File: SURVEY 54 Number: 60 Instrument #: 2026P0293

FILE: SURVEY 54 NUMBER: 60 # OF PGS: 1
11/09/2026 01:51:28 PM Inst # 2026P0293
REGISTER OF DEEDS JULIE A. CURTIS
HANCOCK COUNTY MAINE

GRID MAGNETIC ANGLE:

The basis of Grid Magnetic Angle (difference between Magnetic north and Grid north) for this plan was computed from Plan Reference 4 and the grid north bearings shown hereon. The magnetic meridian is inferior to the celestial true north (or its derivative Grid North) in that one surveyor can easily observe different magnetic bearings on an initial line of survey than another surveyor in the same location. This, as well as the constantly moving magnetic north pole throughout history, is the primary reason different bearings can be shown by two different surveyors for the same property line.

This however should not lead one to believe a survey is inaccurate or imprecise compared with another. After the initial magnetic compass observation, a surveyor uses a very accurate and precise modern total station (transit) to "turn" (measure) the interior angles of the locus property. These legal interior angles of the boundary geometry of any particular property will usually agree with other surveyors, all things being equal.

DISCONTINUANCE THROUGH ABANDONMENT:

A discontinuance through abandonment of the public right of way over the Locus portions of "Old Route 204", "Old Lamoine Road", & "Old River Road", by the Municipal officers of the Inhabitants of the Town of Trenton and was certified by the Town Clerk on November 12, 2024 as recorded in Book 7358 Page 183 at Hancock County Registry of Deeds (H.C.R.D.), Hancock County Courthouse, Ellsworth, Maine. There was no public easement retained.

ARTICLE IV. 4.1.14 RURAL DEVELOPMENT:

Minimum lot size per principle structure: 40,000 sq.ft..
Minimum lot width " " : 200 feet.
Minimum frontage " " : 200 feet.
Minimum setback from centerline of roadway: 75 feet.
Minimum side yard setback 25 feet.
Minimum back yard setback: 40 feet.
Maximum lot coverage: 20%.
Maximum residential density 40,000 sq.ft./dwelling unit
Maximum height: 35 feet.

EASEMENT RESERVATIONS UNIT 1 AND UNIT 2:

1. SUBSURFACE WASTE DISPOSAL –UNIT 1 AND UNIT 2 SHARED SEPTIC SYSTEM EASEMENT. THE EASEMENT IS SHOWN BASED ON EVIDENCE SHOWN ON GROUND SURFACE AND PERMIT PLANS ONLY THE EASEMENT SHALL LAY WITH THE ASBUILT LOCATION OF THE EXISTING SYSTEM AS INSTALLED. THE OWNERS OF UNIT 1 AND UNIT 2 SHALL BE MUTUALLY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE EXISTING LEACHFIELD EQUALLY IN SHARE. EACH RESIDENCE IS RESPONSIBLE FOR THE MAINTENANCE OF THEIR SEPTIC TANKS WHICH ARE ADJACENT TO THE CONSTRUCTED BUILDINGS. EACH RESIDENCE IS RESPONSIBLE FOR THE SUPPLY LINES FROM THE RESIDENCE TO THE LEACHFIELD.

2. DOMESTIC WATER – UNIT 1 AND UNIT 2 SHALL BENEFIT FROM THE RIGHT OF OWNERS OF TO ENTER LOT 1 TO REPAIR AND MAINTAIN THE EXISTING WELL. THIS INCLUDES THE WELL, WELL PUMP AND SUPPLY LINES. THE EASEMENT SHALL FOLLOW THE CENTERLINE OF THE EXISTING WATER LINE AS IT LAYS IN THE THE EARTH AND SHALL EXTEND A DISTANCE 5' EITHER SIDE OF THE WATERLINE AS A 10 FOOT WIDE EASEMENT FOR SAID MAINTENANCE.

3. POWER AND COMMUNICATIONS UNIT 1 AND UNIT 2 SHALL BENEFIT FROM THE RIGHT OF OWNERS TO ENTER LOT 1 TO REPAIR AND MAINTAIN THE EXISTING ELECTRICAL AND COMMUNICATIONS LINES. THE EASEMENT SHALL FOLLOW THE CENTERLINE OF THE EXISTING ELECTRICAL CONDUITS AS THEY LAY IN THE THE EARTH AND SHALL EXTEND A DISTANCE 5' EITHER SIDE OF THE ELECTRICAL SUPPLY LINES AS A 10 FOOT WIDE EASEMENT FOR SAID MAINTENANCE.

4. 40' WIDE ACCESS ROW UNIT 1 AND UNIT 2 SHALL BENEFIT FROM THE RESERVATION OF A 40' ROW FOR ALL PURPOSES OF A WAY AS SHOWN ON SAID PLAN. THE CENTERLINE AS SHOWN AND DESCRIBED IN METES AND BOUNDS IS IN AND ALONG THE EXISTING DRIVEWAY NOW CONSTRUCTED. MAINTENANCE OF THE DRIVEWAY SHALL BE EQUALLY SHARED BETWEEN LOT 1 AND LOT 2 FROM THE JORDAN RIVER ROAD, EASTERLY TO THE WEST LINE OF LOT 2 WHERE SAID 30' ROW ENDS.

ATKINSON BUILDERS, INC.
BOOK 3489-PAGE 289
TAX MAP 30 LOT 10-2

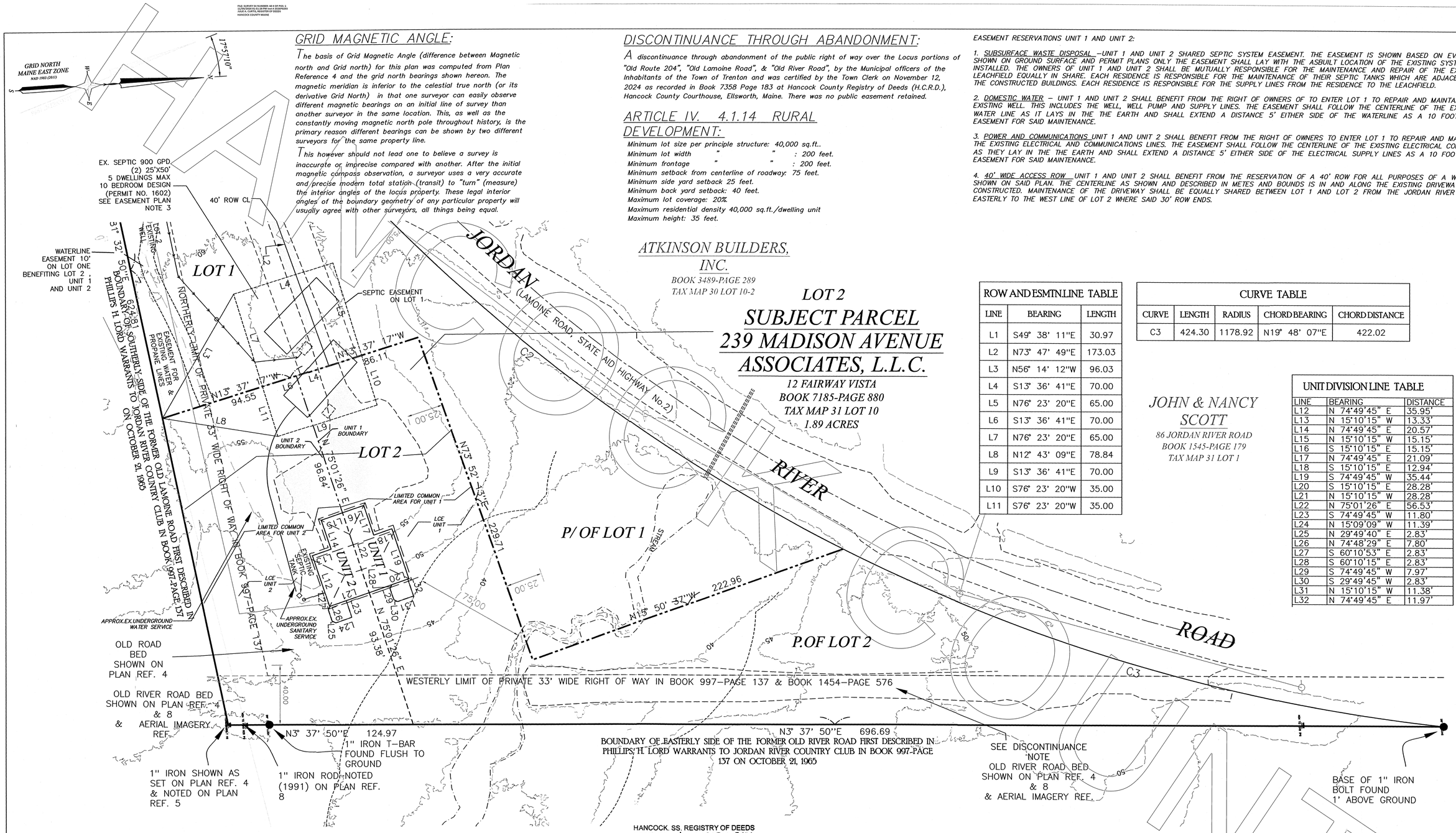
LOT 2
SUBJECT PARCEL
239 MADISON AVENUE ASSOCIATES, L.L.C.
12 FAIRWAY VISTA
BOOK 7185-PAGE 880
TAX MAP 31 LOT 10
1.89 ACRES

JOHN & NANCY SCOTT
86 JORDAN RIVER ROAD
BOOK 1545-PAGE 179
TAX MAP 31 LOT 1

ROW AND ESMTN LINE TABLE		
LINE	BEARING	LENGTH
L1	S49° 38' 11"E	30.97
L2	N73° 47' 49"E	173.03
L3	N56° 14' 12"W	96.03
L4	S13° 36' 41"E	70.00
L5	N76° 23' 20"E	65.00
L6	S13° 36' 41"E	70.00
L7	N76° 23' 20"E	65.00
L8	N12° 43' 09"E	78.84
L9	S13° 36' 41"E	70.00
L10	S76° 23' 20"W	35.00
L11	S76° 23' 20"W	35.00

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C3	424.30	1178.92	N19° 48' 07"E	422.02

UNIT DIVISION LINE TABLE		
LINE	BEARING	DISTANCE
L12	N 74°49'45" E	35.95'
L13	N 15°10'15" W	13.33'
L14	N 74°49'45" E	20.57'
L15	N 15°10'15" W	15.15'
L16	S 15°10'15" E	15.15'
L17	N 74°49'45" E	21.09'
L18	S 15°10'15" E	12.94'
L19	S 74°49'45" W	35.44'
L20	S 15°10'15" E	28.28'
L21	N 15°10'15" W	28.28'
L22	N 75°01'26" E	56.53'
L23	S 74°49'45" W	11.80'
L24	N 15°09'09" W	11.39'
L25	N 29°49'40" E	2.83'
L26	N 74°48'29" E	7.80'
L27	S 60°10'53" E	2.83'
L28	S 60°10'15" E	2.83'
L29	S 74°49'45" W	7.97'
L30	S 29°49'45" W	2.83'
L31	N 15°10'15" W	11.38'
L32	N 74°49'45" E	11.97'



HANCOCK, SS. REGISTRY OF DEEDS
RECEIVED NOVEMBER 9 2026
AT 1 H 51 M P M. AND RECORDED
INSTRUMENT NO. 293
FILE 54 NO. 60
ATTEST Julie A. Curtis
REGISTER

PLAN REFERENCES:

1) "Maine State Highway Commission Right of Way Map, State Aid Highway No. 2, Special Project 802 (1), Trenton, Hancock County, S.H.C. File No. S–5–131" sheet 1 of 1, as signed by Vaughan Daggett Chief Engineer, dated June 1958, as recorded in Plan Book 8 Page 73 at Hancock County Registry of Deeds (H.C.R.D.), Hancock County Courthouse, Ellsworth, Maine.

2) "Final Subdivision Plan of land of Crowley Realty Trust", by Plisga Day Land Surveyors as signed & sealed by Norris G. Staples Maine P.L.S. 1211, dated as revised June 9, 1986, as recorded at H.C.R.D. in Plan File 20 Number 129.

3) "Jordan River Townhouses, Trenton, Maine", by R.A. Cataldo & Assoc., Inc., as sealed by Ralph A. Cataldo Maine P.E. 5270, dated as revised April 1986, as recorded at H.C.R.D. in Plan Book 20 Page 130.

4) "Survey for Lord Heirs, Jordan River Road, Trenton, Maine", by Herrick & Salsbury, dated May 10, 1988. A reduced copy was recorded with Discontinuance through Abandonment in Book 7358–Page 183.

5) "Proposed Conditions, Jeremiah Graham, Jordan River Road, Trenton, Maine", by Andrew McCullough Engineering Consultants as signed & sealed by Andrew P. McCullough Maine P.E. 7856, dated as revised August 30, 2006, as recorded at H.C.R.D. in Plan Book 35 Page 178.

6) "State of Maine Department of Transportation Right of Way Map, State Highway '43', Trenton, Hancock County, D.O.T. File No. 5–299 Sheets 2 & 3 of 4", as signed by Guy L. Ladd Maine P.L.S. 2484, dated October 2014, as recorded at H.C.R.D. in Plan File 45 Numbers 89 & 90.

7) "Property Boundary Survey, Matheson's Grandchildren Trust No. 1, Dec. 27, 1989, Bar Harbor Road, Trenton, Maine", by Plisga Day Land Surveyors as signed & sealed by Richard A. Day Maine P.L.S. 1151, dated December 15, 2015, as recorded at H.C.R.D. in Plan File 43 Number 67.

8) "Boundary Survey showing property of Bar Harbor Golf Course, 39 Jordan River Road, Trenton, Maine", Plisga Day Land Surveyors as signed & sealed by Jonahtan M. Stewart Maine P.L.S. 2327, dated as revised September 26, 2023, as recorded at H.C.R.D. in Plan File 51 Number 53.

9) "239 Madison Avenue Assoc., LLC Jeremiah Graham Subdivision Plat First Amendment 12 Fairway Vista, Trenton, Maine", Patriot Land Surveyors as signed & sealed by Joseph B.P. Coffey Maine P.L.S. 2329, dated as revised June 11, 2026, as recorded at H.C.R.D. in Plan File 53 Number 19.

UNIT BOUNDARIES: THE BOUNDARIES OF EACH UNIT ARE AS SHOWN ON THE PLAT AND ARE AS FOLLOWS:

A. LOWER (HORIZONTAL) BOUNDARIES: THE LOWER BOUNDARY OF EACH UNIT IS THE OUTER SURFACE OF THE BUILDING FOUNDATION OR SLAB, PLUS THE EXTERIOR BOTTOM SURFACE OF ANY ATTACHED PORCH(ES), DECK(S) AND BASEMENT DOORS ATTACHED TO THE FOUNDATION, AND EXTENDING TO AN INTERSECTION WITH THE VERTICAL (PERIMETER) BOUNDARIES DESCRIBED BELOW.

B. VERTICAL (PERIMETER) BOUNDARIES: THE VERTICAL BOUNDARIES OF EACH UNIT ARE THE VERTICAL PLANES IN THE LOCATIONS DEPICTED AS THE PERIMETER OF THE UNITS ON THE PLAT, SHOWN AS SOLID LINES AND CORRESPONDING WITH THE EXTERIOR WALLS OF THE BASEMENT AND EXTERIOR OF THE PARTITION WALLS WITH ADJACENT UNIT(S), AND EXTENDING PERPENDICULAR FROM FOUNDATION OR SLAB, TO INCLUDE ALL PORTIONS OF THE BUILDING STRUCTURE, INCLUDING THE ROOF STRUCTURE AND SURFACE WITHIN THE VERTICAL BOUNDARIES.

C. UNIT 1 IS SERVICED BY UTILITIES (SEWER, WATER, STORM DRAIN, ELECTRICAL AND COMMUNICATION LINES) THROUGH LCE OF UNIT 2. UNIT 1 RESERVES AN EASEMENT TO MAINTAIN AND REPAIR UNIT 1 UTILITY SERVICES WITHIN LCE UNIT 2 PROVIDED THAT THE CONDITION OF THE UNIT 2 LCE IS REPAIRED AND REPLACED TO PRE EXISTING CONDITIONS FOLLOWING UTILTY WORK.

GRAPHIC SCALE
0 30 60 90
SCALE: 1" = 30'

12 FAIRWAY VISTA CONDOMINIUMS
CONDOMINIUM PLAT

RECORD OWNER
239 MADISON AVENUE ASSOCIATES, LLC.
12 FAIRWAY VISTA
TRENTON, MAINE

G.F. Johnston & Associates
Consulting Civil Engineers
P.O. Box 197
Southwest Harbor, Maine 04679
207-244-1200

239 MADISON AVENUE ASSOC., LLC.
VISTA WAY CONDOMINIUM
12 FAIRWAY VISTA, TRENTON, MAINE 04605

STATE OF MAINE
GREGORY E. JOHNSTON
No. 10396
LICENSED
PROFESSIONAL ENGINEER
11-9-26

DATE: 10/21/2026
SCALE: 1" = 30'
PROJECT.ID # P-23050
SHEET NO: CONDO