Book: OR 49 Page: 79 Instrument #: 2022P0051

PLAN BOOK: 49 PAGE: 79, # OF PGS: 1
04/22/2022 02:08:34 PM INSTR#: 2022P0051
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE

## NOTES:

1. THIS PLAN IS ORIENTED TO GRID NORTH, NAD83, MAINE EAST (ZONE 1801), BASED ON THE MDOT VRS NETWORK.
2. ALL BOOK AND PAGE NUMBERS REFER TO THE HANCOCK COUNTY REGISTRY OF DEEDS.
3. THE RIGHT OF WAY OF ROUTE 184 WAS LAID OUT 3 RODS (49.5 FEET) WIDE PER PHYSICAL EVIDENCE FOUND (MONUMENTS, OCCUPATION, ETC.) AND PER HANCOCK COUNTY COMMISSIONERS' RECORDS VOLUME 2, PAGE 179 AND VOLUME 9, PAGE 94.
4. THE TAX MAP AND LOT NUMBERS SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. MAP AND LOT PARCEL NUMBERS ASSIGNED BY LOCAL MUNICIPALITIES ARE FOR ASSESSMENT PURPOSES ONLY AND DO NOT REPRESENT THE FINDINGS OR OPINIONS OF FORMAL BOUNDARY SURVEYS.
5. BOUNDARIES MAY EXTEND BEYOND THE SIDELINE OF ROUTE 184, AS SHOWN. INVESTIGATION OF PARCEL LIMITS BENEATH ANY PUBLIC ROAD IS BEYOND THE SCOPE OF THIS SURVEY.
6. WEST FALLS SURVEYING HAS NOT INVESTIGATED THE POSSIBLE EXTENT OF BOUNDARIES BELOW HIGH WATER MARK. DUE TO NATURAL CHANGES ALONG WATER BODIES, THIS PLAN MAY OR MAY NOT REFLECT THE EXTENT OF THE BOUNDARIES OF THE ORIGINAL PARCEL.
7. EXTERIOR BOUNDARIES OF THE SUBJECT PARCEL SHOWN HEREON ARE BASED ON A RETRACEMENT OF THE SURVEY NAMED IN PLAN REFERENCE 1. WEST FALLS SURVEYING HAS NOT CONDUCTED ANY INDEPENDENT RESEARCH TO VERIFY THE VALIDITY OR ACCURACY OF THE INFORMATION DEPICTED THEREON.
8. PRELIMINARY SOIL TESTS SHOWN HEREON WERE COMPLETED BY ATLANTIC RESOURCE CO., LLC, LSE #S360/LSE #375 IN AUGUST AND SEPTEMBER, 2021. TEST PITS INDICATE SUITABLE AREAS FOR ONSITE WASTEWATER DISPOSAL FOR A TYPICAL THREE BEDROOM RESIDENCE IN ACCORDANCE WITH THE CURRENT VERSION OF STATE SUBSURFACE WASTEWATER RULES 10-144 CMR241. TEST PITS WERE COMPLETED PRIOR TO FINAL SUBDIVISION PLANS, AND LOT LINE SETBACKS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
9. CONTOURS DEPICTED HEREON WERE PROVIDED BY ATLANTIC RESOURCE CO, LLC. THIS IS COMPOSITE DATA OF 10' CONTOURS CREATED FROM LIDAR COLLECTED BETWEEN 2006 AND 2013. CONTOURS WERE CREATED USING GDAL TOOLS AND AN INTERVAL OF 10'. DUE TO THE FACT THAT SOME AREAS WERE COLLECTED AT HIGH TIDE, SOME AREAS DO NOT HAVE CONTOURS THAT HAVE A ZERO-VALUE. DATA ARE REFERENCED TO NAVD88. VERTICAL ACCURACY IS 12CM OR BETTER. DATA SOURCED FROM MAINE OFFICE OF GIS, MAINE GEOLIBRARY BOARD.
10. WETLANDS SHOWN HEREON WERE DELINEATED BY ATLANTIC RESOURCE CO, LLC, IN SEPTEMBER, 2021. WETLAND DELINEATION WAS COMPLETED IN GENERAL ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS (ACOE) WETLAND DELINEATION MANUAL AND THE 2012 REGIONAL SUPPLEMENT.

    WETLAND BOUNDARIES WERE LOCATED WITH SUB-METER GPS BY ATLANTIC RESOURCE CO, LLC, AND SAID LOCATIONS WERE PROVIDED TO WEST FALLS SURVEYING. PROPOSED WETLAND IMPACTS SHOULD BE FIELD VERIFIED.

    RESOURCE SURVEYS LIMITED TO WETLANDS AND WATER BODIES ONLY. OTHER PROTECTED NATURAL RESOURCES MAY OR MAY NOT BE PRESENT.
11. TRIBUTARY STREAM AND DRAINAGE LOCATIONS WERE PROVIDED BY ATLANTIC RESOURCE CO, LLC. STATUS OF THESE FEATURES WAS DETERMINED BASED ON MUNICIPAL DEFINITIONS UNDER EXISTING SITE CONDITIONS. ATLANTIC RESOURCE CO, LLC RECOMMENDS THESE FEATURES BE REVIEWED WITH THE MUNICIPAL CEO FOR A FINAL DETERMINATION.

    THE LAMOINE SHORELAND ZONING ORDINANCE APPROVED JUNE 24, 2020, DEFINES TRIBUTARY STREAM AS:

    A CHANNEL BETWEEN DEFINED BANKS CREATED BY THE ACTION OF SURFACE WATER HAVING TWO (2) OR MORE OF THE FOLLOWING CHARACTERISTICS:

    A. IT IS DEPICTED AS A SOLID OR BROKEN BLUE LINE ON THE MOST RECENT EDITION OF THE U.S. GEOLOGICAL SURVEY 7.5 SERIES TOPOGRAPHIC MAP OR, IF THAT IS NOT AVAILABLE, A 15-MINUTE SERIES TOPOGRAPHIC MAP;

    B. IT CONTAINS OR IS KNOWN TO CONTAIN FLOWING WATER CONTINUOUSLY FOR A PERIOD OF AT LEAST 6 MONTHS OF THE YEAR IN MOST YEARS;

    C. THE CHANNEL BED IS PRIMARILY COMPOSED OF MINERAL MATERIAL SUCH AS SAND AND GRAVEL, PARENT MATERIAL OR BEDROCK THAT HAS BEEN DEPOSITED OR SCOURED BY WATER;

    D. THE CHANNEL CONTAINS AQUATIC ANIMALS SUCH AS FISH, AQUATIC INSECTS OR MOLLUSKS IN THE WATER OR, IF NO SURFACE WATER IS PRESENT, WITHIN THE STREAM BED;

    E. THE CHANNEL CONTAINS AQUATIC VEGETATION AND IS ESSENTIALLY DEVOID OF UPLAND VEGETATION. A TRIBUTARY STREAM IS NOT A DITCH OR OTHER DRAINAGE WAY CONSTRUCTED, OR CONSTRUCTED AND MAINTAINED, SOLELY FOR THE PURPOSE OF DRAINING STORM WATER OR A GRASSY SWALE.
12. THE ENTIRETY OF THE SHORE FRONTAGE OF THE SUBJECT PARCEL ABUTS A TIDAL WATERFOWL AND WADING BIRD HABITAT (TWWH) AS IDENTIFIED BY THE MAINE DEPARTMENT OF INLAND FISHERIES AND WILDLIFE (MEIFW). THERE IS NO BUILDING SETBACK OR BUFFER ASSOCIATED WITH THIS HABITAT. WILDLIFE HABITAT INFORMATION WAS PROVIDED TO WEST FALLS SURVEYING BY ATLANTIC RESOURCE CO, LLC.
13. THE PARKING AREA SOUTHERLY OF THE CORNER OF THE LANE AND FARM'S EDGE LANE IS INTENDED FOR THE PUBLIC'S USE WHILE ACCESSING THE FOOTPATH TO THE WATER. NO OTHER PARKING AREA SHALL BE MADE AVAILABLE FOR THIS USE.

    THE AREA DESIGNATED "FIRE TRUCK PARKING ONLY" ON THE NORTHERLY CORNER OF THE LANE AND FARM'S EDGE ROAD SHALL BE RESERVED FOR FIRE TRUCKS.

    THESE PARKING AREAS SHALL BE OWNED AND MAINTAINED BY THE ROAD ASSOCIATION.
14. ACCESS TO THE WATER ALONG THE EXISTING FOOTPATH SHALL BE MADE AVAILABLE TO THE PUBLIC. WHILE THIS ACCESS INCLUDES THOSE WHO ARE WORMING OR CLAMMING, NO VEHICLE TRAFFIC SHALL BE ALLOWED BEYOND THE PARKING AREA (SEE NOTE 13). ACCESS SHALL BE BY FOOT ONLY, ALTHOUGH HAND-CARRIED WATERCRAFT, TO INCLUDE HAND-PULLED BOAT DOLLYS, SHALL BE ALLOWED.
15. THE BUILDING SETBACK IS MEASURED 100' FROM EITHER HIGH WATER MARK OR THE TOP OF UNSTABLE OR HIGHLY UNSTABLE BLUFF, AS DEPICTED ON THE MOST RECENT COASTAL BLUFF MAP PUBLISHED BY THE MAINE GEOLOGICAL SURVEY.
16. THE 100-YEAR FLOOD LINE IS PLACED HERE AS A GRAPHIC DEPICTION OF THE FLOOD LINE SHOWN ON FEMA NFIP RATE MAP 23009C0976D, DATED JULY 20, 2016. ACTUAL LOCATION OF THE 100-YEAR FLOOD LINE, BASED ON ELEVATION, SHOULD BE MARKED IN THE FIELD PRIOR TO ANY CONSTRUCTION.
17. THE LANE AND FARM'S EDGE ROAD ARE EACH LAID OUT 60' WIDE, AS SHOWN. CULS-DE-SAC LOCATED AT THE NORTHERLY AND SOUTHERLY ENDS OF FARM'S EDGE ROAD EACH HAVE A RADIUS OF 50'.
18. EXPECTED AREA OF WETLANDS DISTURBANCE AT THE SOUTHERLY END OF FARM'S EDGE ROAD IS 2,235 SQ. FT.
19. SEE BOOK 7199, PAGE 478 FOR CHANGE OF EASEMENT AGREEMENT. THIS AGREEMENT RELEASES THE RIGHT OF WAY ENCUMBERING THE SUBJECT PARCEL FOR BENEFIT OF THE LILA MILLER LIVING TRUST PARCEL, AND GRANTS A RIGHT OF WAY WITHIN ROADS AND PATHS DEPICTED HEREON.

### LEGEND

- (1) SUBDIVISION LOT NUMBERS
- 5/8" REBAR WITH CAP SET
- IRON ROD/PIPE FOUND
- CALCULATED POINT
- UTILITY POLE
- DRILLED WELL
- TEST PIT OR TEST BORING (SEE NOTE 8)
- SUBJECT PROPERTY BOUNDARY LINE
- APPROXIMATE EXTERIOR & INTERIOR BOUNDARY
- OHU OVERHEAD UTILITIES
- WETLAND AREAS (SEE NOTE 10)
- PROPOSED 18" CULVERT

## PLANNING BOARD APPROVAL:

THIS IS TO CERTIFY THAT, AFTER REVIEWING THE SUBDIVISION AS SHOWN ON THIS PLAN, AND CONSIDERING THE CRITERIA SET FORTH IN TITLE 30-A, SECTIONS 4401-4408 AS AMENDED, AS WELL AS THE SUBDIVISION REGULATIONS FOR THE TOWN OF LAMOINE, THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THE SUBDIVISION SHOWN ON THIS PLAN MEETS ALL CRITERIA SET FORTH, AND THEREFORE THE SUBDIVISION IS APPROVED.

John S Holt chair

DON SAMMON

DATE: APRIL 14, 2022

## CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WAS COMPLETED IN ACCORDANCE WITH CHAPTER 90 OF THE RULES AND STANDARDS OF PRACTICE ADOPTED BY MAINE'S BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, WITH THE EXCEPTIONS NOTED:

1. A WRITTEN SURVEY REPORT WAS NOT PREPARED.
2. MONUMENTATION WAS NOT SET AT EVERY ANGLE POINT.
3. A NEW/REVISED DESCRIPTION WAS NOT PREPARED.

4/13/2022

ANDREW M. MULHOLLAND P.L.S. # 2497 DATE:

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|
| C1 | 40.0' | 62.4' | S 39°02'16" W | 56.3' |
| C2 | 50.0' | 92.7' | S 05°39'52" E | 80.0' |
| C3 | 50.0' | 92.0' | N 79°50'44" W | 79.5' |
| C4 | 50.0' | 65.1' | N 10°09'16" E | 60.6' |
| C5 | 50.0' | 64.9' | N 21°35'21" W | 60.5' |
| C6 | 50.0' | 80.5' | N 61°45'54" E | 72.1' |
| C7 | 50.0' | 104.3' | S 12°18'37" E | 86.4' |
| C8 | 40.0' | 49.6' | S 41°12'34" E | 46.5' |

| DRAINAGE EASEMENT LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| F3 | S 62°32'10" W | 179.9' |
| F4 | S 62°32'10" W | 40.0' |
| F5 | N 62°32'10" E | 30.7' |
| F6 | N 26°35'28" W | 15.0' |
| F7 | N 62°32'10" E | 182.4' |
| L1 | S 13°23'46" W | 35.0' |
| L2 | S 76°36'14" E | 116.8' |
| L3 | N 76°44'30" W | 104.1' |
| L4 | S 73°13'44" W | 126.8' |
| L5 | S 83°15'01" W | 38.6' |
| L6 | N 87°21'37" W | 63.1' |
| L7 | S 57°27'45" W | 75.7' |
| L8 | S 69°09'32" W | 113.6' |
| L9 | N 29°38'18" E | 55.0' |
| L10 | N 69°09'32" E | 67.5' |
| L11 | N 57°27'45" E | 83.3' |
| L12 | S 87°21'37" E | 71.3' |
| L13 | N 83°15'01" E | 32.7' |
| L14 | N 73°13'44" E | 133.2' |
| L15 | S 76°44'30" E | 113.5' |
| L16 | S 76°36'14" E | 116.8' |

| FOOTPATH EASEMENT LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| F1 | N 86°02'00" W | 302.5' |
| F2 | S 83°04'13" W | 167.9' |
| F3 | S 62°32'10" W | 179.9' |
| F4 | S 62°32'10" W | 40.0' |
| F5 | N 62°32'10" E | 30.7' |
| F6 | N 26°35'28" W | 15.0' |
| F7 | N 62°32'10" E | 182.4' |
| F8 | N 83°04'13" E | 172.1' |
| F9 | S 86°02'00" E | 301.4' |
| F10 | S 05°39'52" E | 15.2' |

| PARKING AREAS LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| P1 | N 05°39'52" W | 18.3' |
| P2 | N 84°20'08" E | 60.0' |
| P3 | S 05°39'52" E | 20.0' |
| P4 | N 84°20'08" E | 25.0' |
| P5 | S 05°39'52" E | 72.7' |
| P6 | S 84°20'08" W | 25.0' |

STATE OF MAINE
HANCOCK, SS.
REGISTRY OF DEEDS
RECEIVED AND FILED
April 22, 2022
2 h 08 m P. M.
Attest Julie A. Curtis Register

RECORDED AS MAP FILE:
File 49 No. 79
Instrument no. 51

## PLAN REFERENCES:

1. "RALPH AND MARY MIRO PROPERTY TO BE CONVEYED TO THEIR CHILDREN, LAMOINE, MAINE", DATED JULY, 2007, AND PREPARED BY STEPHEN E. DOWNEY.

### ABUTTING LANDOWNER NAMES AND ADDRESSES

**MAP 3, LOT 29**
HANNAH PARADIS
31 HOLLAND AVENUE
BAR HARBOR, ME 04609
BOOK 7129, PAGE 598

**MAP 3, LOT 30**
COLD SPRING WATER COMPANY
c/o JOHN HOLT
23 LAMOINE BEACH ROAD
LAMOINE, ME 04605
BOOK 6220, PAGE 282

**MAP 3, LOTS 31 & 33**
HAROLD MACQUINN, INC.
PO BOX 789
ELLSWORTH, ME 04605
BOOK 6164, PAGE 151 (LOT 31)
BOOK 2436, PAGE 164 (LOT 33)

**MAP 3, LOT 32**
LILA W. MILLER
BENJAMIN K. WELDON
LILA MILLER LIVING TRUST
247 G. STREET SW
WASHINGTON, DC 20024
BOOK 7161, PAGE 960

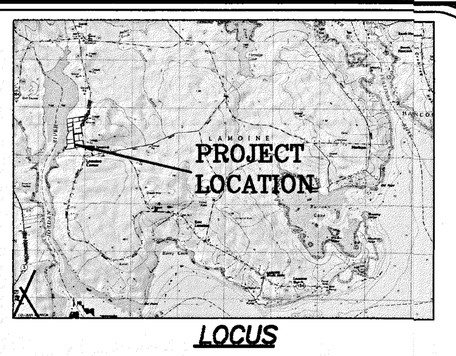
**MAP 3, LOT 34**
ELIJAH C. WRIGHT
KAYLA B. WRIGHT
PO BOX 988
ELLSWORTH, ME 04605
BOOK 7173, PAGE 367

**MAP 3, LOT 35**
GLENN M. MANNING, III
836 DOUGLAS HWY
LAMOINE, ME 04605
BOOK 5456, PAGE 201

**MAP 3, LOTS 36 & 36A**
CHARLES N. HOLT
SANDRA E. HOLT
6007 WATERTOWN DR.
SAN ANTONIO, TX 78249
BOOK 5789, PAGE 158 (LOT 36)
BOOK 5833, PAGE 44 (LOT 36A)

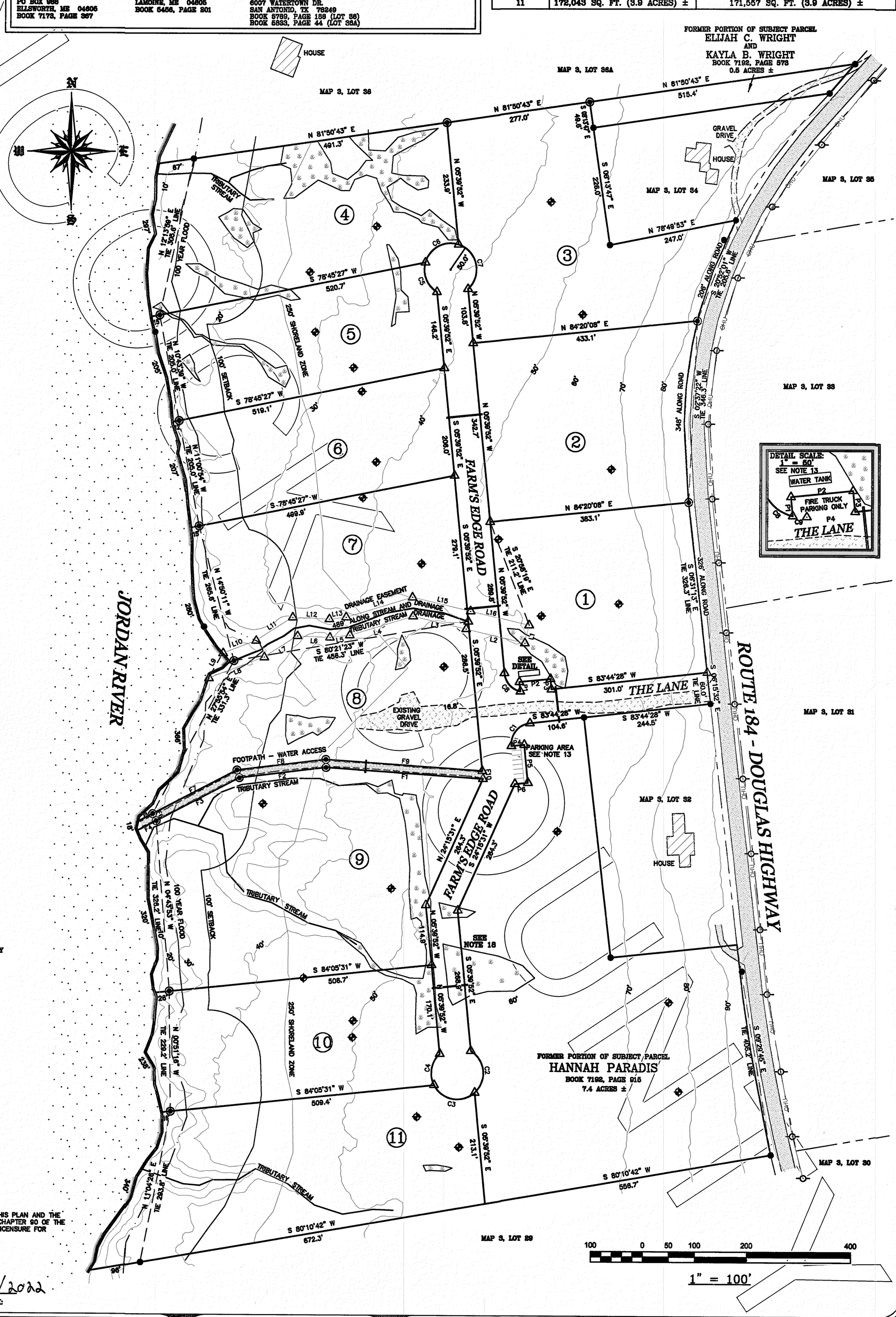
## SUBJECT PARCEL
## TAX MAP 3
## LOTS 32-1 - 32-7

RALPH A. MIRO, JR., GIOIA SCHULTZ, GLORIA MIRO, ANTHONY W. MIRO, AND JOSEPH SCHULTZ TO MAINE WOODLAND PROPERTIES, DATED AUGUST 18, 2021 AND RECORDED IN BOOK 7148, PAGE 256 OF THE HANCOCK COUNTY REGISTRY OF DEEDS.




LOCUS

| LOT NUMBER | TOTAL SQUARE FOOTAGE (ACREAGE) | LAND SUITABLE FOR DEVELOPMENT SQUARE FOOTAGE (SEE LAMOINE SUBDIVISION ORDINANCE PART I, SECTION 3, ITEM D) |
|---|---|---|
| 1 | 125,017 SQ. FT. (2.9 ACRES) ± | 120,558 SQ. FT. (2.8 ACRES) ± |
| 2 | 136,417 SQ. FT. (3.1 ACRES) ± | 136,417 SQ. FT. (3.1 ACRES) ± |
| 3 | 152,699 SQ. FT. (3.5 ACRES) ± | 152,699 SQ. FT. (3.5 ACRES) ± |
| 4 | 157,060 SQ. FT. (3.6 ACRES) ± | 131,687 SQ. FT. (3.0 ACRES) ± |
| 5 | 109,694 SQ. FT. (2.5 ACRES) ± | 103,941 SQ. FT. (2.4 ACRES) ± |
| 6 | 106,706 SQ. FT. (2.4 ACRES) ± | 106,706 SQ. FT. (2.4 ACRES) ± |
| 7 | 125,084 SQ. FT. (2.9 ACRES) ± | 116,079 SQ. FT. (2.7 ACRES) ± |
| 8 | 143,844 SQ. FT. (3.3 ACRES) ± | 131,158 SQ. FT. (3.0 ACRES) ± |
| 9 | 214,232 SQ. FT. (4.9 ACRES) ± | 204,047 SQ. FT. (4.7 ACRES) ± |
| 10 | 123,602 SQ. FT. (2.8 ACRES) ± | 119,019 SQ. FT. (2.7 ACRES) ± |
| 11 | 172,043 SQ. FT. (3.9 ACRES) ± | 171,557 SQ. FT. (3.9 ACRES) ± |




Sheet 1 of 1 sheets
Drawing No. 2021-101

West Falls Surveying
Andrew M. Mulholland Professional Land Surveyor #2497
PO Box 74
Machias, Maine 04654
Phone (207) 255-6000
info@westfallssurveying.com

STATE OF MAINE ANDREW M. MULHOLLAND 2497 PROFESSIONAL LAND SURVEYOR

Drawn By: rjm | Checked By: AMM
Scale: 1" = 100' | Date: 4/13/2022

REVISIONS

| NO. | REVISION | BY | DATE |
|---|---|---|---|

PLAN OF SUBDIVISION
"JORDAN SHORES"
FOR RECORD OWNER
MAINE WOODLAND PROPERTIES
5210 PAYLOR LANE, SARASOTA, FL 34240
PROJECT LOCATION: DOUGLAS HIGHWAY - ROUTE 184
LAMOINE, HANCOCK COUNTY, MAINE