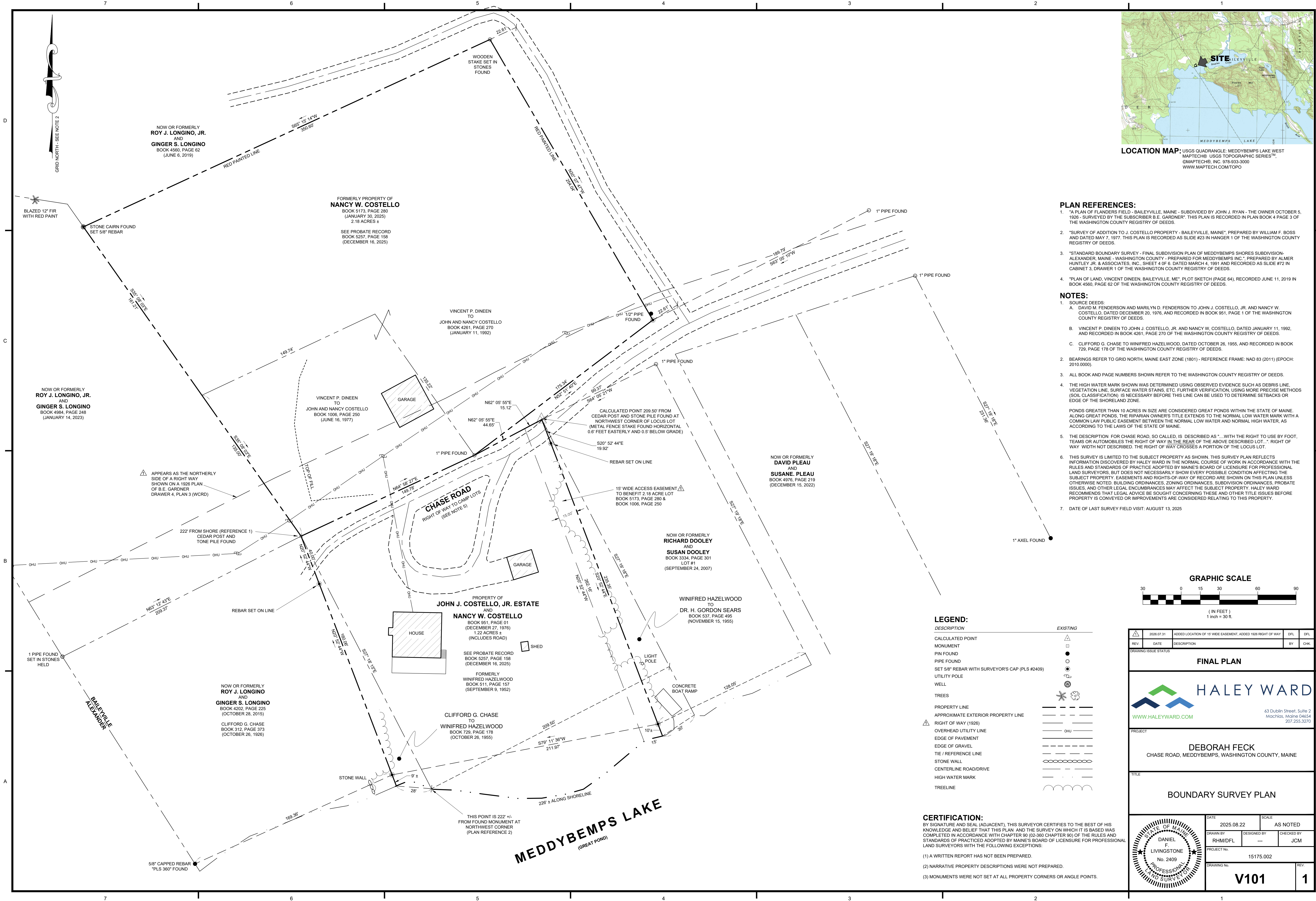


FILE LOCATION: P:\MET11715-DEBORAH FECK\002-BAILEYVILLE LOT SPLIT\DWG\CAD_FILES\SURVEY\15175-002-BAILEYVILLE LOT SPLIT\DWG\15175-002-BAILEYVILLE LOT SPLIT.DWG, 2025/07/31, 9:33 AM



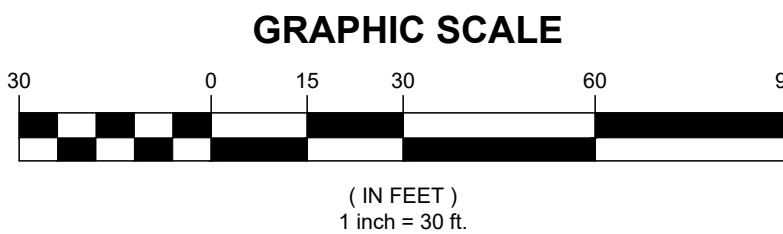
LOCATION MAP: USGS QUADRANGLE: MEDDYBEMPS LAKE WEST
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PLAN REFERENCES:

- "A PLAN OF FLANDERS FIELD - BAILEYVILLE, MAINE - SUBDIVIDED BY JOHN J. RYAN - THE OWNER OCTOBER 5, 1926 - SURVEYED BY THE SUBSCRIBER B.E. GARDNER". THIS PLAN IS RECORDED IN PLAN BOOK 4 PAGE 3 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.
- "SURVEY OF ADDITION TO J. COSTELLO PROPERTY - BAILEYVILLE, MAINE", PREPARED BY WILLIAM F. BOSS AND DATED MAY 7, 1977. THIS PLAN IS RECORDED AS SLIDE #23 IN HANGER 1 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.
- "STANDARD BOUNDARY SURVEY - FINAL SUBDIVISION PLAN OF MEDDYBEMPS SHORES SUBDIVISION, ALEXANDER, MAINE - WASHINGTON COUNTY - PREPARED FOR MEDDYBEMPS INC.", PREPARED BY ALMER HUNTLEY JR. & ASSOCIATES, INC., SHEET 4 OF 6, DATED MARCH 4, 1991 AND RECORDED AS SLIDE #72 IN CABINET 3, DRAWER 1 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.
- "PLAN OF LAND, VINCENT DINEEN, BAILEYVILLE, ME", PLOT SKETCH (PAGE 64), RECORDED JUNE 11, 2019 IN BOOK 4560, PAGE 82 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.

NOTES:

- SOURCE DEEDS:
 - DAVID M. FENDERSON AND MARILYN D. FENDERSON TO JOHN J. COSTELLO, JR. AND NANCY W. COSTELLO, DATED DECEMBER 20, 1976, AND RECORDED IN BOOK 951, PAGE 1 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.
 - VINCENT P. DINEEN TO JOHN J. COSTELLO, JR. AND NANCY W. COSTELLO, DATED JANUARY 11, 1992, AND RECORDED IN BOOK 4261, PAGE 270 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.
 - CLIFFORD G. CHASE TO WINIFRED HAZELWOOD, DATED OCTOBER 26, 1955, AND RECORDED IN BOOK 729, PAGE 178 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.
- BEARINGS REFER TO GRID NORTH, MAINE EAST ZONE (1801) - REFERENCE FRAME: NAD 83 (2011) (EPOCH: 2010.0000).
- ALL BOOK AND PAGE NUMBERS SHOWN REFER TO THE WASHINGTON COUNTY REGISTRY OF DEEDS.
- THE HIGH WATER MARK SHOWN WAS DETERMINED USING OBSERVED EVIDENCE SUCH AS DEBRIS LINE, VEGETATION LINE, SURFACE WATER STAINS, ETC. FURTHER VERIFICATION, USING MORE PRECISE METHODS (SOIL CLASSIFICATION) IS NECESSARY BEFORE THIS LINE CAN BE USED TO DETERMINE SETBACKS OR EDGE OF THE SHORELAND ZONE.
- PONDS GREATER THAN 10 ACRES IN SIZE ARE CONSIDERED GREAT PONDS WITHIN THE STATE OF MAINE. ALONG GREAT PONDS, THE RIPARIAN OWNERS' TITLE EXTENDS TO THE NORMAL LOW WATER MARK WITH A COMMON LAW PUBLIC EASEMENT BETWEEN THE NORMAL LOW WATER AND NORMAL HIGH WATER, AS ACCORDING TO THE LAWS OF THE STATE OF MAINE.
- THE DESCRIPTION FOR CHASE ROAD, SO CALLED, IS DESCRIBED AS "...WITH THE RIGHT TO USE BY FOOT, TEAMS OR AUTOMOBILES THE RIGHT OF WAY IN THE REAR OF THE ABOVE DESCRIBED LOT...". RIGHT OF WAY WIDTH NOT DESCRIBED. THE RIGHT OF WAY CROSSES A PORTION OF THE LOCUS LOT.
- THIS SURVEY IS LIMITED TO THE SUBJECT PROPERTY AS SHOWN. THIS SURVEY PLAN REFLECTS INFORMATION DISCOVERED BY HALEY WARD IN THE NORMAL COURSE OF WORK IN ACCORDANCE WITH THE RULES AND STANDARDS OF PRACTICE ADOPTED BY MAINE'S BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, BUT DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE SUBJECT PROPERTY. EASEMENTS AND RIGHTS-OF-WAY OF RECORD ARE SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED. BUILDING ORDINANCES, ZONING ORDINANCES, SUBDIVISION ORDINANCES, PROBATE ISSUES, AND OTHER LEGAL ENCUMBRANCES MAY AFFECT THE SUBJECT PROPERTY. HALEY WARD RECOMMENDS THAT LEGAL ADVICE BE SOUGHT CONCERNING THESE AND OTHER TITLE ISSUES BEFORE PROPERTY IS CONVEYED OR IMPROVEMENTS ARE CONSIDERED RELATING TO THIS PROPERTY.
- DATE OF LAST SURVEY FIELD VISIT: AUGUST 13, 2025



LEGEND:

DESCRIPTION	EXISTING
CALCULATED POINT	□
MONUMENT	□
PIN FOUND	●
PIPE FOUND	●
SET 5/8" REBAR WITH SURVEYOR'S CAP (PLS #2409)	●
UTILITY POLE	○
WELL	⊗
TREES	✱
PROPERTY LINE	---
APPROXIMATE EXTERIOR PROPERTY LINE	---
RIGHT OF WAY (1926)	---
OVERHEAD UTILITY LINE	---
EDGE OF PAVEMENT	---
EDGE OF GRAVEL	---
TIE / REFERENCE LINE	---
STONE WALL	---
CENTERLINE ROAD/DRIVE	---
HIGH WATER MARK	---
TREELINE	---

CERTIFICATION:

BY SIGNATURE AND SEAL (ADJACENT), THIS SURVEYOR 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:

- A WRITTEN REPORT HAS NOT BEEN PREPARED.
- NARRATIVE PROPERTY DESCRIPTIONS WERE NOT PREPARED.
- MONUMENTS WERE NOT SET AT ALL PROPERTY CORNERS OR ANGLE POINTS.

2025.07.31	ADDED LOCATION OF 15' WIDE EASEMENT, ADDED 1926 RIGHT OF WAY	DFL	DFL
REV	DATE	DESCRIPTION	BY

DRAWING ISSUE STATUS	BY	CHK
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FINAL PLAN

HALEY WARD

63 Dublin Street, Suite 2 Machias, Maine 04854 207.255.3270

PROJECT

DEBORAH FECK

CHASE ROAD, MEDDYBEMPS, WASHINGTON COUNTY, MAINE
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TITLE

BOUNDARY SURVEY PLAN

DATE	2025.08.22	SCALE	AS NOTED
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DRAWN BY	RHM/DFL	DESIGNED BY	---	CHECKED BY	JCM
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PROJECT No.	15175.002
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DRAWING No.	V101	REV.	1
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STATE OF MAINE

DANIEL F. LIVINGSTONE

No. 2409

PROFESSIONAL LAND SURVEYOR
