

LEGEND

- EXISTING SURVEYED PROPERTY LINE
- PROPOSED PROPERTY LINE TO BE ESTABLISHED BY BOUNDARY LINE AGREEMENT BETWEEN MCB PARTNERSHIP AND LORI CHASE
- PROPOSED PROPERTY LINE TO BE ESTABLISHED FOLLOWING EXECUTION OF BOUNDARY LINE AGREEMENT BETWEEN MCB PARTNERSHIP AND LORI CHASE
- OTHER PROPOSED PROPERTY LINE TO BE ESTABLISHED BY BOUNDARY LINE AGREEMENT
- APPROXIMATE PROPERTY LINE
- STONE WALL ALONG BOUNDARY OF SURVEYED PROPERTY
- LIMIT OF PROPOSED EASEMENT
- IRON ROD FOUND
- IRON PIPE FOUND
- 5/8" REBAR PROPOSED
- UTILITY POLE
- OVERHEAD UTILITY LINE
- BOULDER POST

RECORD OWNER OF SURVEYED PROPERTY:
 MCB PARTNERSHIP
 8223 BRECKVILLE ROAD,
 CLEVELAND, OH 44141
 BOOK 1569, PAGE 66
 (TRACT II, THIRD PARCEL)
 TAX MAP 7, LOT 30
 RESULTANT LOT AREA =
 57,935 SQ. FT. (1.33 ACRES)
 (SEE NOTE #1)

RECORD OWNER OF SURVEYED PROPERTY:
 LORI CHASE
 P.O. BOX 1552
 BLUE HILL, ME 04614
 BOOK 6768, PAGE 36
 TAX MAP 7, LOT 32
 RESULTANT LOT AREA =
 108,619 SQ. FT. (2.49 ACRES)
 (SEE NOTE #1)

MERLE N. & MARY B. COPPER
 BOOK 1502, PAGE 60
 TAX MAP 7, LOT 33

CLIENT/PROJECT: PERKINS THOMPSON
McB PARTNERSHIP AND CHASE PROPERTY CONVEYANCES

SHEET TITLE: McB PARTNERSHIP AND CHASE PROPERTY CONVEYANCES

SCALE: 1" = 30'

DATE: MAY 24, 2024

LOCATION: ROUTE 177 (A.K.A. WESTERN COUNTY RD)

TOWN: PENOBSCOT COUNTY, HANCOCK STATE, MAINE

NO.: 2022-0066

DATE: 05/20/24

REVISIONS:

NO.	REVISIONS
1	ADDED PROPOSED REBAR AROUND BASEMENT AREA #3

DRAWN BY: JAD
CHECKED BY: JAD

SURVEYOR'S NOTES:

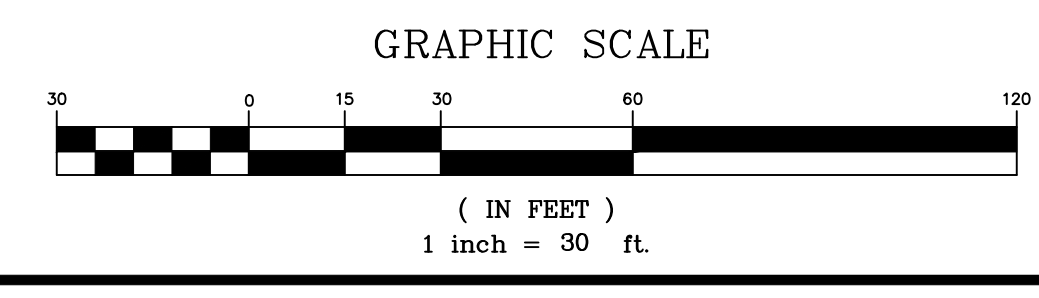
- THE PURPOSE OF THIS PLAN IS TO:
 - DEFICIT PROPOSED PROPERTY LINES WHICH ARE TO BE ESTABLISHED BY A BOUNDARY LINE AGREEMENT BETWEEN MCB PARTNERSHIP AND LORI CHASE.
 - DEFICIT PROPOSED PARCELS WHICH ARE TO BE EXCHANGED BETWEEN MCB PARTNERSHIP AND LORI CHASE FOLLOWING THE EXECUTION OF SAID BOUNDARY LINE AGREEMENT.
 - DEFICIT PROPOSED EASEMENTS WHICH ARE TO BE EXCHANGED BETWEEN MCB PARTNERSHIP AND LORI CHASE FOLLOWING THE EXECUTION OF SAID BOUNDARY LINE AGREEMENT.
- THIS PLAN IS INTENDED TO BE USED IN CONJUNCTION WITH A FORTHCOMING SETTLEMENT AGREEMENT BETWEEN THE INHABITANTS OF THE TOWN OF PENOBSCOT, MCB PARTNERSHIP, AND LORI CHASE. THE RESULTANT LOT AREAS SHOWN HEREON ARE THE RESULTING LOT AREAS FOLLOWING THE EXECUTION OF THE ABOVE DESCRIBED BOUNDARY LINE AGREEMENT AND THE ABOVE DESCRIBED EXCHANGE OF PARCELS.
- ALL DIRECTIONS ARE REFERENCED TO THE MAINE COORDINATE SYSTEM OF 1983 (2011), EAST ZONE, BASED ON AN RTK GPS SURVEY. ALL DISTANCES ARE GRID DISTANCES. THE COMBINED FACTOR IS 0.99990244.
- THIS PLAN IS THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED ON MAY 10, 2022. SITE FEATURES SHOWN HEREON MAY NOT REFLECT CURRENT SITE CONDITIONS.
- OWNER INFORMATION IS TAKEN FROM THE TOWN OF PENOBSCOT TAX COMMITMENT FOR THE 2021-2022 FISCAL YEAR.
- BOOKS AND PAGES REFERRED TO ON THIS PLAN ARE RECORDED IN THE HANCOCK COUNTY REGISTRY OF DEEDS.
- THIS SURVEY SHOULD BE USED IN CONJUNCTION WITH A TITLE ABSTRACT AND REVIEW BY LEGAL COUNSEL.
- EXISTING SURVEYED PROPERTY LINES SHOWN ARE BASED ON PLAN REFERENCE #3. REFERENCE IS MADE TO PLAN REFERENCE #3 FOR ADDITIONAL INFORMATION PERTAINING TO THE MCB PARTNERSHIP PROPERTY.

PLAN REFERENCES:

- "PLAN OF BOUNDARY SURVEY FOR: JAMES HILTONSMITH; WIGHT'S POND/WESTERN COUNTY RD., PENOBSCOT, MAINE", BY ALLEN-BOWDEN, INC., DATED OCTOBER 19, 2006 (UNRECORDED).
- "SKETCH FOR MERLE & MARY COPPER, PENOBSCOT, MAINE", BY SAGE COLLINS, DATED JUNE 11, 1984 (UNRECORDED).
- "BOUNDARY SURVEY; PERKINS THOMPSON; MCB PARTNERSHIP PROPERTY; ROUTE 177 (A.K.A. WESTERN COUNTY RD), PENOBSCOT, HANCOCK COUNTY, MAINE", BY GARTLEY & DORSKY ENGINEERING & SURVEYING, DATED MAY 19, 2022.

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 WITH THE FOLLOWING EXCEPTIONS:
 NO WRITTEN REPORT PREPARED

State of Maine
 HANCOCK, ss. Registry of Deeds
 Received _____
 at _____ M. and recorded in
 INSTRUMENT NO. _____
 FILE _____ NO. _____
 ATTEST _____
 REGISTRAR



Gartley & Dorsky ENGINEERING SURVEYING
 59 Union Street, Unit 1, P.O. Box 1031 Camden, ME 04843-1031
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 165 Main Street, Suite 210 P.O. Box 1073 Dunsmuirville, Maine 04545
 Ph: (207) 790-5405

THIS PLAN PRELIMINARY

WITHOUT SIGNATURE

PROJ. NO. 2022-0066

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