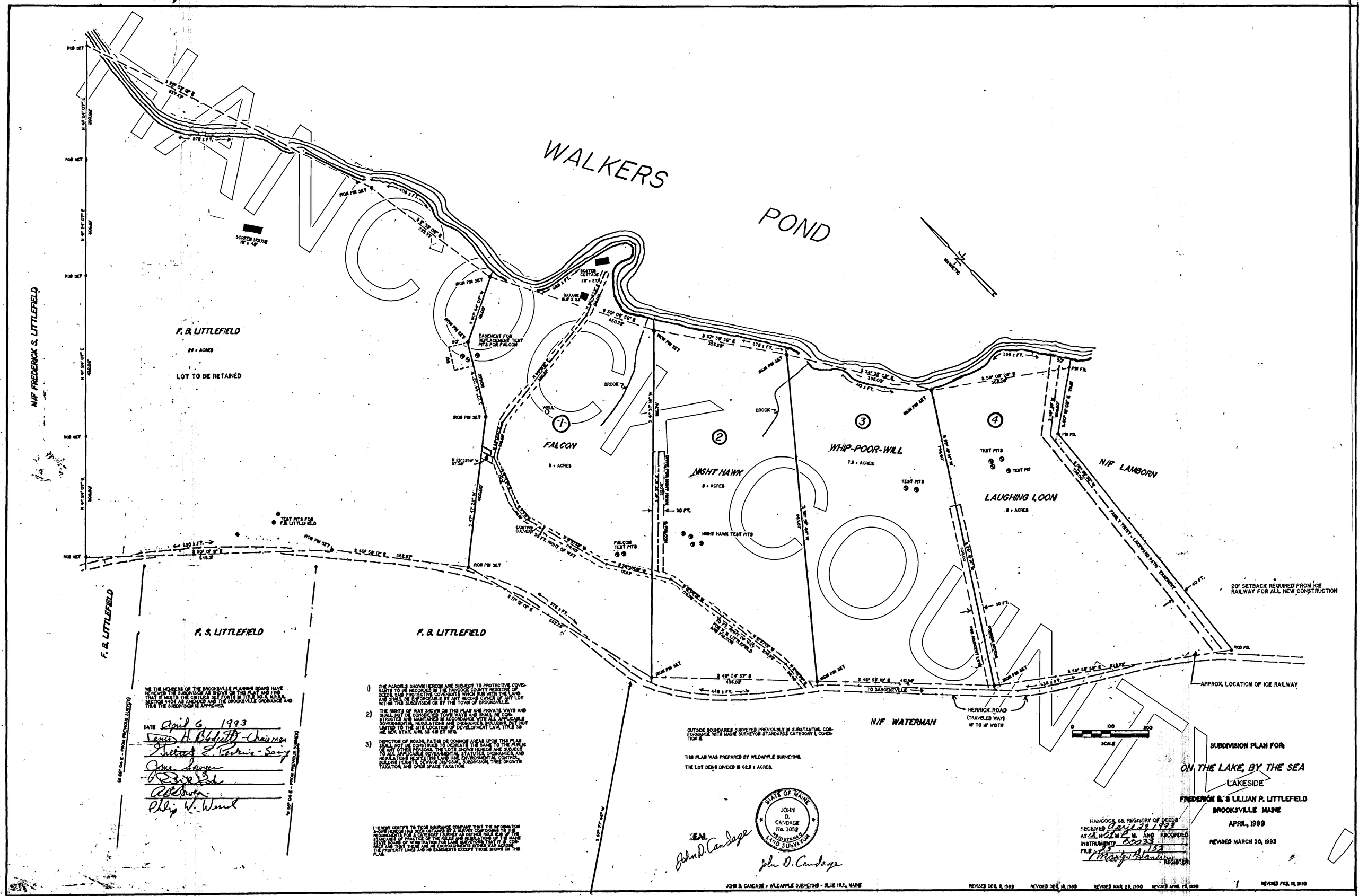
WALKERS POND
MAGNETIC
SCREEN HOUSE 16' x 48'
BOATER COTTAGE 28' x 28'
GARAGE
F. B. LITTLEFIELD
24 ± ACRES
LOT TO BE RETAINED
EASEMENT FOR REPLACEMENT TEST PITS FOR FALCON
IRON PIN SET
ROB SET
BROOK
WELL
FALCON
9 ± ACRES
NIGHT HAWK
8 ± ACRES
NIGHT HAWK TEST PITS
FALCON TEST PITS
EXISTING CULVERT
WHIP-POOR-WILL
7.5 ± ACRES
TEST PITS
LAUGHING LOON
.8 ± ACRES
TEST PIT
N/F LAMBORN
FAMILY TRUST - LAKEWOOD PATH EASEMENT
20' SETBACK REQUIRED FROM ICE RAILWAY FOR ALL NEW CONSTRUCTION
APPROX. LOCATION OF ICE RAILWAY
TEST PITS FOR F.B. LITTLEFIELD
N/F FREDERICK S. LITTLEFIELD
F. S. LITTLEFIELD
F. B. LITTLEFIELD
N/F WATERMAN
HERRICK ROAD (TRAVELED WAY) 16' TO 18' WIDTH
TO SARGENTVILLE
SCALE
0 100 200
SUBDIVISION PLAN FOR
ON THE LAKE, BY THE SEA
LAKESIDE
FREDERICK S. & LILLIAN P. LITTLEFIELD
BROOKSVILLE MAINE
APRIL, 1989
REVISED MARCH 30, 1993
WE THE MEMBERS OF THE BROOKSVILLE PLANNING BOARD HAVE REVIEWED THE SUBDIVISION AS SHOWN ON THIS PLAT AND FIND THAT IT MEETS THE CRITERIA SET FORTH IN TITLE 30-A M.R.S.A. SECTION 4404 AS AMENDED AND THE BROOKSVILLE ORDINANCE AND THUS THE SUBDIVISION IS APPROVED.
DATE April 6, 1993
Lena H. Oldfield - Chairman
Richard E. Perkins - Secy
June Sawyer
Philip W. Wood
1) THE PARCELS SHOWN HEREON ARE SUBJECT TO PROTECTIVE COVENANTS TO BE RECORDED IN THE HANCOCK COUNTY REGISTRY OF DEEDS. SAID PROTECTIVE COVENANTS WHICH RUN WITH THE LAND, SHALL BE ENFORCEABLE BY ANY RECORD OWNER OF ANY LOT WITHIN THIS SUBDIVISION OR BY THE TOWN OF BROOKSVILLE.
2) THE RIGHTS OF WAY SHOWN ON THIS PLAN ARE PRIVATE WAYS AND SHALL NOT BE CONSIDERED TOWN WAYS AND SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE GOVERNMENTAL REGULATIONS AND ORDINANCES, INCLUDING BUT NOT LIMITED TO THE SITE LOCATION OF DEVELOPMENT LAW, TITLE 38 ME. REV. STAT. ANN. 38 481 ET SEQ.
3) DEDICATION OF ROADS, PATHS OR COMMON AREAS UPON THIS PLAN SHALL NOT BE CONSTRUED TO DEDICATE THE SAME TO THE PUBLIC OR ANY OTHER PERSONS. THE LOTS SHOWN HEREON ARE SUBJECT TO ALL APPLICABLE GOVERNMENTAL STATUTES, ORDINANCES, AND REGULATIONS RESPECTING LAND USE, ENVIRONMENTAL CONTROL, BUILDING PERMITS, SEWAGE DISPOSAL, SUBDIVISION, TREE GROWTH TAXATION, AND OPEN SPACE TAXATION.
I HEREBY CERTIFY TO TICOR INSURANCE COMPANY THAT THE INFORMATION SHOWN HEREON HAS BEEN OBTAINED BY A SURVEY CONFORMING TO THE REQUIREMENTS OF A CATEGORY I SURVEY AS DEFINED IN 4 M.R.S.A. THE STANDARDS OF PRACTICE OF THE RULES AND REGULATIONS OF THE MAINE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS WITHIN THE BOUNDARY LINES AND NO EASEMENTS EXCEPT THOSE SHOWN ON THIS PLAN.
OUTSIDE BOUNDARIES SURVEYED PREVIOUSLY IN SUBSTANTIAL CONFORMANCE WITH MAINE SURVEYOR STANDARDS CATEGORY I, CONDITION III.
THIS PLAN WAS PREPARED BY WILDAPPLE SURVEYING.
THE LOT BEING DIVIDED IS 62.5 ± ACRES.
STATE OF MAINE
JOHN D. CANDAGE No. 1052
REGISTERED LAND SURVEYOR
SEAL
John D. Candage
HANCOCK SS. REGISTRY OF DEEDS
RECEIVED April 19 1993
AT 2 HOURS 2 M. AND RECORDED
INSTRUMENT 3 030333
FILE 73 152
REGISTER
JOHN D. CANDAGE • WILDAPPLE SURVEYING • BLUE HILL, MAINE
REVISED DEC. 2, 1989
REVISED DEC. 18, 1989
REVISED MAR. 28, 1990
REVISED APRIL 24, 1990
REVISED FEB. 18, 1993
COPY