PLAN OF

GRAND VIEW ESTATES

INTERVALE ROAD BETHEL, MAINE

MADE FOR

EARL L. TYLER & AGATHA R. KIMBALL

PO BOX 403 BETHEL, MAINE 04217

COMPILED BY

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

P.O. BOX Q – LIVERMORE FALLS, MAINE 04254

DATE OF SURVEY: MARCH 2001
DATE OF PLAN: OCTOBER 22, 2001
REVISED: NOV. 7, 2001
JOB NO.: 01-15
PLOT FILE: 01-15P
FIELD BOOK NO.: 353
FILE NO. : 1062

LEGEND

- 5/8" REBAR CAPPED, "PLS 1271" TO BE SET
- WOOD POST, FOUND
- UTILITY POLE
- (400') DEED DISTANCE
- SOIL TEST SITE

NOTES

1.) ALL BEARING ARE REFERENCED TO MAGNETIC NORTH 2001.

2. OWNER OF RECORD AT TIME OF SURVEY: EARL J. TYLER & AGATHA R. KIMBALL BOOK 2841, PAGE 138 OXFORD COUNTY REGISTRY OF DEEDS. TAX MAP 15, LOT 22

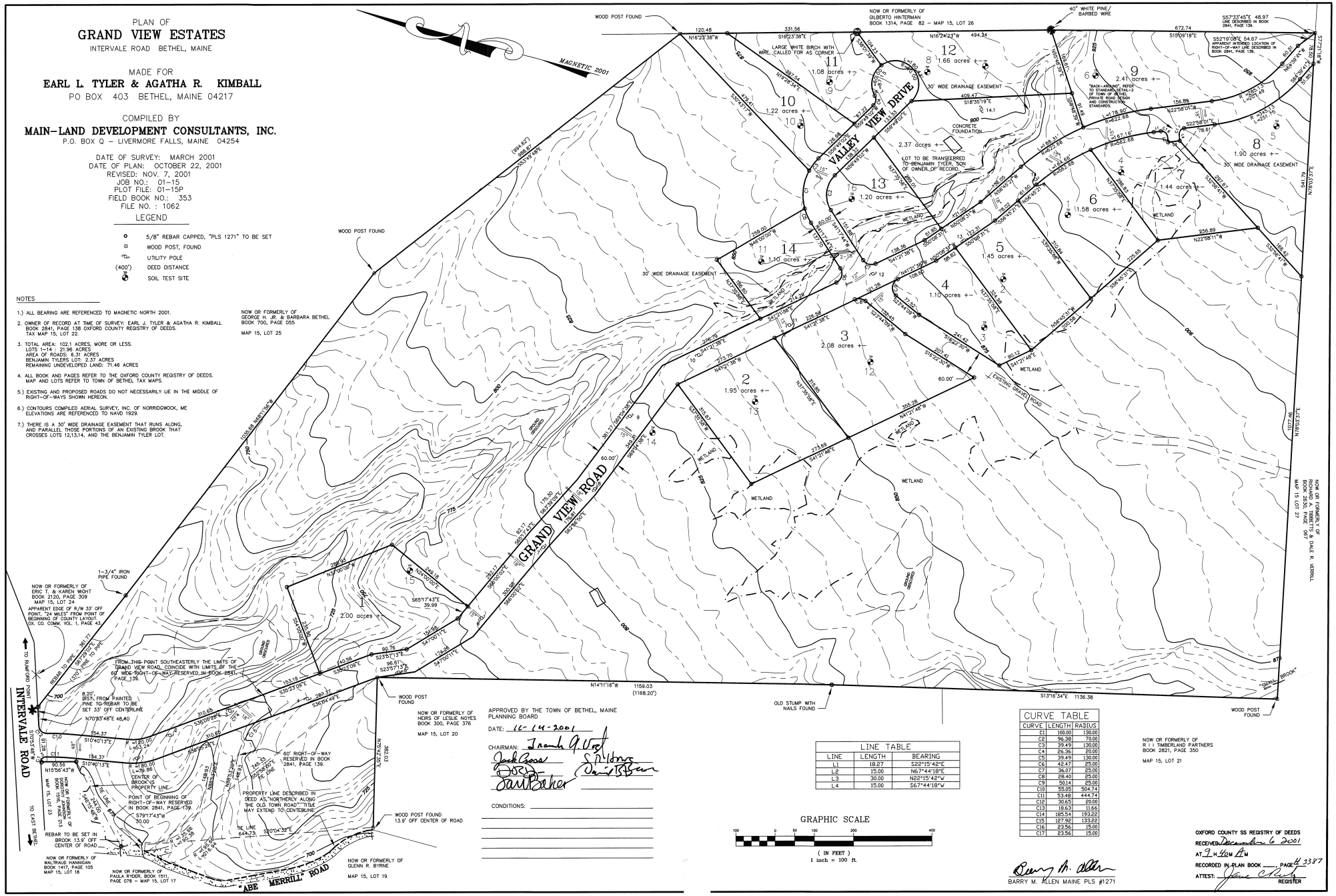
3. TOTAL AREA: 102.1 ACRES, MORE OR LESS.
LOTS 1–14 : 21.96 ACRES
AREA OF ROADS: 6.31 ACRES
BENJAMIN TYLERS LOT: 2.37 ACRES
REMAINING UNDEVELOPED LAND: 71.46 ACRES

4. ALL BOOK AND PAGES REFER TO THE OXFORD COUNTY REGISTRY OF DEEDS. MAP AND LOTS REFER TO TOWN OF BETHEL TAX MAPS.

5.) EXISTING AND PROPOSED ROADS DO NOT NECESSARILY LIE IN THE MIDDLE OF RIGHT-OF-WAYS SHOWN HEREON.

6.) CONTOURS COMPILED AERIAL SURVEY, INC. OF NORRIDGWOCK, ME ELEVATIONS ARE REFERENCED TO NAVD 1929.

7.) THERE IS A 30' WIDE DRAINAGE EASEMENT THAT RUNS ALONG, AND PARALLEL THOSE PORTIONS OF AN EXISTING BROOK THAT CROSSES LOTS 12,13,14, AND THE BENJAMIN TYLER LOT.


MAGNETIC 2001
INTERVALE ROAD
GRAND VIEW ROAD
VALLEY VIEW DRIVE
ABE MERRILL ROAD
WOOD POST FOUND
NOW OR FORMERLY OF GILBERTO HINTERMAN BOOK 1314, PAGE 82 – MAP 15, LOT 26
NOW OR FORMERLY OF GEORGE H. JR. & BARBARA BETHEL BOOK 700, PAGE 055 MAP 15, LOT 25
NOW OR FORMERLY OF ERIC T. & KAREN WIGHT BOOK 2120, PAGE 309 MAP 15, LOT 24
NOW OR FORMERLY OF HEIRS OF LESLIE NOYES BOOK 300, PAGE 376 MAP 15, LOT 20
NOW OR FORMERLY OF GLENN R. BYRNE MAP 15, LOT 19
NOW OR FORMERLY OF PAULA RYDER, BOOK 1511, PAGE 078 – MAP 15, LOT 17
NOW OR FORMERLY OF WALTRAUD HANNIGAN BOOK 1417, PAGE 105 MAP 15, LOT 18
NOW OR FORMERLY OF RICHARD A. ROBERTS & DALE R. VERRILL BOOK 2630, PAGE 067 MAP 15 LOT 27
NOW OR FORMERLY OF R I I TIMBERLAND PARTNERS BOOK 2821, PAGE 350 MAP 15, LOT 21
1–3/4" IRON PIPE FOUND
OLD STUMP WITH NAILS FOUND
40" WHITE PINE/ BARBED WIRE
LARGE WHITE BIRCH WITH WIRE, CALLED FOR AS CORNER
30' WIDE DRAINAGE EASEMENT
CONCRETE FOUNDATION
LOT TO BE TRANSFERRED TO BENJAMIN TYLER, SON OF OWNER OF RECORD.
EXISTING GRAVEL ROAD
WETLAND
GROUND GROUNDED
"BACK-ARMING" REFER TO STANDARD DETAIL-3 OF TOWN OF BETHEL PRIVATE ROAD DESIGN AND CONSTRUCTION STANDARDS.
1.08 acres +-
1.22 acres +-
1.66 acres +-
2.41 acres +-
2.37 acres +-
1.20 acres +-
1.10 acres +-
2.08 acres +-
1.95 acres +-
2.00 acres
1.58 acres +-
1.44 acres +-
1.45 acres +-
1.10 acres +-
1.90 acres +-
FROM THIS POINT SOUTHEASTERLY THE LIMITS OF GRAND VIEW ROAD, COINCIDE WITH LIMITS OF THE 60' WIDE RIGHT-OF-WAY RESERVED IN BOOK 2841, PAGE 139.
60' RIGHT-OF-WAY RESERVED IN BOOK 2841, PAGE 139.
POINT OF BEGINNING OF RIGHT-OF-WAY RESERVED IN BOOK 2841, PAGE 139
PROPERTY LINE DESCRIBED IN DEED AS "NORTHERLY ALONG THE OLD TOWN ROAD" TITLE MAY EXTEND TO CENTERLINE
REBAR TO BE SET IN BROOK 13.9' OFF CENTER OF ROAD
WOOD POST FOUND 13.9' OFF CENTER OF ROAD
APPARENT EDGE OF R/W 33' OFF POINT, "24 MILES" FROM POINT OF BEGINNING OF COUNTY LAYOUT, OX. CO. COMM. VOL. 1, PAGE 43
8.20' BST, FROM PAINTED PINE TO REBAR TO BE SET 33' OFF CENTERLINE
REBAR TO PIPE – 361.71' (210° FROM PIPE TO REBAR)
BROOK
N70°53'48"E 48.40
S70°53'48"W
S10°40'13"E
N15°56'43"W
S79°17'43"W 30.00
S20°04'32"E
N14°11'16"W 1159.03 (1168.20')
S13°16'34"E 1136.38
S57°33'45"E 48.97 LINE DESCRIBED IN BOOK 2841, PAGE 139.
S52°19'08"E 54.67 APPARENT INTENDED LOCATION OF RIGHT-OF-WAY LINE DESCRIBED IN BOOK 2841, PAGE 139.
S15°09'18"E
672.74
494.34
N16°24'23"W
331.56
S16°23'38"E
120.48
N16°23'38"W
N78°03'37"E 1027.46
N78°03'37"E 541.79
S27°51'48"W 1035.85
S35°43'49"E (884.82')
S35°43'49"E 888.82'
S35°43'17"W 479.41'
N19°28'34"E 387.54'
S18°35'19"E 409.47'
N22°58'01"W 156.89
S22°58'01"E 78.61'
N22°58'11"W 256.89
S22°58'11"E 297.42'
N35°05'41"W 297.42'
S35°05'41"E 297.42'
N35°05'41"W 297.42'
S35°05'41"E 297.42'
N35°05'41"W 297.42'
S35°05'41