LOCATION MAP- NOT TO SCALE
SOURCE- CITY OF BELFAST ASSESSING DEPARTMENT

PINCHY PROPERTIES, LLC WAS CONVEYED RIGHTS TO ATTACH FLOATS AND RELATED DEVICES TO THE WESTERLY TERMINUS OF THE DOCK AND RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF PLACEMENT OF AND MAINTENANCE OF THE FLOATS AND RELATED DEVICES OVER THAT PORTION OF THE DOCK NORTHERLY OF AND CONTIGUOUS WITH SUBJECT PREMISES.

BELFAST HARBOR
(TIDAL)

DOCK WAS CONVEYED IN FEE TO
48 MARSHALL WHARF, LLC

LANDS CONVEYED TO
48 MARSHALL WHARF, LLC INCLUDE LANDS BETWEEN HIGH AND LOW WATER. THE DIRECTION OF THE LINE IN THIS AREA WAS NOT SPECIFIED. AN EXTENSION OF THE UPLAND BOUNDARY LINE IS DEPICTED ON THIS PLAN.

DOCK
TIMBER RETAINING WALL
LOW WATER LINE- ELEV= -5.8'
TIMBER RETAINING WALL
NOW OR FORMERLY
CLYDE B. HOLMES, III
BOOK 826, PAGE 193
METAL RAMP
DECK
EAVES
N 83°46'00" W
45.36'
S 06°49'10" W
25.72'
EAVES
15.0'
15.0'
15' WIDE EASEMENT APPURTENANT TO LANDS OF 48 MARSHALL WHARF, LLC
N 03°35'10" E
34.21'
15' WIDE EASEMENT APPURTENANT TO LANDS OF PINCHY PROPERTIES, LLC
WOODEN BUILDING
TIMBER RETAINING WALL
63.33'
N 79°16'50" W
STEPS
LIMITS OF ROOF
LIMITS OF ROOF
8
DECK
DECK
VE ZONE- EL 13
E ZONE- EL 11
(SEE NOTE 4)
LIMIT OF MODERATE WAVE ACTION (SEE NOTE 3)
LIMITS OF ROOF
N 79°16'50" W
2.47'
EAVES
7
CONCRETE PAD
STEPS
F.F.= 7.5'
WOODEN BUILDING
LEAN-TO
PLASTIC MANHOLE
CONCRETE BOX
N 72°01'10" W
8.86'
15.00'
DECK
NOW OR FORMERLY
JOHN W. HOLMES
BOOK 885, PAGE 138
PARCEL 2
NOW OR FORMERLY
MENA F. HOLMES
BOOK 1477, PAGE 77
TAX MAP 011 LOT 141-B
9,634 S.F.
LIMITS OF ROOF
STEPS
9
NOW OR FORMERLY
MAIA PROPERTIES, LLC
BOOK 4463, PAGE 336
TAX MAP 011 LOT 141-A
7,411 SQUARE FEET
ENCLOSED
LEAN-TO
BOCCE COURT
S 07°19'00" W
69.18'
9
DECK
RAMP
RAMP
RAMP
RAMP
S 05°35'10" W
102.45'
U.G. ELECTRIC
CONCRETE PAD
D.A.S.= 7.7'
D.A.S.= 7.6'
SEE LINE AGREEMENTS BOOK 1665, PAGE 101 BOOK 1665, PAGE 102
STEPS
DECK
8
N 17°49'50" E
43.94'
CONCRETE BOX
CONCRETE CURB
15.0'
N 80°07'50" W
40.49'
S 03°31'10" E
69.41'
LIMITS OF SECOND FLOOR DECK
NOW OR FORMERLY
48 MARSHALL WHARF, LLC
BOOK 4128, PAGE 171
NOW OR FORMERLY
JOHN W. HOLMES
BOOK 885, PAGE 138
PARCEL 1
S 03°58'50" W
30.59'
SEWER MANHOLE
WITH BOLTED LID
STEPS
DECK
COVERED ENTRY
STEPS
WOODEN BUILDING
LIMITS OF SECOND FLOOR DECK
METAL GATE
WOODEN RETAINING WALL
10
CONCRETE STEPS
DECK
CONCRETE RETAINING WALL
15' WIDE EASEMENT APPURTENANT TO LANDS OF 48 MARSHALL WHARF, LLC
9
41.55'
N 17°49'50" E
10
S 10°58'50" W
45.51'
CONCRETE LID
APPROXIMATE LOCATION OF 14' WIDE EASEMENT EXTENDING FROM THE MARSHALL WHARF ROAD TO LANDS OF MENA F. HOLMES DESCRIBED IN BOOK 2111, PAGE 327 AND BOOK 2143, PAGE 227
14.0'
WOOD CURB
CONCRETE LID
BRACE POLE
WOOD CURB
S 82°58'00" E
103.74'
CONCRETE RAIL TRAIL
FORMER BELFAST &
MOOSEHEAD LAKE RAILROAD
PAVED
37.02'
11
15.27'
S 82°58'00" E
79.90'
S 83°46'36" E
25.05'
S 82°57'59" E
N 05°35'10" E
12.00'
NOW OR FORMERLY
CLYDE B. HOLMES, III
BOOK 826, PAGE 193
PAVED
20.0'
20' WIDE RIGHT OF WAY
APPURTENANT TO SUBJECT
PREMISES DESCRIBED
IN BOOK 1517, PAGE 95

NOTES

(1) DOCUMENTS REFERENCED ON THIS PLAN ARE RECORDED IN THE WALDO COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
(2) NO SURVEYOR'S REPORT WAS PREPARED.
(3) PARCELS ARE ZONED WATERFRONT MIXED USE 2 DISTRICT (WMU-2)
(4) FLOOD ELEVATION REFERENCE FEMA COMMUNITY NUMBER 230129 PANEL 0442 SUFFIX E, EFFECTIVE DATE JULY 6, 2015.

MAINE COORDINATE SYSTEM OF 1983
EAST ZONE (2011)

VERTICAL DATUM- NAVD88 (GEOID12B)

SCALE: 1"= 10'

10' 0 10' 20' 30' 40'

SURVEY STANDARD

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 90, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.

STATE OF MAINE
CLARK G. STAPLES
NO. 2332
REGISTERED PROFESSIONAL LAND SURVEYOR

CLARK G. STAPLES, MAINE LICENSED
PROFESSIONAL LAND SURVEYOR No. 2332

LEGEND

- 3/4 INCH DIAMETER REBAR WITH IDENTIFICATION CAP SET
- MONUMENT FOUND AS LABELED
- GRANITE PILLAR
- UTILITY POLE
- UTILITY POLE ANCHOR
- MAN HOLE
- SEWER MAN HOLE
- CONCRETE LID
- CATCH BASIN
- FLOOD LIGHT
- EDGE OF PAVEMENT
- WOODEN STOCKADE FENCE
- OVERHEAD WIRES
- EDGE OF RIGHT OF WAY
- PROPERTY LINE
- F.F. FINISH FLOOR ELEVATION
- D.A.S. DOOR AT SILL ELEVATION

SITE PLAN
LANDS OF
MAIA PROPERTIES, LLC
AND
MENA F. HOLMES
MARSHALL WHARF ROAD
BELFAST, MAINE

GOOD DEEDS
LAND SURVEYING • DEED RESEARCH
109 MAIN STREET
BELFAST, ME 04915
(207) 338-5743

DRAWING: 19129.01
DATE: 4-27-2020
SHEET: 1 of 1