

Magnetic North 2010

Route 3

Lot 1
Portion of
Dunbar
4515/290
0.66 ACRES
28,560 sf.

Lot 2
Portion of
Dunbar
4515/290
1.21 ACRES
52,900 sf.
44,760 sf. (Outside
Route 3 Right of Way)

Nason
1796/291

Hancock County

Hancock County

This lot division is in the Airport Commercial Industrial Zone. The lot standards table for this zone show no minimum lot size for Residential. The Residential lot size is 0.66 acre and does not have any road frontage. The access to the residential lot is a 24' wide right of way using the existing driveway. There is also no minimum lot width for this zone for Residential. This was confirmed in a memo from Maine Municipal Association's Richard Flewelling, Assistant Director to the town CEO. All of the road frontage was given to the commercial lot (394'). The town minimum for commercial is 400'. The minimum lot size for commercial is 40,000 sf. The commercial lot has 1.21 acres total and 1.03 acres outside the Route 3 state right of way.

Angela Chamberlain, CEO
Town of Trenton

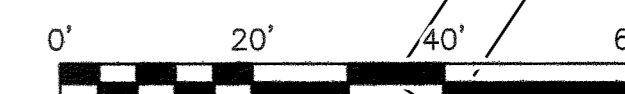
Date: 3/29/10

HANCOCK SS. REGISTRY OF DEEDS
RECEIVED March 30, 2010
AT 10:43 AM AND RECORDED
INSTRUMENT NO. 116
FILE 39 NO. 116
ATTEST *Julie A. Curtis*
REGISTER

Record Owner:
Mark E. Dunbar
P.P. Box 155
Mount Desert, ME. 04660

Division of Land
For
Mark E. Dunbar
Route 3
Trenton, Maine

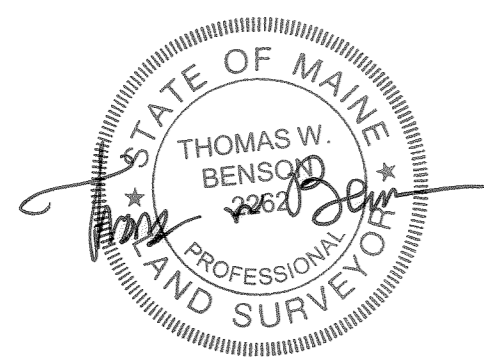
Scale 1" = 20' March 25, 2010



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 was prepared.

Thomas W. Benson, PLS #2262
T.W. Benson Land Surveying, Inc.
P.O. Box 408
29 Seal Cove Road
Southwest Harbor, Maine 04679
207-244-7820



Notes:

This lot, per deed, goes to the "southeasterly sideline of the traveled way of U.S. Highway No. 3". The lot shown hereon goes to the edge of the traveled way which is the edge of the old roadway, not including the paved bike lane.

- Denotes rebar to be set with surveyors ID cap stamped "T.W. Benson PLS #2262" unless noted otherwise.

The right of way width of Route 3 is 4 rods (66').

A deed reference was not found with the research done to date for Hancock County "Bar Harbor Airport".

See plan by Harris Hyman for Robert and Lauren Leland dated 02-06-90 recorded at HCRD in File 23, No. 106.

See plan by Robert Raynes for Robert Leland dated Feb 1987.