



MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
 P.O. BOX 0, 42 CHURCH STREET - LIVERMORE FALLS, MAINE 04254
 PHONE: 207-897-6752 - FAX: 270-897-5404
 WEB PAGE: <http://www.mldc-inc.com/>

DAVID J. ADLSON
 PROFESSIONAL LAND SURVEYOR #7284

DATE OF SURVEY: JANUARY 2006 - DATE OF PLAN: JANUARY 3, 2008
 JOB NO.: 06-26 - FILE NO.: 1427 - FIELD BOOK NOS.: 425 & 428A
 GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

SURVEY PLAN
WINTER PARK
 TOWN OF BETHEL - COUNTY OF OXFORD - STATE OF MAINE
MADE FOR
FLAT ROAD, LLC
 101 EAST INDUSTRIAL PARK DRIVE - MANCHESTER, NEW HAMPSHIRE 03103

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	48.58'	30.00'	92°47'22"
C2	36.68'	30.00'	70°03'45"
C3	57.56'	30.00'	109°56'15"
C4	56.39'	30.00'	107°41'28"
C5	37.86'	30.00'	72°18'32"
C8	32.69'	65.00'	28°48'43"
C9	39.13'	30.00'	74°44'14"
C10	57.12'	1270.00'	2°34'38"
C11	54.11'	1270.00'	2°26'28"
C12	26.62'	30.00'	50°50'00"
C13	26.62'	30.00'	50°50'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.33'	S64°12'43"W
L2	31.08'	S14°24'33"E
L3	60.45'	N67°37'22"W
L4	50.74'	N20°27'34"W
L5	51.69'	S62°46'47"E
L6	54.14'	N83°12'17"E
L7	63.13'	S31°42'54"E
L8	46.18'	N50°05'57"W
L9	64.17'	S01°16'35"E
L10	44.41'	S01°16'35"E
L11	21.03'	S32°07'47"E

LEGEND

- IRON PIN OR PIPE FOUND AS NOTED
- 5/8" REBAR TO BE SET WITH A SURVEYORS CAP MARKED "PLS 1284"
- ⊙ DUG WELL
- WOOD POST FOUND
- PROPERTY LINE
- 100' STREAM SETBACK
- ▨ WETLAND BOUND
- ▨ NO DISTURBANCE FORESTED BUFFER
- ▨ DEER WINTERING MITIGATION PRESERVATION AREA
- ▨ DEER WINTERING MITIGATION PRESERVATION AND WETLAND MITIGATION AREA
- ▨ POND EASEMENT
- ▨ FORESTED STORMWATER BUFFER (LIMITED DISTURBANCE)
- ▨ SEPTIC SYSTEM AREA LIMITED TO HATCHED AREA ON LOTS 1-4, 19 & 20
- ▨ BUILDING ENVELOPE
- ▨ DEER WINTERING YARD BOUND

NOTES

1. ALL BEARINGS ARE BASED ON MAINE GRID, WESTERN ZONE, NAD-83.
2. OWNER OF RECORD AT TIME OF PLAN: FLAT ROAD LLC FROM JEFFREY HEATH PARSONS AND PATRICIA A. PARSONS BY DEED DATED JUNE 29, 2006 AND RECORDED IN THE OXFORD COUNTY REGISTRY OF DEEDS IN BOOK 3962, PAGE 119.
3. OWNERS OF RECORD AT TIME OF SURVEY: JEFFREY HEATH PARSONS AND PATRICIA A. PARSONS (MCDERMOTT) FROM DOROTHY GRAVES BY DEED DATED MAY 19, 1977 AND RECORDED IN THE OXFORD COUNTY REGISTRY OF DEEDS IN BOOK 941, PAGE 186, BEING A PORTION THEREOF.
4. AREA: LOTS 52.95 ACRES + RETAINED LAND 1.75 ACRES + ROADS 5.81 ACRES = 60.51 ACRES TOTAL AREA
5. THE PARSONS RESERVED FOR THEMSELVES, THEIR HEIRS AND ASSIGNS A CERTAIN EASEMENT AND RIGHT OF WAY OVER THE 60' WIDE PROPOSED ROAD SHOWN, FOR THE TOTAL LENGTH OF THEIR RETAINED LAND, FOR THE PURPOSE OF INGRESS AND EGRESS AND THE PLACEMENT, USE AND MAINTENANCE OF ALL UTILITIES ABOVE AND BELOW GROUND, SAID EASEMENT BEING SUBJECT TO THE RIGHTS OF OTHERS.
6. THIS PARCEL OF LAND IS SUBJECT TO A CERTAIN 50' WIDE GAS PIPELINE EASEMENT, APPROXIMATELY SHOWN, SEE EASEMENT DEED RECORDED IN THE OXFORD COUNTY REGISTRY OF DEEDS IN BOOK 2582, PAGE 74.
7. THE 50' WIDE RIGHT OF WAY SHOWN IS SUBJECT TO THE RIGHTS OF OTHERS, IN ACTUALITY THE 50' WIDE RIGHT OF WAY IS 50' WIDE MORE OR LESS DUE TO THE LOCATION OF EXISTING MONUMENTATION ESTABLISHING THE POSITION OF ADJACENT PROPERTY CORNERS, SAID 50' RIGHT OF WAY TO BE LAND RETAINED BY OWNER.
8. THE DEER WINTERING YARD BOUND SHOWN WAS SCALED FROM A PLAN PREPARED BY THE DEPARTMENT OF INLAND FISHERIES AND WILDLIFE SHOWING DEER WINTERING AREA NO. 060071.

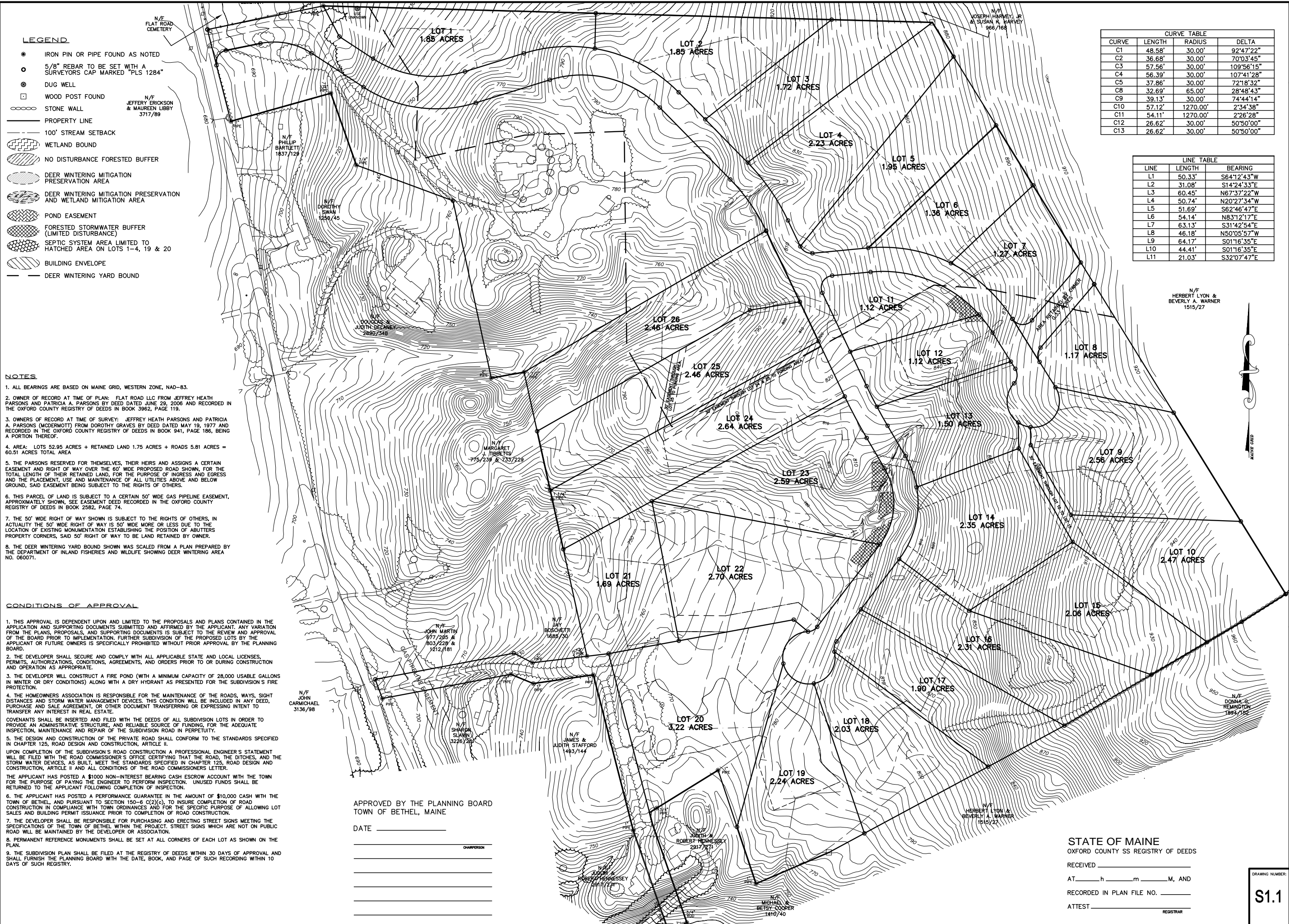
CONDITIONS OF APPROVAL

1. THIS APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND AFFIRMED BY THE APPLICANT. ANY VARIATION FROM THE PLANS, PROPOSALS, AND SUPPORTING DOCUMENTS IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD PRIOR TO IMPLEMENTATION. FURTHER SUBDIVISION OF THE PROPOSED LOTS BY THE APPLICANT OR FUTURE OWNERS IS SPECIFICALLY PROHIBITED WITHOUT PRIOR APPROVAL BY THE PLANNING BOARD.
2. THE DEVELOPER SHALL SECURE AND COMPLY WITH ALL APPLICABLE STATE AND LOCAL LICENSES, PERMITS, AUTHORIZATIONS, CONDITIONS, AGREEMENTS, AND ORDERS PRIOR TO OR DURING CONSTRUCTION AND OPERATION AS APPROPRIATE.
3. THE DEVELOPER WILL CONSTRUCT A FIRE POND (WITH A MINIMUM CAPACITY OF 28,000 USABLE GALLONS IN WINTER OR DRY CONDITIONS) ALONG WITH A DRY HYDRANT AS PRESENTED FOR THE SUBDIVISION'S FIRE PROTECTION.
4. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE ROADS, WAYS, SIGHT DISTANCES AND STORM WATER MANAGEMENT DEVICES. THIS CONDITION WILL BE INCLUDED IN ANY DEED, PURCHASE AND SALE AGREEMENT, OR OTHER DOCUMENT TRANSFERRING OR EXPRESSING INTENT TO TRANSFER ANY INTEREST IN REAL ESTATE.
- COVENANTS SHALL BE INSERTED AND FILED WITH THE DEEDS OF ALL SUBDIVISION LOTS IN ORDER TO PROVIDE AN ADMINISTRATIVE STRUCTURE, AND RELIABLE SOURCE OF FUNDING, FOR THE ADEQUATE INSPECTION, MAINTENANCE AND REPAIR OF THE SUBDIVISION ROAD IN PERPETUITY.
5. THE DESIGN AND CONSTRUCTION OF THE PRIVATE ROAD SHALL CONFORM TO THE STANDARDS SPECIFIED IN CHAPTER 125, ROAD DESIGN AND CONSTRUCTION, ARTICLE II.
- UPON COMPLETION OF THE SUBDIVISION'S ROAD CONSTRUCTION A PROFESSIONAL ENGINEER'S STATEMENT WILL BE FILED WITH THE ROAD COMMISSIONER'S OFFICE CERTIFYING THAT THE ROAD, THE DITCHES, AND THE STORM WATER DEVICES, AS BUILT, MEET THE STANDARDS SPECIFIED IN CHAPTER 125, ROAD DESIGN AND CONSTRUCTION, ARTICLE II AND ALL CONDITIONS OF THE ROAD COMMISSIONER'S LETTER.
- THE APPLICANT HAS POSTED A \$1000 NON-INTEREST BEARING CASH ESCROW ACCOUNT WITH THE TOWN FOR THE PURPOSE OF PAYING THE ENGINEER TO PERFORM INSPECTION. UNUSED FUNDS SHALL BE RETURNED TO THE APPLICANT FOLLOWING COMPLETION OF INSPECTION.
6. THE APPLICANT HAS POSTED A PERFORMANCE GUARANTEE IN THE AMOUNT OF \$10,000 CASH WITH THE TOWN OF BETHEL, AND PURSUANT TO SECTION 150-6 C(2)(c), TO INSURE COMPLETION OF ROAD CONSTRUCTION IN COMPLIANCE WITH TOWN ORDINANCES AND FOR THE SPECIFIC PURPOSE OF ALLOWING LOT SALES AND BUILDING PERMIT ISSUANCE PRIOR TO COMPLETION OF ROAD CONSTRUCTION.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR PURCHASING AND ERECTING STREET SIGNS MEETING THE SPECIFICATIONS OF THE TOWN OF BETHEL WITHIN THE PROJECT. STREET SIGNS WHICH ARE NOT ON PUBLIC ROAD WILL BE MAINTAINED BY THE DEVELOPER OR ASSOCIATION.
8. PERMANENT REFERENCE MONUMENTS SHALL BE SET AT ALL CORNERS OF EACH LOT AS SHOWN ON THE PLAN.
9. THE SUBDIVISION PLAN SHALL BE FILED AT THE REGISTRY OF DEEDS WITHIN 30 DAYS OF APPROVAL AND SHALL FURNISH THE PLANNING BOARD WITH THE DATE, BOOK, AND PAGE OF SUCH RECORDING WITHIN 10 DAYS OF SUCH REGISTRY.

APPROVED BY THE PLANNING BOARD
 TOWN OF BETHEL, MAINE

DATE _____

 CHAIRPERSON



DRAWING NUMBER:
S1.1

This document was created with Win2PDF available at <http://www.daneprairie.com>.
The unregistered version of Win2PDF is for evaluation or non-commercial use only.