

**LOCATION MAP:** LAT: N44° 58' 00" LON: W67° 24' 10"  
 USGS QUADRANGLE: LAKE CATHANCE  
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**LEGEND:**

DESCRIPTION	EXISTING
CALCULATED POINT	△
PIN FOUND	●
5/8" REBAR WITH SURVEYOR'S CAP (PLS #2409) TO BE SET	⊙
SOIL TEST PIT (2006)	⊕ HTB01
PROPERTY LINE	—
APPROXIMATE EXTERIOR PROPERTY LINE	- - -
ROAD RIGHT OF WAY	—
EDGE OF GRAVEL	- - -
CENTERLINE	- - -
TIE / REFERENCE LINE	- - -
SETBACK	- - -
HIGH WATER MARK (SEE NOTE 4)	- - -
TREELINE	~ ~ ~
PROPOSED LEACH FIELD LOCATION	LF

**Curve Table**

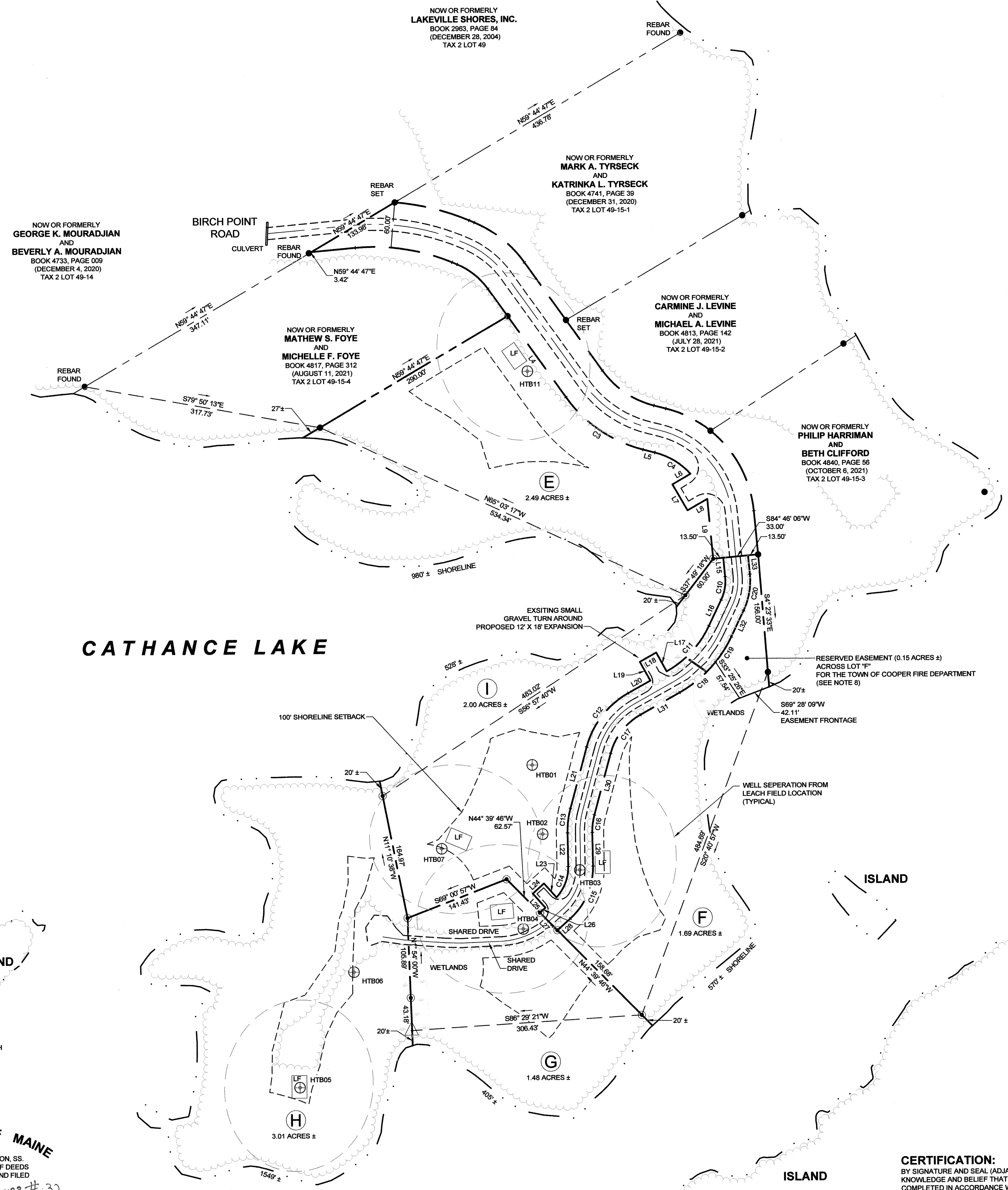
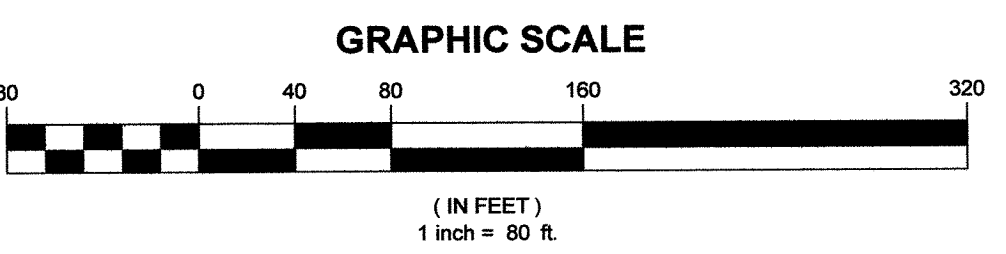
Curve #	Radius	Length	Chord Direction	Chord Length
C3	180.00	126.53	S55° 35' 28"E	123.94
C4	95.00	55.77	S58° 54' 38"E	54.97
C10	58.50	31.51	S10° 12' 04"W	31.13
C11	133.50	83.65	S43° 35' 02"W	82.28
C12	116.50	92.98	S38° 07' 03"W	90.53
C13	116.50	32.48	S7° 16' 14"W	32.36
C14	58.50	44.99	S21° 19' 02"W	43.89
C15	91.50	78.24	S23° 47' 06"W	75.88
C16	83.50	23.27	N7° 16' 14"E	23.19
C17	83.50	66.64	N38° 07' 03"E	64.89
C18	166.50	62.90	N50° 09' 29"E	62.53
C19	166.50	39.81	N32° 29' 04"E	39.72
C20	91.50	49.29	N10° 12' 04"E	48.70

**Line Table**

Line #	Length	Direction
L4	132.39	S35° 27' 13"E
L5	16.29	S75° 43' 42"E
L6	27.87	S60° 03' 37"W
L7	40.00	S29° 56' 23"E
L8	30.37	N60° 03' 37"E
L9	80.07	S5° 13' 54"E
L15	25.06	S5° 13' 54"E
L16	38.25	S25° 38' 03"W
L17	28.42	N29° 01' 07"W
L18	25.07	S60° 58' 53"W
L19	28.42	S29° 01' 07"E
L20	33.80	S80° 58' 53"W
L21	84.19	S15° 15' 13"W
L22	44.61	S0° 42' 46"E
L23	24.78	S41° 43' 03"E
L24	20.07	S48° 16' 57"W
L25	25.00	S41° 43' 03"E
L26	10.00	N48° 16' 57"E
L27	33.04	N44° 39' 48"W
L28	23.27	N48° 16' 57"E
L29	44.61	N0° 42' 46"W
L30	84.19	N15° 15' 13"E
L31	60.09	N60° 58' 53"E
L32	38.25	N25° 38' 03"E
L33	25.06	N5° 13' 54"W



STATE OF MAINE  
 WASHINGTON, SS.  
 REGISTRY OF DEEDS  
 RECEIVED AND FILED  
 June 20 2023 # 32  
 11:22 AM 5:55 AM  
 Attest: *Sammy Gay*  
 REGISTER  
 RECORDED AS MAP FILE  
 Cab 3 DE 27 # 48



- PLAN REFERENCES:**
- "FINAL PLAN OF BIRCH POINT SUBDIVISION FOR LAKEVILLE SHORES, INC., ON CATHANCE LAKE, COOPER, WASHINGTON COUNTY, MAINE", DATED MAY 28, 2015, BY COOLONG LAND SURVEYS AND RECORDED AS PLAN #96 IN CABINET 3, DRAWER 22 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.
  - "ROGERS' TIMBERLEE, FAMILY LIMITED PARTNERSHIP, BIRCH POINT, COOPER, WASHINGTON COUNTY, MAINE", DATED APRIL 14, 2021, BY HALEY WARD, INC. AND RECORDED AS PLAN #35, IN CABINET #3, DRAWER 26 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.
- NOTES:**
- SOURCE DEEDS:
    - LAKEVILLE SHORES, INC. TO ROGERS' TIMBERLEE, FAMILY LIMITED PARTNERSHIP, DATED OCTOBER 24, 2007 AND RECORDED IN BOOK 3346, PAGE 263 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.
  - BEARINGS REFER TO GRID NORTH, MAINE EAST ZONE (1801) - REFERENCE FRAME: NAD 83 (2011) (EPOCH: 2010.0000).
  - ALL BOOK AND PAGE NUMBERS SHOWN REFER TO THE WASHINGTON COUNTY REGISTRY OF DEEDS.
  - THE HIGH WATER MARK FOR LOTS E, F, G, H, AND I IS BASED ON AERIAL IMAGERY BY AERIAL SURVEY & PHOTO, INC. OF NORRIDGEWICK, MAINE, DATED 8-13-2006. FURTHER VERIFICATION USING MORE PRECISE METHODS (IDENTIFICATION OF VEGETATION LINE, WATER STAINS, OR ELEVATION MEASUREMENTS) IS NECESSARY BEFORE THIS LINE CAN BE USED TO DETERMINE SETBACKS OR EDGE OF SHORELAND ZONE.
  - PRIVATE ROAD RIGHT OF WAY WIDTH LAID OUT AS 60 FEET WIDE TO LOT C AND LOT E. PRIVATE ROAD RIGHT OF WAY WIDTH LAID OUT AS 33 FEET WIDE TO LOT F, G, H, AND I.
  - STRUCTURE SETBACKS SHOWN HEREON ARE FOR LOT F, G, H, AND I:
    - 15 FEET FROM ROAD RIGHT OF WAY.
    - 15 FEET FROM SIDE LOT LINES.
    - 100 FEET FROM NORMAL HIGH WATER MARK.
  - STRUCTURE SETBACKS SHOWN FOR LOT E, PREVIOUSLY APPROVED - SEE PLAN REFERENCE 2.
  - RESERVED EASEMENT FOR THE USE OF THE TOWN OF COOPER FIRE DEPARTMENT TO:
    - ACCESS CATHANCE LAKE FOR WATER, AND;
    - TURNAROUND FOR FIRE TRUCK AND EMERGENCY VEHICLES.
 NO PUBLIC USE IMPLIED BY THIS RESERVED EASEMENT

**SELECT BOARD APPROVAL:**

THIS IS TO CERTIFY THAT AFTER REVIEWING THIS SUBDIVISION PLAN AND CONSIDERING THE CRITERIA SET FORTH IN 30-A M.R.S.A. SECTION 4404 (AS AMENDED) THAT APPLY TO THIS SUBDIVISION, THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THIS SUBDIVISION MEETS THE CRITERIA SET FORTH THAT APPLY AND THEREFORE THE SUBDIVISION SHOWN ON THIS PLAN IS APPROVED.

*[Signature]*  
 DATE: 6/17/2023  
 THE TOWN OF COOPER SELECT BOARD

REV	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
<b>NOT FOR CONSTRUCTION</b>				
 <b>HALEY WARD</b> ENGINEERING   ENVIRONMENTAL   SURVEYING 63 Dublin Street, Suite 2 Machias, Maine 04854 207.255.3270 WWW.HALEYWARD.COM				
PROJECT				
<b>ROGERS' TIMBERLEE, FAMILY LIMITED PARTNERSHIP</b> BIRCH POINT, COOPER, WASHINGTON COUNTY, MAINE				
TITLE				
<b>SUBDIVISION PLAN</b>				
DATE	2022.05.18	SCALE	AS NOTED	
DRAWN BY	DFL	DESIGNED BY	CHECKED BY	
PROJECT NO.	12749.004			
DRAWING NO.	<b>V101</b>			

**CERTIFICATION:**  
 BY SIGNATURE AND SEAL (ADJACENT), THIS SURVEYOR CERTIFIES TO THE BEST OF HIS KNOWLEDGE AND BELIEF THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WAS COMPLETED IN ACCORDANCE WITH CHAPTER 90 (02-360 CHAPTER 90) OF THE RULES AND STANDARDS OF PRACTICE ADOPTED BY MAINE'S BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH THE FOLLOWING EXCEPTIONS:  
 (1) A WRITTEN REPORT HAS NOT BEEN PREPARED.  
 (2) NARRATIVE PROPERTY DESCRIPTIONS WERE NOT PREPARED.  
 (3) MONUMENTS WERE NOT SET AT ALL PROPERTY CORNERS OR ANGLE POINTS.

FILE LOCATION: P:\19\ROGERS\_TIMBERLEE\_FLP\PROJECTS\17\_COOPER\BIRCHPOINT\17\_COOPER\_BIRCHPOINT\17\_COOPER\_BIRCHPOINT.DWG, 2023.06.14, 1:57 PM

Cooper Cab3' DE 27 # 48