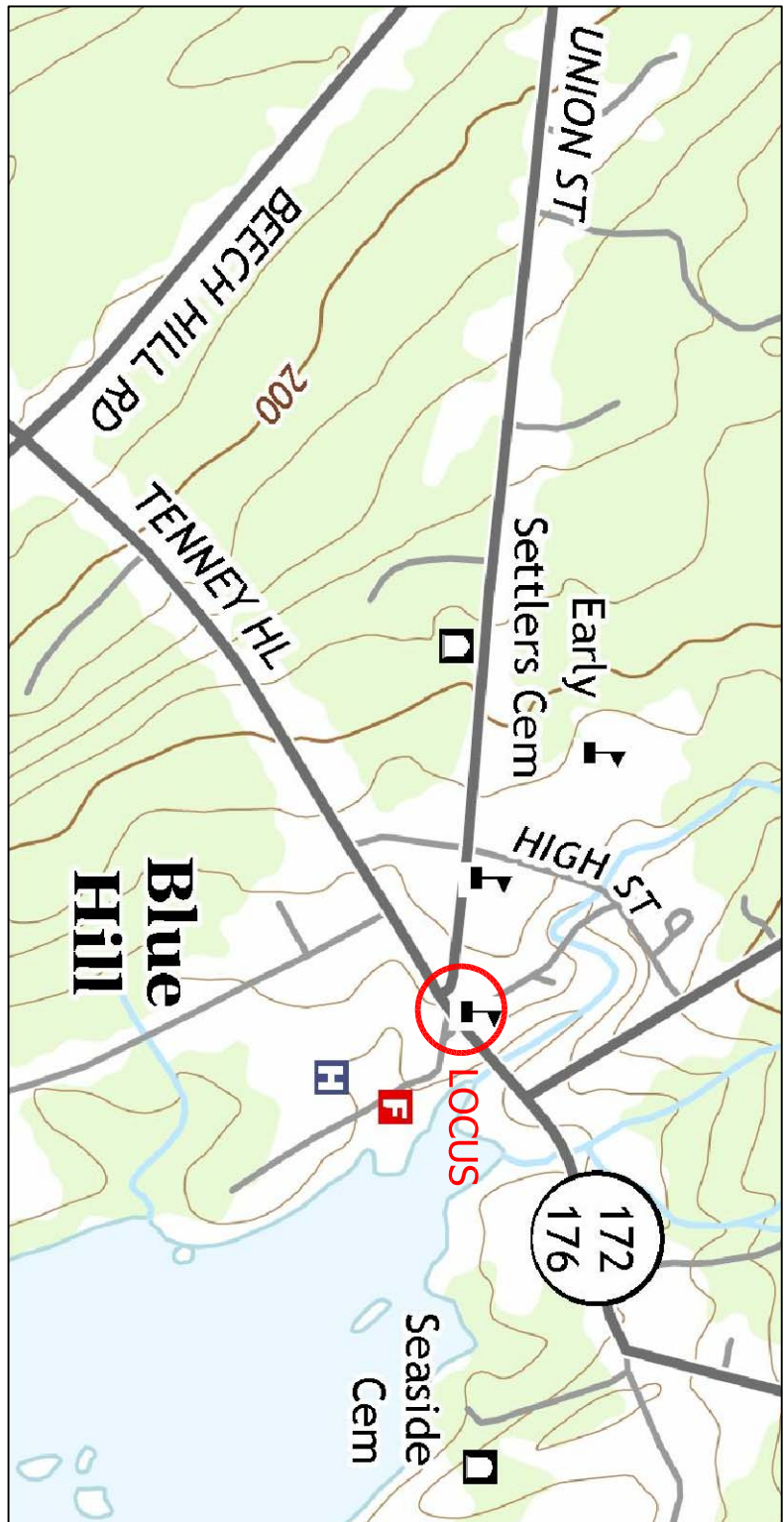




NOTES:
9) NO LAYOUT FOR MILL STREET WAS AVAILABLE AT THE BLUE HILL TOWN OFFICE.
A 1-ROD (16½ FEET) WIDE WAS ASSUMED.
10) NO DESCRIPTION WAS FOUND FOR THE SURVEYED PROPERTY. LINES SHOWN WERE BASED ON DESCRIPTIONS FOUND IN ABUTTING DEEDS.

REFERENCE DEED: BOOK 6787, PAGE 159

N/F
GEORGE STEVENS ACADEMY
BOOK 4944, PAGE 290
S 54° 19' W
41.9' (OA)
(SEE NOTE 8)
3/4" IRON
UP GAS
ROD FOUND
STONEWALL

#6 REBAR SET
IN OLD ELM STUMP

OLD ELM
STUMP

S 18° 21' E 136.8'

134'±
(ALONG APPROXIMATE
LIMITS OF MILL STREET)

MILL STREET
(SEE NOTES 2 & 9)

APPROXIMATE
STREET LIMITS
(SEE NOTE 2)

CEGAR HEDGE
LIMITS OF MILL STREET

N/F
GEORGE STEVENS ACADEMY
BOOK 4866, PAGE 114
(SEE NOTE 8)
#4 REBAR SET IN
STUMP (2017)
#4 REBAR SET
(2017)

#4 REBAR SET IN
STUMP (2017)

S 36° 11' E
130.6'

SANDY'S
CAFE
BUILDING

N/F
ANTHONY
BOOK 2233, PAGE 43
(SEE NOTE 7)

PROPERTY OF
40 MAIN
STREET, LLC
BOOK 6787, PAGE 159

4.0'
PROPERTY LINE IS PARALLEL TO AND
4.0' DISTANT FROM THE SOUTHWESTERN
SIDE OF THE EXISTING BUILDING FOR DEEDS

0.14 ACRES ±
(6,000 SQ. FT. ±)
(TO STREET LIMITS)
(SEE NOTE 10)

LIMITS OF
MAIN STREET
(SEE NOTE 2)
#4 REBAR SET FLUSH AT
LIMITS OF MAIN STREET

45'±
(ALONG THE LIMITS
OF MAIN STREET)

SEWER
MAN HOLE
⊙

NO MONUMENT
FOUND OR SET

SEWER
MAN HOLE
⊙

CONC.

SEWER
MAN HOLE
⊙

SEWER
MAN HOLE
⊙

SEWER
MAN HOLE
⊙

SEWER
MAN HOLE
⊙

SEWER
MAN HOLE
⊙

SEWER
MAN HOLE
⊙

SEWER
MAN HOLE
⊙



NOTES:

- 1) THE BEARINGS ON THIS PLAN HAVE BEEN ROTATED TO GRID NORTH, MAINE EAST ZONE, BASED ON SUB-CENTIMETER G.P.S. OBSERVATIONS.
- 2) THE LIMITS OF MAIN STREET SHOWN WERE INTERPOLATED FROM A SURVEY BY O. H. TRIPP ENTITLED "PLAN OF A PORTION OF MAIN STREET, BLUEHILL, MAINE" DATED SEPTEMBER 1906. THE LIMITS OF MILL STREET WERE NOT DETERMINED BY THIS SURVEY.
- 3) THE LOCATIONS OF WETLAND AREAS, INCLUDING BROOKS AND STREAMS, IF ANY, WERE NOT DETERMINED BY THIS OFFICE. IF WETLANDS OR THE SETBACKS THEREFROM ARE A CONCERN, A WETLANDS EXPERT SHOULD BE CONSULTED FOR AN ACCURATE DELINEATION.
- 4) ALL ELEVATIONS AND DISTANCES SHOWN WERE ROUNDED TO THE NEAREST TENTH OF A FOOT (0.1'). BEARINGS HAVE BEEN ROUNDED TO THE NEAREST ONE MINUTE OF ARC (0° 01'). MONUMENTS AND PIPES ARE MEASURED AS OUTSIDE DIAMETER.
- 5) THIS SURVEY AND THE INFORMATION SHOWN HEREON IS INTENDED FOR THE SOLE BENEFIT OF THE PARTY NAMED HEREON, SAGE COLLINS SURVEYING, INC. ASSUMES NO LIABILITY FOR THIRD PARTY USE. THE INFORMATION SHOWN IS CURRENT AS OF THE DATE OF THIS PLAN.
- 6) ANY BUILDING SETBACKS AND MUNICIPAL RESTRICTIONS SHOULD BE VERIFIED BY THE MUNICIPAL CODE ENFORCEMENT OFFICER OR PLANNING BOARD PRIOR TO CONSTRUCTION.
- 7) REFERENCE AN UNRECORDED AND UNDATED SURVEY PLAN BY H. M. KENNISTON ENTITLED "BLUE HILL, MAINE, LAND OF WM HUMPHREY & LOUIS LEVY."
- 8) REFERENCE A PLAN BY SAGE COLLINS SURVEYING, INC. ENTITLED "BOUNDARY SURVEY OF THE GEORGE STEVENS ACADEMY PROPERTIES" DATED MARCH 16, 2017 AND LAST REVISED FEBRUARY 23, 2018.

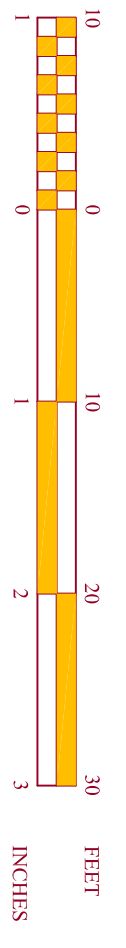
THIS PLAN AND SURVEY WERE PERFORMED UNDER MY SUPERVISION TO THE LOCAL STANDARDS OF CARE AND SUBSTANTIALLY MEET THE STANDARDS WITH THE FOLLOWING EXCEPTIONS:

- A. PART 2, SECTIONS 4.1 & 4.2 ARE EXCLUDED INASMUCH AS THE RECORD SEARCH IS LIMITED TO THE REGISTRY OF DEEDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED.

BOUNDARY SURVEY
OF THE 40 MAIN STREET, LLC PROPERTY FOR



MAIN & MILL STREETS,
BLUE HILL,
HANCOCK COUNTY,
MAINE



GRAPHIC SCALE: 1 INCH = 10 FEET

DATE DRAWN: JANUARY 22, 2019
DRAWN BY: N. M. SMITH



SAGE COLLINS SURVEYING, INC.
341 ELLSWORTH ROAD
P. O. BOX 388
BLUE HILL, ME 04614
(207) 374-2255

TOWN
HALL

MAIN STREET
(SEE NOTE 2)

WATER
STREET

WATER
STREET

- LEGEND
- #6 REBAR SET & CAPPED
"SAGE COLLINS, PLS 1200,
BLUE HILL, ME"
 - #4 REBAR SET
CAPPED "PLS 1200"
 - MONUMENT FOUND
SIZE & TYPE NOTED
 - ⊙ UTILITY POLE