

REMAINING LAND
AREA=
104,496 S.F.
2.399 AC.

PROPOSED LOT
AREA=
308,459 S.F.
7.08 AC.

PLAN REFERENCES

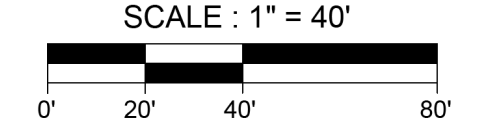
1. "BOUNDARY SURVEY OF LAND AT 17 FOWLER ROAD, LONG ISLAND, MAINE MADE FOR CHRISTOPHER J. MORSE AND EVA GREGER MORSE MAY 25, 2022 NORTHEASTERN LAND SURVEYING"
2. "STANDARD BOUNDARY SURVEY RECORDING PLAT JERRY POINT AT LONG ISLAND CITY OF PORTLAND CUMBERLAND COUNTY MAINE MARCH 22, 1986 LAND USE CONSULTANTS" RECORDED IN PLAN BOOK 154, PAGE 45.
3. "STANDARD BOUNDARY SURVEY ON BEACH AVENUE, LONG ISLAND, MAINE MADE FOR TOWN OF LONG ISLAND AUGUST 9, 2001 OWEN HASKELL, INC. JOB NO. 99143 LI"
4. "PLAN OF BOUNDARY SURVEY OFF BEACH AVENUE, LONG ISLAND, MAINE MADE FOR STEVEN PAUL ROSS + JEANNIE MARIE ROSS 7-23-2014 ROYAL RIVER SURVEY CO."
5. "PLAN OF FERN PARK LONG ISLAND, ME." RECORDED IN PLAN BOOK 6, PAGE 30.

GENERAL NOTES

1. OWNER OF RECORD: TOWN OF LONG ISLAND, P.O. BOX 263, LONG ISLAND, ME.
2. TAX LOT 155 - BOOK 13595, PAGE 180; TAX LOT 151 - FORMERLY EMMELINE PARSONS BOOK 605 PAGE 405; TAX LOT 152 - FORMERLY BENJAMIN CUSHING POSSIBLY BOOK 605, PAGE 484
3. BEARINGS ARE GRID NORTH AS BASED ON RTK GPS SURVEY WITH ONSITE BASE STATION.
4. ELEVATIONS ARE BASED ON NAVD88. CONTOURS ARE DERIVED FROM LIDAR DATA AVAILABLE FROM THE MAINE OFFICE OF GIS AND NOAA.
5. NO DETERMINATION MADE AS TO WHO HAS RIGHTS IN PASSAGeways SHOWN FROM BEACH AVENUE.
6. ADDITIONAL RESEARCH IS NEEDED TO FIND DEEDS TO THE TOWN OF LONG ISLAND FOR THESE PARCELS.

- LEGEND**
- IRON PIPE OR ROD FOUND
 - MONUMENT FOUND
 - UTILITY POLE
 - FENCE
 - STONEWALL
 - OHW OVERHEAD WIRES
 - IPF/IRF IRON PIPE OR ROD FOUND
 - CIRF CAPPED IRON ROD FOUND
 - CIFF CAPPED IRON PIPE FOUND
 - N/F NOW OR FORMERLY
 - 000/000 DEED BOOK / PAGE

1 FULL SITE PLAN
C-1.0 1" = 30'-0"



CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE _____ JOHN C. SCHWANDA, PLS #1252

Boundary Survey
on Fowler Road and
off Beach Avenue, Long Island, Maine
Made for Record Owner
Town of Long Island
104 Wharf Street, Long Island, Maine

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: JCS / JLW DATE: SEPT. 14, 2023 JOB NO. 2023-147 LI
CHECKED BY: JCS SCALE: 1" = 40' DRWG. NO. 1