GRID NORTH - SEE NOTE 2

NOW OR FORMERLY
ROY J. LONGINO, Jr.
AND
GINGER S. LONGINO
BOOK 4560, PAGE 62
(JUNE 6, 2019)

S66° 15' 14"W
350.63'

RED PAINTED LINE

22.61'

WOODEN STAKE SET IN STONES FOUND

RED PAINTED LINE

N39° 01' 47"W
254.04'

BLAZED 12" FIR WITH RED PAINT

STONE CAIRN FOUND SET 5/8" REBAR

S35° 08' 03"E
161.47'

PROPERTY OF
NANCY W. COSTELLO
BOOK 5173, PAGE 280
(JANUARY 30, 2025)
2.18 ACRES ±

VINCENT P. DINEEN
TO
JOHN AND NANCY COSTELLO
BOOK 4261, PAGE 270
(JANUARY 11, 1992)

1/2" PIPE FOUND

22.61'

OHU

1" PIPE FOUND

189.79'
S63° 06' 10"W

1" PIPE FOUND

149.74'

NOW OR FORMERLY
ROY J. LONGINO, JR.
AND
GINGER S. LONGINO
BOOK 4984, PAGE 248
(JANUARY 14, 2023)

S35° 08' 03"E
135.00'

VINCENT P. DINEEN
TO
JOHN AND NANCY COSTELLO
BOOK 1006, PAGE 250
(JUNE 16, 1977)

GARAGE

195.22'

175.24'
N82° 51' 40"E

99.37'
S84° 06' 21"W

1" PIPE FOUND

CALCULATED POINT 209.50' FROM CEDAR POST AND STONE PILE FOUND AT NORTHWEST CORNER OF LOCUS LOT (METAL FENCE STAKE FOUND HORIZONTAL 0.6' FEET EASTERLY AND 0.5' BELOW GRADE)

S20° 52' 44"E
19.92'

REBAR SET ON LINE

N62° 05' 55"E
59.77'

1" PIPE FOUND

TOP OF FILL

N64° 58' 37"E
149.76'

CHASE ROAD
RIGHT OF WAY TO CAMP LOTS
(SEE NOTE 5)

NOW OR FORMERLY
DAVID PLEAU
AND
SUSANE. PLEAU
BOOK 4976, PAGE 219
(DECEMBER 15, 2022)

S27° 19' 10"E
231.96'

1" AXEL FOUND

222' FROM SHORE (REFERENCE 1)
CEDAR POST AND STONE PILE FOUND

N20° 32' 44"W
161.06'

NOW OR FORMERLY
RICHARD DOOLEY
AND
SUSAN DOOLEY
BOOK 3334, PAGE 301
LOT #1
(SEPTEMBER 24, 2007)

S27° 19' 10"E

GARAGE

S20° 52' 44"E
205.35'

N63° 12' 43"E
239.37'

REBAR SET ON LINE

PROPERTY OF
JOHN J. COSTELLO, JR. ESTATE
AND
NANCY W. COSTELLO
BOOK 951, PAGE 01
(DECEMBER 27, 1976)
1.22 ACRES ±
(INCLUDES ROAD)

WINIFRED HAZELWOOD
BOOK 511, PAGE 157
(SEPTEMBER 9, 1952)

HOUSE

SHED

WINIFRED HAZELWOOD
TO
DR. H. GORDON SEARS
BOOK 537, PAGE 495
(NOVEMBER 15, 1955)

LIGHT POLE

CONCRETE BOAT RAMP

129.05'

1 PIPE FOUND SET IN STONES HELD

NOW OR FORMERLY
ROY J. LONGINO
AND
GINGER S. LONGINO
BOOK 4202, PAGE 225
(OCTOBER 28, 2015)

CLIFFORD G. CHASE
BOOK 312, PAGE 373
(OCTOBER 26, 1926)

BAILEYVILLE
ALEXANDER

CLIFFORD G. CHASE
TO
WINIFRED HAZELWOOD
BOOK 729, PAGE 178
(OCTOBER 26, 1955)

209.50'
S79° 11' 36"W
211.97'

10'±

30'

STONE WALL

9'±

28'

226' ± ALONG SHORELINE

169.36'

THIS POINT IS 222' +/- FROM FOUND MONUMENT AT NORTHWEST CORNER (PLAN REFERENCE 2)

5/8" CAPPED REBAR "PLS 360" FOUND

MEDDYBEMPS LAKE
(GREAT POND)



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

1. "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.
2. "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.
3. "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.
4. "PLAN OF LAND, VINCENT DINEEN, BAILEYVILLE, ME", PLOT SKETCH (PAGE 64), RECORDED JUNE 11, 2019 IN BOOK 4560, PAGE 62 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.

NOTES:

1. SOURCE DEEDS:
   A. 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.
   B. 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.
   C. CLIFFORD G. CHASE TO WINIFRED HAZELWOOD. DATED OCTOBER 26, 1955, AND RECORDED IN BOOK 729, PAGE 178 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.
2. BEARINGS REFER TO GRID NORTH, MAINE EAST ZONE (1801) - REFERENCE FRAME: NAD 83 (2011) (EPOCH: 2010.0000).
3. ALL BOOK AND PAGE NUMBERS SHOWN REFER TO THE WASHINGTON COUNTY REGISTRY OF DEEDS.
4. 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 OWNER'S 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.
5. 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.
6. 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.
7. DATE OF LAST SURVEY FIELD VISIT: AUGUST 13, 2025

GRAPHIC SCALE

30 0 15 30 60 90

(IN FEET)
1 inch = 30 ft.

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	
OVERHEAD UTILITY LINE	OHU
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 PRACTICED ADOPTED BY MAINE'S BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH THE FOLLOWING EXCEPTIONS:

(1) A WRITTEN REPORT HAS NOT BEEN PREPARED.

(2) NARRATIVE PROPERTY DESCRIPTIONS WERE NOT PREPARED.

(3) MONUMENTS WERE NOT SET AT ALL PROPERTY CORNERS OR ANGLE POINTS.

REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

FINAL PLAN

HALEY WARD
WWW.HALEYWARD.COM
63 Dublin Street, Suite 2
Machias, Maine 04654
207.255.3270

PROJECT

DEBORAH FECK
CHASE ROAD, MEDDYBEMPS, WASHINGTON COUNTY, MAINE

TITLE

BOUNDARY SURVEY PLAN

STATE OF MAINE
DANIEL F. LINNEKSTONE
No. 2409
PROFESSIONAL LAND SURVEYOR
8-27-25

DATE	SCALE
2025.08.22	AS NOTED

DRAWN BY	DESIGNED BY	CHECKED BY
RHM/DFL	---	JCM

PROJECT No. 15175.001

DRAWING No. **V101** REV.

FILE LOCATION: P:\ME\15175-02\BOR\A1_FECK\00-BAILEYVILLE-DP_M2-CAD_FILES\SURVEY\15175-001-V-BS.DWG, 2025.08.27, 10:09 AM