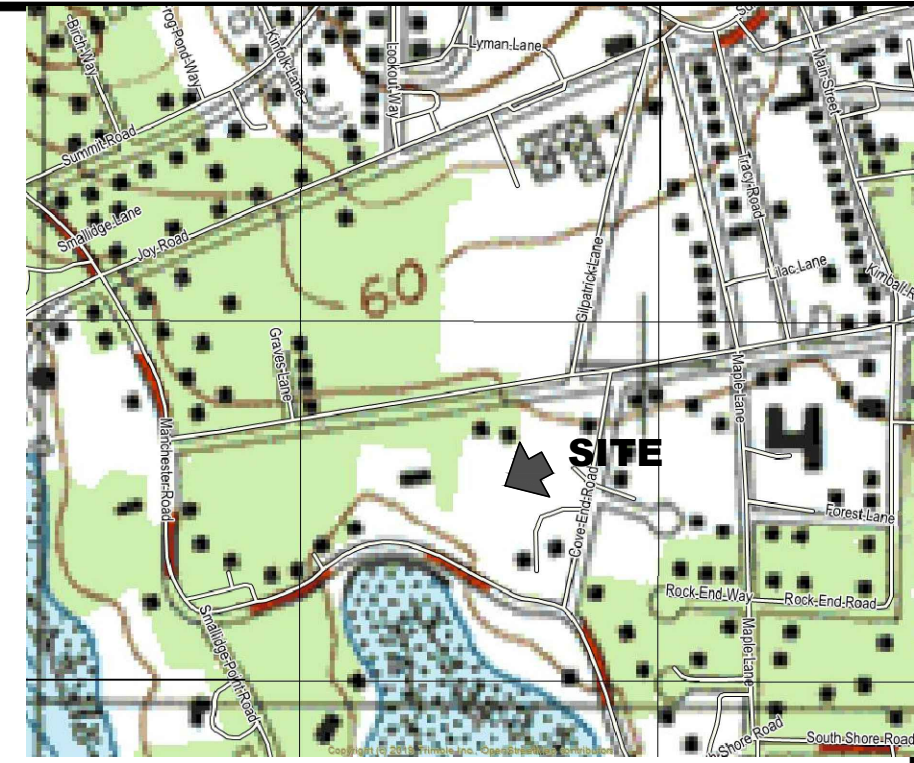
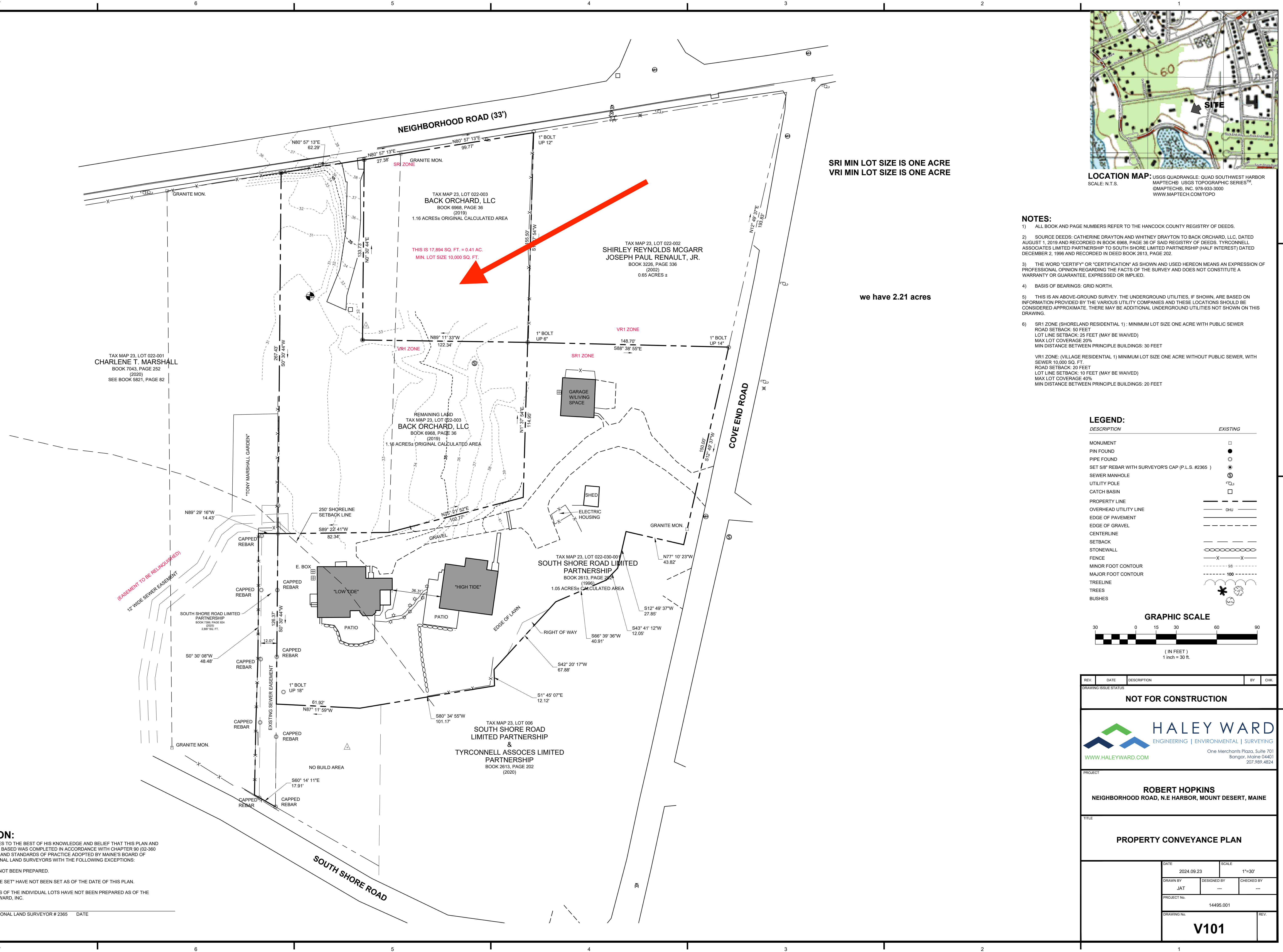
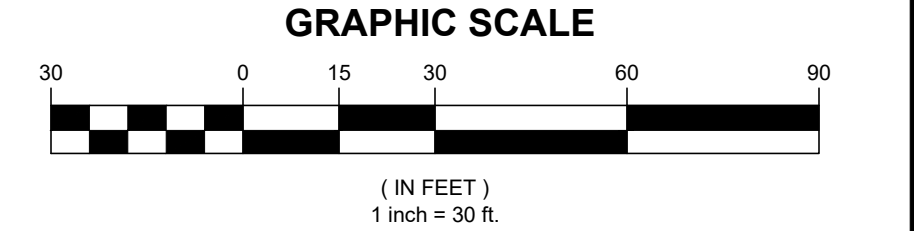




LOCATION MAP: USGS QUADRANGLE: QUAD SOUTHWEST HARBOR
SCALE: N.T.S. MAPTECH® USGS TOPOGRAPHIC SERIES™
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- NOTES:**
- 1) ALL BOOK AND PAGE NUMBERS REFER TO THE HANCOCK COUNTY REGISTRY OF DEEDS.
 - 2) SOURCE DEEDS: CATHERINE DRAYTON AND WHITNEY DRAYTON TO BACK ORCHARD, LLC, DATED AUGUST 1, 2019 AND RECORDED IN BOOK 6968, PAGE 36 OF SAID REGISTRY OF DEEDS. TYRCONNELL ASSOCIATES LIMITED PARTNERSHIP TO SOUTH SHORE LIMITED PARTNERSHIP (HALF INTEREST) DATED DECEMBER 2, 1996 AND RECORDED IN DEED BOOK 2613, PAGE 202.
 - 3) THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 - 4) BASIS OF BEARINGS: GRID NORTH.
 - 5) THIS IS AN ABOVE-GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING.
 - 6) SR1 ZONE (SHORELAND RESIDENTIAL 1): MINIMUM LOT SIZE ONE ACRE WITH PUBLIC SEWER
ROAD SETBACK: 50 FEET
LOT LINE SETBACK: 25 FEET (MAY BE WAIVED)
MAX LOT COVERAGE 20%
MIN DISTANCE BETWEEN PRINCIPLE BUILDINGS: 30 FEET
VR1 ZONE (VILLAGE RESIDENTIAL 1) MINIMUM LOT SIZE ONE ACRE WITHOUT PUBLIC SEWER, WITH SEWER 10,000 SQ. FT.
ROAD SETBACK: 20 FEET
LOT LINE SETBACK: 10 FEET (MAY BE WAIVED)
MAX LOT COVERAGE 40%
MIN DISTANCE BETWEEN PRINCIPLE BUILDINGS: 20 FEET

LEGEND:	
DESCRIPTION	EXISTING
MONUMENT	□
PIN FOUND	●
PIPE FOUND	○
SET 5/8" REBAR WITH SURVEYOR'S CAP (P.L.S. #2365)	⊙
SEWER MANHOLE	⊕
UTILITY POLE	⊕
CATCH BASIN	□
PROPERTY LINE	—
OVERHEAD UTILITY LINE	OHU
EDGE OF PAVEMENT	—
EDGE OF GRAVEL	—
CENTERLINE	—
SETBACK	—
STONEWALL	—
FENCE	—
MINOR FOOT CONTOUR	—
MAJOR FOOT CONTOUR	—
TREELINE	—
TREES	—
BUSHES	—



CERTIFICATION:

THE UNDERSIGNED CERTIFIES TO THE BEST OF HIS KNOWLEDGE AND BELIEF THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WAS COMPLETED IN ACCORDANCE WITH CHAPTER 90 (02-360 CHAPTER 90) OF THE RULES AND STANDARDS OF PRACTICE ADOPTED BY MAINE'S BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH THE FOLLOWING EXCEPTIONS:

- 1.) A WRITTEN REPORT HAS NOT BEEN PREPARED.
- 2.) IRON RODS SHOWN "TO BE SET" HAVE NOT BEEN SET AS OF THE DATE OF THIS PLAN.
- 3.) PROPERTY DESCRIPTIONS OF THE INDIVIDUAL LOTS HAVE NOT BEEN PREPARED AS OF THE DATE OF THIS PLAN. HALEY WARD, INC.

—JEFF TEUNISEN - PROFESSIONAL LAND SURVEYOR # 2365 DATE

REV.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
NOT FOR CONSTRUCTION				
 HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING One Merchants Plaza, Suite 701 Bangor, Maine 04401 207.989.4824 WWW.HALEYWARD.COM				
PROJECT ROBERT HOPKINS NEIGHBORHOOD ROAD, N.E HARBOR, MOUNT DESERT, MAINE				
TITLE PROPERTY CONVEYANCE PLAN				
DATE 2024.09.23		SCALE 1"=30'		
DRAWN BY JAT	DESIGNED BY ---	CHECKED BY ---		
PROJECT No. 14495.001				
DRAWING No. V101				REV.