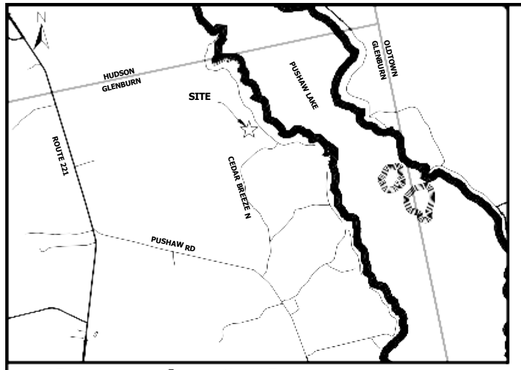


NOTES

1. ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID EAST ZONE, NAD83 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
2. TOWN OF GLENBURN: TAX MAP 42 LOT 1.
3. OWNER OF RECORD AT TIME OF SURVEY: MARTIN MUELLER BY WARRANTY DEED DATED OCTOBER 29, 1992, AND RECORDED IN BOOK 5219, PAGE 79
4. TOTAL AREA: 15.53 ACRES MORE OR LESS.
5. ALL BOOK AND PAGES REFER TO THE PENOBSCOT COUNTY REGISTRY OF DEEDS.
6. SUMMARY OF APPARENT ENCROACHMENTS:
   A. PORTION OF GRAVEL DRIVEWAY SERVING THE SURVEYED PARCEL IS OVER THE PROPERTY LINE.
7. TOGETHER WITH THE RIGHTS WITH OTHERS TO "COTTAGE LANE" AND ASSUMED TO BE CEDAR BREEZE NORTH AS DESCRIBED IN BOOK 5219, PAGE 79 AND BOOK 7043 PAGE 292.

PLAN REFERENCES

1. "GLENBURN COTTAGE LOTS", DATED JUNE 1939, SURVEYED BY PRENTISS & CARLISLE CO INC. AND RECORDED IN PLAN BOOK 14, PAGE 18 ON JUNE 10, 1939.
2. "COUNTRY ESTATES", DATED APRIL 1979, SURVEYED BY MAINE LAND SERVICES. AND RECORDED IN PLAN BOOK 034, PAGE 79 ON APRIL 16, 1979.
3. "FINAL SUBDIVISION PLAN", DATED MAY 1981, SURVEYED BY MAINE LAND SERVICES. AND RECORDED IN PLAN BOOK 064, PAGE 61 ON OCTOBER 22, 1981.
4. "PARTIAL SURVEY", DATED APRIL 2000, SURVEYED BY DARRELL MILES. AND RECORDED IN PLAN BOOK 2025, PAGE 26 ON SEPTEMBER 6, 2025.
5. "PLAN SHOWING LAND OF THE BLUE HILL GROUP", DATED FEB 9, 1965, SURVEYED BY MAINE LAND SERVICES. AND RECORDED IN PLAN BOOK 0191, PAGE 85 ON NOVEMBER 9, 1965.



LOCATION MAP 1" = 1/2 MILE

GLENBURN
TAX MAP 42, LOT 7
NOW OR FORMERLY
JAY MARTIN
BOOK 3123 PAGE 254

GLENBURN
TAX MAP 42, LOT 2
NOW OR FORMERLY
LEO & CAROL YOUNG
BOOK 10014, PAGE 102

3/4" REBAR
10" ABOVE GRADE

3/4" REBAR
CAPPED "PLS 2107"
4" ABOVE GRADE

3/4" REBAR
14" ABOVE GRADE

3/4" REBAR
20" ABOVE GRADE

5/8" REBAR
6" ABOVE GRADE

3/4" REBAR
CAPPED "PLS 2107"
1" ABOVE GRADE

3/4" REBAR
CAPPED "PLS 2107"
14" ABOVE GRADE

3/4" REBAR
CAPPED "PLS 1150"
15" ABOVE GRADE

1" IRON ROD
24" ABOVE GRADE

3/4" REBAR
CAPPED "PLS 2107"
12" ABOVE GRADE

PROPOSED EXTENSION OF MARTINS LANE LCE

MARTINS LANE

S70°15'58"W 225.44

S70°15'58"W 664.83

WEANDERING BLAZED LINE (TOTAL 145.2 L)

S70°15'58"W 255.01' (254.74')

S24°27'25"E 225.56'

S46°16'57"W 140.55'

S46°16'57"W 149.35'

S46°39'02"E 265.42'

S46°39'02"E 115.16'

S08°32'34"E 31.26'

N74°51'47"E 364.85'

APPROXIMATE LEACH FIELD LCE

APPROXIMATE LEACH FIELD LCE

UNIT D HOUSE 1,064 SQ. FT.

UNIT D SHED 144 SQ. FT.

UNIT C HOUSE 1,563 SQ. FT.

UNIT B HOUSE 1,009 SQ. FT.

UNIT A-GARAGE 576 SQ. FT.

UNIT A-HOUSE 967 SQ. FT.

SEPTIC TANK

(SEE PLAN REFERENCE 4)

POND

10.03 ACRES

REMAINING LAND

LCE SUBJECT TO DECLARANT'S R.O.W. MAY BE WITHDRAWN FROM CONDO

N14°05'57"W 348.02'

S14°05'57"E 372.48'

N14°05'57"W 100.00'

S14°05'57"E 150.00'

N75°59'07"E 224.32'

224.32' S75°59'07"W

MEANDERING BLAZED LINE

N75°59'07"E 1,271.07'

100' RIGHT OF WAY TO BE RETAINED

1,275.12' S75°59'07"W

MEANDERING BLAZED LINE

399.38' N75°59'07"E

N43°21'37"E 25.92'

1.25 MILES ± TO PUSHAW RD

CEDAR BREEZE NORTH

GLENBURN
TAX MAP 37, LOT 34
NOW OR FORMERLY
GLORIA A. KENNEDY
BOOK 16696, PAGE 327

LEGEND

●	EXISTING IRON PIPE, ROD OR REBAR, AS NOTED
o	5/8 REBAR CAPPED "BUKER 2379", TO BE SET
⊗	WELL AS NOTED
(A)	APPARENT ENCROACHMENT IDENTIFIER
(6)	LOT NUMBER (SEE PLAN REFERENCE 1)
1	LOT NUMBER (SEE PLAN REFERENCE 2)
○	UTILITY POLE
OU	OVERHEAD UTILITY
	BOUNDARY LINE (SURVEYED)
	ABUTTING BOUNDARY LINES (APPROX.)
	DEED LINES (APPROX.)
(360'±)	DEED DISTANCES (APPROX.)
	EDGE OF GRAVEL
	PAVEMENT
LCE	LIMITED COMMON ELEMENT
CE	COMMON ELEMENT

PENOBSCOT COUNTY SS REGISTRY OF DEEDS

RECEIVED: _____

AT ___ H ___ M ___ M ___

RECORDED IN PLAN BOOK ____, PAGE _____

ATTEST: _____
REGISTER

MAIN-LAND
Development
Consultants, Inc.

SURVEYING LAND DEVELOPMENT SERVICES
P.O. BOX 1207 - 250 KENNEBEC AVE.
SKOWHEGAN, MAINE 04976
(207) 474-8825

CONDO PLAT

CEDAR BREEZE CONDOMIMIUM

CEDAR BREEZE LANE, TOWN OF GLENBURN, COUNTY OF PENOBSCOT, STATE OF MAINE

OWNER OF RECORD:
MARTIN MUELLER

LUZERNERSTRASSE 23, CHAM, SWITZERLAND, 06330

MADE FOR
KENOBI LLC

PO BOX 1215, GREENVILLE, MAINE 04441

DRAWING SCALE:
60 0 30 60
(IN FEET)
1 INCH = 60 FT

REVISION NOTES:

FIELD WORK:	CLB
DRAWN BY:	DCL
CHECKED BY:	CLB
REVISION NO.:	N/A
SURVEY DATE:	2026-08-11
SUBMISSION DATE:	2026-08-31
SUBMITTED FOR:	FINAL

CONDO PLAT

SEAL:

STATE OF MAINE
CHARLES L. BUKER
2379
REGISTERED PROFESSIONAL LAND SURVEYOR

CHARLES L. BUKER PLS #2379

DRAWING NO.: S1.1

MLDC NO. 26-332 1 OF 1