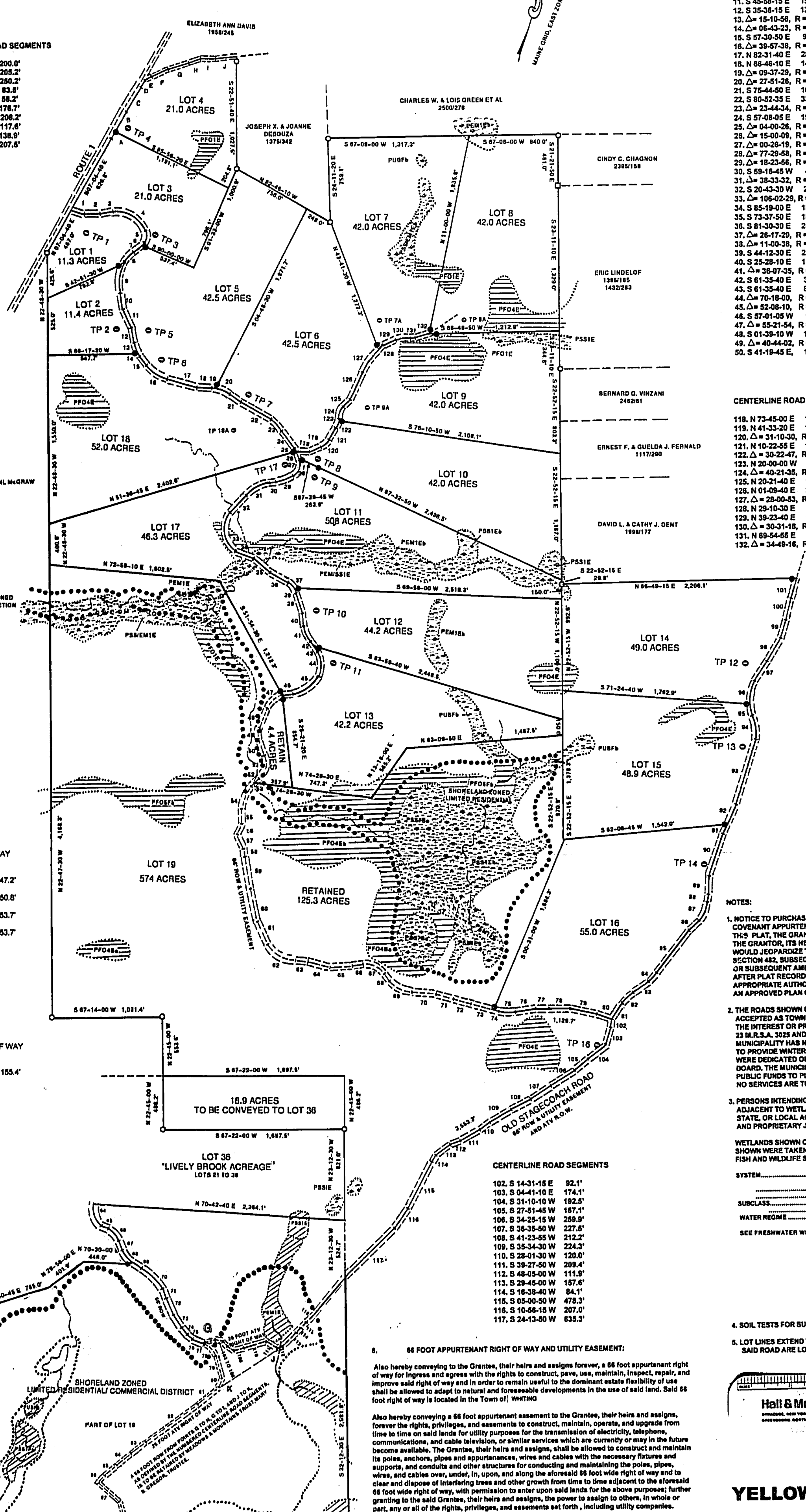
FINAL PLAN
OF
YELLOWBIRCH MOUNTAIN ACREAGE
FOR
MEADOWS & MOUNTAINS TRUST
MARY B. GREGOR, TRUSTEE
U. S. ROUTE 1
TOWN OF WHITING
WASHINGTON COUNTY, MAINE

DECEMBER 30, 2002

SCALE 1" = 500'

Whiting 3-12-66



CENTERLINE ROAD SEGMENTS

A.	N 07-37-45 E	200.0'
B.	N 07-37-45 E	205.2'
C.	N 08-39-15 E	250.2'
D.	N 09-46-10 E	83.6'
E.	N 34-01-50 E	58.2'
F.	N 43-15-00 E	176.7'
G.	N 50-02-15 E	206.2'
H.	N 48-25-20 E	117.6'
I.	N 67-56-40 E	138.9'
L.	N 63-17-10 E	207.5'

CENTERLINE ROAD SEGMENTS

1.	N 82-35-30 E 134.9'
2.	N 67-41-45 E 135.4'
3.	N 57-50-10 E 123.3'
4.	Δ = 75-21-26, R = 286.5', L = 376.8'
5.	Δ = 72-19-05, R = 126.5', L = 159.7'
6.	S 25-30-40 W 15.4'
7.	S 25-30-40 W 128.7'
8.	Δ = 15-46-28, R = 375.0', L = 103.2'
9.	Δ = 44-35-38, R = 375.0', L = 291.9'
10.	S 34-51-35 E 153.1'
11.	S 45-58-15 E 198.2'
12.	S 35-36-15 E 129.3'
13.	Δ = 15-10-56, R = 405.0', L = 107.3'
14.	Δ = 06-43-23, R = 405.0', L = 47.5'
15.	S 57-30-50 E 95.4'
16.	Δ = 39-57-38, R = 440.0', L = 237.1'
17.	N 82-31-40 E 283.9'
18.	N 66-46-10 E 141.7'
19.	Δ = 09-37-29, R = 290.0', L = 48.7'
20.	Δ = 27-51-26, R = 290.0', L = 141.0'
21.	S 75-44-50 E 102.9'
22.	S 80-52-35 E 339.0'
23.	Δ = 23-44-34, R = 375.0', L = 155.4'
24.	S 57-08-05 E 195.9'
25.	Δ = 04-00-26, R = 375.0', L = 26.2'
26.	Δ = 15-00-09, R = 375.0', L = 98.2'
27.	Δ = 00-26-19, R = 375.0', L = 2.9'
28.	Δ = 77-29-58, R = 122.0', L = 165.0'
29.	Δ = 18-23-56, R = 575.0', L = 184.6'
30.	S 59-16-45 W 49.4'
31.	Δ = 38-33-32, R = 385.0', L = 259.1'
32.	S 20-43-30 W 212.0'
33.	Δ = 106-02-29, R = 225.0', L = 416.4'
34.	S 85-19-00 E 186.4'
35.	S 73-37-50 E 188.9'
36.	S 81-30-30 E 202.1'
37.	Δ = 26-17-29, R = 150.0', L = 68.8'
38.	Δ = 11-00-38, R = 150.0', L = 28.8'
39.	S 44-12-30 E 214.0'
40.	S 25-28-10 E 118.9'
41.	Δ = 36-07-35, R = 250.0', L = 157.6'
42.	S 61-35-40 E 33.6'
43.	S 61-35-40 E 84.2'
44.	Δ = 70-18-00, R = 200.0', L = 245.4'
45.	Δ = 52-08-10, R = 340.0', L = 309.4'
46.	S 57-01-05 W 93.1'
47.	Δ = 55-21-54, R = 205.0', L = 198.1'
48.	S 01-39-10 W 190.3'
49.	Δ = 40-44-02, R = 160.0', L = 113.4'
50.	S 41-19-45 E, 152.0'
51.	Δ = 71-12-24, R = 200.0', L = 248.6'
52.	S 24-45-30 W 47.7'
53.	S 24-45-30 W 50.0'
54.	Δ = 47-12-42, R = 280.0', L = 230.7'
55.	S 22-27-00 E 139.7'
56.	S 01-45-25 W 98.8'
57.	S 44-49-20 E 155.1'
58.	S 46-07-05 E 55.1'
59.	S 30-56-05 E 306.3'
60.	S 34-10-30 E 316.2'
61.	S 40-58-05 E 224.4'
62.	Δ = 62-40-00, R = 300.0', L = 328.1'
63.	N 68-21-55 E 107.9'
64.	N 81-05-40 E 221.9'
65.	N 66-20-45 E 211.2'
66.	N 57-25-10 E 98.3'
67.	Δ = 61-35-24, R = 200.0', L = 215.0'
68.	S 60-59-25 E 83.5'
69.	Δ = 46-34-50, R = 300.0', L = 243.9'
70.	N 72-25-40 E 230.1'
71.	N 80-47-15 E 165.0'
72.	N 84-50-50 E 167.6'
73.	N 81-14-00 E 246.6'
74.	N 81-14-00 E 68.0'
75.	Δ = 21-15-54, R = 375.0', L = 139.2'
76.	N 59-58-10 E 194.3'
77.	N 70-49-15 E 111.7'
78.	N 64-24-00 E 209.7'
79.	N 78-26-45 E 253.4'
80.	N 85-20-40 E 153.4'
81.	N 11-36-45 E 170.2'
82.	Δ = 20-59-06, R = 375.0', L = 137.3'
83.	N 32-35-30 E 177.2'
84.	Δ = 17-11-21, R = 375.0', L = 112.5'
85.	N 15-24-15 E 494.7'
86.	N 23-00-50 E 133.3'
87.	Δ = 37-28-52, R = 275.0', L = 179.9'
88.	N 14-27-50 W 72.3'
89.	N 20-31-25 W 177.6'
90.	N 04-07-25 W 412.1'
91.	N 01-43-50 E 93.3'
92.	N 01-43-50 E 204.8'
93.	N 04-59-00 W 643.4'
94.	Δ = 34-21-06, R = 360.0', L = 215.8'
95.	Δ = 19-00-13, R = 325.0', L = 107.8'
96.	Δ = 38-39-40, R = 325.0', L = 219.3'
97.	N 09-11-30 E 213.2'
98.	N 10-11-30 E 253.9'
99.	N 06-09-40 W 157.8'
100.	N 10-13-45 W 204.3'
101.	N 04-57-30 W 191.5'

CENTERLINE ROAD SEGMENTS

118.	N 73-45-00 E 137.2'
119.	N 41-33-20 E 115.0'
120.	Δ = 31-10-30, R = 175.0', L = 95.2'
121.	N 10-22-55 E 133.4'
122.	Δ = 30-22-47, R = 133.0', L = 70.5'
123.	N 20-00-00 W 10.5'
124.	Δ = 40-21-35, R = 162.0', L = 114.1'
125.	N 20-21-40 E 109.4'
126.	N 01-09-40 E 262.0'
127.	Δ = 28-00-53, R = 580.0', L = 283.6'
128.	N 29-10-30 E 48.8'
129.	N 39-23-40 E 139.1'
130.	Δ = 30-31-18, R = 240.0', L = 127.8'
131.	N 69-54-55 E 44.3'
132.	Δ = 34-49-16, R = 240.0', L = 145.8'

LEGEND

- ● .... 5/8 INCH REBAR & YELLOW CAP
- ○ .... EXISTING IRON PIN OR PIPE
- □ .... POST, EXISTING
- 132 .... CENTERLINE ROAD SEGMENTS
- A .... CENTERLINE ROW SEGMENTS
- ⊖ .... SOILS TEST PIT
- .... FRESHWATER WETLANDS
- .... FORESTED WETLANDS

CENTERLINE 66 FOOT RIGHT OF WAY ROAD SEGMENTS

64.	DELTA = 80-56-25, R = 175.0', L = 247.2'
65.	S 64-31-40 E 55.4'
66.	DELTA = 41-09-35, R = 210.0', L = 150.8'
67.	S 23-21-55 E 77.4'
68.	DELTA = 35-13-23, R = 250.0', L = 153.7'
69.	S 58-35-20 E 95.6'
70.	DELTA = 24-13-45, R = 600.0', L = 253.7'
71.	S 34-21-40 E 92.6'
72.	S 27-59-00 E 153.6'
73.	S 34-19-40 E 144.0'
74.	S 38-29-05 E 72.5'
75.	S 55-39-25 E 65.9'
76.	S 73-29-40 E 92.2'
77.	S 73-29-40 E 33.1'

CENTERLINE 25 FOOT ATV RIGHT OF WAY ROAD SEGMENTS

78.	DELTA = 55-39-25, R = 160.0', L = 155.4'
79.	S 17-50-05 E 195.4'
80.	S 12-07-40 W 87.7'
81.	S 51-49-10 W 248.5'
82.	S 51-33-20 W 562.2'
83.	S 49-25-25 W 164.1'
84.	S 51-16-35 W 165.7'
85.	S 46-31-10 W 145.6'
86.	S 35-17-40 W 78.2'
87.	S 50-21-45 E 253.1'
88.	S 18-25-40 E 208.1'
89.	S 25-51-20 W 60.6'
90.	S 09-25-00 W 59.3'
91.	S 09-39-20 E 22.3'
92.	S 46-47-50 W 44.1'
93.	S 04-01-40 W 105.0'
94.	S 08-44-40 E 62.8'
95.	S 36-59-30 E 48.0'
96.	S 23-26-20 E 118.5'
97.	S 74-58-05 E 45.4'
98.	S 00-37-05 E 39.6'
99.	S 01-42-40 E 62.5'
100.	S 13-00-45 W 51.7'
101.	S 07-44-00 W 72.3'
102.	S 30-23-40 E 93.6'

CENTERLINE ROAD SEGMENTS

102.	S 14-31-15 E	92.1'
103.	S 04-41-10 E	174.1'
104.	S 31-10-10 W	192.5'
105.	S 27-51-45 W	167.1'
106.	S 34-25-15 W	259.9'
107.	S 38-35-50 W	227.5'
108.	S 41-23-55 W	212.2'
109.	S 35-34-30 W	224.3'
110.	S 28-01-30 W	120.0'
111.	S 39-27-50 W	209.4'
112.	S 48-05-00 W	111.9'
113.	S 29-45-00 W	157.6'
114.	S 16-38-40 W	84.1'
115.	S 05-00-50 W	478.3'
116.	S 10-56-15 W	207.0'
117.	S 24-13-50 W	635.3'

FRESHWATER WETLANDS:

PEM1E, PEM1F, PEM/SS1E, PSS1E, PSS4E, PSS1Fb, PSS7Ba, PSS/EM1E, PSS1/3Ba, PUBH, L1UBH

SYSTEM.................P..........PALUSTRINE
CLASS....................EM..........EMERGENT
SUBCLASS...............1..........PERSISTENT
WATER REGIME.........E..........SEASONALLY FLOODED/SATURATED
F..........SEMIPERMANENTLY FLOODED

CLASS....................SS..........SCRUB-SHRUB
SUBCLASS...............1..........BROAD-LEAVED DECIDUOUS
3..........BROAD-LEAVED EVERGREEN
4..........NEEDLE-LEAVED EVERGREEN
7..........EVERGREEN
WATER REGIME.........B..........SATURATED
E..........SEASONALLY FLOODED/SATURATED
F..........SEMIPERMANENTLY FLOODED

WATER CHEMISTRY.....a..........ACID
SPECIAL MODIFIERS.b..........BEAVER

PUBH:
SYSTEM.................P..........PALUSTRINE
CLASS....................UB..........UNCONSOLIDATED BOTTOM
WATER REGIME.........H..........PERMANENTLY FLOODED

L1UBH:
SYSTEM.................L..........LACUSTRINE
SUBSYSTEM.............1..........LIMNETIC
CLASS....................UB..........UNCONSOLIDATED BOTTOM
WATER REGIME.........H..........PERMANENTLY FLOODED

NOTES:

1. NOTICE TO PURCHASERS:
COVENANT APPURTENANT TO THE LAND: BY PURCHASING A LOT OR LOTS SHOWN ON THIS PLAT, THE GRANTEE(S), THEIR HEIRS AND ASSIGNS EXPRESSLY COVENANT WITH THE GRANTOR, ITS HEIRS AND ASSIGNS THAT THEY WILL NOT TAKE ANY ACTION THAT WOULD JEOPARDIZE THIS DIVISION OR CREATE A SUBDIVISION UNDER TITLE 38 M.R.S.A., SECTION 482, SUBSECTION 5 OR SUBSEQUENT AMENDMENT OR TITLE 30-A, SECTION 4401 OR SUBSEQUENT AMENDMENT. THIS COVENANT SHALL BE NULL AND VOID 1.) FIVE YEARS AFTER PLAT RECORDING DATE OR 2.) UPON APPROVAL OF A PLAN OF SUBDIVISION BY APPROPRIATE AUTHORITIES THAT RECOGNIZE THIS LOT AND OTHER LOTS SHOWN ON AN APPROVED PLAN OF SUBDIVISION.

2. THE ROADS SHOWN ON THIS PLAT ARE PRIVATELY OWNED ROADS AND WILL NOT BE ACCEPTED AS TOWN ROADS UNTIL THE LEGISLATIVE BODY OF THE TOWN HAS ACCEPTED THE 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 (23 M.R.S.A.) 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 WHITING.

3. PERSONS INTENDING TO ENGAGE IN ACTIVITIES INVOLVING MODIFICATIONS WITHIN OR ADJACENT TO WETLAND AREAS SHALL SEEK THE ADVICE OF APPROPRIATE FEDERAL, STATE, OR LOCAL AGENCIES CONCERNING SPECIFIED AGENCY REGULATORY PROGRAMS AND PROPRIETARY JURISDICTIONS THAT MAY AFFECT SUCH ACTIVITIES.

WETLANDS SHOWN ON THIS PLAT ARE APPROXIMATE AND ARE NOT ALL INCLUSIVE. THOSE SHOWN WERE TAKEN FROM THE NATIONAL WETLANDS INVENTORY PUBLISHED BY THE U. S. FISH AND WILDLIFE SERVICE.

SYSTEM.................P..........PALUSTRINE
FO..........FORESTED
SS..........SCRUB-SHRUB
EM..........EMERGENT
SUBCLASS...............1..........BROAD-LEAVED DECIDUOUS
4..........NEEDLE-LEAVED EVERGREEN
WATER REGIME.........E..........SEASONALLY FLOODED/SATURATED

SEE FRESHWATER WETLANDS ABOVE

4. SOIL TESTS FOR SUBSURFACE WASTE DISPOSAL WERE TAKEN BY MR. STEVE HOWELL.

5. LOT LINES EXTEND TO THE CENTERLINE OF THE INTERIOR ROAD AND THE CENTERLINE OF SAID ROAD ARE LOT PROPERTY LINES.

6. 66 FOOT APPURTENANT RIGHT OF WAY AND UTILITY EASEMENT:

Also hereby conveying to the Grantee, their heirs and assigns forever, a 66 foot appurtenant right of way for ingress and egress with the rights to construct, pave, use, maintain, inspect, repair, and improve said right of way and in order to remain useful to the dominant estate flexibility of use shall be allowed to adapt to natural and foreseeable developments in the use of said land. Said 66 foot right of way is located in the Town of WHITING

Also hereby conveying a 66 foot appurtenant easement to the Grantee, their heirs and assigns, forever the rights, privileges, and easements to construct, maintain, operate, and upgrade from time to time on said lands for utility purposes for the transmission of electricity, telephone, communications, and cable television, or similar services which are currently or may in the future become available. The Grantee, their heirs and assigns, shall be allowed to construct and maintain its poles, anchors, pipes and appurtenances, wires and cables with the necessary fixtures and supports, and conduits and other structures for conducting and maintaining the poles, pipes, wires, and cables over, under, in, upon, and along the aforesaid 66 foot wide right of way and to clear and dispose of interfering trees and other growth from time to time adjacent to the aforesaid 66 foot wide right of way, with permission to enter upon said lands for the above purposes; further granting to the said Grantee, their heirs and assigns, the power to assign to others, in whole or part, any or all of the rights, privileges, and easements set forth , including utility companies.

The Grantors for themselves, and their heirs, devisees, successors, and assigns, covenant and agree to and with the Grantee, their heirs and assigns, that they will not erect or maintain or permit the erection or maintenance of any building, trailer, mobile home, swimming pool or other structure, of any kind or nature, within 15 feet of said line, any or all of which in the opinion of the Grantee, their heirs and assigns, would endanger or interfere with the exercise of any of the rights, privileges and easements hereby conveyed.

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN HEREON AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN TITLE 30-A, SECTIONS 4401 TO 4407 AS AMENDED AND THE SUBDIVISION REGULATIONS OF THE TOWN OF WHITING, THE UNDERSIGNED HAVE MADE A FINDING OF FACT ESTABLISHING THAT THE SUBDIVISION SHOWN BY THIS PLAT MEETS ALL THE CRITERIA SET FORTH AND THEREFORE THE SUBDIVISION IS APPROVED.

DATE: 3-24-03

[signatures]

STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS (31P)
Received FEB 2 8 2003
at 1 H 40 M PM recorded
in Book CAB 3 Page DR 12
Attest: #66
Sharon D. Strout
Registrar

Hall & McChesney Inc — 1878 our 100th year 1978

PROJECT SURVEYOR:
MALCOLM E. HARRIMAN, PLS NO. 1259
736 ACADIA HIGHWAY
MONTVILLE, MAINE 04941

RECORD OWNER:
MEADOWS AND MOUNTAINS TRUST
MARY B. GREGOR, TRUSTEE
P.O. BOX 989
HOULTON, ME. 04730
SOURCE DEED: VOL. 2400, PAGE 265/270

PREPARED BY:
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103 LANGLEY ST.
BANGOR, ME. 04401

SEAL