State of Maine
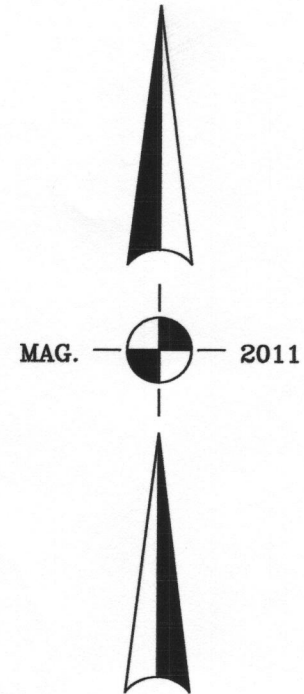
Lincoln ,ss   Registry of Deeds

Received November 14, 2011

at 2 H. 01 M. P M. and

recorded in Plan Book 98 , Page 5

ATTEST: Rebecca Watters   Register

MAG. — 2011

Now or Formerly
Richard F. Miller
Roberta T. Miller

Book 1757, Page 285
October 9, 1991
Tax Map 15, Lot 4

(See Plan Reference 1.)

to Capitol Island Road

BREAKNECK HILL RD. (PRIVATE)

Old R.O.W. (see route 1)

3/4" FLUSH IN LEDGE

N 82°12'28" E
133.95'

N 83°06'50" E
526.43'

GRAVEL TURNAROUND

GRAVEL PARKING

GRAVEL DRIVEWAY

12'± A

CULVERT   CULVERT   CULVERT

ledge bluff

S 6°00'12" W
130.88'

GARAGE

FLAG POLE

DUG WELL

3/8" FLUSH IN LEDGE

Now or Formerly
Carolyn K. Jenks
Living Trust

Book 2663, Page 38
April 4, 2001
Tax Map 15, Lot 4-1

(See Plan Reference 1.)
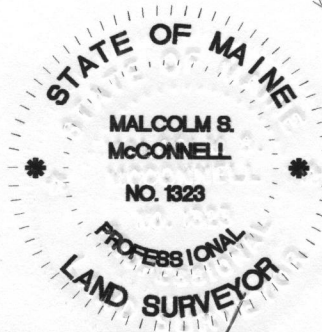
SUMMER WATER LINE

COTTAGE

WOOD STAKE

HEIRS OF
Jill McAnney Hansen

Book 4392, Page 291
March 21, 2011

Area =
214,300±sq.ft.
4.9± Acres
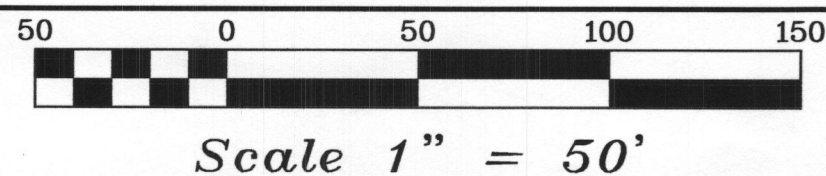(Calculated To Right Of Way Limit
And High Water Mark)

N 20°28'58" E
322.80'
(tie line J to A)

Maine State Route 238

N 6°04'49" W
99.98'

D

E

approx.
edge of vegetation
ledge

approx. high water line

ledge bluff

to L.W.M.
see Note 3

S 6°04'49" W

3/4"x3/4"
IN LEDGE

15'±
J   GRAVEL DRIVEWAY

N 80°53'30" W
360.30'

I   N 80°53'30" W
see Note 3
to L.W.M.

3/4"x3/4" WITH CONC.
IN LEDGE

S 61°77'53" W
441.96'
(tie line E to F)

Atlantic Ocean
Squirrel Bay

Now or Formerly
David E. Bartolini
Kathleen F. Bartolini

Book 2774, Page 132
December 14, 2001
Tax Map 15, Lot 1

(See Plan Reference 2.)

STATE OF MAINE
MALCOLM S.
McCONNELL
NO. 1323
PROFESSIONAL
LAND SURVEYOR

NOTES:

1— The original right of way mentioned in 1st parcel
...to and from the town road over the way as being
built over said Grays land... (bk. 401, pg. 165) was
also referred to in the 3rd and 4th deed parcels.
This was reserved in the Miller deed (bk. 1757, pg.
285) and shown on plan ref. 1 but precedes Break
Neck Hill Road, so-called. This right of way
continued northely across tax map Lot 4 to Route
238. The current access is the driveway on the
subject property as shown.

2— A right to pass and repass by foot or vehicle over
the 4th parcel from Land now of Miller to Land now
of Bartolini (bk. 518, pg. 175) is reserved and
excepted for Charles Gray who owned both of these
adjoining properties at that time. Common ownership
is no longer a factor and it appears that this right
was not transferred into either of the current
abutter deeds. No visible evidence was observed as
to a location of this and no further research was
done at this time.

3— The riparian/littoral boundary to low water mark
on the south is the extension of the upland bearing
(bk. 518, pg. 175). The similar boundary on the
easterly side is not defined by the deeds but is
shown on Plan Ref. 1 as an extension.

LEGEND

◎ = iron pipe found (size as noted)

● = iron rod found (size as noted)

○⎯○⎯∅ = utility pole with overhead wires

∞∞ = stonewall

McCONNELL & ASSOCIATES
342 FOYE ROAD
WISCASSET, MAINE 04578
(207) 882 - 9183

50   0   50   100   150

Scale 1" = 50'

Malcolm S. McConnell (PLS # 1323)

location: TAX MAP 15, LOT 3 & 1-1
Route 238, Southport, Lincoln County, Maine

owner address:
c/o Burnett Hansen, 2 Jaffray Park, Irvington, NY 10536-1727

Boundary Retracement Survey
Of Property Belonging To
Heirs Of Jill McAnney Hansen
for consolidating tax lots

DATED: Sept. 13, 2011
SCALE: 1"=50'
DRAFTED BY: MSM
FILE: 1512
C:\JOBS2011\Hansen#1512\1512.DWG