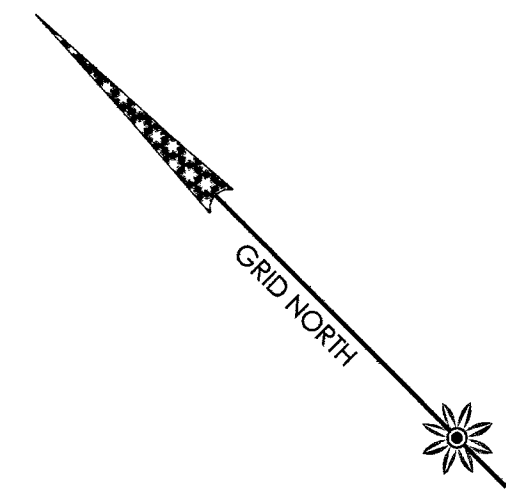


BEARINGS ON THIS PLAN ARE GRID NORTH,
MAINE EAST ZONE, NAD 83.
MAGNETIC NORTH 2018 IS 15-49-00 WEST
OF GRID NORTH PER NOAA.GOV.



N/F
RIVIERA CLAM COVE VIEW, LLC
BOOK 3890-PAGE 319

LEGEND:

- 5/8" REBAR SET
- IRON PIN FOUND
- UTILITY POLE
- STONE WALL
- e — OVERHEAD UTILITY LINE
- ⊗ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE

N/F
THE RALPH FAMILY TRUST
BOOK 4937-PAGE 245

LOT A

PROPOSED CONVEYANCE
A PORTION OF LAND DESCRIBED IN
BOOK 4783-PAGE 332
AREA = 9.8 ACRES

N/F
M. RICHARDSON, LLC
BOOK 4783-PAGE 332
(REMAINDER LAND)

SURVEYOR'S NOTES:

This plan represents a Plan of a Private Way for the benefit of Lot A as required by the Town of Rockport Zoning Ordinance.

Lot A will be accessed via the private way off Lexington Lane which is a Town Road according to the Town records.

The Town of Rockport shall not be responsible for the maintenance, repair, or plowing of the private way.

No additional dwelling units or lots may be served by the private way without prior approval in accordance with this subsection (805.3).

APPROVAL:

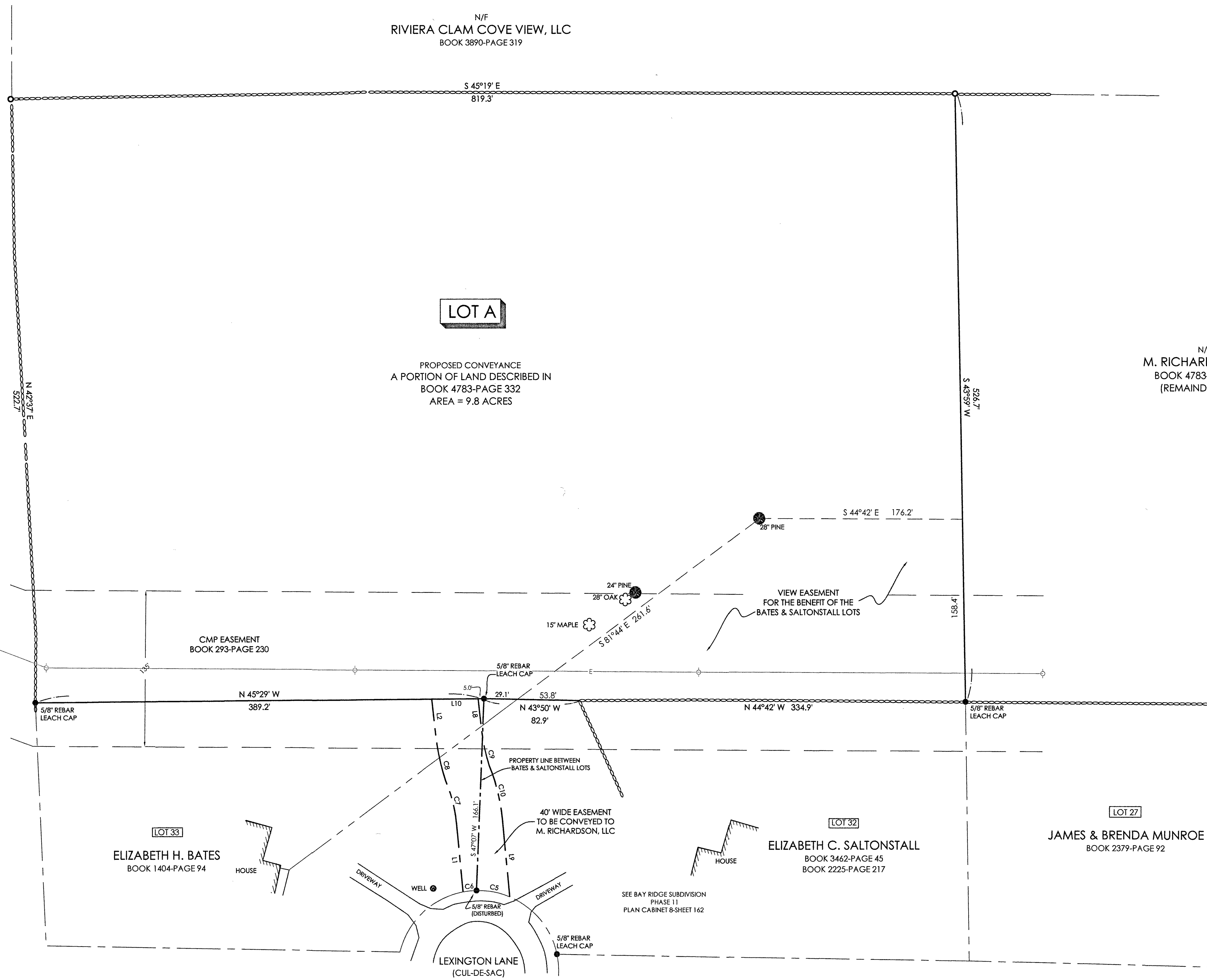
Pursuant to the Town of Rockport Zoning Ordinance Section 805.3 Private Ways, this plan of a private way has been reviewed and is hereby approved by:

Code Enforcement Officer
Scott E. Bickford *Scott E. Bickford*

Date: 10/28/2020

SURVEYOR'S NOTES:

1. This plan represents a survey of a portion of land conveyed to M Richardson, LLC as described in Book 4783-page 332 of the Knox County Registry of Deeds. LOT A shown on this plan supercedes the previous LOT A shown on plan recorded in Cabinet 25-Sheet 185.
2. LOT A is benefited by a right of way and utility easement from Lexington Lane to the subject lot recorded in Book 5606-page 65.
3. LOT A is burdened by a view easement for the benefit of the Bates & Saltonstall lots recorded in Book 5606-page 67.
4. Iron pins set are 5/8" rebar with cap stamped "Ingraham, PLS 1339". Bearings on this plan are grid north, Maine east zone, NAD 83.



LOT 33
ELIZABETH H. BATES
BOOK 1404-PAGE 94

LOT 32
ELIZABETH C. SALTONSTALL
BOOK 3462-PAGE 45
BOOK 2225-PAGE 217

LOT 27
JAMES & BRENDA MUNROE
BOOK 2379-PAGE 92

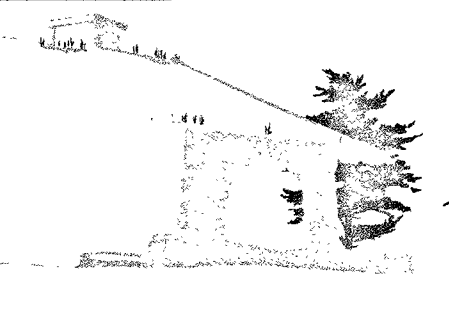
REVISED 10/28/20 AMEND PLAN OF PRIVATE WAY
REVISED AUGUST 12, 2020 INCREASE THE SIZE OF LOT A
REVISED JUNE 25, 2019 PER REVIEW OF CODE OFFICER
REVISED JUNE 20, 2019 REDUCE PRIVATE WAY TO 40' WIDE
REVISED MAY 31, 2019 FINAL PRIVATE WAY TO LOTS A & B
REVISED MARCH 26, 2019 PRIVATE WAY TO LOTS A & B
REVISED NOVEMBER 17, 2018 DETAIL R/W
REVISED NOVEMBER 7, 2018 VIEW EASEMENT
REVISED OCTOBER 9, 2018 ROADWAY STAKED ON GROUND

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	29.74'	70.00'	24°00'25"	N 34°03' W	29.82'
C2	117.71'	70.00'	93°45'11"	N 51°01' W	111.89'
C3	37.35'	119.00'	17°58'55"	S 30°30' W	37.19'
C4	41.33'	119.00'	11°57'22"	S 32°59' W	41.28'
C5	31.41'	158.00'	11°23'19"	S 32°56' W	31.35'
C10	147.87'	159.00'	17°14'55"	S 30°52' W	147.87'

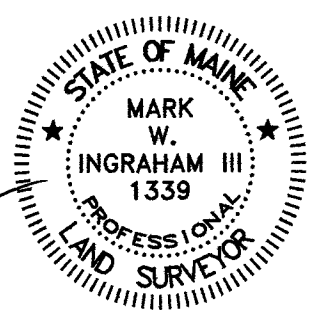
LINE	BEARING	DISTANCE
L1	N 39°29' E	59.86'
L2	N 38°38' E	31.71'
L3	N 44°01' E	230.25'
L4	S 45°59' E	190.22'
L5	S 44°01' W	40.00'
L6	N 45°59' W	50.00'
L7	S 44°01' W	191.18'
L8	S 38°35' W	27.02'
L9	S 39°29' W	68.12'
L10	S 45°29' E	140.42'

RECORD OWNERS:
M. RICHARDSON, LLC
31 Wellington Drive
Rockport, Maine 04856

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:
SEPTEMBER, 2018
DRAFTED BY: MWI
Mark W. Ingraham, III
MARK W. INGRAHAM, III



State of Maine, Knox ss:
Recorded 11/02/2020
and recorded in Cabinet 26
Attest: *Madeleine Cole*
Registry of Deeds
at 3H 37M PM.
Sheet 127.
Register.

BOUNDARY SURVEY

GRAPHIC SCALE
0 25 50 100
1 INCH = 50 FT.

M. RICHARDSON, LLC
LEXINGTON LANE
ROCKPORT, MAINE
KNOX COUNTY
SCALE: 1" = 50'
PROJECT NUMBER: 17-141
DATE: May 31, 2019

INGRAHAM
LAND
CONSULTING,
INC.