

**PEGGY L. RUGGERI
JOHN L. RUGGERI JR**
BOOK 5146, PAGE 71
TAX MAP 20, LOT 33

RUSSELL W. STAPLES
TO
ARNOLD A. M. PHILLIPS
BOOK 372, PAGE 37
JANUARY 30, 1951

BOOK 5288, PAGE 7
PARCEL #1
TAX MAP 20, LOT 183

ROCKPORT CENTER, LLC
BOOK 5288, PAGE 7
3.9 ACRES
TAX MAP 20, LOT 182

COASTAL MOUNTAINS LAND TRUST
BOOK 2082, PAGE 279
TAX MAP 20, LOT 185

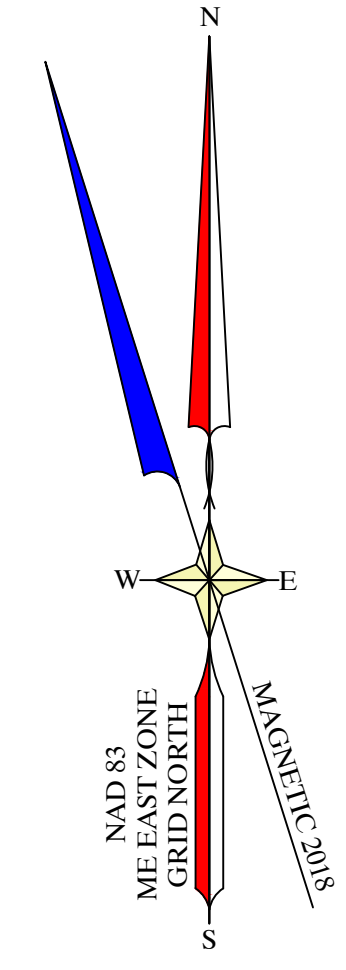
**BRUCE E. PARMLEY
MARY T. PARMLEY**
BOOK 2166, PAGE 107
TAX MAP 20, LOT 179

**BRUCE E. PARMLEY
MARY T. PARMLEY**
BOOK 2166, PAGE 107
TAX MAP 20, LOT 179

SUPERIOR OIL, INC.
TO
DAMON W. GROVER
EUNAL GROVER
BOOK 493, PAGE 594
JANUARY 07, 1944
5/8" REBAR,
0.1' BELOW GRND.
HELD

SURVEYOR'S NOTES:

- ALL IRON PINS SET ARE 5/8" REBAR MARKED WITH A PLASTIC SURVEYOR'S CAP STAMPED 'G4D 2290-2366-2424-2473'.
- ALL DIRECTIONS ARE REFERENCED TO THE MAINE COORDINATE SYSTEM OF 1983 (2011), EAST ZONE, BASED ON AN RTK GPS SURVEY. ALL DISTANCES ARE GRID DISTANCES. THE COMBINED FACTOR IS 0.99992213.
- ELEVATIONS ARE REFERENCED TO NAVD 1988 BASED ON STATIC GPS OBSERVATIONS PERFORMED ON DECEMBER 14, 2018 AND PROCESSED THROUGH THE NATIONAL GEODETTIC SURVEYS ONLINE POSITIONING USER SERVICE (OPUS).
- THIS PLAN IS THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED IN JUNE 2018.
- OWNER INFORMATION IS TAKEN FROM THE TOWN OF ROCKPORT TAX COMMITMENT DATED 2017.
- BOOKS AND PAGES REFERRED TO ON THIS PLAN ARE RECORDED IN THE KNOX COUNTY REGISTRY OF DEEDS.
- SETBACKS SHOULD BE VERIFIED BY THE TOWN OF ROCKPORT.
- REFERENCE IS MADE TO A RESTRICTION AFFECTING THE SALE OF THE SUBJECT PARCEL. SEE BOOK 497, PAGE 550. AN ATTORNEY SHOULD BE CONSULTED TO HELP DETERMINE THE STATUS OF THIS RESTRICTION.
- THE SUBJECT PARCEL IS ZONED 906 MIXED BUSINESS RESIDENTIAL, BUILDING FOOTPRINT 4,000 S.F.

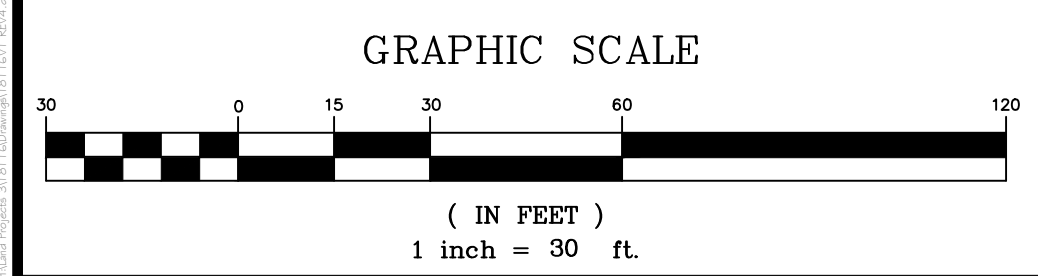


LEGEND

[Symbol]	SURVEYED PROPERTY LINE
[Symbol]	STONE WALL ALONG BOUNDARY OF SURVEYED PROPERTY
[Symbol]	APPROXIMATE PROPERTY LINE
[Symbol]	FORMER/HISTORIC PROPERTY LINE
[Symbol]	SETBACK
[Symbol]	IRON ROD FOUND
[Symbol]	5/8" REBAR PROPOSED
[Symbol]	EXISTING CONTOUR
[Symbol]	SPOT ELEVATION
[Symbol]	UTILITY POLE
[Symbol]	GUY ANCHOR
[Symbol]	OVERHEAD UTILITY LINE
[Symbol]	LIGHT
[Symbol]	ELECTRIC METER
[Symbol]	HYDRANT
[Symbol]	WATER VALVE
[Symbol]	STORM PIPE
[Symbol]	CATCH BASIN
[Symbol]	SANITARY MANHOLE
[Symbol]	SANITARY PUMP STATION
[Symbol]	MANHOLE (TYPE UNDETERMINED)
[Symbol]	PROPANE TANK
[Symbol]	SIGN
[Symbol]	BOULDER
[Symbol]	POST
[Symbol]	MAIL BOX
[Symbol]	CONIFEROUS TREE
[Symbol]	DECIDUOUS TREE
[Symbol]	BUSH
[Symbol]	VEGETATION

PLAN REFERENCES:

- "TITLE SURVEY LIDO GAS STATION COMMERCIAL STREET ROCKPORT, MAINE KNOX COUNTY PREPARED FOR LIDO COMPANY OF NEW ENGLAND" BY COURDRAON GOTTO ASSOCIATES, INC DATED SEPTEMBER 30, 1986 AND RECORDED IN CABINET 6, SHEET 137 OF THE KNOX COUNTY REGISTRY OF DEEDS.
- "PLAN PREPARED FOR NATURE CONSERVANCY" BY REED SURVEYING, INC. DATED SEPTEMBER 1995 AND RECORDED IN CABINET 111, SHEET 200 OF THE KNOX COUNTY REGISTRY OF DEEDS.
- "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY 126 ROCKPORT KNOX COUNTY FEDERAL AID PROJECT DF-026-277" DATED AUGUST 1958.
- "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY 10 ROCKPORT KNOX COUNTY FEDERAL AID PROJECT F-104011" DATED JUNE 1947.
- "PLAN OF A PORTION OF LAND OF JAMES E. & ETAMAY M. SWAINE, JR." BY RICHARDS & CRANSTON DATED JULY 1988.
- "PLAN SHOWING PROPERTY OF MARY MEEKER CRAMER IN ROCKPORT, MAINE" BY EDWARD W. COFFIN DATED SEPTEMBER 1978 AND RECORDED IN CABINET 2, SHEET 198 OF THE KNOX COUNTY REGISTRY OF DEEDS.



SHEET TITLE: BOUNDARY & TOPOGRAPHIC SURVEY		NO.	DATE
CLIENT PROJECT: ROCKPORT CENTER, LLC		NO.	DATE
LOCATION: 330 COMMERCIAL STREET		NO.	DATE
TOWN: ROCKPORT COUNTY: KNOX STATE: MAINE		NO.	DATE
DRAWN BY: AW CHECKED BY: JAD		NO.	DATE
SCALE: 1" = 30'		NO.	DATE
DATE: JULY 24, 2018		NO.	DATE
REVISED FRONT SETBACK		NO.	DATE
ADD FOUND PIN AT LAND OF RUGGERI		NO.	DATE
UPDATE BUILDINGS		NO.	DATE
UPDATE ZONING INFORMATION		NO.	DATE
9/6/2021		NO.	DATE
7/28/2021		NO.	DATE

Gartley & Dorsky
ENGINEERING SURVEYING
59 Union Street, Unit 1, P.O. Box 1031 Camden, ME 04843-1031
Ph: (207) 236-4365 Fax: (207) 236-3055 Toll Free: 1-888-282-4365
105 Main Street Suite 201 P.O. Box 1072 Damariscotta, Maine 04543
Ph: (207) 790-5405

THIS PLAN PRELIMINARY
STATE OF MAINE
ADDISON A. WHITWORTH
7-24-2018
WITHOUT SIGNATURE

PROJ. NO. **2018-116**
V1