NOTES:

(1) DOCUMENTS REFERENCED ON THIS PLAN ARE RECORDED IN HANCOCK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED

(2) THE SUBJECT PREMISES DO NOT LIE WITHIN A "SPECIAL FLOOD HAZARD AREA" AS DEPICTED ON FLOODWAY MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE MUNICIPALITY OF MOUNT DESERT, MAINE

(3) BEECH HILL ROAD, S.A.& R.I.D. (66 FEET), WIDE PUBLIC HIGHWAY, ESTABLISHED IN 1934 BY PROCEEDINGS RECORDED IN THE HANCOCK COUNTY COMMISSIONERS RECORDS VOLUME 3 PAGE 21

(4) 2 FOOT ELEVATION CONTOURS, (IF SHOWN), REFERENCED TO NAVD 1984

(5) WETLAND DELINEATION PERFORMED BY MOYSE ENVIRONMENTAL SERVICES, NOVEMBER 2005

SITE CRITERIA

TOTAL PARCEL AREA 4 15 271 SQ FT (9 962 ACRES)

AREA OF PROPOSED LOTS, RIGHTS OF WAYS & PARKING AREAS 199530 SQ FT (4 512 ACRES)

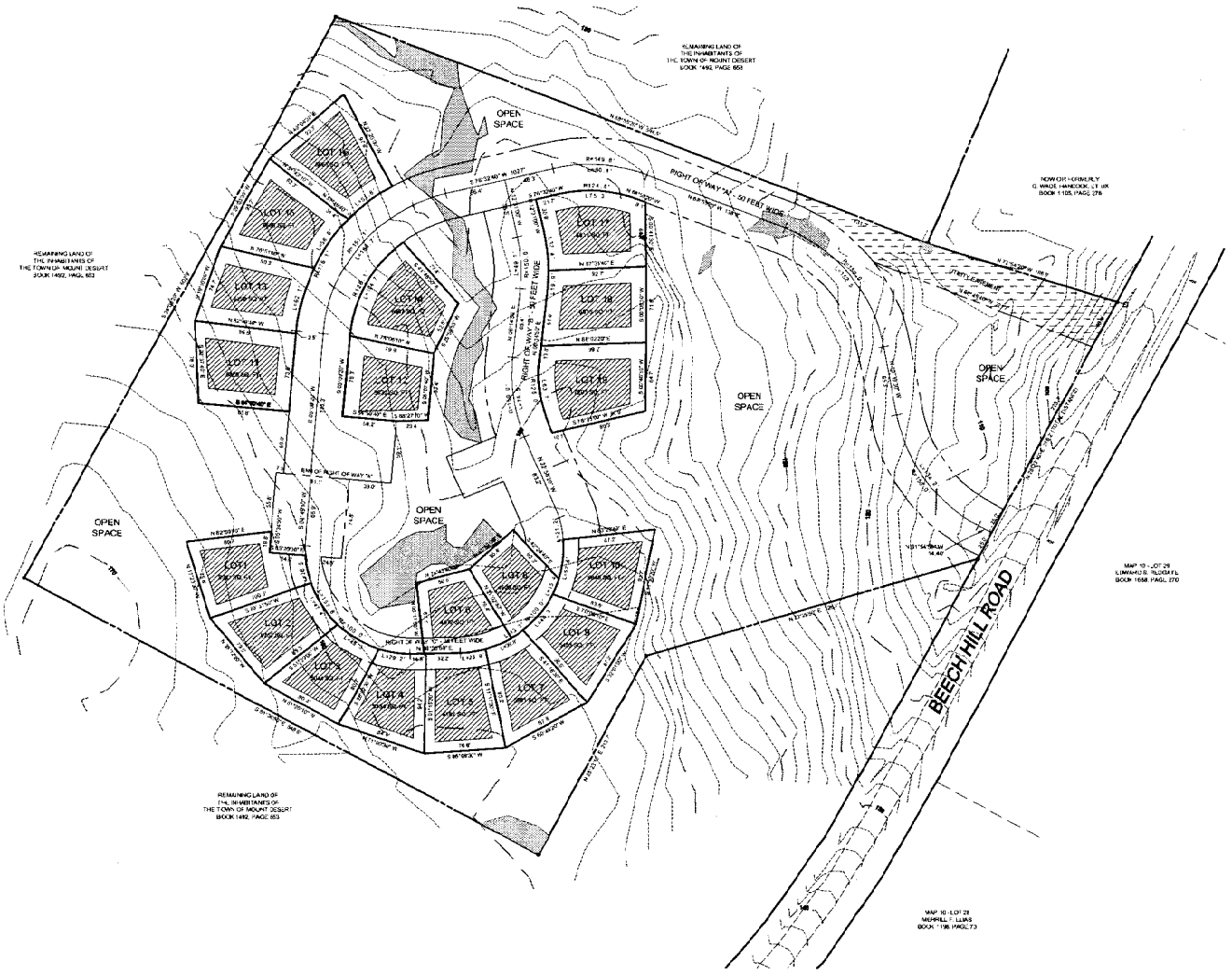
TOTAL AREA OF PROPOSED OPEN SPACE 1233741 SQ FT (6 481 ACRES)

SYMBOLS LEGEND

- IRON ROD TO BE SET
- IRON PIPE FOUND
- IRON ROD/BOLT FOUND
- GRANITE/CONCRETE MONUMENT
- WOOD POST
- UTILITY POLE
- GUY/ANCHOR
- CATCH BASIN
- EDGE OF PAVEMENT / GRAVEL
- PROPERTY LINE
- FRESHWATER WETLAND
- BUILDING ENVELOPE

THIS PLAN PREPARED FOR THE BENEFIT OF

THE ISLAND HOUSING TRUST
P. O. BOX 811
MT. DESERT, ME 04660



NORTH

GRID NORTH
NAD 1983 - MAINE EAST ZONE

STATE OF MAINE
HANCOCK, SS
REGISTRY OF DEEDS
RECEIVED AND FILED
_____ 20 ____
_____ h. _____ m. _____ M.
Attest _____
Register
RECORDED AS:
FILE: _____ NUMBER _____

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 30 A M R S.A. SECTION 4404 (AS AMENDED) THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THE SUBDIVISION SHOWN BY THIS PLAN MEETS ALL THE CRITERIA SET FORTH AND THEREFORE THE SUBDIVISION IS APPROVED

_____

_____

_____

_____

_____

_____

_____

DATED _____

THE TOWN OF MOUNT DESERT PLANNING BOARD

PLISGA & DAY
LAND SURVEYORS
72 MAIN STREET
BANGOR, MAINE
DATE: OCT 24, 2006
PROJ. NO. 05176

SURVEY STANDARD:

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 90, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001

_____

BRIAN P. TAYLOR, MAINE LICENSED PROFESSIONAL LAND SURVEYOR No. 2169

SCALE: 1"= 50'

50' 0 50' 100' 150' 200'

FINAL SUBDIVISON PLAN OF

RIPPLES HILL

BEECH HILL ROAD
SOMESVILLE - MOUNT DESERT, MAINE
FOR
THE ISLAND HOUSING TRUST