

Town of Southwest Harbor Subdivision Application

Date Received: 10-7-22

Subdivision Name:

APPLICANT INFORMATION:

Name of Property Owner: Jesse Dunbar
Address: 4 Blueberry Lane Southwest Harbor, ME 04679

Name of Applicant: Same
Address:

Telephone: 207-266-9963

Name of Land Surveyor, Engineer, Architect or others preparing plan:

TW Benson
Address: 7 Freeman Ridge Rd
Southwest Harbor, ME 04679
Telephone: 244-7820 Registration#: 2262

Person and Address to which all correspondence regarding this application should be sent to

Jesse Dunbar
PO Box 859
Southwest Harbor, ME 04679

What legal interest does the applicant have in the property to be developed (ownership, purchase & sales contract, etc.)? Deed

What interest does the applicant have in any abutting property? None

LAND INFORMATION:

Location of property (Street Location: 4 Blueberry Lane
(from County Registry of Deeds) Book 5528 Page 132
(from Tax Maps) Map 12 Lot 10-002

Total acreage of parcel: 4.11
Acreage to be developed: Already developed
Proposed number of Lots: 2
Proposed number of Buildings: N/A
Proposed number or Dwelling Units: N/A

Indicate the nature of any restrictive covenants currently in or to be placed in the deeds: See deed.

Has this land been part of a prior approved subdivision?
Or other division within the past 5 years? Yes No
 Yes No

Identify existing use of land (farmland, woodlot, etc.)
residential

Does the parcel include any water bodies? Yes No
Does the parcel include any wetlands? Yes No
Does the parcel include significant groundwater aquifers? Yes No

Does the parcel include any identified critical natural resources or wildlife habitats?
 Yes No (if yes, identify)
Is any portion of the property within a special flood hazard area as identified by the
National Flood Insurance Program (FIRM Maps)? Yes No

GENERAL INFORMATION

Proposed name of development:
Project Type: Residential Commercial Mixed Single Family
 Multi-Family Condominium Other

Does this development require extension of public infrastructure? Yes No
 Roads Storm drainage sidewalks fire protection equipment
 Town Water Town Sewer

Identify method of water supply to proposed development: Existing
 individual wells central well with distribution lines
 Town Water

Identify method of sewage disposal: individual systems central on site
disposal with distribution lines Town Sewer

Identify method of fire protection for the proposed development:
 dry hydrants located on an existing pond or water body
 existing fire pond fire hydrants

Does the applicant propose to dedicate to the public any streets, recreation, or common lands? Yes No


Current Zoning:

Is any portion of the property within 250' of the high water mark of a pond, river, or salt water body? Yes No

Does the applicant intend to request waivers of any submission requirements?

Yes No (if yes please attach letter requesting wavier and state reasons)

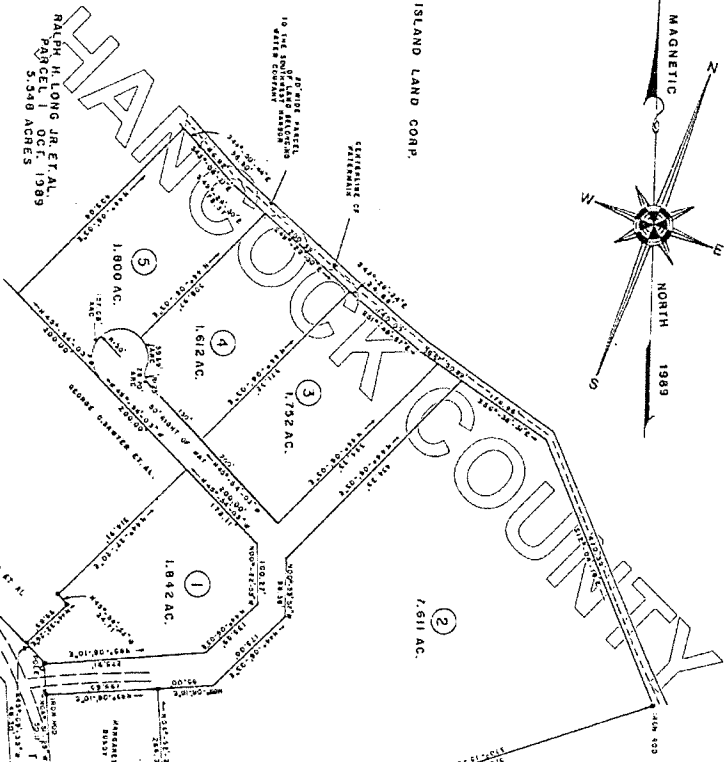
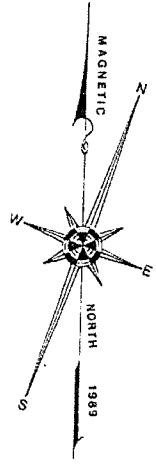
To the best of my knowledge, all the above stated information submitted in this application is true and correct.



Signature

10/11/2022
Date

757 786

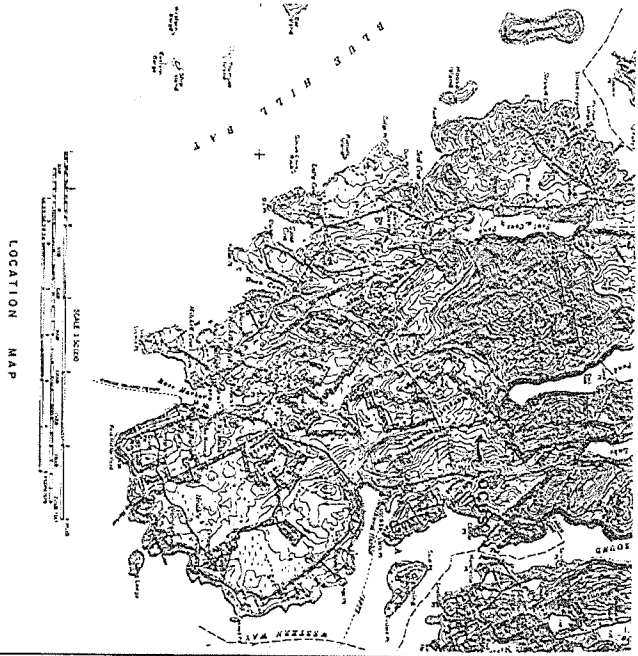


APPROVED BY
THE TOWN OF SOUTHWEST HARBOR
PLANNING BOARD
DATE APPROVED: _____

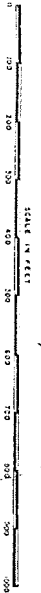
AREA LOTS 1-5: 14,617 AC.
1/3 W: 1,751 AC.
TOTAL: 16,368 AC.

MICHAEL A. HARBORIAN ET AL.
DISEN 707

KENNETH J.
KESSELMER
DISEN 7253

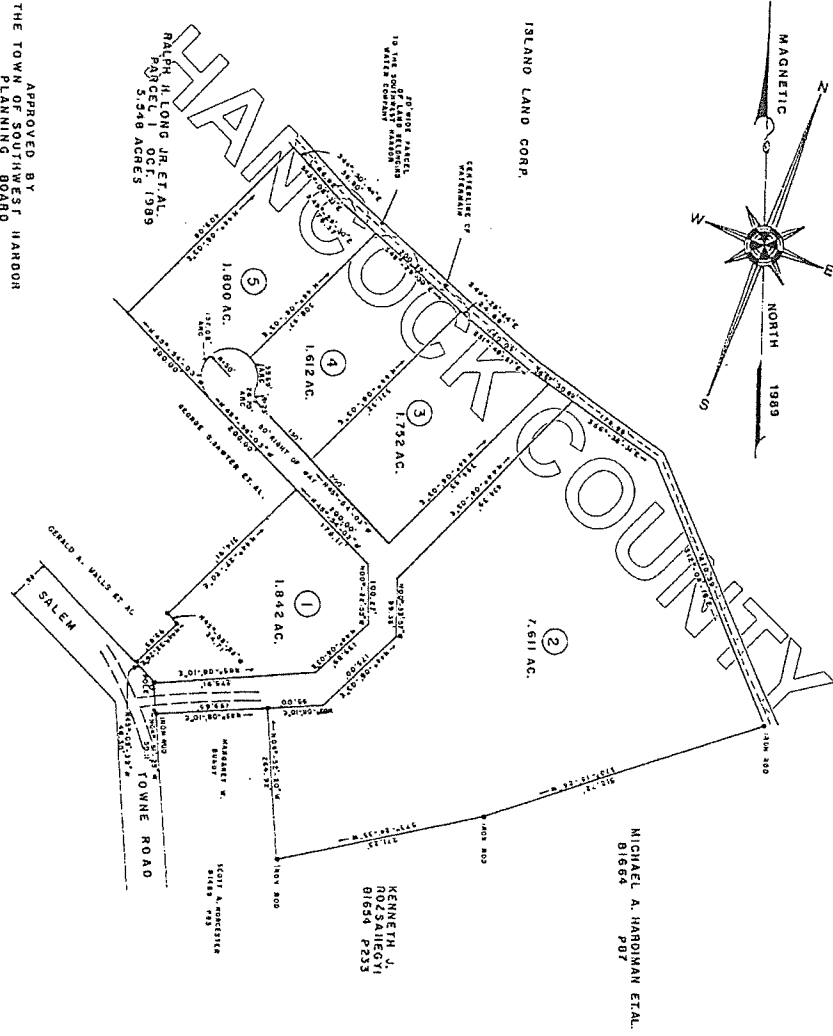
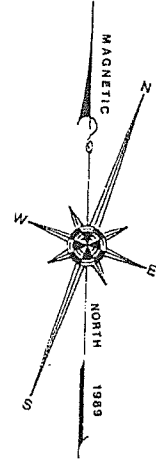


SUBDIVISION PLAN
FOR
BEN C. WORCESTER III
AT
SOUTHWEST HARBOR, MAINE
NOVEMBER 1989
BY: EDWARD B. JACKSON
BAR HARBOR, MAINE



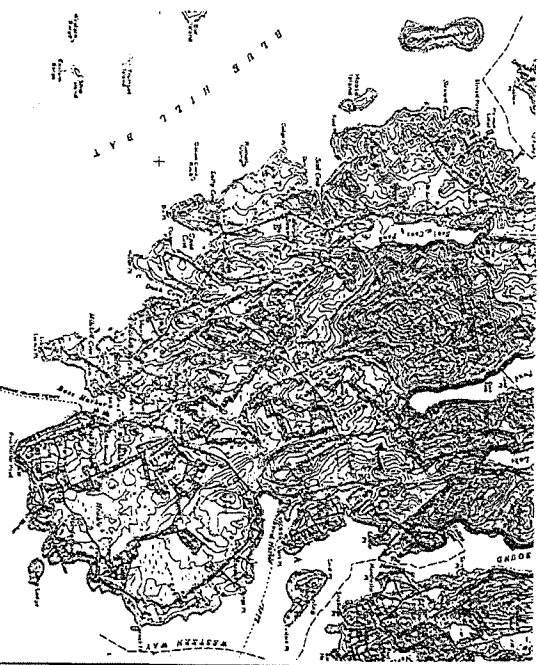
STATE OF MAINE
RECORDED AS RECEIVED BY CLERK
RECORDS DEPT. JAN 13 1990
FILED IN 1989 REC 310
156

287 156



APPROVED BY
THE TOWN OF SOUTH WEST HARBOUR
PLANNING BOARD
DATE APPROVED: 11/15/83

AREA LOTS 1-5: 14.617 AC.
R/W: 1.751 AC.
TOTAL: 16.368 AC.



LOCATION MAP

SUBDIVISION PLAN
FOR
BEN C. WORCESTER III
SOUTHWEST HARBOUR, MAINE
NOVEMBER 1983
BY: EDWARD B. JACKSON
MAINE R.L.S. 1091
DAN HARBOR, MAINE
SCALE: 1"=100'



STATE OF MAINE
I, EDWARD B. JACKSON, a registered professional land surveyor, do hereby certify that the above is a true and correct copy of the original as recorded in the office of the Registrar of Deeds for the County of York, Maine, on this 15th day of November, 1983.
Edward B. Jackson
Registered Professional Land Surveyor
No. 1091

Me, the members of the SOUTHWEST HARBOR PLANNING BOARD, in accordance with TITLE 30-A SECTION 4404, c.f.R. § 4.00, have been considered in connection with this Subdivision and all criteria having been met, we approve this Subdivision and this plan of the Subdivision.

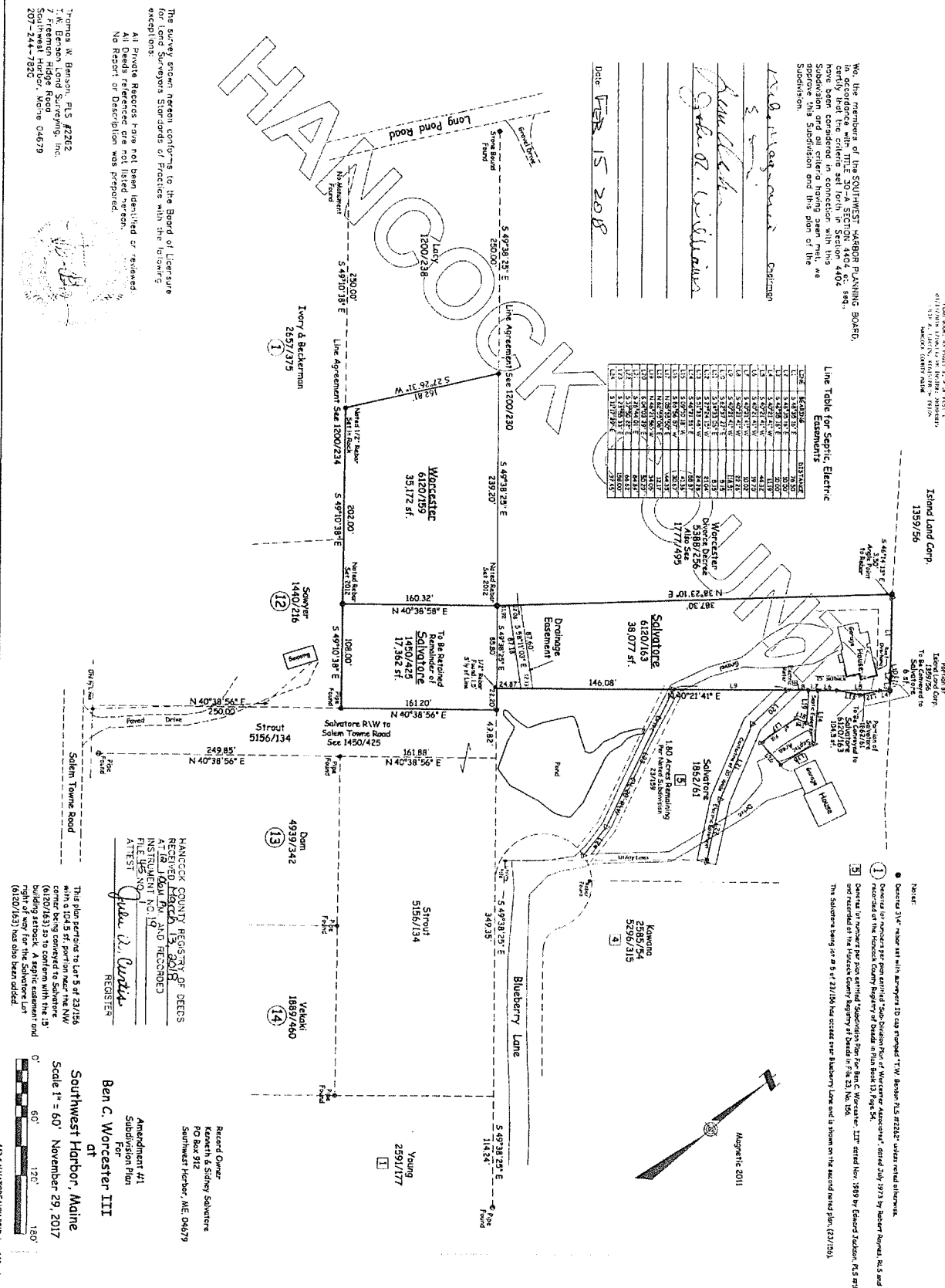
[Signatures]
 Chairperson
 Secretary

Date FEB 15 2018

ISLAND LAND CORP.
 1359/56

Line Table for Septic Electric Easements

LINE#	DESCRIPTION	DISTANCE
1	S 49°38'25" E	39.07
2	N 40°38'56" E	17.36
3	N 40°38'56" E	17.36
4	S 49°38'25" E	39.07
5	N 40°38'56" E	17.36
6	S 49°38'25" E	39.07
7	N 40°38'56" E	17.36
8	S 49°38'25" E	39.07
9	N 40°38'56" E	17.36
10	S 49°38'25" E	39.07
11	N 40°38'56" E	17.36
12	S 49°38'25" E	39.07
13	N 40°38'56" E	17.36
14	S 49°38'25" E	39.07
15	N 40°38'56" E	17.36
16	S 49°38'25" E	39.07
17	N 40°38'56" E	17.36
18	S 49°38'25" E	39.07
19	N 40°38'56" E	17.36
20	S 49°38'25" E	39.07
21	N 40°38'56" E	17.36
22	S 49°38'25" E	39.07
23	N 40°38'56" E	17.36
24	S 49°38'25" E	39.07
25	N 40°38'56" E	17.36
26	S 49°38'25" E	39.07
27	N 40°38'56" E	17.36
28	S 49°38'25" E	39.07
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51	N 40°38'56" E	17.36
52	S 49°38'25" E	39.07
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56	S 49°38'25" E	39.07
57	N 40°38'56" E	17.36
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68	S 49°38'25" E	39.07
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87	N 40°38'56" E	17.36
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89	N 40°38'56" E	17.36
90	S 49°38'25" E	39.07
91	N 40°38'56" E	17.36
92	S 49°38'25" E	39.07
93	N 40°38'56" E	17.36
94	S 49°38'25" E	39.07
95	N 40°38'56" E	17.36
96	S 49°38'25" E	39.07
97	N 40°38'56" E	17.36
98	S 49°38'25" E	39.07
99	N 40°38'56" E	17.36
100	S 49°38'25" E	39.07



The survey report herein conforming to the Board of Licensee's exceptions for Land Surveyor's Standards of Practice with the following exceptions:

All Privy Resectors have not been identified or released. No Report of Description was prepared.

Thomas W. Benson, PLS #2262
 J. K. Benson Land Surveying, Inc.
 Southwest Harbor, Maine 04679
 207-244-7822

Ivory & Berkeham
 2657/375

Solvatore
 1490/216

Dam
 4939/342

Velokl
 1899/460

Young
 2591/177

Kawana
 5269/315

Worcester
 6120/159
 35,172 sf.

Salvatore
 6120/153
 39,077 sf.

Solvatore
 1852/151

Strout
 5156/134

Strout
 4939/342

Velokl
 1899/460

Young
 2591/177

Kawana
 5269/315

HANCOCK COUNTY, REGISTRY OF DEEDS
 REGISTRY RECORDS SECTION
 AT 100 LOUPE AVENUE AND RECORDS
 INSTRUMENT NO. 19
 FILE UNDER NO.
 ATTEST
 Julie L. Curtis
 REGISTRY

This plan pertains to Lot 5 of 23/156 with a 104.5 ft. portion near the NW corner being conveyed to Salvatore (6120/153) to conform with the 15' right of way for the Septic easement and (6120/153) has also been added.

Ben C. Worcester III
 at
 Southwest Harbor, Maine
 November 29, 2017

Record Owner:
 Ben C. Worcester III
 PO Box 21
 Southwest Harbor, ME 04679

Amendment #1
 Subdivision Plan
 For
 Southwest Harbor III



Scale 1" = 60'

Southwest Harbor, Maine
 November 29, 2017

QUITCLAIM DEED with COVENANT

DANIEL D. DUNBAR AND FLORENCE A. DUNBAR, whose address is 4 Blueberry Lane, Southwest Harbor, Maine 04679, for consideration paid, grant to **JESSE D. DUNBAR**, whose address is P.O. Box 859, with QUITCLAIM COVENANT, a certain lot or parcel of land with the buildings and improvements thereon, situated in the Town of Southwest Harbor, County of Hancock, State of Maine, and being a portion of Lot 2 depicted on the survey entitled "Subdivision Plan for Ben C. Worcester III, at Southwest Harbor, Maine," dated November 1989, prepared by Edward B. Jackson and recorded in File 23, No. 156, together with any structures thereon, bounded and described as follows:

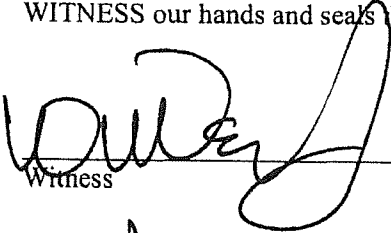
Beginning at a rebar found set in the ground in the northeasterly corner of land now or formerly of Bundy and on the southerly side of Blueberry Lane; thence North eighty-two degrees fifty-nine minutes ten seconds East (N. 82° 59' 10" E.) by and along the southerly side of Blueberry Lane, ninety-five (95) feet to a point; thence North forty-one degrees fifty-nine minutes five seconds East (N. 41° 59' 05" E.) by and along the southeasterly side of Blueberry Lane one hundred seventy-five (175) feet to a point; thence North three degrees fifty-five seconds West (N. 03° 55" W.) by and along the southeasterly side of Blueberry Lane ninety-nine and thirty-six hundredths (99.36) feet to a point; thence North forty-one degrees fifty-nine minutes five seconds East (N. 41° 59' 5" E.) by and along the southeasterly side of Blueberry Lane one hundred twenty (120) feet to a noted rebar set flush at the westernmost corner of land formerly of Dunbar; thence South forty-three degrees six minutes forty-five seconds East (S. 43° 6' 45" E.), but always following the southwesterly sideline of land formerly of Dunbar, five hundred four and sixty-four hundredths (504.64) feet to a 3/4" rebar at the southwesterly corner of land formerly of Dunbar; thence South sixty-eight degrees seven minutes forty seconds West (S. 68° 7' 40" W.), but always following the northerly sideline of land now or formerly of Hardiman, three hundred sixty-eight and eighty-five hundredths (368.85) feet to a rebar found set in the ground; thence South seventy-one degrees fifteen minutes thirty seconds West (S. 71° 15' 30" W.) but always following the northerly sideline of land now or formerly of Rozsahegyi, two hundred seventy and ninety-nine hundredths (270.99) feet to a base rebar found set in the ground; thence North seven degrees one minute twenty seconds West (N. 7° 1' 20" W.), but always following the easterly sideline of land now or formerly of Worcester and said Bundy land, two hundred sixty four and seventy-six hundredths (264.76) feet to the rebar found at the point of beginning.

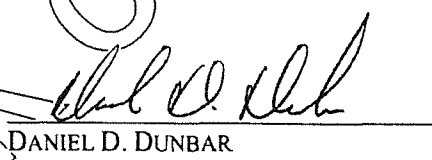
Being depicted on the survey entitled "Division of Land for Daniel D. & Florence A. Dunbar Blueberry Lane Southwest Harbor, Maine" dated November 18, 2000 and prepared by Thomas W. Benson, PLS.

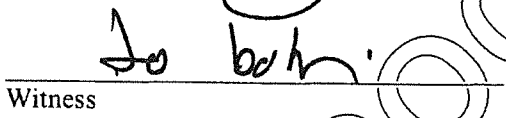
MAINE REAL ESTATE
TRANSFER TAX PAID

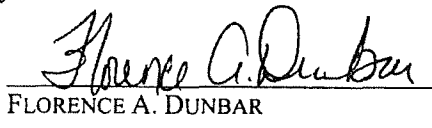
Meaning and intending to convey all and the same premises as conveyed from Bar Harbor Bank and Trust to Daniel D. Dunbar and Florence A. Dunbar by deed dated June 12, 1996 and recorded in the Hancock County Registry of Deeds in Book 2548, Page 38.

WITNESS our hands and seals this 23 day of November, 2010.


Witness

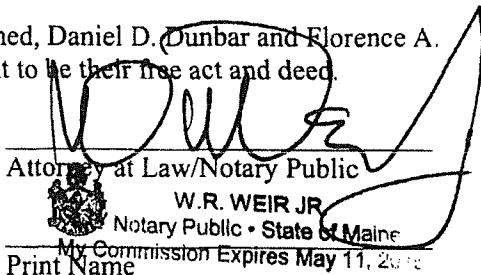

DANIEL D. DUNBAR


Witness


FLORENCE A. DUNBAR

STATE OF MAINE
COUNTY OF HANCOCK ss. NOVEMBER 23, 2010

Then personally appeared before me, the above-named, Daniel D. Dunbar and Florence A. Dunbar, and acknowledged the foregoing instrument to be their free act and deed.


Attorney at Law/Notary Public
W.R. WEIR JR.
Notary Public • State of Maine
My Commission Expires May 11, 2012
Print Name

QUITCLAIM DEED with COVENANT

DANIEL D. DUNBAR AND FLORENCE A. DUNBAR, whose address is 4 Blueberry Lane, Southwest Harbor, Maine 04679, for consideration paid, grant to JESSE D. DUNBAR, whose address is P.O. Box 859, with QUITCLAIM COVENANT, a certain lot or parcel of land with the buildings and improvements thereon, situated in the Town of Southwest Harbor, County of Hancock, State of Maine, and being a portion of Lot 2 depicted on the survey entitled "Subdivision Plan for Ben C. Worcester III, at Southwest Harbor, Maine," dated November 1989, prepared by Edward B. Jackson and recorded in File 23, No. 156, together with any structures thereon, bounded and described as follows:

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Being depicted on the survey entitled "Division of Land for Daniel D. & Florence A. Dunbar Blueberry Lane Southwest Harbor, Maine" dated November 18, 2000 and prepared by Thomas W. Benson, PLS.

MAINE REAL ESTATE
TRANSFER TAX PAID

Meaning and intending to convey all and the same premises as conveyed from Bar Harbor Bank and Trust to Daniel D. Dunbar and Florence A. Dunbar by deed dated June 12, 1996 and recorded in the Hancock County Registry of Deeds in Book 2548, Page 38.

WITNESS our hands and seals this 23['] day of November, 2010.

[Signature]
Witness

[Signature]
DANIEL D. DUNBAR

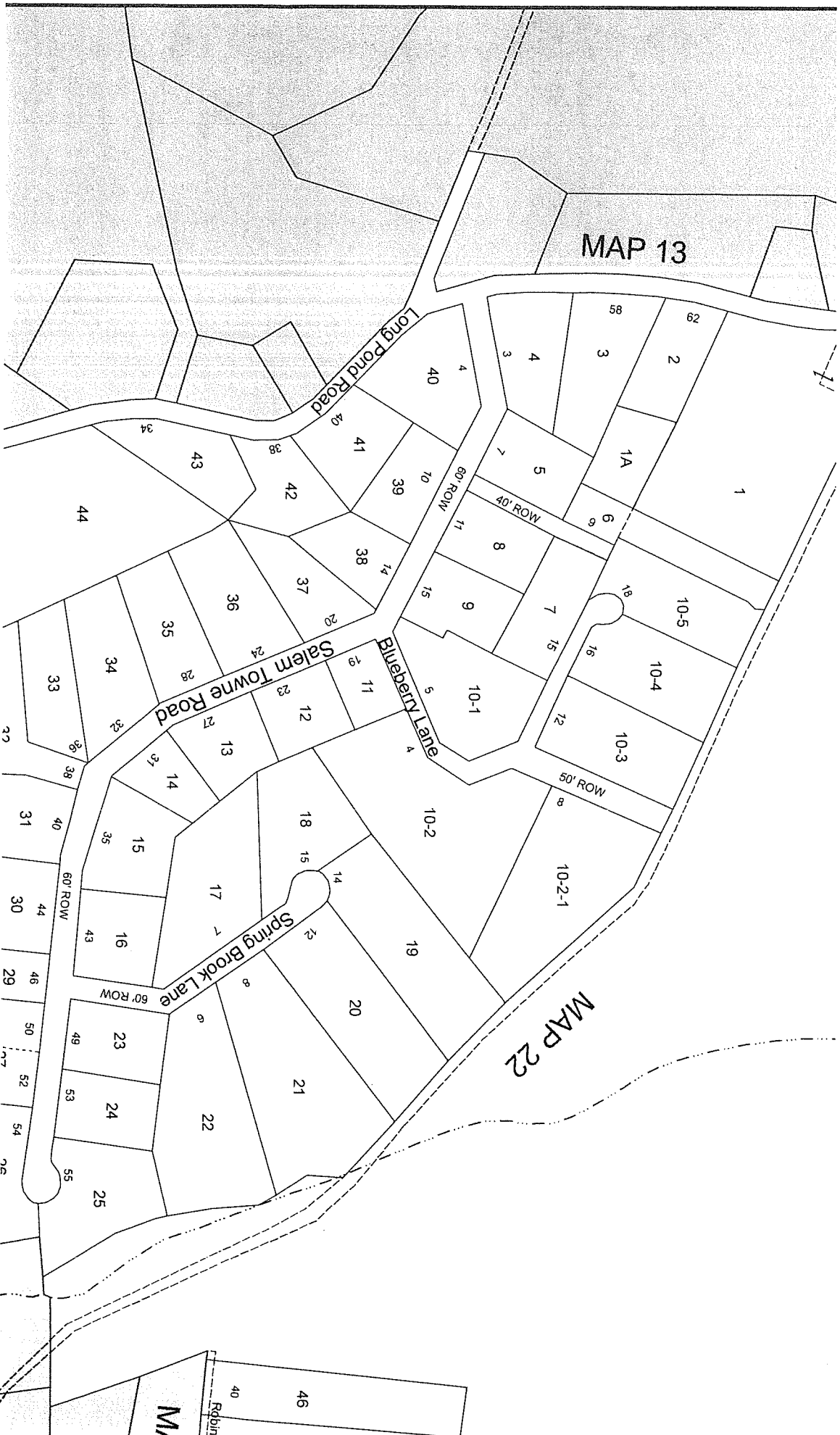
[Signature]
Witness

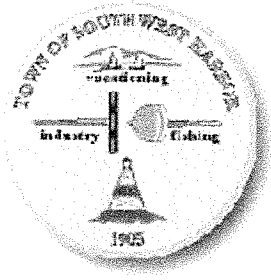
[Signature]
FLORENCE A. DUNBAR

STATE OF MAINE
COUNTY OF HANCOCK ss. NOVEMBER 23, 2010

Then personally appeared before me, the above-named, Daniel D. Dunbar and Florence A. Dunbar, and acknowledged the foregoing instrument to be their free act and deed.

[Signature]
Attorney at Law/Notary Public
W.R. WEIR JR.
Notary Public • State of Maine
My Commission Expires May 11, 2012
Print Name





Code Enforcement Office
Town of Southwest Harbor
P.O. Box 745
Southwest Harbor, ME 04679

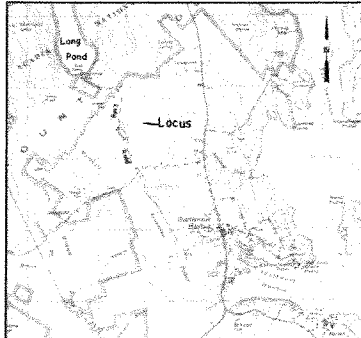
October 14, 2022

RE: Notice to Abutters

The Town of Southwest Harbor has received an application from Jesse Dunbar, to amend subdivision plan for Ben C. Worcester III at Southwest Harbor, Maine. It is dividing Map 012 Lot 010-2 Blueberry Lane in the B zone and identified as tax map 012 lot 010-2. The Planning Board may determine the application complete at the regularly scheduled meeting October 20, 2022.

A copy of the application is available on the Town's web site and at the Town Office between 8:30 am and 5:00 pm. You as an abutter are being notified per Section A. 3. of the Subdivision Ordinance of the Town of Southwest Harbor.

John Larson
Code Enforcement Officer



Location Map
Not to Scale

Notes:

The premises shown hereon is the same as conveyed to Jesse Dunbar from Daniel and Florence Dunbar in a deed dated 11/23/2010 and recorded at HCRD in 5528\132 and is a portion of Lot #2 of Subdivision Plan For Ben C. Worcester, III recorded at HCRD in Plan File 23, No. 156.

See Consent deeds 2993\213-220 for restriction #1 for the past division in 2000. See 5528\132 for restrictions 2-6.

Owner-Developer: Jesse D. Dunbar, PO Box 859, SWH, ME. 04679.
Surveyor: TW Benson Land Surveying, Inc. 7 Freeman Ridge Road, SWH, ME. 04679.

The subdivision shown hereon consists of 2 lots (2A & 2B) and contains 4.11 acres.

The premises proposed division is located in the Residential Zone and is Lot 10-2 on Southwest Harbor Tax Map 12.

Water is supplied by individual wells.

- ③ Denotes lot numbers per plan entitled "Subdivision Plan For Ben C. Worcester, III" dated Nov. 1989 by Edward Jackson, PLS #1091 and recorded at the Hancock County Registry of Deeds in Plan File 23, No. 156.
- ⑬ Denotes lot numbers per plan entitled "Sub-Division Plan of Worcester Associates", dated Aug. 1974 by Robert Raynes, RLS and recorded at the Hancock County Registry of Deeds in Plan Book 14, Page 36.
- ② Denotes lot numbers per plan entitled "Sub-Division Plan of Worcester Associates", dated Oct. 1984 by Robert Raynes, RLS and recorded at the Hancock County Registry of Deeds in Plan Book 19, Page 96.

C:\CARLSON 2023\WORK\PO443 DUNBAR.dwg, 10/10/2022 9:50:48 AM, Xerox WorkCentre 7232 GPD PCL6 11x17.pc3,

We, the members of the SOUTHWEST HARBOR PLANNING BOARD, in accordance with TITLE 30-A SECTION 4404 et. seq., certify that the criteria set forth in Section 4404 have been considered in connection with this Subdivision and all criteria having been met, we approve this Subdivision and this plan of the Subdivision.

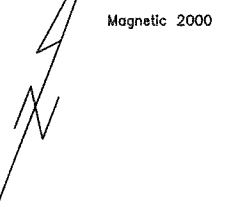
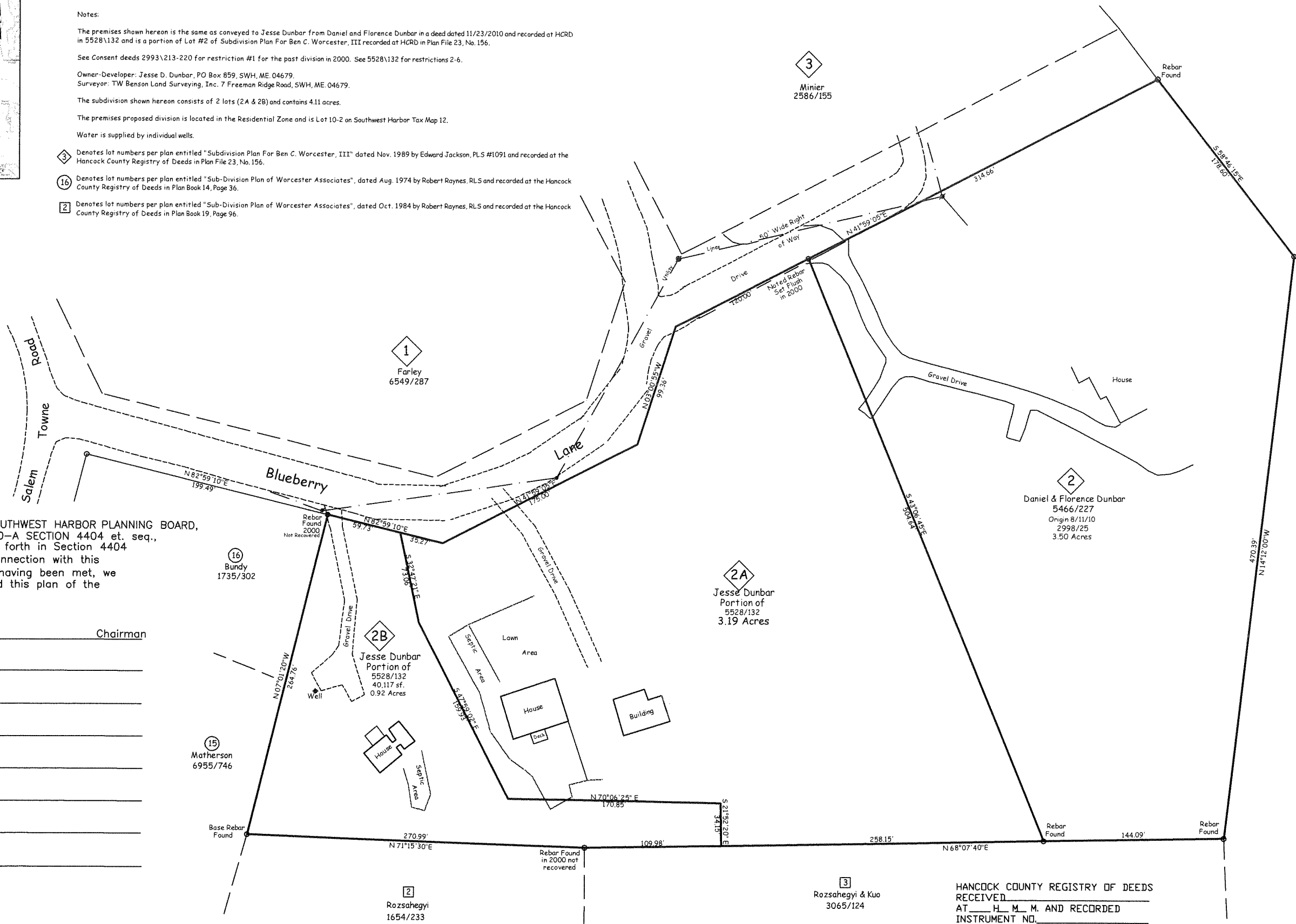
Chairman _____

Date: _____

The survey shown hereon conforms to the Board of Licensure for Land Surveyors Standards of Practice with the following exceptions:

All Private Records have not been identified or reviewed.
All Deeds referenced are not listed hereon.
No Report or Description was prepared.

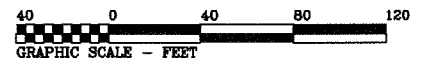
TW Benson Land Surveying, Inc.
7 Freeman Ridge Road
Southwest Harbor, Maine 04679
207-244-7820



Island Land Corp.
1359/56

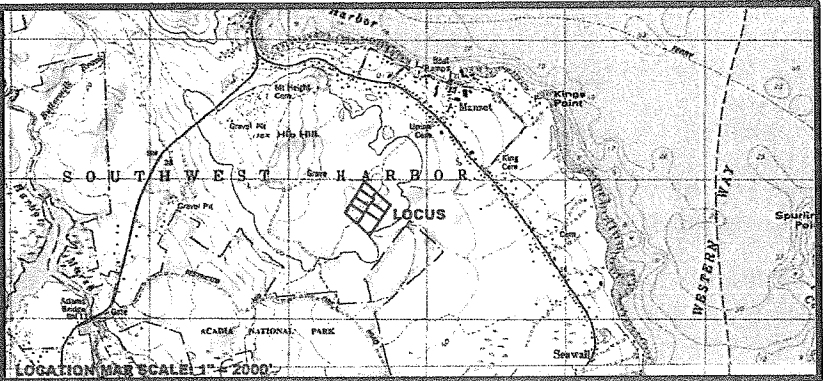
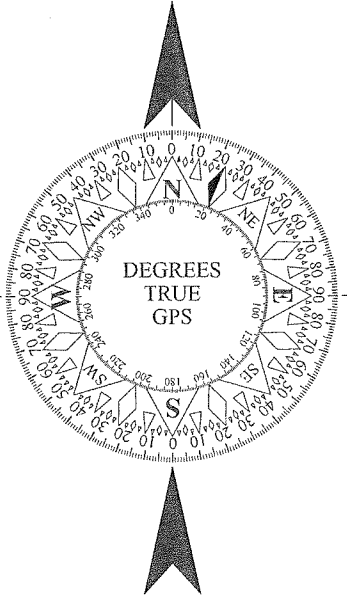
HANCOCK COUNTY REGISTRY OF DEEDS
RECEIVED
AT _____ H. M. AND RECORDED
INSTRUMENT NO. _____
FILE NO. _____
ATTEST _____
REGISTER

Amendment #2
Subdivision Plan
For
Ben C. Worcester III
at
Southwest Harbor, Maine
Scale 1" = 40' October 10, 2022



This plan supercedes Amendment #1 recorded at HCRD in Plan File 45, No. 1 also see original subdivision recorded at HCRD in Plan File 23, No. 156 and is the division of Lot #2.

Record Owner
Jesse D. Dunbar
PO Box 859
Southwest Harbor, ME. 04679



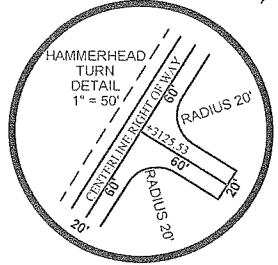
RIGHT OF WAY EASEMENT
 Book 6202, Page 255
 Book 6202, Page 277
 Book 6202, Page 286
36 FOOT RIGHT OF WAY
 CENTERLINE DIMENSIONS & CURVES
 D10 = S 44°19'51" W 55.51'
 C12: D = 52°47'38"
 A = 92.14'
 R = 100.00'
 C13: D = 65°28'4"
 A = 118.01'
 R = 100.00'
 C14: D = 25°52'20"
 A = 45.16'
 R = 100.00'
 D11 = S 32°07'57" W 487.21'
 C15: D = 51°05'11"
 A = 106.52'
 R = 100.00'

CENTERLINE DISTANCES & TOTALS
 D10 55.51 2588.43
 C12 92.14 2680.57
 C13 116.01 2796.58
 C14 45.16 2841.74
 D11 487.21 3328.95
 C15 106.62 3438.57



The subdivision shown herein consists of 15.80± acres conveyed in a deed to TLW LAND EQUITIES, recorded in Book 7131, Page 513 at Hancock County Registry of Deeds, and shown as Lot 11 on Map 17 of the Southwest Harbor Property Maps, divided into 7 separate lots.

We the members of the Southwest Harbor Planning Board in accordance with Title 30a Section 4404, et. seq. certify that the criteria set forth in Section 4404 have been considered in connection with this subdivision in all criteria having been met, we approve this subdivision and this plan of the subdivision.



Total wetland area impacted by a 10 foot wide road is 2100 square feet.

The subject property is located in Zone B as shown on the Southwest Harbor Official Zoning Map.

A survey plan of the right of way shown hereon is recorded in Plan Book 42, Page 59 at Hancock County Registry of Deeds.

Soil tests locations provided by Robert G. Vile S E 204.

Contour interval is 2 feet oriented to NAVD88 and is generated from United States LIDAR data.

This survey conforms to the Maine Board of Licensure for Professional Land Surveyors Technical Standards of Practice.

Richard I. Bowden, Professional Land Surveyor
 State of Maine P.L.S. #2221
 PO Box 471
 Blue Hill, Maine 04614
 Phone (207) 374-3716
 e-mail: Richard@Allen-Bowden.com

STATE OF MAINE
 HANCOCK, ss. REGISTRY OF DEEDS
 RECEIVED _____
 AT ___H___M___ AND RECORDED _____
 FILE _____ No. _____
 ATTEST _____
 REGISTER _____

 CHAIR PERSON

 DATE _____

Final Plan Of Subdivision
THE PRESERVE AT ACADIA PINES
Seawall Road (Route 102A)
Manset
Hancock County
Southwest Harbor, Maine
October 10, 2022
Scale: 1" = 100'

Ower's Mailing Address:
 Greg Westra
 19610 Gunpowder Road
 Manchester, MD 21102

