

NOTES:

- (1) DOCUMENTS REFERENCED ON THIS PLAN ARE RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- (2) PLAN REFERENCE "MERRILL FARM" PREPARED FOR JAMES S. HOOPER BY MAINE LAND SERVICES, DATED MARCH 1974 AND REVISED ON MAY 10, 1982, SAID PLAN IS NOT RECORDED.
- (3) SUBDIVISION PLAN REFERENCE: "FINAL SUBDIVISION PLAN OF THE COMINS LANE SUBDIVISION, COMINS LANE, EDDINGTON, MAINE FOR RONALD AND DONNA HOLLAND", DATED JULY 16, 1990 AND RECORDED IN MAP FILE D185-90.
- (4) SUBDIVISION PLAN REFERENCE: "REVISE SUBDIVISION PLAN OF THE COMINS LANE SUBDIVISION, COMINS LANE, EDDINGTON, MAINE FOR RONALD AND DONNA HOLLAND", DATED OCTOBER 17, 2004 AND RECORDED IN MAP FILE 2004-179.
- (5) SUBDIVISION PLAN REFERENCE: "AMENDED SUBDIVISION PLAN OF LOT 1, COMINS LANE SUBDIVISION, COMINS LANE, EDDINGTON, MAINE FOR CHARLES WESTON", DATED JULY 12, 2005 AND RECORDED IN MAP FILE 2005-105.
- (6) THE MAP AND LOT NUMBER ARE THE TAX MAP AND LOT NUMBER SHOWN ON THE TOWN OF EDDINGTON TAX MAPS.
- (7) BEARINGS AND DISTANCES SHOWN HEREON ARE GRID BEARINGS AND GRID DISTANCE THAT ARE BASED ON THE MAINE STATE COORDINATE SYSTEM (EAST ZONE 1801). THE COORDINATE SYSTEM IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983.
- (8) DEED REFERENCE: RONALD L. HOLLAND AND DONNA M. HOLLAND TO DP PROPERTIES, LLC, DATED OCTOBER 24, 2019 AND RECORDED IN VOLUME 15347, PAGE 272.
- (9) THE SUBDIVISION CONTAINS 13 LOTS. THE TOTAL AREA WITHIN THE SUBDIVISION, INCLUDING THE ROAD, IS 31.80 ACRES. THE AREA WITHIN THE ROAD IS 2.10 ACRES.
- (10) DRIVEWAYS AND UTILITY LINE ARE ALLOWED TO CROSS THE 35 FOOT WIDE FORESTED STORMWATER BUFFER AREA.



SYMBOLS LEGEND

- IRON ROD WITH IDENTIFICATION CAP MARKED, IN PART, PLS 1030- SET TO BE SET
- #6 REBAR WITH ID CAP MARKED "PLS 1030"
- UTILITY POLE
- + GUY/ANCHOR
- OVERHEAD WIRES
- EDGE OF PAVEMENT / GRAVEL
- PROPERTY LINE
- STONE WALL
- WELL

CONDITIONS OF PLAN APPROVAL:

REFERENCE IS MADE TO THIS DOCUMENT
"MEADOW BROOK ESTATES SUBDIVISION"
HOMEOWNER'S AND ROAD ASSOCIATION."

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.

[Signatures]

DATED: SEPTEMBER 22, 2020

THE TOWN OF EDDINGTON PLANNING BOARD

STATE OF MAINE

PENOBSCOT, SS.
REGISTRY OF DEEDS
RECEIVED AND FILED

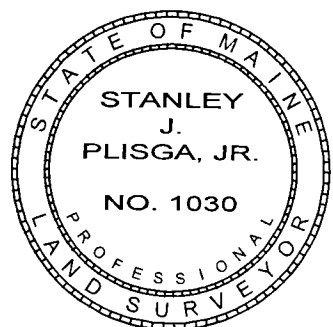
2020
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Attest Register

RECORDED AS MAP FILE:
2020 MAP 53

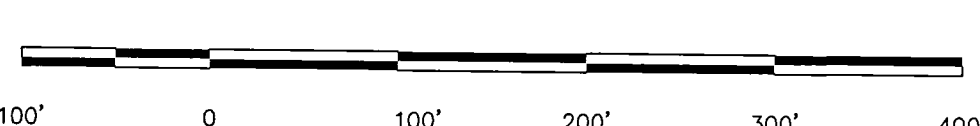
SURVEY STANDARD

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.

STANLEY J. PLISGA, JR.
PROFESSIONAL LAND SURVEYOR No. 1030
(AUTHENTIC COPY WILL HAVE IMPRESSION SEAL)



SCALE: 1" = 100'



FINAL SUBDIVISION PLAN
of
MEADOW BROOK ESTATES
COMINS LANE
EDDINGTON, MAINE
for
DP PROPERTIES, LLC
1281 Hammond Street
Bangor, ME 04401

PLISGA & DAY
LAND SURVEYORS
72 MAIN STREET
BANGOR, MAINE
DATE: 08-27-2020
PROJ. NO. 86218 2020 SUBDIVISION