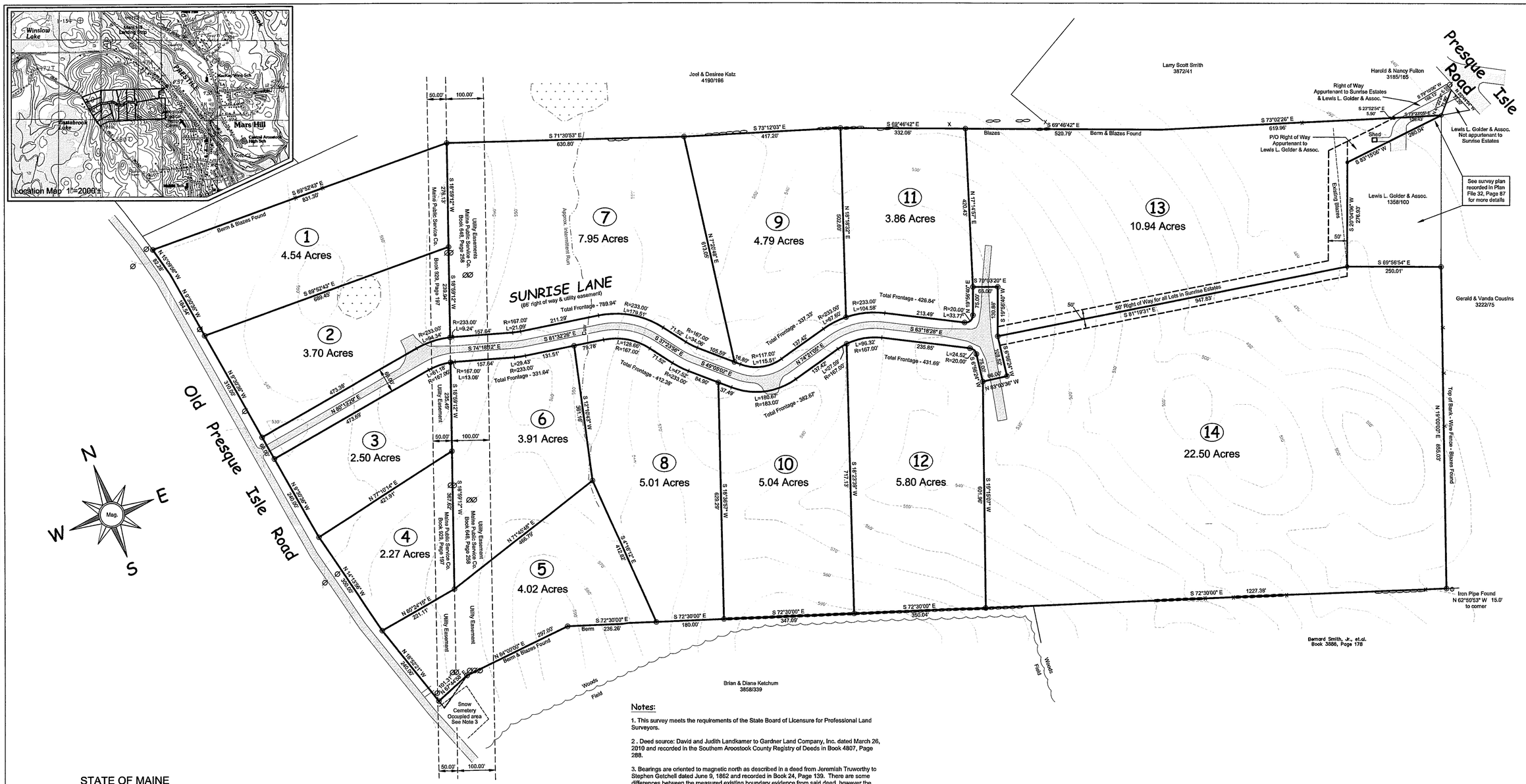

Notes:

1. This survey meets the requirements of the State Board of Licensure for Professional Land Surveyors.

2 . Deed source: David and Judith Landkamer to Gardner Land Company, Inc. dated March 26, 2010 and recorded in the Southern Aroostook County Registry of Deeds in Book 4807, Page 288.

3. Bearings are oriented to magnetic north as described in a deed from Jeremiah Truworthy to Stephen Getchell dated June 9, 1862 and recorded in Book 24, Page 139. There are some differences between the measured existing boundary evidence from said deed, however the existing old evidence found in the field was held. A deed was not found for Snow Cemetery shown hereon. Based on the deed mentioned above it would have crossed a portion of the occupied cemetery, therefore, a segment of line has been put in to miss the cemetery. It is recommended that a boundary agreement be done for this portion of line.

4. Lots shown hereon are for single-family, detached, residential housing. No lots shown hereon shall be further divided for a period of 5 years after approval of this Subdivision.

5. Each lot shown hereon will provide its own well and septic.

5. All interior gravel roads shown on this plan are privately owned roads and will not be accepted as town roads until the legislative body of the town has accepted interest or property which has been dedicated in accordance with 23 M.R.S.A. 3025 and the roads brought up to the municipal standards. The Municipality has no duty to repair and maintain said roads (23 M.R.S.A. 3651) or to provide winter plowing arising from the fact that the roads were dedicated on a recorded plan which was approved by the Planning Board. The Municipality has no responsibility and no legal right to spend public funds to plow a privately owned road or to keep it in repair. Therefore, no services are to be provided by the Town of Mars Hill.

6. All lots have been soil tested by John Whitney, Soil Scientist. Multiple sites were found on each lot and reference is made to a letter prepared by said John Whitney and submitted to the planning board.

7. Wetlands shown hereon are based on the National Wetlands Inventory which were downloaded from the Maine Office of GIS and both are to be considerd approximate.

8. The USGS 10 foot contours shown hereon were downloaded from the Maine Office of GIS and are to be considered approximate.

9. The Maine Public Service Company utility easements shown hereon have restrictions for allowable activities within said easements as described by deeds recorded in the Southern Aroostook County Registry of Deeds in Book 648, Page 258 and Book 929, Page 197.

10. This subdivision plan was revised January 25, 2016 to remove the list of Convenants & Restrictions from the original plan dated October 29, 2012. No other changes were made.

LEGEND

#5 Rebar set w/yel. cap inscribed 2112 – 2308	◉
Iron rod found	•
Iron pipe found	○
Utility pole	Ø
Stone wall	
Wire fence	—x—x—
NWI wetlands (Approximate)	
USGS 10' contour	------50------

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. sections 4401-4408 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 MARS HILL PLANNING BOARD

Edwin Todd Gross

Stillman Miller

Wendell Bell

Date: 3/4/16

Conditions:

STATE OF MAINE
SOUTHERN AROOSTOOK. SS. REGISTRY OF DEEDS
RECEIVED 3·11·16
AT 15 H 08 M. AND RECORDED
INSTRUMENT NO.
FILE 42 NO. 186A
ATTEST
REGISTER

WEBBER SURVEYING Inc.
220 DOVER ROAD, CHARLESTON, MAINE 04422 TEL: 285-7

STATE OF MAINE
WILLIAM E. WEBBER, JR.
No. 2112
PROFESSIONAL LAND SURVEYOR

William E. Webber, Jr., PLS#2112, Pres.

FINAL SUBDIVISION PLAN
OF
SUNRISE ESTATES

(Record owner: Gardner Land Company, Inc., PO Box 189, Lincoln, ME 04457)

ON OLD PRESQUE ISLE ROAD & SUNRISE LANE IN
MARS HILL, AROOSTOOK COUNTY, MAINE

October 29, 2012
REVISED JANUARY 25, 2016

SCALE: 1"= 125'

125 0 125 250 375 500

42-186A