

COASTAL MOUNTAINS LAND TRUST
 FERNALD TRACT OF BALD MOUNTAIN PRESERVE
 BOOK 3350 PAGE 236
 BOOK 3363 PAGE 23
 TAX MAP 216 LOT 39-1
 NOT PART OF BALD MOUNTAIN SUBDIVISION

LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- 5/8" REBAR SET
- UTILITY POLE
- GUY ANCHOR
- SURVEYED LINE
- - - APPROXIMATE ABUTTER'S LINE
- ○ ○ ○ ○ STONE WALL
- APPROXIMATE VEGETATION

SURVEYOR'S NOTES:

This is a boundary survey for the new division line only. Locus perimeter property lines are as shown on Plan Reference 2 & 6.

Land Use Ordinance information shown hereon is for informational purposes only. Verification of current zone and zone dimensional requirements with code enforcement shall be completed prior to any construction.

The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

All iron pins set are 5/8" rebar, marked with an orange plastic surveyor's cap embossed "Patriot Land Surveys P.L.S. 2329 Boundary".

All directions are Gnd North Maine State Plane Coordinate System, East Zone (North American Datum 1983), derived from survey grade Global Positioning System observations on June 24, 2023. Grid Magnetic Angle shown is referenced to the bearing of N 17°39'30" E from Plan Ref. 2. All distances are upon the state plane.

Tie-Lines shown are not property boundary lines, they are only geometric references to property boundary monuments.

Underground utilities are not as shown on plan ref. 2. Dig-safe is required to determine utility locations prior to excavation.

There may be more wetlands and statutory streams than those possible indicated here.

PLAN REFERENCES:

- 1) "Subdivision Plan of land belonging to Charles W. and Carol W. Rhyndar, located in Camden, Maine", by Island Marine Company, signed & sealed by David P. Hutchinson P.L.S. 1218, dated November 1984 as recorded at Knox County Registry of Deeds (K.C.R.D.) in Knox County Courthouse, Rockland, Maine in Cabinet G Sheet 95.
- 2) "Standard Boundary Survey, Bald Mountain Subdivision, Camden, Maine", by Garrold Company, certified, signed, sealed by Don W. Garrold P.L.S. 1117, dated as revised June 2, 1986 as recorded at in Cabinet G Sheet 94.
- 3) "Reconnaissance Sketch Gerstenberger Camden 88-06", by Garrold Company, dated March 24, 1988 as attached to deed in Book 1650-Page 142.
- 4) "Standard Boundary Survey for Linda A. Nuesse & William E. Nuesse, Bald Mountain, Camden, Maine", by Landmark Survey Company, certified, signed, sealed by Mark W. Ingraham III P.L.S. 1339, dated September 1992 as recorded at K.C.R.D. in Cabinet 10 Sheet 40.
- 5) "Amended Final Plan, Oak Ridge Subdivision, property located on Molyneux Road and Bald Mountain Road, Camden, Maine", by Professional Surveying & Engineering, as signed, sealed by Michael P. Shaffer P.L.S. 2085, dated December 12, 2002 as recorded at K.C.R.D. in Cabinet 16 Sheet 37.
- 6) "Subdivision Amendment Sketch, Bald Mountain Subdivision, Camden, Maine, Knox County", by Landmark Survey Company, certified, signed, sealed by Mark W. Ingraham III P.L.S. 1339, dated April 26, 2004 as recorded at K.C.R.D. in Cabinet 16 Sheet 150.
- 7) "Boundary Survey, Coastal Mountains Land Trust, Bald Mountain Preserve - Fernald Tract, Bald Mountain Road, Camden, Maine, Knox County", by Landmark Survey Company, K. Mark Barbour P.L.S. 2068, dated July 5, 2006.
- 8) "Plan of land situated at the intersection of Bald Mountain Road and Molyneux Road in the town of Camden, Knox County, Maine belonging to Kathleen Deupree", by Island Marine Company, signed & sealed by David P. Hutchinson P.L.S. 1218, dated January 2007 as recorded at K.C.R.D. in Cabinet 24 Sheet 85.

PARCEL 2
 0.37 acres
LILHAM, L.L.C.
 BOOK 5994-PAGE 251
 TAX MAP 218 LOT 39
 13.62 ACRES
 NOT PART OF BALD MOUNTAIN SUBDIVISION

JAMES S. ROCKEFELLER, J
 80 HOWE HILL ROAD
 BOOK 3398 PAGE 143
 BOOK 1046 PAGE 161
 TAX MAP 215 LOT 1

DOUGLAS A. BRUCE
 95 BALD MOUNTAIN ROAD
 BOOK 3436 PAGE 329
 BOOK 2421 PAGE 301
 TAX MAP 218 LOT 35
 BALD MOUNTAIN LOT 5

PARCEL 1
 5.25 acres

LINE	BEARING	LENGTH
L1	N13°44'35"W	43.11
L2	N03°52'14"W	65.02
L3	N05°59'48"W	6.99
L4	N05°59'48"W	96.70
L5	N08°26'20"E	62.31
L6	S59°44'37"W	66.78
L7	S59°44'37"W	26.83
L8	S12°56'15"W	42.39
L9	S11°45'22"W	48.91
L10	S20°01'15"W	10.34
L11	S66°45'45"W	111.03
L12	S33°56'10"W	16.22
L13	S53°35'10"W	125.98
L14	N7°02'18"E	30.48
L15	S30°30'44"E	11.36
L16	S45°32'01"E	52.37
L17	S61°20'07"E	46.51
L18	N58°44'36"E	12.00
L19	S18°18'30"E	20.44
L20	S59°44'36"W	12.00

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	34.06'	120.00'	N39°26'45"W	33.95'
C2	46.00'	150.00'	N22°31'42"W	45.82'
C3	86.30'	300.00'	N08°47'54"W	86.19'
C4	56.10'	180.00'	N04°53'31"W	56.10'
C5	75.50'	300.00'	S01°31'16"W	75.30'
C6	63.71'	40.00'	N37°11'32"W	57.19'
C7	49.00'	75.00'	S78°27'36"W	46.13'
C8	69.93'	85.00'	S36°10'26"W	67.90'
C9	23.67'	1000.00'	S11°55'33"W	23.67'
C10	61.25'	400.00'	S19°30'33"W	61.19'
C11	26.45'	135.00'	S25°30'01"W	26.41'
C12	83.60'	135.00'	S49°00'16"W	82.35'
C13	72.34'	125.00'	S50°10'58"W	71.34'
C14	107.06'	350.00'	S24°50'24"W	106.64'
C15	20.53'	65.00'	N18°18'38"W	20.44'

CHARLOTTE C. COOK
 BOOK 3353-PAGE 189
 BOOK 1265-PAGE 239
 TAX MAP 218 LOT 37
 BALD MOUNTAIN LOT 4

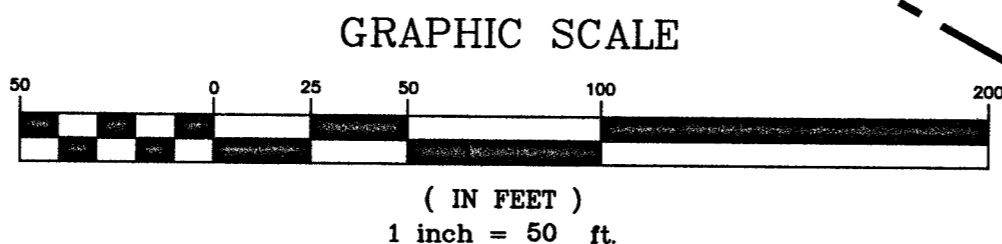
JOEL MAHONEY
 BOOK 5573-PAGE 91
 TAX MAP 216 LOT 36
 BALD MOUNTAIN LOT 3

DAVID G. KERN
 37 BALD MOUNTAIN ROAD
 BOOK 5412 PAGE 136
 TAX MAP 218 LOT 40
 BALD MOUNTAIN LOT 1

APPROVED BY THE TOWN OF CAMDEN
 IN ACCORDANCE WITH TOWN LAND USE ORDINANCE
 §235-12.1 MINOR FIELD CHANGE
 DATE: 12-18-2023
 TOWN PLANNER
 CODE ENFORCEMENT OFFICER

State of Maine
 KNOX, ss. Registry of Deeds
 Received December 18, 2023
 at 11:20 AM and recorded in
 Cabinet 27 Sheet 159
 ATTEST
 Madeline Cole
 REGISTRAR

Art. VIII § 8.2
RURAL 1 DISTRICT (RU-1):
 Minimum lot area: 60,000 square feet residential.
 Minimum street frontage: 150 feet.
 Minimum front setback: 25 feet - 40 feet by deed covenant
 Minimum side setback: 15 feet - 20 feet by deed covenant
 Minimum back setback: 15 feet - 20 feet by deed covenant
 Maximum lot coverage: 10 %
 Maximum building height: 30 feet.
 Minimum distance between principal buildings: 30 feet.
 SEE DEED FOR FURTHER RESTRICTIONS AND CONDITIONS



THIS PLAN IS THE SECOND AMENDMENT TO APPROVED PLAN REF. 2 AS RECORDED IN CABINET 6 SHEET 94

LOT SPLIT
 PROJECT NUMBER: 2023-024

PATRIOT LAND SURVEYS
 ROBOTICS PRECISION GPS
 ENSURING THE CONTINUATION OF PRIVATE PROPERTY OWNERSHIP INTO THE 21ST CENTURY
 122 Seaview Road
 Appleton, Maine 04892
 207-542-1816
 www.patriotlands.com

LILHAM, L.L.C.
 SUBDIVISION AMENDMENT
 LOCATION: BALD MOUNTAIN ROAD
 SCALE: 1 inch = 50 feet
 REVISED OCTOBER 3, 2023 CL DIMS
 AUGUST 1, 2023
 DRAWN BY: JBPC

THIS PLAN PRELIMINARY
 STATE OF MAINE
 JOSEPH B. MOYSE
 PROFESSIONAL LAND SURVEYOR
 WITHOUT SIGNATURE

Plan # 159
 SH-159
 12/18/2023 11:21:17 AM
 1 Pages
 # 2023-61
 Madeline F. Cole, Knox Co. Registry of Deeds