



MAGNETIC NORTH
MARCH 2005
BASED ON BEARING



Nicotous Lake



SCALE: 1" = 100'



THIS PLAN HAS BEEN APPROVED WITH CONDITIONS BY THE MAINE LAND USE REGULATION COMMISSION IN ACCORDANCE WITH 12 M.R.S.A. (SECTION) OF THE COMMISSIONERS LAWS. APPROVED LOTS WITHIN THIS SUBDIVISION MAY BE SOLD SEPARATELY ONLY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SUBDIVISION PERMIT BY FILE AS RECORDED IN THE HANCOCK COUNTY REGISTRY OF DEEDS IN BOOK 4362 ON PAGE 27. NO STRUCTURES MAY BE CONSTRUCTED OR PLACED ON ANY LOT WITHOUT AN APPROVED BUILDING OR DEVELOPMENT PERMIT ISSUED BY THE MAINE LAND USE REGULATION COMMISSION.

BY: Catherine M. Cornell
DIRECTOR, MAINE LAND USE REGULATION COMMISSION
DATE: 4 Nov 05

THIS PLAN HAS BEEN RECORDED IN HANCOCK COUNTY REGISTRY OF DEEDS, FILE # 2005-1779

DATE: 11/14/05 BY: THE GUNSON
ATTESTED BY: [Signature] RECORDER

NOTES

- (1) DOCUMENTS REFERENCED ON THIS PLAN ARE RECORDED IN HANCOCK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- (2) THE SOURCE OF TITLE FOR THE PROPERTY SHOWN ON THIS PLAN IS TRACT 18 DESCRIBED IN A DEED FROM BY FOREST LLC, AND INTERNATIONAL PAPER COMPANY TO KENNEBEC WEST FOREST LLC DATED DECEMBER 15, 2004, RECORDED IN HANCOCK COUNTY REGISTRY OF DEEDS, BOOK 4367, PAGE 75.
- (3) AREAS SHOWN BY THIS PLAN ARE CALCULATED BASED UPON THE LOCATION OF APPARENT LOW WATER LINE OF NICOTOUS LAKE DETERMINED FROM THE LIMIT OF ICE DEFORMATION SURVEY WITH CHECKS.
- (4) BEARINGS AND DISTANCES SHOWN ARE BETWEEN MONUMENTS FOUND ON SET AS INDICATED. LOTS ARE INTENDED TO INCLUDE THE GRANTORS RIGHT, TITLE AND INTEREST TO NORMAL LOW WATER LINE OF NICOTOUS LAKE BETWEEN ISOLINES EXTENDED THEREBY.
- (5) NO RIGHTS OF INCIDENT OBLIGATION TO PUBLIC USES OF THE WAITS SHOWN ON THIS PLAN ARE INTENDED TO BE IMPLIED BY THE RECORDS OF THIS PLAN SET ON THE SALE OF LOTS WITH REFERENCE TO IT. NO PERSON ACQUIRING ANY LAND SHOWN ON THIS PLAN WILL ACQUIRE ANY PRIVATE RIGHT OF WAY OVER THE WAITS SHOWN ON THIS PLAN BY VIRTUE OF THE RECORDING OF THIS PLAN OR THE SALE OF LOTS WITH REFERENCE TO IT, BUT SUCH PERSONS WILL ACQUIRE ONLY SUCH PRIVATE RIGHTS OF WAY, IF ANY, AS ARE EXPLICITLY SET FORTH IN THE INSTRUMENTS OF CONVEYANCE.
- (6) LOTS SHOWN ON THIS PLAN ARE COMPRISED, IN PART, FROM LOTS SHOWN ON PLANS FILED, REGISTRY OF DEEDS, PAPER COMPANY CASE LOTS, DATED MARCH 1972, RECORDED IN HANCOCK COUNTY REGISTRY OF DEEDS, PLAN BOOK 15, PAGE 11 THROUGH 15, AND PLAN BOOK 14, PAGES 48 THROUGH 61.

[Signature]
KENNEBEC WEST FOREST LLC
PROFESSIONAL LAND SURVEYOR
NO. 1181



LEGEND

■	IRON PEGS WITH IDENTIFICATION CAP TO BE SET	---	NEP	NOW OR FORMERLY
○	NO. 8 IRON POUND	---	---	TREE LINE
□	GRANITE CONCRETE MONUMENT	---	---	PROPERTY LINE
■	WOOD POST	---	---	GRAVEL ROADSIDE DRIVEWAY
▭	PRINCIPAL STRUCTURE	---	---	OVERSIZED DRIVEWAY
▭	ACCESSORY BUILDING	---	---	DEGRADED STRUCTURE
□	PRIVY	---	---	STREAM
		---	---	EXISTING LEASE LINE SEE NOTE (7)

PLAN TWO
NICOTOUS LAKE CAMP LOT SUBDIVISION
TOWNSHIP 41 MD, HANCOCK COUNTY, MAINE
ROAD 12-06-0
OWNER AND SURVEYOR:
KENNEBEC WEST FOREST LLC
HANCOCK COUNTY REGISTRY OF DEEDS
BOOK 1187, PAGE 79
TOTAL ACREAGE: 58.09 ACRES TOTAL LOTS: 51

RECORD OWNER: KENNEBEC WEST FOREST LLC
8000 WEST FOREST
SCOTT, ME 05456

PLISGA & DAY LAND SURVEYORS 72 MAIN STREET HANCOCK, ME 05450 (207) 947-0018	PROJECT: 0923A-004	SHEET: 5 of 7
	DATE: 08-04-2005	
	SCALE: 1"=100'	