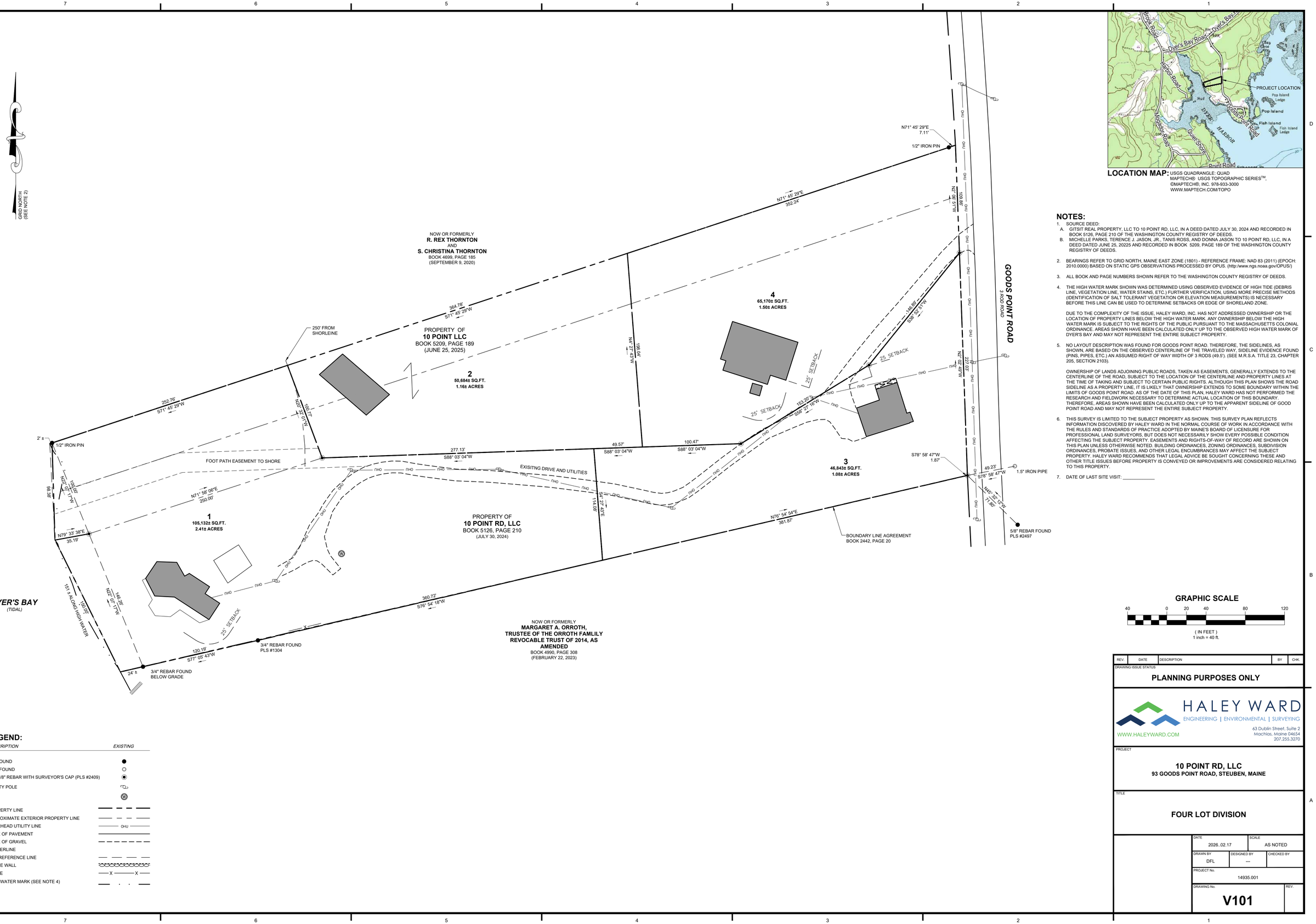


LOCATION MAP: USGS QUADRANGLE: QUAD
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NOTES:

1. SOURCE DEED:
   A. GITSIT REAL PROPERTY, LLC TO 10 POINT RD, LLC, IN A DEED DATED JULY 30, 2024 AND RECORDED IN BOOK 5126, PAGE 210 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.
   B. MICHELLE PARKS, TERENCE J. JASON, JR., TANIS ROSS, AND DONNA JASON TO 10 POINT RD, LLC, IN A DEED DATED JUNE 25, 20225 AND RECORDED IN BOOK 5209, PAGE 189 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) BASED ON STATIC GPS OBSERVATIONS PROCESSED BY OPUS. (http://www.ngs.noaa.gov/OPUS/)

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 OF HIGH TIDE (DEBRIS LINE, VEGETATION LINE, WATER STAINS, ETC.) FURTHER VERIFICATION, USING MORE PRECISE METHODS (IDENTIFICATION OF SALT TOLERANT VEGETATION OR ELEVATION MEASUREMENTS) IS NECESSARY BEFORE THIS LINE CAN BE USED TO DETERMINE SETBACKS OR EDGE OF SHORELAND ZONE.

   DUE TO THE COMPLEXITY OF THE ISSUE, HALEY WARD, INC. HAS NOT ADDRESSED OWNERSHIP OR THE LOCATION OF PROPERTY LINES BELOW THE HIGH WATER MARK. ANY OWNERSHIP BELOW THE HIGH WATER MARK IS SUBJECT TO THE RIGHTS OF THE PUBLIC PURSUANT TO THE MASSACHUSETTS COLONIAL ORDINANCE. AREAS SHOWN HAVE BEEN CALCULATED ONLY UP TO THE OBSERVED HIGH WATER MARK OF DYER'S BAY AND MAY NOT REPRESENT THE ENTIRE SUBJECT PROPERTY.

5. NO LAYOUT DESCRIPTION WAS FOUND FOR GOODS POINT ROAD. THEREFORE, THE SIDELINES, AS SHOWN, ARE BASED ON THE OBSERVED CENTERLINE OF THE TRAVELED WAY, SIDELINE EVIDENCE FOUND (PINS, PIPES, ETC.) AN ASSUMED RIGHT OF WAY WIDTH OF 3 RODS (49.5'). (SEE M.R.S.A. TITLE 23, CHAPTER 205, SECTION 2103).

   OWNERSHIP OF LANDS ADJOINING PUBLIC ROADS, TAKEN AS EASEMENTS, GENERALLY EXTENDS TO THE CENTERLINE OF THE ROAD, SUBJECT TO THE LOCATION OF THE CENTERLINE AND PROPERTY LINES AT THE TIME OF TAKING AND SUBJECT TO CERTAIN PUBLIC RIGHTS. ALTHOUGH THIS PLAN SHOWS THE ROAD SIDELINE AS A PROPERTY LINE, IT IS LIKELY THAT OWNERSHIP EXTENDS TO SOME BOUNDARY WITHIN THE LIMITS OF GOODS POINT ROAD. AS OF THE DATE OF THIS PLAN, HALEY WARD HAS NOT PERFORMED THE RESEARCH AND FIELDWORK NECESSARY TO DETERMINE ACTUAL LOCATION OF THIS BOUNDARY. THEREFORE, AREAS SHOWN HAVE BEEN CALCULATED ONLY UP TO THE APPARENT SIDELINE OF GOOD POINT ROAD AND MAY NOT REPRESENT THE ENTIRE SUBJECT PROPERTY.

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 SITE VISIT: _____

LEGEND:

DESCRIPTION	*EXISTING*
PIN FOUND	●
PIPE FOUND	○
SET 5/8" REBAR WITH SURVEYOR'S CAP (PLS #2409)	⊙
UTILITY POLE	
WELL	Ⓦ
PROPERTY LINE	
APPROXIMATE EXTERIOR PROPERTY LINE	
OVERHEAD UTILITY LINE	OHU
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
CENTERLINE	
TIE / REFERENCE LINE	
STONE WALL	
FENCE	X
HIGH WATER MARK (SEE NOTE 4)	

GRAPHIC SCALE

40 0 20 40 80 120

(IN FEET)
1 inch = 40 ft.

REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

PLANNING PURPOSES ONLY

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

PROJECT

10 POINT RD, LLC
93 GOODS POINT ROAD, STEUBEN, MAINE

TITLE

FOUR LOT DIVISION

DATE	SCALE
2026..02.17	AS NOTED

DRAWN BY	DESIGNED BY	CHECKED BY
DFL	---	

PROJECT No. 14935.001

DRAWING No. **V101** REV.

FILE LOCATION: P:\ME\14935.GRAD_GALLIGAN\003-93 GOODS POINT ROAD, STEUBEN\DFL\SD\CAD_FILES\SURVEY\14935.003-V-BS.DWG, 2026.02.17, 12:13 PM