

2. MICHAEL GREENWOOD, JR. AND ROCHELLE GREENWOOD TO H&R BLOCK MORTGAGE CORP. – DATED DECEMBER 17 2002 – RECORDED Y.C.R.D. BOOK 12365 PAGE 214 (MORTGAGE DEED)

3. NOTICE OF LAYOUT AND TAKING – DATED SEPTEMBER 6, 1977 – RECORDED Y.C.R.D. BOOK 2252 PAGE 119

4. MICHAEL GREENWOOD, JR. AND ROCHELLE GREENWOOD TO RICHARD J. BOIS, JR. – DATED OCTOBER 1, 2004 – TO BE RECORDED

5. RICHARD J. BOIS, JR. TO MICHAEL GREENWOOD, JR. AND ROCHELLE GREENWOOD – OCTOBER 1, 2004 – TO BE RECORDED

NOTES:

1. FIELD MEASUREMENTS FOR THIS SURVEY WERE MADE USING A LEICA TOTAL STATION WITH ELECTRONIC DATA COLLECTION THE RELATIVE PRECISION OF THE UNADJUSTED CONTROL TRAVERSE IS BETTER THAN 1 IN 15,000.

2. THE BOUNDARIES AS DELINEATED ARE THE OPINION OF THIS SURVEYOR AND ARE BASED ON RECORD INFORMATION AND PHYSICAL EVIDENCE. THIS PLAN DOES NOT PURPORT TITLE OR OWNERSHIP.

3. EXISTING CEMETERY "THE HEIRS OF JAMES HATCH 1830-1869 & JAMES B. HATCH 1857 – 1899"

4. THE LINE BETWEEN GREENWOOD AND BOIS WAS CREATED WITHOUT BENEFIT OF SURVEY AND LACKS DISTANCE CALLS ALONG BALD HILL ROAD. A BOUNDARY LINE AGREEMENT/CONFIRMATION DEED IS REQUIRED PRIOR TO THE SALE OF EITHER PARCEL TO SET THE COMMON BOUNDARY. (SEE DEED REF'S 4 & 5)

5. A 50 FOOT WIDE PRIVATE RIGHT OF WAY IS PROPOSED TO BE OWNED IN COMMON BY PARCEL 1 AND 2, BEING 16,951 sq ft IN AREA

6. 20 FT. WIDE PRIVATE GRAVEL DRIVEWAYS WILL BE CONSTRUCTED TO ACCESS BOTH PARCELS WITH THE TURN-TEES SHOWN (201-10, F(2)).

7. DRILLED WELLS ARE REQUIRED TO BE INSTALLED AND TESTED PRIOR TO A BUILDING PERMIT BEING ISSUED. NO DUG WELLS ARE ALLOWED. NO WELLS ARE TO BE INSTALLED WITHIN 100 FT. OF ANY SEPTIC SYSTEM.

8. THE PRIVATE STREET/RIGHT OF WAY IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROAD TO BE MAINTAINED BY THE LOT OWNERS AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN. THIS RESTRICTION WILL BE STATED IN THE DEEDS OF EACH PARCEL. A COMMON MAINTENANCE AGREEMENT FOR EACH PARCEL USING THE PRIVATE ROAD WILL BE RECORDED WITH EACH DEED.

9. UTILITIES ARE TO BE INSTALLED UNDERGROUND ALONG THE EAST SIDE OF THE GRAVEL ROAD (SEE DETAIL). PRIVATE WELLS AND SEPTIC SYSTEMS WILL BE CONSTRUCTED ON EACH LOT.

10. PARCEL 1 WILL NOT BE OCCUPIED AND PARCEL 2 IS NOT TO BE SOLD UNTIL THE GRAVEL ROAD AND DRY HYDRANT ARE CONSTRUCTED AND APPROVED BY THE TOWN. AN AGREEMENT STATING THE ABOVE AND OTHER REQUIREMENTS WILL BE SIGNED BY THE APPLICANT AND TOWN MANAGER/ROAD COMMISSIONER.

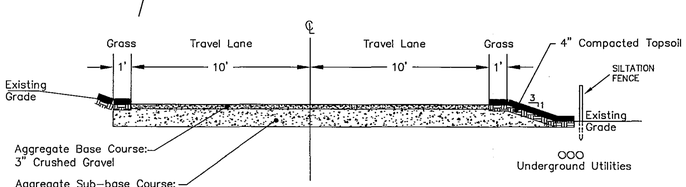
11. NO TREES GREATER THAN 24 INCHES EXIST ON THE LOT.

12. ALL WORK ON SITE SHALL COMPLY WITH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION EROSION AND SEDIMENTATION CONTROL STANDARDS PER THE BEST MANAGEMENT PRACTICE HANDBOOK, TO INCLUDE SILT FENCE INSTALLATION, A STABILIZED CONSTRUCTION ENTRANCE AND SEEDING AND MULCHING REQUIREMENTS. SEE SAID HANDBOOK AND SHEET 2 OF THIS PLAN SET FOR DETAILS.

13. TOPSOIL WILL NOT BE REMOVED FROM THE SITE. IT WILL BE STOCKPILED, SCREENED AND SPREAD OVER DISTURBED AREAS.

LEGEND:

SYMBOL	ABBREV.	DESCRIPTION
	RET WL	RETAINING WALL
	FND	FOUND
○	IP	IRON PIPE
⊗	RROD	REINFORCING ROD
△	RR	RAILROAD SPIKE
⊡	GB	GRANITE BOUND
◉	DH	DRILL HOLE
	POLE	UTILITY POLE
Ⓢ	SMH	SEWER MANHOLE
Ⓓ	DMH	DRAIN MANHOLE
Ⓣ	TMH	TELEPHONE MANHOLE
	HYD	FIRE HYDRANT
		WATER SHUT-OFF
-OHU-		OVER HEAD UTILITIES
⋈		WATER GATE VALVE
●		DRILL HOLE OR I.P. TO BE SET
■	GB	GRANITE BOUND OR DH TO BE SET



TYPICAL ROAD CROSS SECTION

APPROVED BY THE PLANNING BOARD OF WELLS, MAINE

3/28/05

3/28/05

3/28/05

000134

STATE OF MAINE
YORK. SS. REGISTRY OF DEEDS
RECEIVED Mar 31-05
AT 4 H 01 M P M. AND
Filed in Plan Book 300 Page 22
ATTEST Debra L. Anderson
REGISTER

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

WAIVERS APPROVED:

260-6i; TOPOGRAPHY
260-11D(8); LOT LENGTH TO WIDTH RATIO OF 3 TO 1
260-11F(2)(b)(3.1); DRY HYDRANT TO BE INSTALLED ON LOT 20, TAX MAP 46; 2,200 FT. BY ROAD FROM PROPOSED R.O.W. TO POND

ZONE: R, RURAL DISTRICT

MINIMUM LOT SIZE	100,000 SQ FT
SETBACKS: FRONT	25 FT
MIN. LOT LINE	25 FT
MIN. CEMETERY	25 FT
MAXIMUM COVERAGE	20%
MAXIMUM BUILDING HEIGHT	40 FT

AREA TABLE

TOTAL LOT AREA =	219,518 SQ. FT.
PARCEL 1 =	101,481 "
PARCEL 2 =	101,086 "
RIGHT OF WAY =	16,951 "

SEAL

CERTIFICATION:
This survey conforms to the Maine Board of Licensure for Professional Land Surveyors Chapter 90 Standards of Practice, effective date April 1, 2001 except as noted on this plan.

STATE OF MAINE WILLIAM HENRY ANDERSON, JR. 1197 PROFESSIONAL LAND SURVEYOR

FINAL SUBDIVISION PLAN
FOR
SMOKEHOUSE SPRINGS, INC.
508 BALD HILL ROAD
WELLS, MAINE

ANDERSON LIVINGSTON ENGINEERS, INC.
Suite 401 Cottage Place
433 II U.S. Route One
York, Maine 03909
(207)363-4414

Scale: 1 in = 50 ft.

Date: APRIL 29, 2004

REVISIONS:
05/28/04: NOTE 11, TITLE
08/16/04: NOTES REVISED
11/23/04: REF. DEEDS, MONUMENTS
01/18/05: NOTES, AREA TABLE
02/18/05: NOTES, AS-BUILTS
03/14/05: R.O.W., LOT LINE
03/28/05: NOTE 10

OWNER:
RICHARD BOIS
P.O. BOX 375
OGUNQUIT, ME. 03907

Sheet 1 of 2

FILE NO.: 6267
PLAN NO.: 2030.031201

STATE OF MAINE MICHAEL D. LIVINGSTON No. 7396 REGISTERED PROFESSIONAL ENGINEER

TAX MAP 46, LOT NO. 6-1

RECEIVED MAR 2 8 2005