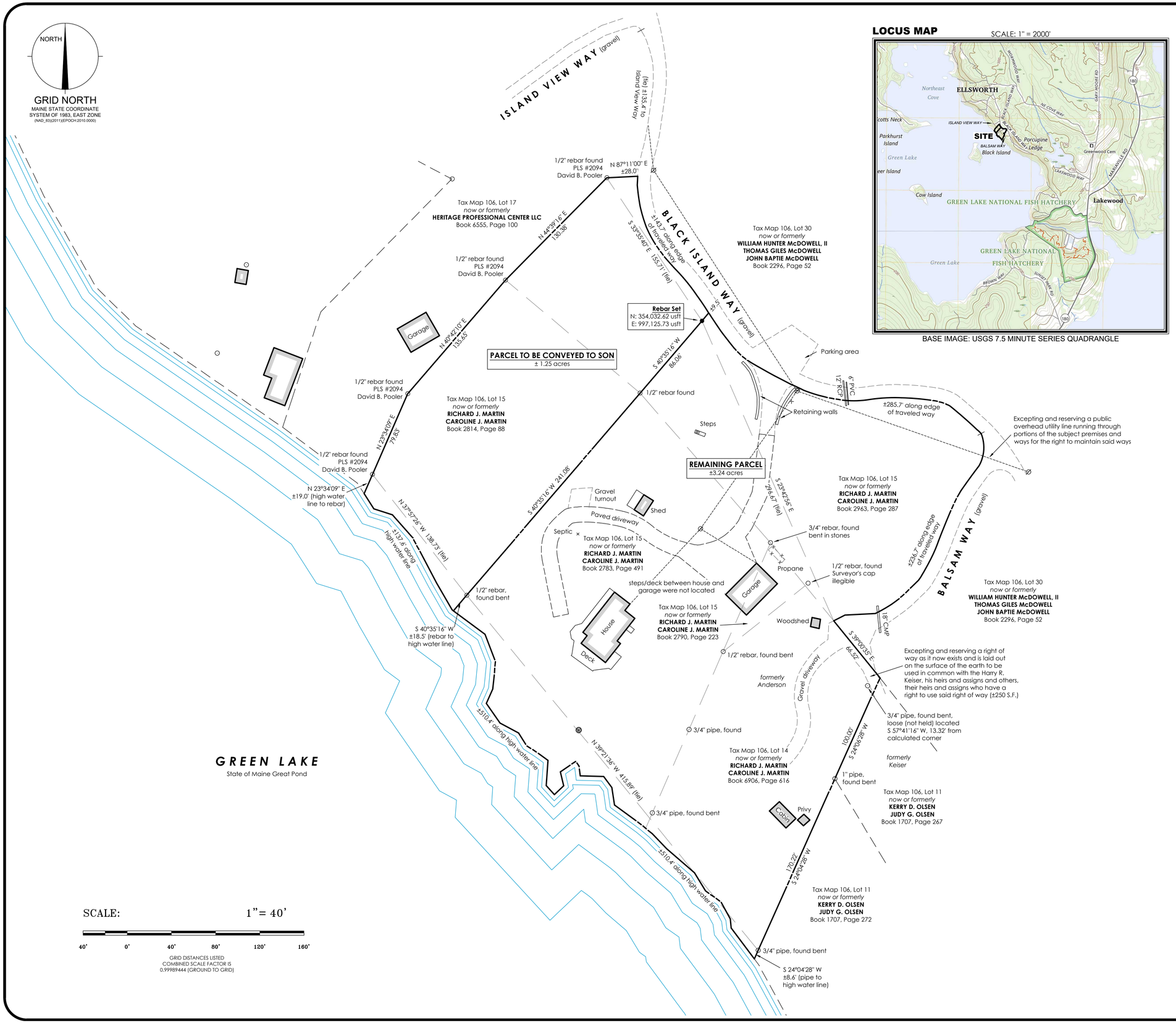

LOCUS MAP

SCALE: 1" = 2000'

BASE IMAGE: USGS 7.5 MINUTE SERIES QUADRANGLE

NOTES

1. BOOK AND PAGE CITATIONS SHOWN HEREON REFER TO THE HANCOCK COUNTY REGISTRY OF DEEDS.
2. BEARINGS, COORDINATE VALUES AND NORTH ORIENTATION REFERENCE MAINE COORDINATE SYSTEM OF 1983, EAST ZONE (NAD_83)(2011)(EPOCH:2010.0000). COORDINATE VALUES SHOWN ARE IN U.S. SURVEY FEET AND ARE PROVIDED AS AN AID IN LOCATION. THE PHYSICAL LOCATION OF A COORDINATE-LABELED POINT SUPERSEDES SAID COORDINATE VALUES.
3. SUBJECT PREMISES ARE DESCRIBED IN TWO DEEDS. THE FIRST IS A MERGER DEED FROM RICHARD J. MARTIN AND CAROLINE J. MARTIN TO RICHARD J. MARTIN AND CAROLINE J. MARTIN, DATED MARCH 29, 2013, RECORDED IN BOOK 6008, PAGE 286. THE PREMISES DESCRIBED IN SAID DEED ARE APPROXIMATELY DEPICTED ON THE TOWN OF ELLSWORTH TAX MAP 106 AS LOT 15. THE SECOND IS A DEED OF SALE BY PERSONAL REPRESENTATIVE FROM STEPHEN D. ANDERSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF ELEANOR RUTH ANDERSON, TO RICHARD J. MARTIN AND CAROLINE J. MARTIN, DATED AUGUST 15, 2018, RECORDED IN BOOK 6906, PAGE 616. THE PREMISES DESCRIBED IN SAID SECOND DEED ARE APPROXIMATELY DEPICTED ON TAX MAP 106 AS LOT 14. TAX MAP AND LOT NUMBERS ARE LISTED AS AN AID IN LOCATION.
4. PLAN REFERENCES:
   4.1. PLAN TITLED "STANDARD BOUNDARY SURVEY FOR RICHARD MARTIN" PREPARED BY DAVID B. POOLER, DATED AUGUST 17, 2000. SAID PLAN IS UNRECORDED.
5. BLACK ISLAND WAY, BALSAM WAY, AND ISLAND VIEW WAY ARE PRIVATE WAYS. EDGE OF TRAVELED WAY WAS USED TO CALCULATE AREAS. SUBJECT PREMISES IS SUBJECT TO THE RIGHT TO MAINTAIN THESE ROADS BEYOND THE EDGE OF THE EXISTING GRAVEL
6. UNDERGROUND UTILITIES MAY EXIST ON THE SUBJECT PREMISES. LOCATION OF VISIBLE GROUND FEATURES FOR WATER, SEWER, COMMUNICATIONS, DRAINAGE, ELECTRICAL, AND FUEL ARE SHOWN.
7. VISIBLE FEATURES SHOWN HEREON WERE LOCATED ON THE GROUND BY PLISGA & DAY LAND SURVEYORS ON MAY 1, 2026 USING A REAL-TIME-KINEMATIC GPS RECEIVER WITH A 2DRMS HORIZONTAL PRECISION OF 0.15 FEET.

LEGEND

- ● No. 6 REBAR SET, CAPPED "PLS 2604"
- ○ IRON ROD, FOUND
- ○ IRON PIPE, FOUND
- Ø UTILITY POLE
- + POLE ANCHOR
- (W) WELL
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- BOUNDARY LINE
- EASEMENT
- ADJOINER BOUNDARY (APPROX.)
- INTERNAL BOUNDARY/TIE LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- OVERHEAD WIRES
- –X—X—X—X—X—X—X—X—X—X—X—X— FENCE

SURVEY STANDARD

STATE OF MAINE — SHAWN M. MITCHELL — NO. 2604 — PROFESSIONAL LAND SURVEYOR

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 90, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.

Shawn Mitchell

SHAWN M. MITCHELL, MAINE LICENSED PROFESSIONAL LAND SURVEYOR No. 2604

EXCEPTIONS: NO WRITTEN REPORT WAS PREPARED FOR THIS SURVEY

SHEET TITLE

BOUNDARY SURVEY WITH LOT DIVISION

SHOWING PROPERTY OF

THE MARTIN FAMILY

83 BLACK ISLAND WAY
ELLSWORTH, MAINE

HANCOCK COUNTY REGISTRY OF DEEDS
BOOK 6008, PAGE 286 (TAX MAP 106, LOT 15)
BOOK 6906, PAGE 616 (TAX MAP 106, LOT 14)

FOR

RICHARD & CAROLINE MARTIN

CURRENT RECORD OWNERS

RICHARD J. MARTIN AND CAROLINE J. MARTIN
83 BLACK ISLAND WAY
ELLSWORTH, ME 04605

PLISGA & DAY
LAND SURVEYORS
72 MAIN STREET
BANGOR, ME 04401
(207) 947-0019
www.WeMapIt.com

DWG:	SHEET:
26132.dwg	1
DATE: AUGUST 4, 2026	OF 1
SCALE: 1" = 40'	