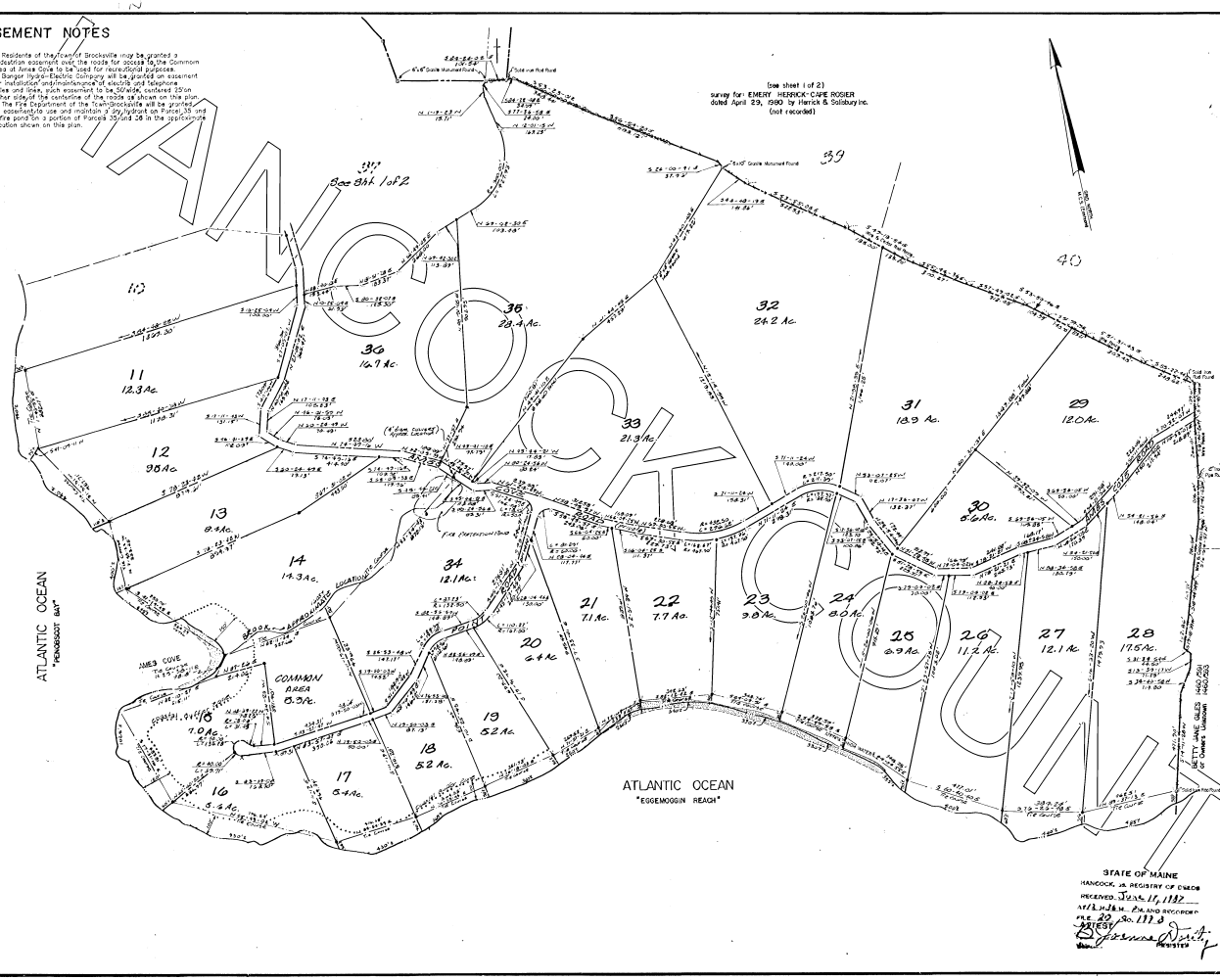
EASEMENT NOTES

1. Residents of the Town of Brooksville may be granted a pedestrian easement over the roads for access to the Common Area at Ames Cove to be used for recreational purposes.
2. Bangor Hydro-Electric Company will be granted an easement for installation and maintenance of electric and telephone poles and lines, such easement to be 50' wide, centered 25' on either side of the centerline of the roads as shown on this plan.
3. The Fire Department of the Town-Brooksville will be granted an easement to use and maintain a dry hydrant on Parcel 35 and a fire pond on a portion of Parcels 35 and 36 in the approximate location shown on this plan.



STATE OF MAINE
HANCOCK, JR. REGISTRY OF DEEDS
RECEIVED June 11, 1987
AT 12 H 36 M. PM. AND RECORDED
FILE 29 Bo. 1993
ATTEST
[signature] REGISTER

GENERAL NOTES

1. This plan is a revision of "Plan of Lots owned by Cape Rosier Land Association", dated September 8, 1969 and recorded in the Hancock County Registry of Deeds in Plan Book 11 Page 23/923.
2. Total acreage of this subdivision is 102.9 more or less.
3. Survey conducted with theodolite and EDM.
4. Grid bearings determined by observation of the sun (hour angle method) Nov. 14, 1986. Latitude and longitude were added.
5. Areas were computed to approximate high water.
6. Road right of ways are 30'± width per plan referenced in note 1.
7. Record owner is Northland Properties Inc. Deed reference are: Hancock County Registry of Deeds Book 1415 Pages 378-379.
8. Ames Cove Road and Pond Road are private.
9. Residential and ancillary structures may not be located within the Coastal Buffer Zone on Parcels 14 thru 19, for specific restrictions and easements refer to protective covenants to be recorded herewith.
10. Parcels as shown on this plan may not be further subdivided.

LEGEND

- Granite Monument found
- Iron found
- 5/8" Iron Rebar w/cap or Alum. Disk to be set
- Property line
- Approx. High Water line
- Sand or Pebble beach
- Fence (as noted)
- Stone wall
- Tie Course

APPROVAL

Approved by the Town of Brooksville
Date June 11, 1987 6-11-87
[signature]
Judith E. Lobel
Eugene H. Snow

SURVEYORS CERTIFICATION

I hereby certify to Northland Properties Inc., Exclusively, that this plan depicts the results of a field survey made Oct.-Nov. 1986 and is correct according to the best of my knowledge, information and belief and that this survey and plan conforms to a category I condition III survey according to the Standards of the Maine Board of Registration for Land Surveyors.

1-16-87 Date
[signature]
Maine Registered Land Surveyor 1263
Land Use Consultants, Inc.
Portland, Maine

STATE OF MAINE
JEFFREY H. MAHLSTEDT
1263
REGISTERED
LAND SURVEYOR

2-19-87 Cape Rose Fire Protection Pond
Mahlstedt Land Use and Land Surveyor Inc.
Made into the Standard Coastal Grade

4/21/87	DELETE EDIT NOTE 5 ADD PROPERTIES SUPPLIER.
3/25/87	ADD EASEMENT NOTES.
DATE: 3/11/87	REVISIONS: ADD SHORE PROTECTION FIRE PROTECTION EASEMENT FIRE PROTECTION POND. DELETE EDITS 5, 6, 8 & 9 (FIELD NOTES) SHORE LINE DEED SHORE LINE

STANDARD BOUNDARY SURVEY & SUBDIVISION PLAN
CAPE ROSIER
BROOKSVILLE, MAINE

"THE POINT" at Cape Rosier

NORTHLAND PROPERTIES, INC.
2150 WASHINGTON ST.
NEWTON, MASS. 02162

DATE: DEC 13, 1986	JOB NO: 1893
DRN: [initials] CHK: [initials]	FIELD BK: 192
SCALE: 1" = 200'	SHEET 2 OF 2

FEET 0 200 400 600
METERS 0 100 200

LAND USE CONSULTANTS
Land Planning • Engineering • Surveying
17 Commercial Street Portland, Maine 04124
207 772-6092

20-1995

Section 24B Page 227