

- BOOK AND PAGE CITATIONS SHOWN HEREON REFER TO THE HANCOCK COUNTY REGISTRY OF DEEDS.
2. COORDINATES AND NORTH ORIENTATION BASED ON MAINE COORDINATE SYSTEM OF 1983, EAST ZONE, NAD83(2011) [EPOCH: 2010.0000]. COORDINATE VALUES SHOWN ARE IN U.S. SURVEY FEET ARE PROVIDED AS AN AID IN LOCATION, THE PHYSICAL LOCATION OF A COORDINATE LABELED POINT SUPERCEDES SAID COORDINATE VALUES.
3. SUBJECT PREMISES IS DESCRIBED IN A DEED FROM JOHN ADLER AND GERDA P. NEWBOLD, AS CO-TRUSTEES OF THE NEWBOLD ADLER FAMILY TRUST OF 2001 TO GREGORY J. SCOTT AND TERRI E. SCOTT DATED SEPTEMBER 27, 2025 AND RECORDED IN THE HANCOCK COUNTY REGISTRY OF DEEDS BOOK 7408, PAGE 689.
4. PER AGREEMENT WITH THE CLIENT THE EXTERIOR SUBJECT BOUNDARIES ARE AS DEFINED ON A SURVEY PLAN TITLED "NEWBOLD ADLER TRUST" DATED AUGUST 30, 2022 BY G.F. JOHNSTON & ASSOCIATES, PROJECT NUMBER P-21073, WHICH PLAN IS DESCRIBED IN PARAGRAPH REFERENCE 1 HEREON. NO TITLE RESEARCH OR ANALYSIS WAS CONDUCTED BY PLUSGA & DAY TO CONFIRM THESE BOUNDARIES.
5. THE SINCLAIR ROAD WAS A 20-FOOT PRIVATE WAY REFERENCED IN AN UNRECORDED ALVAH REED LOTTING PLAN. THE ROAD WAS ACCEPTED AS A 33-FOOT WIDE TOWN WAY DESCRIBED IN PART AS "GENERALLY FOLLOWING THE SINCLAIR ROAD"; THE LAYOUT FOR WHICH ROAD IS DESCRIBED IN ARTICLE 26 AT THE MOUNT DESERT ANNUAL TOWN MEETING ON MARCH 1-2, 1964 AND WAS ACCEPTED IN ARTICLE 27 OF THE SAID MEETINGS. THE 1954 ROAD LAYOUT COULD NOT BE MADE TO FIT THE CURRENT PHYSICAL TRAVELED WAY. THE LIMITS OF THE 33-WIDE PUBLIC EASEMENT DEPICTED HEREON ARE AS SHOWN ON THE PLAN DESCRIBED IN PLAN REFERENCE 1 HEREON. A PORTION OF THE SUBJECT PREMISES ARE SUBJECT TO RIGHTS OF THE PUBLIC FOR THE USE OF THE SINCLAIR ROAD.
6. SUBJECT PREMISES IS LOCATED IN THE TOWN OF MOUNT DESERT'S VILLAGE RESIDENTIAL DISTRICT 1, WHICH REQUIRES THE FOLLOWING:
 - MINIMUM LOT AREA OF 10,000 SQUARE FEET WITH PUBLIC SEWER.
 - MINIMUM FRONT SETBACK FROM EDGE OF ROAD OF 20 FEET.
 - MINIMUM SIDE SETBACK OF 10 FEET.
 - MINIMUM REAR SETBACK OF 10 FEET.
 - MAXIMUM LOT COVERAGE OF 40 %.
 - MAXIMUM HEIGHT OF 40 FEET.
 - MINIMUM DISTANCE BETWEEN PRINCIPLE BUILDINGS OF 20 FEET.THE STANDARDS LISTED ABOVE ARE FOR INFORMATION PURPOSES ONLY. VERIFICATION OF CURRENT ZONING WITH TOWN CODE ENFORCEMENT SHOULD BE DONE BEFORE ANY CONSTRUCTION OCCURS ON THE MONUMENT.
7. PROPERTY WAS NOT PHYSICALLY LOCATED DUE TO IT BEING LOCATED BENEATH PAVEMENT, A MAGNETIC LOCATER WAS USED AND A FERRIS OBJECT WAS FOUND AND LOCATED AT THE CALCULATED LOCATION OF THE MONUMENT.
8. PER THE LAND USE ZONING ORDINANCE OF THE TOWN OF MOUNT DESERT ENACTED MARCH 6, 1978 AND MOST RECENTLY AMENDED MAY 5, 2026, THE FOLLOWING DEFINITIONS WERE USED WITH REFERENCE TO DETERMINING THE MINIMUM LOT AREA:
 - 8.1. LOT AREA: THE AREA OF LAND ENCLOSED WITHIN THE BOUNDARY LINES OF A LOT, MINUS LAND BELOW THE NORMAL HIGH-WATER LINE OF A WATER BODY OR UPLAND EDGE OF A WETLAND AND AREAS BENEATH ROADS SERVING MORE THAN TWO LOTS.
 - 8.2. ROAD: A ROUTE OR TRACK CONSISTING OF A BED OF EXPOSED MINERAL SOIL, GRAVEL, ASPHALT, OR OTHER SURFACING MATERIAL CONSTRUCTED FOR OR CREATED BY THE REPEATED PASSAGE OF MOTORIZED VEHICLES, EXCLUDING A DRIVEWAY AS DEFINED.
9. WITH REFERENCE TO THE DEFINITIONS REFERENCED IN NOTE 8, A LOT AREA WAS CALCULATED FOR THE HEREON DEFINED TWO LOTS. THE IMPROVED PORTIONS OF THE SINCLAIR ROAD AND RASBERRY LANE WERE REMOVED FROM THE TOTAL LOT AREA CALCULATIONS. THE AREA WITHIN THE DRIVEWAY SERVICING THE WASTE WATER TREATMENT FACILITY LOCATED ALONG THE WESTERLY LINE OF LOT A WAS NOT REMOVED FROM THE LOT A AREA CALCULATION AS THE DRIVEWAY SERVES ONLY THE TOWN FACILITY AND DOES NOT SERVICE MORE THAN TWO LOTS.
10. PLUSGA & DAY RECOMMEND THAT THIS SURVEY PLAN BE REVIEWED BY THE TOWN OF MOUNT DESERT PRIOR TO THE SALE OF THE LOTS DEFINED HEREON AND THAT THE CONFIRMATION BE SOUGHT THAT THE LOTS ARE FOUND TO MEET THE MINIMUM DIMENSIONAL REQUIREMENTS OF THE TOWN OF MOUNT DESERT LAND USE ORDINANCE.

1. A PLAN TITLED "NEWBOLD ADLER FAMILY TRUST" DATED AUGUST 30, 2022 BY G.F. JOHNSTON & ASSOCIATES, PROJECT I.D.P-21073.
2. A PLAN TITLED "SURVEY PLAN OF THE HILLARY AND PHIL KENNEDY PROPERTY" DATED APRIL 21, 2021 BY PLISGA AND DAY LAND SURVEYORS, JOB NUMBER 21045.
3. A PLAN TITLED "STANDARD BOUNDARY SURVEY OF LAND OF PETER W. AND CHARLENE M. BUCKLIN TO BE CONVEYED TO HANS AND SUSAN UTSCH" DATED APRIL 9, 1999 BY C.E.S., JOB NUMBER 2512.1.

SHOWING PROPOSED DIVISION OF LANDS OF
GREGORY J. SCOTT
TERRI E. SCOTT
16 SINCLAIR ROAD
MOUNT DESERT, MAINE
HANCOCK COUNTY REGISTRY OF DEEDS
BOOK 7408, PAGE 689

GREGORY J. SCOTT
TERRI E. SCOTT
15 SINCLAIR ROAD
MOUNT DESERT, ME 04660



(C) IRON PIPE
 (O) IRON ROD
 (PK) WITH WASHER, STAMPED "PLS 2537"

SB SB SB

HARDWOOD TREE
 SOFTWOOD TREE
 WATER VALVE
 SETBACK
 OVERHEAD WIRES
 ADJOINER
 EDGE OF PAVEMENT
 EDGE OF GRAVEL
 EASEMENT LINE
 BOUNDARY LINE

10' 0' 10' 20' 30' 40'

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.

EXCEPTIONS:

1. NO WRITTEN REPORT WAS GENERATED IN CONNECTION WITH THIS SURVEY AS OF THE TIME OF DRAFTING OF THIS SURVEY PLAN.
2. TITLE RESEARCH REQUIREMENTS ARE NOT MET FOR THIS SURVEY.
3. SEE GENERAL NOTES

JULIAN M. WIGGINS, MAINE LICENSED
PROFESSIONAL LAND SURVEYOR No. 2537