



LINE	LENGTH	BEARING
L1	10.00	N82°22'27"W
L2	50.00	S42°20'00"W
L3	50.00	N42°20'00"E
L4	50.00	N42°20'00"E
L5	50.00	N42°20'00"E
L6	50.00	N42°20'00"E
L7	50.00	N42°20'00"E
L8	50.00	N42°20'00"E
L9	50.00	N42°20'00"E
L10	50.00	N42°20'00"E
L11	50.00	N42°20'00"E
L12	50.00	N42°20'00"E
L13	50.00	N42°20'00"E
L14	50.00	N42°20'00"E
L15	50.00	N42°20'00"E
L16	50.00	N42°20'00"E
L17	50.00	N42°20'00"E
L18	50.00	N42°20'00"E
L19	50.00	N42°20'00"E
L20	50.00	N42°20'00"E
L21	50.00	N42°20'00"E
L22	50.00	N42°20'00"E
L23	50.00	N42°20'00"E
L24	50.00	N42°20'00"E
L25	50.00	N42°20'00"E
L26	50.00	N42°20'00"E
L27	50.00	N42°20'00"E
L28	50.00	N42°20'00"E
L29	50.00	N42°20'00"E
L30	50.00	N42°20'00"E

LINE	LENGTH	RADIUS	CURVE
C1	49.27	31.76	CELVIA
C2	49.27	31.76	CELVIA
C3	49.27	31.76	CELVIA
C4	49.27	31.76	CELVIA
C5	49.27	31.76	CELVIA
C6	49.27	31.76	CELVIA
C7	49.27	31.76	CELVIA
C8	49.27	31.76	CELVIA
C9	49.27	31.76	CELVIA
C10	49.27	31.76	CELVIA
C11	49.27	31.76	CELVIA
C12	49.27	31.76	CELVIA
C13	49.27	31.76	CELVIA
C14	49.27	31.76	CELVIA
C15	49.27	31.76	CELVIA
C16	49.27	31.76	CELVIA
C17	49.27	31.76	CELVIA
C18	49.27	31.76	CELVIA
C19	49.27	31.76	CELVIA
C20	49.27	31.76	CELVIA

**NOTES**

1. ALL BEARINGS ARE REFERENCED TO MAINE GRID, WESTERN DISTRICT.
2. OWNER OF RECORD AT TIME OF PLAN, INTERVALLE LAND, LLC FROM JAMES T. KEITH BY DEED DATED SEPTEMBER 20, 2005 AND RECORDED IN THE OXFORD COUNTY REGISTRY OF DEEDS IN BOOK 3801, PAGE 114.
3. AREA, LOTS 1-17 ACRES + COMMON AREA 1.0 ACRES + ROAD 3.48 ACRES = TOTAL 55.2 ACRES +/-
4. THE 100 YEAR FLOOD HAZARD ZONE EXTENDS FROM THE ANDROSCOGGIN RIVER TO THE INTERVALE ROAD AS SHOWN ON THE FLOOD HAZARD RATE MAP OF THE AREA.
5. THE BETHEL FIRE DEPARTMENT RECOMMENDS THAT ALL DWELLINGS BE PROTECTED BY AN AUTOMATIC FIRE ALARM SYSTEM AS SPECIFIED IN SECTION 15B, OR NFPA 13D, OR EQUIVALENT STANDARD.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR PURCHASING AND ERECTING STREET SIGNS MEETING THE SPECIFICATIONS OF THE TOWN OF BETHEL.

**CONDITIONS OF APPROVAL**

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND ATTACHED BY THE APPLICANT. ANY VIOLATION OF THE CHARTER AND SUPPORTING DOCUMENTS IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD PRIOR TO ANY CONSTRUCTION OF THE PROJECT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT WITHOUT DELAY.
2. THE DEVELOPER SHALL SECURE AND COMPLY WITH ALL APPLICABLE STATE AND LOCAL LICENSES, PERMITS, APPROVALS, CONDITIONS, AGREEMENTS, AND ORDERS PRIOR TO OR BEFORE CONSTRUCTION AND OPERATION AS APPLICABLE.
3. ALL RESIDENTIAL DWELLINGS SHALL HAVE A TWO HOUR 16 RATED GARAGE AND CEILING IN THE FRONT PORCH AREA WITH A FIRE SUPPRESSION SYSTEM HEAD INSTALLED BY A LICENSED PLUMBER ON THE DOMESTIC WATER LINE. BOTH SHALL BE INSTALLED PER APPLICABLE CODE.
4. THE RIVER GLEN HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE ROADS, SIGN PLACEMENTS AND SUPPORTING DOCUMENTS SUBMITTED AND ATTACHED BY THE APPLICANT. ANY VIOLATION OF THE CHARTER AND SUPPORTING DOCUMENTS IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD PRIOR TO ANY CONSTRUCTION OF THE PROJECT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT WITHOUT DELAY.
5. THE DESIGN AND CONSTRUCTION OF THE PRIVATE ROAD, RIVER GLEN ROAD, SHALL COMPLY TO THE STANDARDS SPECIFIED IN CHAPTER 123, ROAD DESIGN AND CONSTRUCTION, ARTICLE 1.
6. UPON COMPLETION OF THE SUBDIVISION ROAD CONSTRUCTION A PROFESSIONAL ENGINEER'S STATEMENT WILL BE FILED WITH THE STANDARDS SPECIFIED IN CHAPTER 123, ROAD DESIGN AND CONSTRUCTION, ARTICLE 1 AND ALL REQUIREMENTS OF THE ROAD COMMISSIONER'S LETTER DATED SEPTEMBER 16, 2005.
7. NO LOT MAY BE SAVED AND NO BUILDING PERMIT WILL BE ISSUED UNTIL THIS STATEMENT IS RECEIVED.
8. THE SUBDIVISION PLAN SHALL BE FILED AT THE REGISTRY OF DEEDS WITHIN 30 DAYS OF APPROVAL, AND THE APPLICANT SHALL FURNISH THE PLANNING BOARD WITH THE DATE, BOOK, AND PAGE OF SUCH RECORDING WITHIN 10 DAYS OF SUCH RECORDING.
9. STRUCTURES IN THE DEVELOPMENT ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CODE OF THE TOWN OF BETHEL, CHAPTER 102, ZONING REGULATIONS, SECTION 6.
10. THE COMMON MUST BE INCLUDED IN ANY DEED, LEASE, PURCHASE AND SALES AGREEMENT OR DOCUMENT LIMITED TO A "THIRD PARTY INTEREST" TO TRANSFER OWN INTEREST IN REAL ESTATE OR STRUCTURE, BUT NOT LIMITED TO A "THIRD PARTY INTEREST" TO TRANSFER OWN INTEREST IN REAL ESTATE OR STRUCTURE.
11. THE TOWN OF BETHEL MAY ENFORCE ANY VIOLATION OF THE CONSTRUCTION REQUIREMENT.
12. ALL LAND USE ACTIVITIES AND STRUCTURES WILL COMPLY WITH CODE OF THE TOWN OF BETHEL, CHAPTER 123, ZONING REGULATIONS.
13. THE COMMON MUST BE INCLUDED IN ANY DEED, LEASE, PURCHASE AND SALES AGREEMENT, OR DOCUMENT LIMITED TO A "THIRD PARTY INTEREST" TO TRANSFER OWN INTEREST IN REAL ESTATE OR STRUCTURE, BUT NOT LIMITED TO A "THIRD PARTY INTEREST" TO TRANSFER OWN INTEREST IN REAL ESTATE OR STRUCTURE.
14. DRIVERS WILL COMPLY WITH THE CODE OF THE TOWN OF BETHEL, CHAPTER 80, ACCESS MANAGEMENT AND ANY CONDITIONS OF THE ROAD COMMISSIONER.
15. PERMANENT REFERENCE MARKERS SHALL BE SET AT ALL CORNERS OF EACH LOT AS SHOWN ON THE PLAN. A METERS AND SQUARE FEET MARKER WILL NOTIFY THE CODE ENFORCEMENT OFFICER IN WRITING WHEN THE COMMON HAS BEEN MEASURED.

APPROVED BY THE PLANNING BOARD  
TOWN OF BETHEL, MAINE  
DATE \_\_\_\_\_

STATE OF MAINE  
OXFORD COUNTY SS REGISTRY OF DEEDS  
RECEIVED \_\_\_\_\_  
AT \_\_\_\_\_ M. AND  
RECORDED IN PLAN FILE NO. \_\_\_\_\_  
ATTEST \_\_\_\_\_

**SURVEY PLAN**  
**RIVER GLEN**  
TOWN OF BETHEL - COUNTY OF OXFORD - STATE OF MAINE

MADE FOR  
**INTERVALE LAND, LLC**  
1638 INTERVALLE ROAD - BETHEL, MAINE 04217

DATE OF SURVEY: SEPTEMBER 23, 2005 - DATE OF PLAN: NOVEMBER 2005  
JOB NO. 05-061 - FILE NO. 1368 - FIELD BOOK NO. 415A

GRAPHIC SCALE  
(IN FEET)  
1 inch = 100 ft

SCALE  
DAVE J. HEDDLEY  
PROFESSIONAL LAND SURVEYOR #224

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