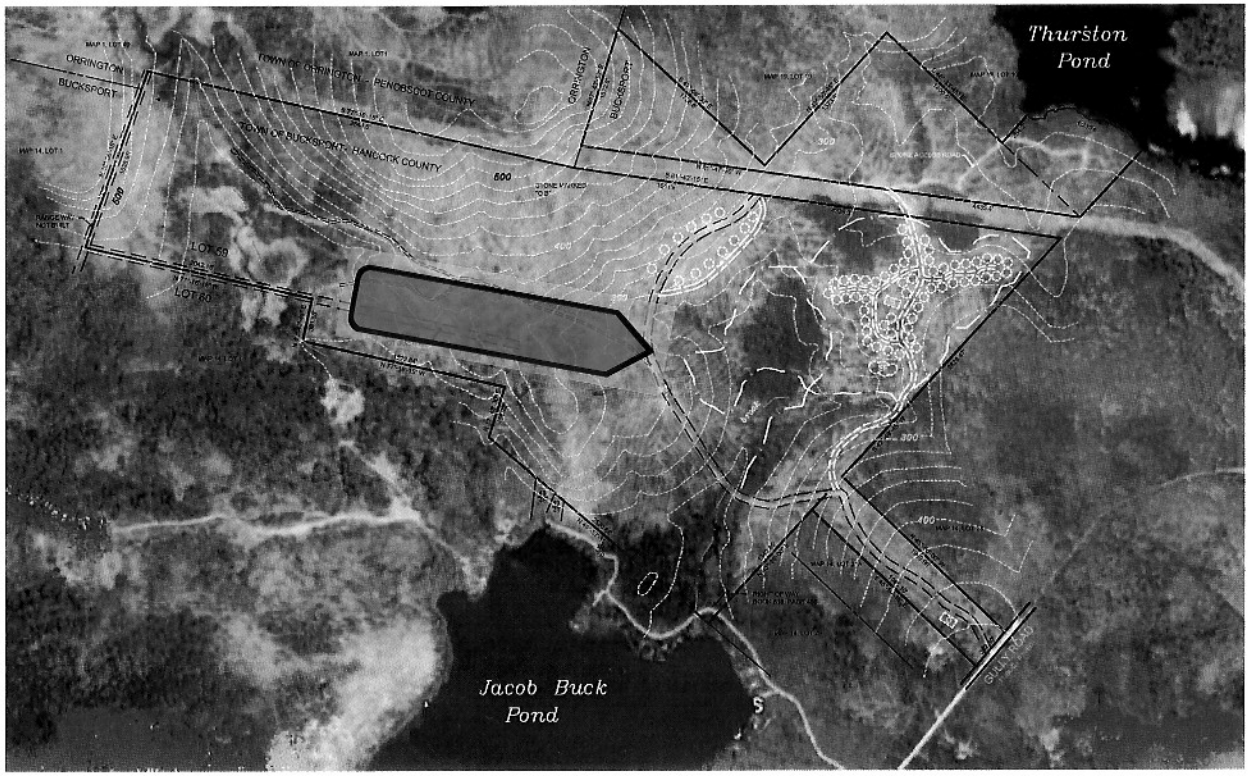
TRUE NORTH



SCALE; 1"= 500'

500' 0 500' 1000' 1500' 2000'

NOTES

(1) PORTIONS OF THE SUBJECT PREMISES ARE WITHIN A "SPECIAL FLOOD HAZARD AREA" AS DEPICTED ON FLOOD MAP 230065 2010 B WITH AN EFFECTIVE DATE OF NOVEMBER 4, 1986, PROMULGATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE MUNICIPALITY OF BUCKSPORT, MAINE.

(2) RANGE WAYS BEARING 10 LOT GRAND LOT 60 ARE SHOWN ON THE PROPRIETORS PLAN OF BUCKSPORT RECORDED IN HANCOCK COUNTY REGISTRY OF DEEDS, ROLL 17. THERE ARE NO ROADS IN USE WITHIN THE RANGE WAYS.

(3) THIS PLAN HAS BEEN COMPILED, IN PART, FROM PRIOR SURVEYS SHOWN ON PLANS IDENTIFIED AS FOLLOWS:

(3.1) A PLAN TITLED, "SURVEY PLAN OF THE FORMER BENTLEY L. BARBOUR PROPERTY VICINITY OF JACOB BUCK POND BUCKSPORT", MAINE FOR ST. REGIS PAPER COMPANY", DATED SEPTEMBER 1982, BY HENRY J. HUNTER, LAND SURVEYOR.

(3.2) A PLAN TITLED, "SURVEY PLAN OF LAND OF CHAMPION INTERNATIONAL CORPORATION HANCOCK REGISTRY OF DEEDS VOLUME 1719 - PAGE 422 GULLY ROAD BUCKSPORT, MAINE" DATED MARCH 22, 1988, PREPARED BY PLISGA & DAY, LAND SURVEYORS.

(3.3) A PLAN TITLED, BOUNDARY SURVEY PROPERTY OF G & D PROPERTIES, INC. ... FOR BUCKSPORT HILLS, LLC" DATED FEBRUARY 4, 2004 BY PLISGA & DAY.

(4) IDENTIFICATION OF ADJOINING LAND OWNERS SHOWN AS "MAP (#), LOT (##)" ARE REFERENCES TO MUNICIPAL TAX MAP AND LOT NUMBERS.

(5) TOPOGRAPHIC OVERLAY OF BOUNDARY LINE DATA IS FROM U.S.G.S. "BREWER LAKE, MAINE", 7.5 MINUTE QUADRANGLE. CONTOUR INTERVAL 20 FEET. AERIAL PHOTOGRAPHY OVERLAY COMPILED FROM IMAGES OBTAINED FROM GOOGLE EARTH (TM©) 2007.

(6) CONCEPT ONE PROPOSES:
DEVELOPMENT AREA: 155 ACRES.
CAMP SITES: 87 (AVERAGE SITE SIZE) 0.25 ACRES.
PROPOSED GRAVEL ACCESS ROAD: 8,600 FEET.
PROPOSED HIKING / ATV TRAILS: 10,000 FEET.

SYMBOLS LEGEND

(FEATURES ARE EXISTING UNLESS NOTED)

PROPOSED OFFICE	PROPOSED GRAVEL ACCESS ROAD
PROPOSED BEACHFRONT RECREATION AREA	PROPOSED HIKING OR ATV TRAIL
PROPOSED CAMPSITE (1,000 SF, MIN.)	ELEVATION CONTOURS (SEE NOTES)
PROPOSED SEPTIC FIELD	

SHEET TITLE

CONCEPT ONE
RECREATIONAL VEHICLE CAMPGROUND
FOR
ANTHONY A. LITTLE
AND
PHP4, L.L.C.

GULLY ROAD BUCKSPORT, MAINE

PLISGA & DAY
LAND SURVEYORS
72 MAIN STREET
BANGOR, ME 04401
(207) 947-0019

PROJECT:	SHEET:
09043	1
DATE: 09-07-2007	
SCALE: 1"=500'	