BEARING ORIENTATION:

The basis of bearings for this plan was a magnetic compass observation at the initial field visit, being the local practice in the vast majority of surveys. The magnetic meridian is inferior to the celestial true north in that one surveyor can easily observe different bearings on an initial line of survey than another surveyor in the same location. This, as well as the constantly moving magnetic north pole throughout history, are the primary reasons different bearings can be shown by two different surveyors for the same property line.

This however should not lead one to believe a survey is inaccurate or imprecise compared with another. After the initial magnetic compass observation, a surveyor uses a very accurate and precise modern total station (transit) to "turn" (measure) the interior angles of the locus property. These legal interior angles of the boundary geometry of any particular property will usually agree with other surveyors, all things being equal.

PLAN REFERENCES:

1) Plan of Eastern half of Mount Desert Island (lands of DeGregoire), by John & James Peters, Roll 7 as held at Hancock County Registry of Deeds (H.C.R.D.), Hancock County Courthouse, Ellsworth, Maine.

2) "Maine State Highway Commission Right of Way Map, State Highway 'M2', Mount Desert, Hancock County, State Project 114, S.H.C. File No. 5-50 Sheets 3 of 5", as signed by Lucius D. Barrows Chief Engineer, dated July 1953, as recorded at H.C.R.D. in Plan Book 8 Page 18.

3) "Plan showing Property for the heirs of Ralph Tracy, Mount Desert, Maine", as signed & sealed by Edward B. Jackson, Maine P.L.S. 1091, dated May of the year 1991, as recorded at H.C.R.D. in Plan File 24 Number 82.

3"x6" GRANITE HIWAY MONUMENT 0.9' ABOVE GROUND

LYDIA B. GOETZE
BOOK 2598-PAGE 287
TAX MAP 8 LOT 65

LINE TABLE		
LINE	BEARING	LENGTH
L1	N21°33'29"W	17.25
L2	S81°40'11"E	16.5

CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	152.94'	623.69'	N14°31'57"W	152.56'

TRUE NORTH — MAGNETIC 2005

JONES W. & CHARLOTTE E. TRACY TO RICHARD W. & MARY NEWBOLD HALE
BOOK 631-PAGE 162
SEPTEMBER 3, 1930

JOHN W. BUTLER
BOOK 1309-PAGE 689
TAX MAP 8 LOT 84

JONES W. & CHARLOTTE E. TRACY TO LAURA TURNER
BOOK 647-PAGE 526
MAY 22, 1935

MOUNT DESERT YACHT YARD
"MILL HOUSE"
BOOK 1798-PAGE 457
TAX MAP 8 LOT 83

BLOOMFIELD T. & MELISSA RICHARDSON TO ANNIE T. SIOVER
BOOK 326-PAGE 471
JULY 8, 1898

SOUND DRIVE (STATE ROUTE 198)

SIBLEY P. RICHARDSON TO ELLEN S. HALE
BOOK 105-PAGE 292
NOVEMBER 14, 1882

PROPOSED SEPTIC EASEMENT

PROPOSED SEPTIC LEACH FIELD

EFFLUENT

511.38' ALONG WALL FOR PARCEL 1

N68°51'09"E
N69°01'02"E (PARCEL 1 TIE LINE) 510.75' (OVERALL TIE LINE)

STONE WALL REMAINS ARE PROPERTY LINE

N35°58'15"W 136.00'

S64°28'12"E 61.21'

S 22°57'25" W 100.00'

S 22°57'25" W 250.50'

S 22°57'25" W 150.50'

N22°57'25"E

N57°51'07"E 84.15'

1" GALV. IRON PIPE 0.5' ABOVE GROUND HELD

LAURIE A. & TIMOTHY R. WARDEN
BOOK 2688-PAGE 606
TAX MAP 8 LOT 63

ALICE T. & CHARLES WILSON
BOOK 1937-PAGE 212
TAX MAP 8 LOT 63-2

JONES W. & CHARLOTTE E. TRACY TO RALPH J. & PAULINE TRACY
BOOK 657-PAGE 459
SEPTEMBER 20, 1937

JONES W. TRACY TO GRACE H. & WOODBURY H. TRACY
BOOK 635-PAGE 159
JULY 6, 1931

GARAGE 882 SQ. FT.

HOUSE 1065 SQ. FT.

PAVED

1" GALV. IRON PIPE 0.5' ABOVE GROUND HELD

TOE OF SLOPE

JONES W. TRACY TO GRACE H. & WOODBURY H. TRACY
BOOK 638-PAGE 24
FEBRUARY 24, 1932

ANN S. TRACY & LINDA T. KUZYK
BOOK 1654-PAGE 72
TAX MAP 8 LOT 64

PARCEL 1
87,165 sq. ft.
2.001 acres
CURRENT LOT COVERAGE 2.23%
(1,947 sq. ft.)

PARCEL 2
92,367 sq. ft.
2.120 acres
2.009 acres
UPLAND OF NORMAL HIGH WATER as per LAND USE ZONING ORDINANCE

JONES W. TRACY TO FRANK Y. & RUBY D. TRACY
BOOK 638-PAGE 23
FEBRUARY 10, 1932

JONES W. TRACY TO MARK H. & FLORENCE T. REED
BOOK 635-PAGE 160
JULY 10, 1931

RICHARDSON'S MILL STREAM (NON-TIDAL NON-NAVIGABLE)

168' STREAM FRONTAGE

BOULDER MASSIF

S10°38'30"W 570.66' (TIE LINE)

N25°30'07"E 263.98'

FLOW

ALICE T. & CHARLES WILSON
BOOK 1937-PAGE 212
TAX MAP 8 LOT 63-2

N15°14'17"W (TIE LINE) 169.67'

195.42' ACTUAL FRONTAGE

N76°24'37"W (TIE LINE) 195.10'

N76°01'00"W (OVERALL TIE LINE) 370.10'

176.45' ACTUAL FRONTAGE

N75°34'41"W (TIE LINE) 175.00'

OAK GROVE ROAD

SOUTHERLY LIMIT OF 20' RIGHT-OF-WAY IN BOOK 1204-PAGE 386

SOUTHERLY LIMIT OF 15' RIGHT-OF-WAY IN LOCUS DEEDS HOLDING NORTH EDGE OF EXISTING DRIVE

SOUTHERLY LIMIT OF 40' RIGHT-OF-WAY IN BOOK 2688-PAGE 596 HOLDING NORTH EDGE OF EXISTING DRIVE PER PLAN REF. 3

OLD STONE ENTRANCE WALL

GRAVEL

PAVED

ROBERT J. & KAY T. MOORE
BOOK 1204-PAGE 386
NOVEMBER 13, 1974
TAX MAP 8 LOT 62

MOUNT DESERT YACHT YARD
"MILL HILL LOT"
BOOK 1798-PAGE 457
TAX MAP 8 LOT 61

BLOOMFIELD T. MELISSA RICHARDSON TO PARRY L. SARGENT
BOOK 283-PAGE 371
OCTOBER 18, 1894

JONES W. & CHARLOTTE E. TRACY TO RALPH J. & PAULINE TRACY
BOOK 657-PAGE 459
SEPTEMBER 20, 1937

ROBERT J. & KAY T. MOORE
BOOK 1755-PAGE 2
TAX MAP 8 LOT 63-1

METER POST
BHE 2 W/CONDUIT

ROAD

SOUTHERLY LIMIT OF 20' RIGHT-OF-WAY IN BOOK 1204-PAGE 386

BASE OF 1/2" REBAR 2' ABOVE GROUND

BASE OF 5/8" REBAR 0.4' ABOVE GROUND

ROBERT J. & KAY T. MOORE
BOOK 1937-PAGE 213
APRIL 15, 1992
TAX MAP 8 LOT 63-1

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

§ 3.6 RURAL OR WOODLAND TWO:

Minimum lot size: 2 acres.
Minimum lot width: 250 feet.
Minimum road frontage: 175 feet.
Minimum front setback from right-of-way: 60 feet.
Minimum side setback: 25 feet.
Minimum rear setback: 25 feet.
Maximum lot coverage: 15%.
Maximum height: 40 feet.
Minimum distance between principle buildings: 30 feet.

TOWN of MOUNT DESERT CODE ENFORCEMENT OFFICER

KIMBERLY KEENE — APPROVAL DATE

SURVEYOR'S REPORT:

The surveyed property was a part of the original George Richardson homestead of 97.5 acres as shown on Plan Reference 1. Locus (subject property) is senior to all abutter's east of the road except Goetze, to the north, and Mount Desert Yacht Yard "Mill Hill Lot" south across Richardson's Mill Stream. On the common line with Geotze, the Locus deeds each call for "an old pole fence" or "wall" or both. Evidence of stone wall remains were held for this line as shown.

Richardson's Mill Stream is called on the two Locus operative deeds from Jones W. Tracy that have the stream centerline as a called monument. Natural movement, if any, of the stream, whether it be imperceptible by years of flow or sudden by storms, since the execution of these two deeds was not able to be determined. The current position of the stream centerline was held. The stream was determined to be non-navigable since shallows are apparent throughout most of the year therefore no public easement would exist.

The Mill Stream, Mill House lot, and Mill Hill lot infer some historical mill operation. It was not determined whether flowage and ponding rights still exist to Richardson's Mill Stream above the historical Mill location.

A Wharf privilege may exist via agreement between the Hale's and Jones W. Tracy in Book 631-Page 162 which reserves to Tracy's heirs and assigns of grantor's [Tracy] remaining lands. Further research would have to be performed to determine if this in fact exists and if it is appurtenant to Locus.

SURVEYOR'S NOTES:

The Surveyor's Report accompanying this plan is made a part of this survey.

All iron pins set are 5/8" rebar, marked with an orange plastic surveyor's cap embossed "Patriot Land Surveys Maine P.L.S. 2329 Boundary". The boundary corner at the north side of the Oak Grove Road bridge was not monumented.

All directions are Magnetic North, derived from a bearing taken with a hand compass to the nearest 1/4 degree in the year 2005.

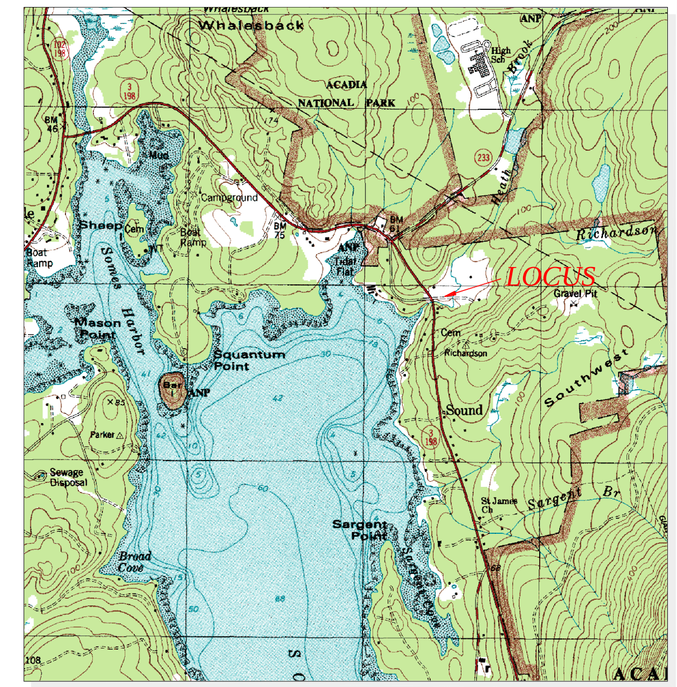
Tie-Lines shown are not property boundary lines, they are only geometric references to property boundary corners.

Books and Pages referred to on this plan are recorded in the Hancock County Registry of Deeds (HCRD) at Hancock County Courthouse, Ellsworth, Maine.

ROAD STATUS:

Sound Drive (State Route 198 or State Aid Highway M-2) has been altered many times, the latest found was as shown on Plan Reference 2 in 1953. The right-of-way width varies but is generally 100' wide with the right-of-way centerline differing from the traveled (paved) way centerline, which is not unusual. The right-of-way was determined by holding the monuments found near station 72+00 left, 80+00 left, and 92+00 right as shown on Plan Reference 2. The monuments matched the plan dimensions within 4 feet, this large discrepancy was not uncommon with right-of-way plans of this era. The deed from Woodbury Tracy to the State of Maine, Book 766-Page 382 executed September 1, 1954, gives every indication of a fee title conveyance, which causes Locus boundary to be the near edge of the right-of-way as shown by this survey. Said deed also released rights to the State to enter upon locus and others to repair the Route 198 bridge as needed.

Oak Grove Road has no less than four overlapping right-of-ways of record: a 15 foot wide reservation in all four Locus deeds, a 20 foot wide right-of-way in Book 1204-Page 386, a 40 foot wide right-of-way in Book 1755-Page 2, and a 40 foot wide right-of-way in Book 2688-Page 596. Each of these right-of-ways originate at the north line of the existing drive with their south lines being parallel with this north line for their entire lengths. The 40 foot right-of-way described in Book 1755-Page 2 (not shown here) does not geometrically agree with Plan Reference 3. The 40' right-of-way on that plan was held since it agrees with the deed in Book 2688-Page 596, in which all land owners granted said 40' right-of-way to each other as shown on said Plan Reference 3.



LOCUS MAP
SOUTHWEST HARBOR 1983
USGS QUAD SHEET
SCALE 1"=2000'

LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- GRANITE MONUMENT FOUND
- 5/8" REBAR SET
- UTILITY POLE
- GUY ANCHOR
- OHU — OVERHEAD UTILITY LINE
- LIGHT
- SIGN
- SURVEYED LINE
- APPROXIMATE ABUTTERS LINE
- SETBACK
- HISTORICAL PARCEL LINE
- SAM ADAMS — HISTORICAL OPERATIVE DEED CALL
- STONE WALL
- APPROXIMATE VEGETATION

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PROJECT NUMBER 2005-005

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CLIENT/PROJECT: ANN TRACY, LINDA KUZYK

SHEET TITLE: BOUNDARY SURVEY, LOT SPLIT

LOCATION: OAK GROVE ROAD — SCALE: 1 inch = 40 feet

TOWN: MOUNT DESERT COUNTY: HANCOCK STATE: MAINE — DATE: APRIL 24, 2005 — DRAWN BY: JBPC

NO.	REVISIONS	DATE
1	SEPTIC EASEMENT; PARCEL 2 ROAD FRONTAGE FIX	07/29/05

CERTIFICATION:

To the best of my knowledge, information, and belief, and in my professional opinion, this survey conforms to the Standards of Practice Promulgated by the Maine Board of Licensure for Professional Land Surveyors .

Joseph B. P. Coffey

THIS PLAN PRELIMINARY
STATE OF MAINE — JOSEPH B. P. COFFEY — # 2329 — PROFESSIONAL LAND SURVEYOR
WITHOUT SIGNATURE