



**GENERAL NOTES:**

- (1) THE SURVEYED PREMISES IS DESCRIBED IN A DEEDS FROM DONALD J. WEBBER, INC. TO DEAD RIVER COMPANY, DATED OCTOBER 29, 1981 AND RECORDED AT THE WALDO COUNTY REGISTRY OF DEEDS IN BOOK 811, PAGE 524.
- (2) THE POLE EASEMENT GRANTED TO NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY, DATED MARCH 10, 1956 AND RECORDED IN BOOK 533, PAGE 463 MAY ENCLUMBER THE SUBJECT PREMISES. PRIOR TO THE CURRENT SITE DEVELOPMENT THERE WERE POLES AND OVERHEAD WIRES THAT HAVE NOW BEEN REMOVED.
- (3) REFERENCE IS MADE TO A MEMORANDUM OF LEASE BETWEEN THE DEAD RIVER COMPANY AND WENDY'S OLD FASHIONED HAMBURGERS OF NEW YORK, INC., SAID LEASE IS DATED JUNE 28, 2000 AND RECORDED AT THE WALDO COUNTY REGISTRY OF DEEDS IN BOOK 2024, PAGE 347.
- (4) THE LEASE HAS BEEN ASSIGNED BY WENDY'S OLD FASHIONED HAMBURGERS OF NEW YORK, INC. TO C.D.C. AND RESTWEND, LLC., SAID ASSIGNMENT IS DATED DECEMBER 11, 2000 AND RECORDED AT THE WALDO COUNTY REGISTRY OF DEEDS IN BOOK 2056, PAGE 94.

**LEGAL DESCRIPTION:**

A CERTAIN LOT OR PARCEL OF LAND LOCATED ON THE SOUTHERLY SIDE OF STATE ROUTE 3 IN THE CITY OF BELFAST, COUNTY OF WALDO, STATE OF MAINE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET ON THE SOUTHERLY SIDELINE OF SAID STATE ROUTE 3, WHICH POINT IS FURTHER DESCRIBED AS BEING THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF THE ELLSWORTH FALLS LUMBER COMPANY AS DESCRIBED IN A DEED RECORDED AT THE WALDO COUNTY REGISTRY OF DEEDS IN BOOK 894, PAGE 10;

THENCE S 4°-10'-28" E BY AND ALONG THE EASTERLY LINE OF LAND OF THE SAID ELLSWORTH FALLS LUMBER COMPANY, A DISTANCE OF 282.63 FEET TO AN IRON PIPE FOUND ON SAID LINE, SAID PIPE IS FURTHER DESCRIBED AS BEING THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF MBNA PROPERTIES, INC. AS DESCRIBED IN A DEED RECORDED AT THE WALDO COUNTY REGISTRY OF DEEDS IN BOOK 1533, PAGE 165;

THENCE S 84°-59'-08" E BY AND ALONG THE NORTHERLY LINE OF LAND OF SAID MBNA PROPERTIES, INC., A DISTANCE OF 303.16 FEET TO AN IRON ROD FOUND AT A CORNER OF SAID PREMISES.

THENCE N 4°-45'-19" W BY AND ALONG LAND OF SAID MBNA PROPERTIES, INC. AND LAND NOW OR FORMERLY OF CHARLES M. SPRINGER AS DESCRIBED IN A DEED RECORDED AT THE WALDO COUNTY REGISTRY OF DEEDS IN BOOK 829, PAGE 732, A DISTANCE OF 283.15 FEET TO AN IRON ROD SET ON THE SOUTHERLY SIDELINE OF SAID STATE ROUTE 3;

THENCE N 84°-59'-08" W BY AND ALONG THE SOUTHERLY SIDELINE OF SAID STATE ROUTE 3, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE FOLLOWS EASEMENTS AND CONDITIONS:

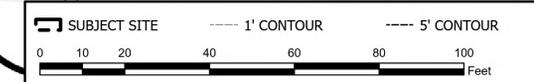
- (1) A POLE EASEMENT GRANTED TO THE NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY, DATED MARCH 10, 1956 AND RECORDED AT THE WALDO COUNTY REGISTRY OF DEEDS IN BOOK 533, PAGE 463.
  - (2) FINDINGS OF FACT AND ORDER ISSUED BY THE BOARD OF ENVIRONMENTAL PROTECTION, DATED AUGUST 6, 1999 AND RECORDED AT THE WALDO COUNTY REGISTRY OF DEEDS IN BOOK 1935, PAGE 334.
  - (3) SUBJECT TO SLOPE, DRAINAGE AND GRADING RIGHTS DESCRIBED IN A NOTICE OF LAYOUT AND TAKING BY THE STATE OF MAINE, DATED JUNE 5, 1980 AND RECORDED AT THE WALDO COUNTY REGISTRY OF DEEDS IN BOOK 778, PAGE 257.
  - (4) A GRUING EASEMENT GRANTED TO CENTRAL MAINE POWER COMPANY BY A DEED OF EASEMENT DATED SEPTEMBER 7, 1999 AND RECORDED AT THE WALDO COUNTY REGISTRY OF DEEDS IN BOOK 1974, PAGE 100.
  - (5) A POLE EASEMENT GRANTED TO CENTRAL MAINE POWER COMPANY BY A DEED OF EASEMENT DATED SEPTEMBER 7, 1999 AND RECORDED AT THE WALDO COUNTY REGISTRY OF DEEDS IN BOOK 1974, PAGE 101.
- THE ABOVE DESCRIBED PREMISES CONTAINING 1.93 ACRES, MORE OR LESS IS THE SAME PREMISES DESCRIBED IN A DEED FROM DONALD J. WEBBER, INC. TO DEAD RIVER COMPANY, DATED OCTOBER 29, 1981 AND RECORDED AT THE WALDO COUNTY REGISTRY OF DEED IN BOOK 811, PAGE 524.
- BEARINGS REFERENCED HEREIN ARE ORIENTED TO MAGNETIC NORTH IN THE MONTH OF AUGUST 1998.

**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.

STANLEY J. PLISGA, JR., MAINE LICENSED PROFESSIONAL LAND SURVEYOR No. 1030  
(AUTHENTIC COPY WILL HAVE IMPRESSION SEAL)

**PLISGA & DAY**  
LAND SURVEYORS  
72 MAIN STREET  
BANGOR, MAINE  
DATE: JANUARY 27, 2004  
PROJ. NO. 98307 04



**BOUNDARY SURVEY**  
of the  
**DEAD RIVER COMPANY PRO**  
22 BELMONT AVENUE (A.K.A. STATE  
BELFAST, MAINE  
for  
**BELFAST RIVER, LLC**

Land (N/F) of  
**MBNA PROPERTIES, INC.**  
Book 1533, Page 165

Land (N/F) of  
**ELLSWORTH FALLS LUMBER COMPANY**  
Book 894, Page 10

Land (N/F) of  
**Charles M. Springer**  
Book 829, Page 732

RIGHT OF WAY MAP  
STATE HIGHWAY 28 - BELFAST, MAINE  
D.O.T. FILE NO. 14-150 - SHEET 5 OF 5  
DATED: SEPTEMBER 1979  
SEE THE NOTICE OF LAYOUT & TAKING BY THE  
DEPT. OF TRANSPORTATION, BUREAU OF HIGHWAYS  
DATED MAY 15, 1980 AND RECORDED AT THE WALDO  
REGISTRY OF DEEDS IN BOOK 778, PAGE 257.

EXTERNAL DATA SOURCES  
Boundary Survey Overlay - 2004  
Plisga & Day Land Surveyors  
2021-22 USGS Microsat LIDAR  
2018 Google Earth Imagery

REVISIONS  
REV. BY: DATE: STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC. SOME OR ALL OF THE INFORMATION USED IN THIS GIS PLAN RELIES ON PUBLIC DATA. INTENDED USE OF THIS PLAN IS SOLELY FOR PLANNING PURPOSES. THIS PLAN SHOULD NOT BE USED FOR THE PERMITTING PROCESS.

**SEBAGO**  
TECHNIQS  
75 John Roberts Rd.  
Sullivan, MA  
South Portland, ME 04106  
Tel: 207-200-2100  
WWW.SEBAOTECHNIQS.COM

22 BELMONT SITE PLAN AMENDMENT  
GIS SITE PLAN  
OF  
TAX MAP 5, LOT 12-A  
22 BELMONT AVENUE  
BELFAST, MAINE  
**BELFAST RIVER LLC.**  
PO BOX 463  
AUBURN, ME 04212  
PORTLAND, MAINE 04101

DESIGNED	
DRAWN	MTM
CHECKED	
DATE	5/2/2023
SCALE	1" = 20'
PROJECT	220473-01

**SHEET 1 OF 1**