

Town of Rockport Subdivision Application



Sept 25, 2025

OWNER & APPLICANT INFORMATION

Property Owner(s): MidCoast Regional Housing Trust, Inc. (Jonathan M Goss, President)

Owners Mailing Address PO Box 15, Rockland Maine 04841

Owners Tel # 207-542-3210 Email JGoss@MCRHT.org

Applicant/Agent (None for Pre-App Meeting)

Agents Mailing Address _____

Agents Tel # _____ E-mail _____

SUBDIVISION INFORMATION

Amendment N/A Recorded in Knox County Cabinet Etc. N/A

Name of existing Subdivision N/A

New subdivision: Pre-Application Preliminary Review _____ Final Review _____

Name of Proposed Subdivision TBD

Map: 026 Lot: 005-002 Lot Acreage: 1.04 Proposed Water Supply public

Proposed Number of Lots One Common Lot Proposed Wastewater Disposal public

Accompanying application is to include required items outlined in the Rockport Subdivision Ordinance for the applicable level of review indicated on this form.

To the best of my knowledge, all information submitted on this application and supporting documentation is true and correct.

Date 08-21-2025

Signature of Applicant 

Office Use Only:

Date Received: _____ Received by: _____

Receipt # 155846 KNOX SS: RECEIVED
VOL 6258 PG 216
ERECORDED 08/15/2025 11:31:09 AM
4 Pages
Instr # 2025-6140
ATTEST Madelene F. Cole, Knox Co Registry of Deeds

Real Estate Transfer Tax Paid

QUITCLAIM DEED WITH COVENANT

DLN: 3034510

KNOW ALL PERSONS BY THESE PRESENTS,

JONATHAN M. GOSS, of Rockport, County of Knox, State of
Maine,

for consideration paid,

grants to **MIDCOAST REGIONAL HOUSING TRUST INC.**, a corporation
organizing and existing under the laws of the State of Maine,

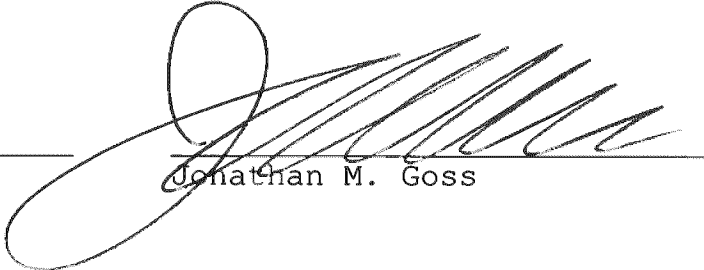
with a mailing address of: P.O. Box 15
Rockland, ME 04841

with quitclaim covenant, the land in Rockport, Knox County,
Maine,

**SEE SCHEDULE A ATTACHED HERETO AND INCORPORATED HEREIN BY
REFERENCE.**

Witness my hand and seal this 14th day of August,
A.D. 2025.

**Signed, Sealed and Delivered
In presence of**

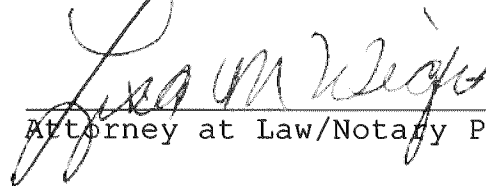

Jonathan M. Goss

State of Maine, County of Knox, ss.

August 14, 2025

Then personally appeared the above named Jonathan M. Goss
and acknowledged the foregoing instrument to be his free act and
deed.

Before me,



Attorney at Law/Notary Public

Printed or typed name

**LISA M. WIGHT
NOTARY PUBLIC
State of Maine
My Commission Expires Mar. 25, 2027**

SCHEDULE A

A certain lot or parcel of land together with improvements thereon, situated on the westerly side of Granite Way and the southerly side of West Street (Route 90), in the Town of Rockport, County of Knox, State of Maine, being more particularly bounded and described as follows:

BEGINNING at an iron pin set in the southerly line of said West Street at the northeasterly corner of land now or formerly of Julie A. Wheaton as described in Book 1043-page 316;

THENCE (N 77°-15' E) along said line of West Street a distance of (134.0') to an iron pin set;

THENCE northeasterly along said line of West Street along a curve to the right having a radius of (3856.53') an arc distance of (72.37') to the westerly line of Granite Way;

THENCE northeasterly along said line of West Street along a curve to the right having a radius of (3856.53') an arc distance of (26.6') to centerline of Granite Way;

THENCE southwesterly and southerly following the centerline of Granite Way a distance of (214.5') to the northerly line of Lot 2;

THENCE (N 89°-51' W) along said Lot 2 a distance of (25.1');

THENCE (S 04°-17' W) along said Lot 2 a distance of (40.0') to an iron pin set;

THENCE (S 34°-12' W) along said Lot 2 a distance of (69.0') to an iron pin set;

THENCE (S 00°-00' E) along said Lot 2 a distance of (102.4') to an iron pin set in the northerly line of said Wheaton land;

THENCE (N 67°-31' W) along said land of Wheaton a distance of (80.5') to an iron pin set;

THENCE (N 00°-26' W) along said land of Wheaton a distance of (310.0') to the said iron pin set at the POINT OF BEGINNING.

The above described parcel of land is designated as Lot 3 on Granite Way Subdivision Amendment recorded in Plan Cabinet 27-Sheet 138. Lot 3 contains 45,313 s.f. Bearings are referenced to grid north, Maine east zone, NAD 83. Iron pins set are 5/8" rebar with plastic I.D. cap stamped "Ingraham PLS 1339".

RESERVING from Lot 3 a right of way in common with Lots 1 & 2 over that portion of Granite Way lying within Lot 3.

ALSO RESERVING utility easements in common with others for the benefit of Lots 1 & 2 as shown on said plan.

ALSO CONVEYING a right of way over Granite Way and utility easements above or below ground in common with others for the benefit of Lot 3 extending from West Street to Lot 2 over that portion of Lots 1 & 2 known as Granite Way as shown on said plan.

ALSO CONVEYING a right of way over a 40' wide right of way burdening Lot 2 for the benefit of Lots 1 & 3.

SUBJECT TO an easement for the sign/planter depicted on said Plan to be used by owners of Lots 1, 2, and 3 in accordance with the Granite Way Subdivision Covenant 2(C) (i).

By acceptance of this Deed, Grantee, its successors and assigns, shall comply with the Granite Way Subdivision Covenant Declaration dated December 16, 2022, and recorded in the Knox County Registry of Deeds, in Book 5968, Page 157.

By acceptance of this deed, Grantee, its successors and assigns, agree to share equally with the owners of Lots 1 and 2, for the maintenance and gardening of the entrance to Granite Way from West Street (Route 90). The owners of Lots 1, 2, and 3 shall meet annually to discuss the maintenance, gardening, and expense of the sign/planter located at said entrance.

By acceptance of this deed, the Grantee agrees to share equally with the other lot owners in the costs associated with maintenance, upkeep, and replacement of Granite Way.

Being a portion of the property described in a deed from 200 West, LLC to Jonathan M. Goss, dated April 15, 2004, and recorded in the Knox County Registry of Deeds, in Book 3197, Page 220.

BEARINGS ON THIS PLAN ARE GRID NORTH,
MAINE EAST ZONE, NAD 83.
MAGNETIC NORTH: 2021 6 13-25-00 WEST
OF GRID NORTH PER NOAA.GOV.



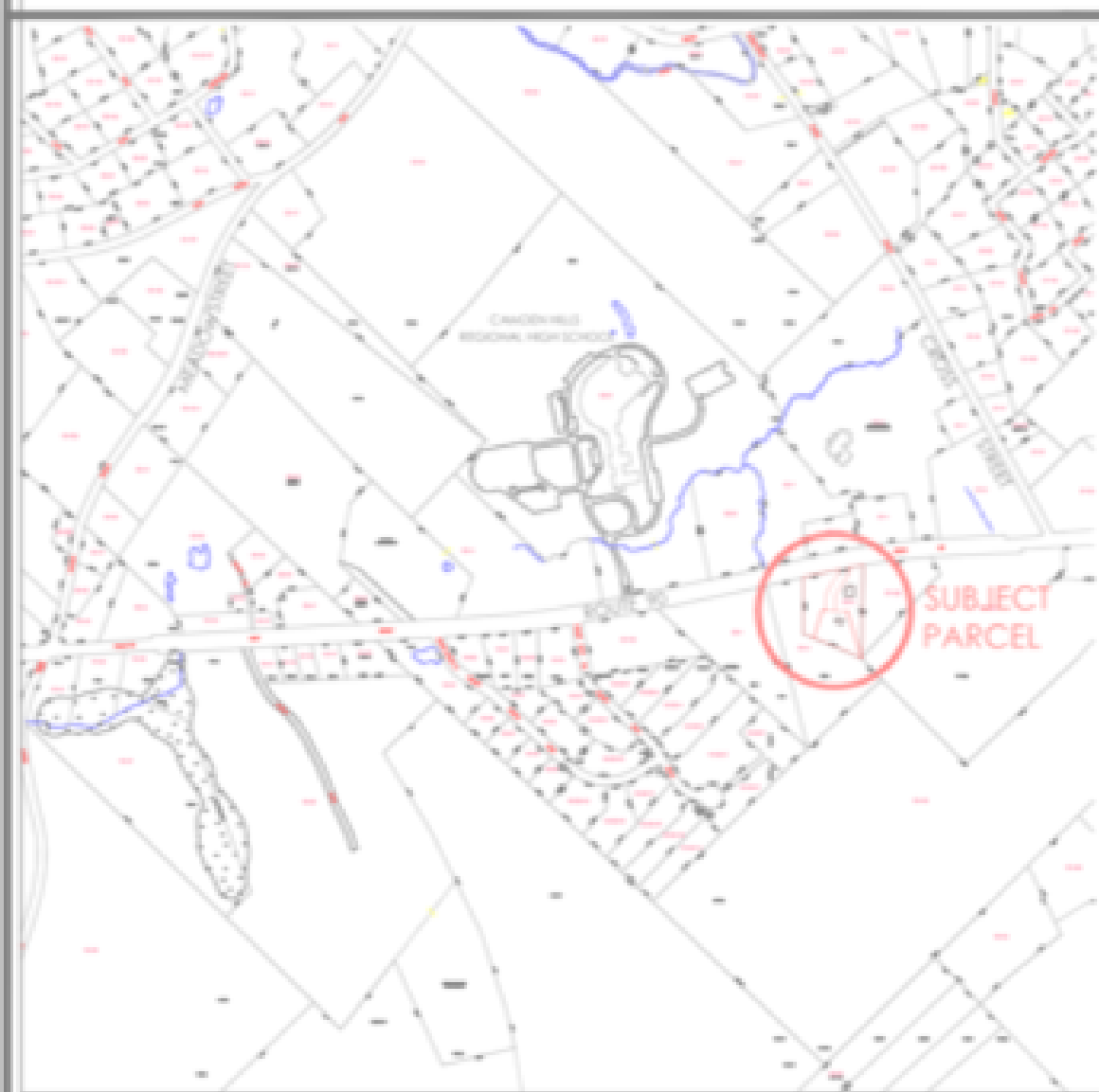
PLAN REFERENCES:

1. "Subdivision Plan -Accomplished by buildings" for 200 West Professional Offices by Landmark Corporation, dated April 9, 2003, recorded in Plan Cabinet 16-Sheet 38.
2. "Maine Dept. of Transportation-Right of Way Map" by State of Maine, File No. 7-105 dated June 1988, recorded in Plan Cabinet 11-Sheet 25.

SURVEYOR'S NOTES:

1. This plan represents a 3 Lot subdivision of the property conveyed to Jonathan M. Goss as described in Book 3197-page 220 of the Knox County Registry of Deeds.
2. Contour lines were traced from plan reference #1, datum is NGVD 1929.
3. Lots 1 & 2 are served by utilities, including public water & sewer. Lot 3 will be conveyed easements to connect to all utilities. Utility lines shown this plan are approximate and have not been field verified. See utilities on plan reference #1. The contractor for Lot 3 shall verify all utilities prior to construction.
4. All lots are subject to:
 - a) utility and access easements,
 - b) deed covenants and restrictions,
 - c) a road maintenance agreement.
5. The Town shall not be responsible for the maintenance, repair, or plowing of the private roads shown on this plan.
6. Bearings on this plan are relative to grid north, Maine east zone, NAD 83.
7. Iron pins to be set are 5/8" rebar with plastic I.D. cap stamped "Ingraham PLS #1339".
8. No part of this property is located within the 100-year FEMA Flood zone.
9. This plan must be recorded in the Registry of Deeds within 2 years from date of Planning Board signing.

LOCATION MAP



LEGEND:

- 5/8" REBAR SET BY LANDMARK 2003
- IRON PIN FOUND
- 5/8" REBAR SET
- ◇ UTILITY POLE
- STONE WALL
- OVERHEAD UTILITY LINE
- - - EXISTING CONTOUR
- N/F NOW OR FORMERLY
- ⊕ SEWER MANHOLE
- ⊕ WATER VALVE
- UNDERGROUND UTILITY LINE (APPROX.)
- WATER LINE (APPROX.)
- SEWER LINE (APPROX.)
- ⊕ CATCH BASIN

N/F
JULIE A. WHEATON
P.O. BOX 1043 ROCKPORT, ME
BOOK 1339-PAGE 316
TAX MAP 26-LOT 3

N/F
JULIE A. WHEATON
BOOK 1339-PAGE 316
TAX MAP 26-LOT 3

N/F
DARREN ROBBINS
47 MT. PLEASANT STREET ROCKPORT, ME
BOOK 5727-PAGE 332
TAX MAP 27-LOT 195

APPROVED: TOWN OF ROCKPORT PLANNING BOARD,
Pursuant to Chapter 30-A M.R.S.A Section 440

Chair

DATE: _____

REVISED 6/13/2023 (REVISE LOTS TO CL ROAD)
REVISED 2/14/2022 (ADDED PARKING SPACES)
REVISED 12/18/2021 (ADDED PARKING SPACES)
REVISED 12/8/2021

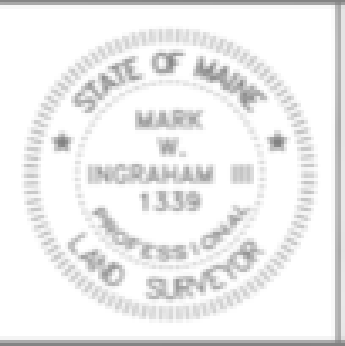
THIS PLAN AMENDS GRANITE WAY SUBDIVISION RECORDED IN PLAN CABINET 27-SHEET 26

RECORD OWNER:
Jonathan M. Goss
P.O. Box 809
Rockport, Maine 04856

Deed Book 3197-page 220
Parcel Area = 3.08 Acres
Tax Map 26, Lot 5
Zone -Mixed Business Residential (907)

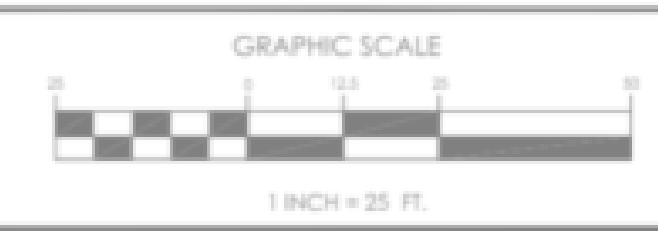
MARK W. INGRAHAM, III
PROFESSIONAL LAND SURVEYOR
INGRAHAM LAND CONSULTING, INC.
1 Fiske Lane Rockport, Maine 04856 (207) 236-9521
ingrahamlandsurveys.com

FIELD WORK DATE:	NOVEMBER, 2021
PLAN BY:	MWI
MARK W. INGRAHAM, III	



State of Maine, Knox ss: Registry of Deeds
Received at H M M.
and recorded in Cabinet Sheet
Attest: Register.

SUBDIVISION AMENDMENT



GRANITE WAY SUBDIVISION
20 GRANITE WAY
ROCKPORT, MAINE
KNOX COUNTY

INGRAHAM LAND CONSULTING, INC.

SCALE: 1" = 25' PROJECT NUMBER: 20-030 DATE: June 13, 2023

ap" for 200 West
on, dated April 9,
ap" by State of
rded in Plan

Property conveyed to
Page 220 of the Knox County
#1, datum is NGVD 1929.
water & sewer. Lot 3
ilities. Utility lines shown
eld verified. See utilities on
verify all utilities prior to

mance, repair, or plowing
Maine east zone, NAD 83.
cap stamped
0-year FEMA Flood zone.
eds within 2 years from date



N/F
JULIE A. WHEATON
P.O. BOX 1043 ROCKPORT, ME
BOOK 1339-PAGE 316
TAX MAP 26-LOT 3

LOT 2
AREA = 42,480 S.F.

LOT 3
AREA = 45,313 S.F.

LOT 1
AREA = 45,159 S.F.

PARADIGM HOLDING II LLC
BOOK 5986-PAGE 81
SEE CORRECTIVE DEED TO BE RECORDED

N/F
DARREN ROBBINS
47 MT. PLEASANT STREET ROCKPORT, ME
BOOK 5727-PAGE 332
TAX MAP 27-LOT 195

APPROVED: TOWN OF ROCKPORT PLANNING BOARD,
Pursuant to Chapter 30-A M.R.S.A Section 4404

Chair

BOOK 1339-PAGE 316
TAX MAP 26-LOT 3

