(as per Plan Ref.)

MAGNETIC 1954

PLAN REFERENCE

Maine State Highway Commission
Right of Way Map
dated: January 1955
S.H.C. File No. 8 – 49
Sheet No. 9 of 10 Sheets

NOTE

Right of Way width of Easy Street is 50 feet

Area = 57,140 sq. ft. (1.31 acres)

Fee ownership in road to be retained by Moses

Overhead utilities and underground utilities have not yet been installed

Water is supplied by private wells on each lot

Contour lines and brook were traced from a photographic enlargement of USGS topographic map – Bristol quadrangle

Limits of 100 year flood plain were traced from a photographic enlargement of the Flood Insurance Rate Maps by F.E.M.A.

Restrictive Covenants: there will be no mobile homes allowed and structures shall not have vinal siding

Land of
Constance Swank, et al.
1044 Emory Parc Place
Decatur, GA 30033
Book 3276 Page 236

Land of
Hopewood Family Trust
Michael R. Hope, Trustee
239 Harrington Rd.
Pemaquid, Me. 04558
Book 2298 Page 131

Land of
Judith L. Winer
23 Patricia Drive
Stoughton, Ma. 02072
Book 1603 Page 98
Tax Map 6 Lot 83

LITTLE FALLS BROOK

Remaining Land of
Martyn R. & Kathleen R. Moses

right of way on existing path to Little Falls Brook will be deeded to all lot owners

limit of 100 year flood plain

LOT 1
2.0 acres

LOT 2
2.0 acres

LOT 3
2.0 acres

LOT 4
1.0 acres

LOT 5
2.0 acres

Land of
Constance Rapp, Trustee
383 Harrington Rd.
Pemaquid, Me. 04558
Book 2286 Page 352
Tax Map 6 Lot 69

Land of
Judith L. Winer
23 Patricia Drive
Stoughton, Ma. 02072
Book 1603 Page 98
Tax Map 6 Lot 83

Land of
Prescott J. Cheney
&
Raymond D. & Sandra S. Cheney
214 Harrington Rd.
Pemaquid, Me. 04558
Book 2119 Page 262
Tax Map 6 Lot 47A

EASY STREET
(utility poles & overhead lines along this portion)

Remaining Land of
Martyn R. & Kathleen R. Moses
17 acres±

Land of
Mark S. Hanley
&
Jewel R. Hanley
c/o Mark S Hanley & Jewel R. Hanley
1829 Bristol Rd., Bristol 04539
Book 2056 Page 273
Tax Map 6 Page 47B

septic area for Lot 3 (easement to be provided)

septic area for Lot 4 (easement to be provided)

existing septic system

(utilities to be underground along this portion)

State Route 130

to New Harbor

to Damariscotta

see insert

INSERT

NOT TO SCALE

PLANNING BOARD APPROVAL
TOWN OF BRISTOL

chairperson: Jeanette Wardock date: 10-6-05

Allen P. Sears

John Dunn

Sean McCall

Robert E. Cousins

LEGEND

- ◉ = 5/8" diam. capped rebar set
- ⊡ = granite monument (see Plan Ref.)
- ✡ = 5/8" diam. iron rebar found
- = utility pole
- = utility meter
- Ⓦ = well
- = soils test pit by Peter MacCready

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DEED SOURCE OF SUBJECT PROPERTY
BOOK 3045 PAGE 272
LINCOLN COUNTY REGISTRY OF DEEDS

Tax Map 6 Lot 47

TOTAL AREA OF SUBDIVISION (INCLUDING EASY STREET AND REMAINING LAND OF MOSES = 26 ACRES±

State of Maine LINCOLN, ss Register of Deeds
Received November 20, 2006
at 10 h. 49 m. A M., and
Recorded in Book 86 Page 47
Attest Rebecca Wooster Register/Deputy

Caledonia Subdivision

prepared for

Martyn R. & Kathleen R. Moses
30 Southern Point Road
Round Pond, ME 04564

Bristol Lincoln County Maine

1" = 100' June 14, 2005

SEAL

Robert W. Crumb

Lincoln Surveying Company
P.O. Box 720
Damariscotta Me. 04543
(207) 563 – 3074

86-47