

GRID NORTH
MAINE STATE COORDINATE SYSTEM OF 1983
EAST ZONE, SEE NOTE (2).

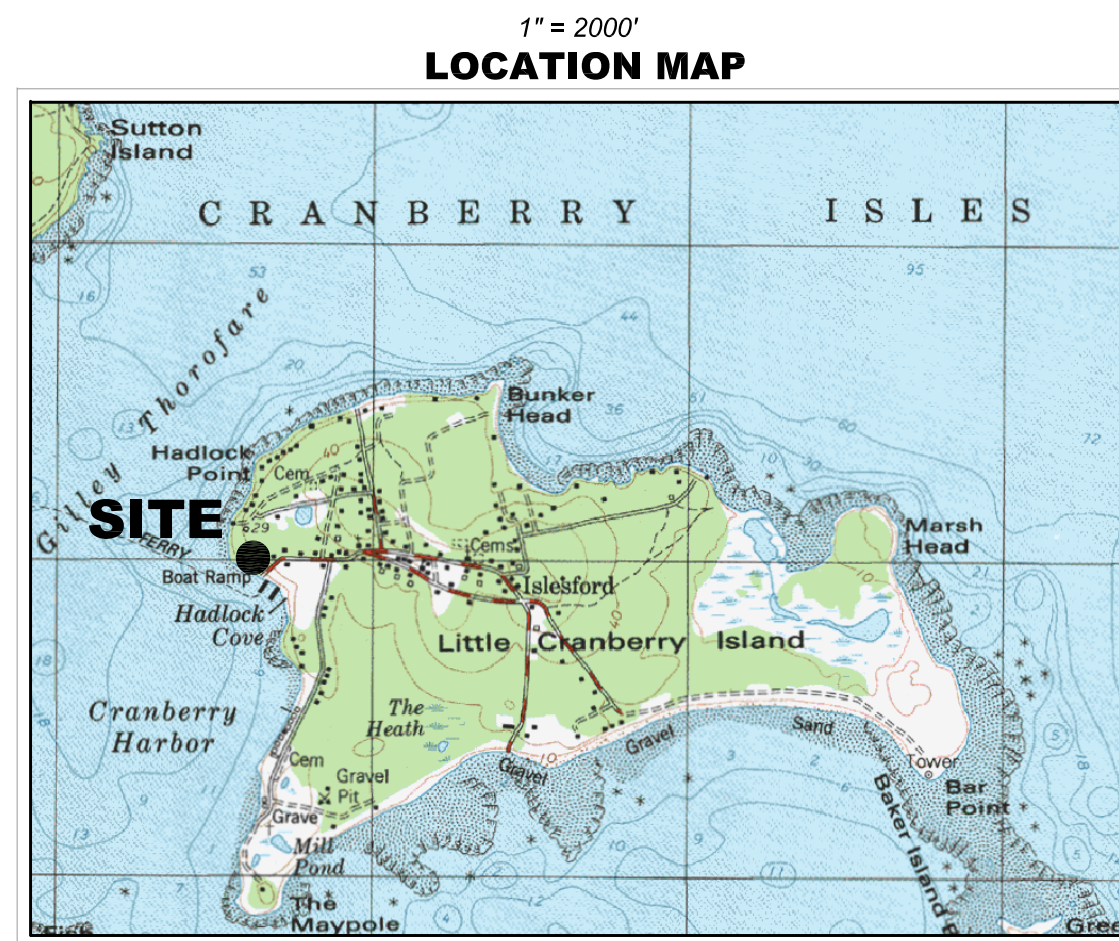


IMAGE SOURCE: USGS 7.5 MINUTE QUADRANGLE "SEAL HARBOR"

LEGEND

- ALUMINUM CAP LABELED, IN PART, "ACADIA NATIONAL PARK" WITH CAP IDENTIFICATION SHOWN
- 3/4" STAINLESS STEEL ROD, SET
- ALUMINUM PIPE MONUMENT, SET
- BRASS DISK, SET
- GRANITE MONUMENT, SET
- IRON ROD/BOLT FOUND
- CARSONITE POST WITH MAGNET
- CAIRN
- WOOD POST
- ACADIA NATIONAL PARK TRACT NUMBER
- PROPERTY LINE
- LIMIT OF EASEMENT
- EDGE OF GRAVEL SURFACE OR TRAIL
- OVERHEAD WIRES
- UNDERGROUND UTILITIES
- WATER LINE
- MANHOLE
- UTILITY POLE
- POLE ANCHOR
- WELL, DRILLED
- CONIFEROUS TREE
- DECIDUOUS TREE
- PVC PLASTIC PIPE
- R= RADIUS OF CURVE
- A= ARC LENGTH OF CURVE

RECORD OWNERS:
UNITED STATES OF AMERICA
ACADIA NATIONAL PARK
LAND RESOURCES OFFICE
P.O. BOX 177
BAR HARBOR, MAINE 04609

SURVEY STANDARD

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 10-A, RULES OF THE BOARD OF PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.

JONATHAN M. STEWART, LICENSED PROFESSIONAL LAND SURVEYOR NO. 2327

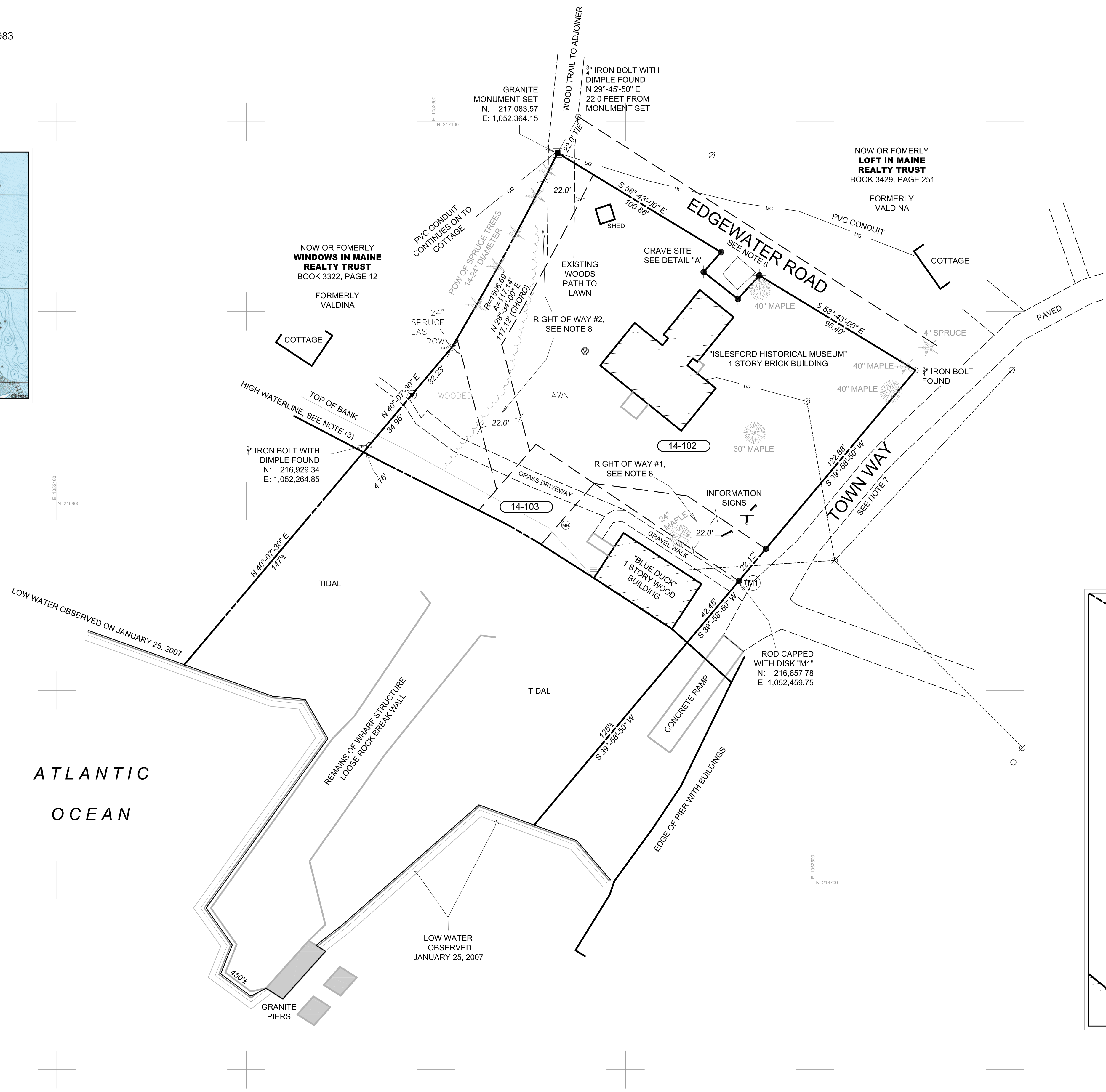
STATE OF MAINE

HANCOCK, SS.
REGISTRY OF DEEDS
RECEIVED AND FILED
19
h. m. M.
Attest Register
RECORDED AS:
FILE: NUMBER:

SCALE: 1" = 30'



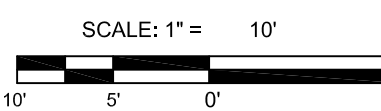
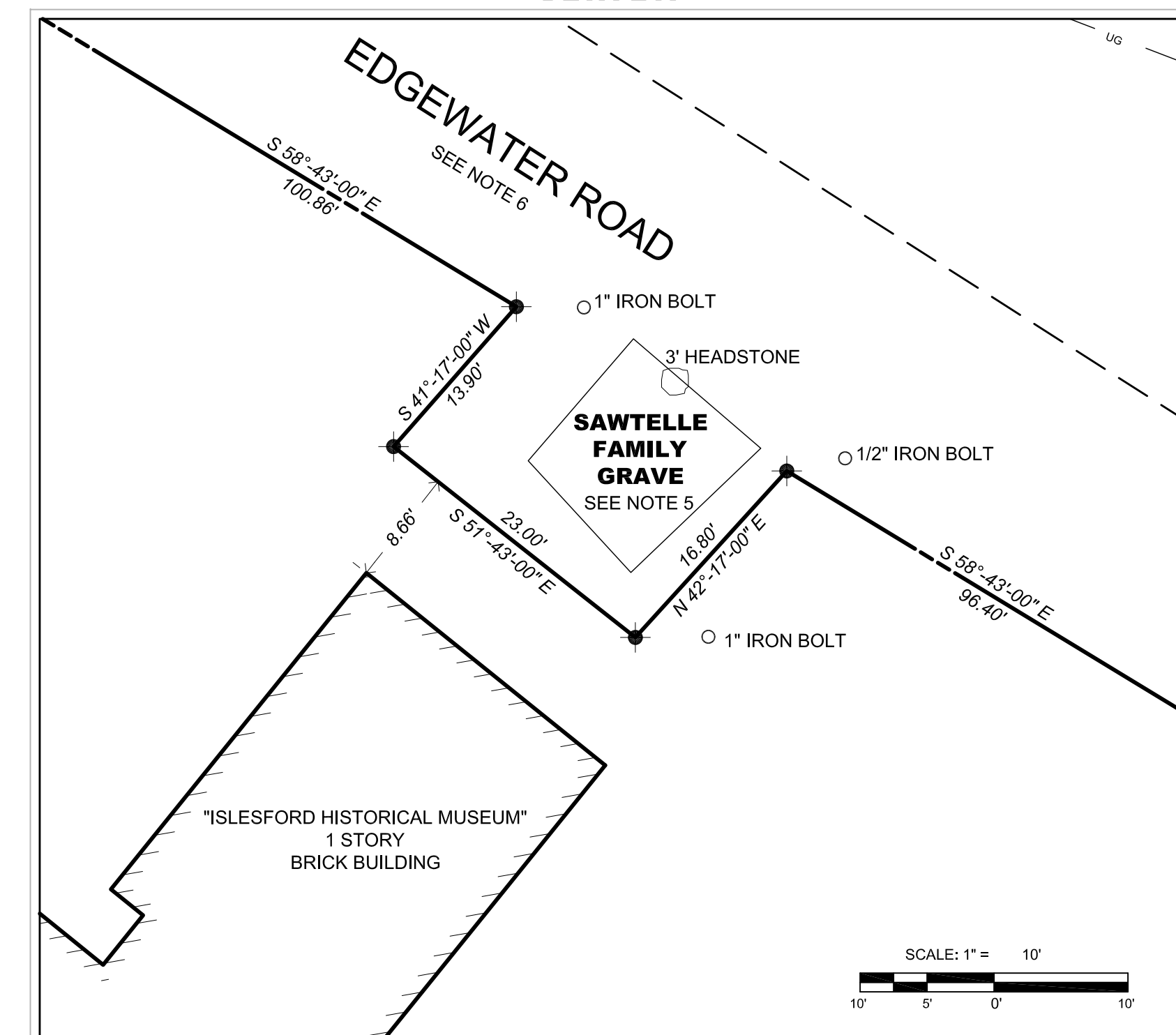
GRID DISTANCES SHOWN. GROUND TO GRID SCALE FACTOR IS 0.99990532



NOTES

1. DOCUMENTS REFERENCED ON THIS PLAN ARE RECORDED IN HANCOCK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
2. GRID NORTH ORIENTATION REFERENCED TO MAINE COORDINATE SYSTEM OF 1983, EAST ZONE, ESTABLISHED THROUGH POST-PROCESSED SURVEY GRADE GPS EQUIPMENT. FIELD OBSERVATIONS PERFORMED JANUARY 25, 2007. DISTANCES SHOWN ARE IN U.S. SURVEY FEET REFERENCED TO GRID. FINAL FIELD WORK PERFORMED JUNE 7, 2007.
3. AREAS SHOWN BY THIS PLAN ARE CALCULATED BASED UPON THE LOCATION OF THE HIGH WATER LINE OF OBSERVED OF ATLANTIC OCEAN AS SHOWN. HIGH WATER LINE BASED ON SCOUR MARKS AND DEBRIS ALONG SHORE.
4. THE COORDINATE VALUES SHOWN ARE REFERENCED TO THE MAINE COORDINATE SYSTEM OF 1983, EAST ZONE. VALUES SHOWN IN U.S. SURVEY FEET) ARE PROVIDED AS AN AID IN LOCATION OF THE PROPERTY AND ARE NOT INTENDED TO CONTROL THE POSITIONS MARKED BY IRON RODS AND SIMILAR PHYSICAL MONUMENTS DEFINING THE ACTUAL PROPERTY BOUNDARIES.
5. SUBJECT PREMISES EXCLUDES A BURIAL SITE BUT PROXIMITY MAY TRIGGER BURIAL SITE OR FAMILY CEMETERY STATUTES. IRON RODS FOUND, SHOWN NEAR BURIAL SITE DID NOT APPEAR TO CORRESPOND WITH BEARINGS AND DISTANCES CALLED FOR IN THE EXCEPTION CALLS OF THE LOCUS DEED.
6. EDGEWATER ROAD SHOWN AS PRIVATE WAY ON PLAN TITLED "PLAN SHOWING PROPERTY OF WILLIAM F. & JOAN S. VALDINA..." DATED NOVEMBER 1970 BY ROBERT RAYNES, RECORDED IN THE HANCOCK COUNTY REGISTRY OF DEEDS PLAN BOOK 12, PAGE 83. EDGEWATER ROAD UNKEPT WITH VEGETATION AND DID NOT APPEAR TO BE MAINTAINED.
7. TOWN ROAD (A.K.A. MAIN ROAD) DESCRIBED IN 1912 AS A 22 FOOT WIDE WAY IN HANCOCK COUNTY COMMISSIONER'S ROAD RECORDS VOLUME 20, PAGE 39. TRAVEL WAY IS PAVED WITH DRAINAGE IMPROVEMENTS ON EITHER SIDE.
8. SOURCE PARCELS FOR TRACT 14-102 IS BOOK 714, PAGE 377. TRACT 14-103 (ALSO KNOWN AS THE "STEAMBOAT WHARF") IS BOOK 714, PAGE 376. TRACT 14-103 INCLUDES 22 FOOT WIDE RIGHT OF WAY FOR INGRESS AND EGRESS TO THE TOWN ROAD OVER A PORTION OF TRACT 14-102. SEE ALSO BOOK 482, PAGE 230 FOR DESCRIPTION AND SKETCH. LOCUS OF RIGHT OF WAY #1 SHOWN BASED ON DESCRIPTION IN SOURCE DEED "ALONG THE WESTERLY SIDE OF THE HEREIN DESCRIBED LOT..." AND AERIAL PHOTO DATED MAY 15, 1952 THAT SHOWS A TRAIL TO TRACT 14-103. LOCUS OF RIGHT OF WAY #2 SHOWN BASED ON TRAIL AS SHOWN ON AERIAL PHOTO DATED MAY 15, 1952. 1952 AERIAL PHOTO LABELED "5-15-52-J-707" SHOWING THE WESTERLY PORTION OF LITTLE CRANBERRY ISLAND OBTAINED FROM NATIONAL PARK SERVICE IN BAR HARBOR.

DETAIL A



LAND SURVEYING FIRM: PLISGA & DAY 72 MAIN STREET BANGOR, ME 04401	SURVEY PLAT		DESIGNED:	TITLE OF DRAWING BOUNDARY SURVEY SHOWING ISLESFORD MUSEUM LITTLE CRANBERRY ISLAND		DRAWING NO.		
			DRAWN: J. STEWART			REGION	COUNTY	STATE
CONTRACT NO.: C1700070104 ORDER NO.: T1700071004 REFERENCE NO.: TASK 1; PROJECT ISLESFORD MUSEUM	UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE ACADIA NATIONAL PARK		TECH. REVIEW:	N. ATLANTIC		HANCOCK	MAINE	1
			DATE: 06-30-2007				OF 1	

THIS INDENTURE made this 21st day of October, in the year of our Lord one thousand nine hundred and forty-seven, between The Islesford Collection, a corporation organized and existing under the laws of the State of Maine, and having its principal place of business at Islesford, in the Town of Cranberry Isles, Hancock County, Maine, grantor, party of the first part, and the Secretary of the Interior, for and in behalf of the United States of America, grantee, party of the second part,

WITNESSETH:

THAT WHEREAS by Act of Congress entitled "An Act to establish the Lafayette National Park in the State of Maine" approved February 26, one thousand nine hundred and nineteen, as amended by Act of Congress approved January 19th, one thousand nine hundred and twenty nine, the Secretary of the Interior is authorized, in his discretion, to accept in behalf of the United States such property in said Hancock County including lands, easements, buildings and moneys, as may be donated for the extension or improvement of said Park, and

WHEREAS the said property hereinafter described consisting of lands and easements is all held in private ownership by the said The Islesford Collection,

NOW THEREFORE, said party of the first part for and in consideration of the facts above recited and of the sum of one dollar to it paid by the United States of America, the receipt of which is hereby acknowledged, does hereby GRANT to said United States of America, the following described land, situated at Islesford, in the Town of Cranberry Isles, Hancock County, Maine, described as follows, to wit:

FIRST LOT: Beginning at an iron bolt in the ground at the northerly side of the town road and the westerly side of Edgewater Road (so called); thence running north forty three degrees west along the westerly side of said Edgewater Road two hundred and twenty two feet to an iron bolt in the ground in the curved line of a row of spruce trees; thence following said curved line of spruce trees southwesterly one hundred and sixteen feet to the last tree in said row; thence south fifty-nine degrees west eighty five feet to an iron bolt in the beach at mean high water mark of the sea; thence by the same course south fifty nine degrees west to mean low water mark of the sea; thence by the sea southerly and easterly to the northerly line of the Islesford Wharf Company's lot; thence following said northerly line north fifty eight degrees east to a granite bound at the northeasterly corner of the said Islesford Wharf Company's lot; thence south thirty nine degrees east by the easterly line of said Wharf lot and land formerly of Arthur L. Sargent, one hundred and twenty nine feet to an iron pipe driven in the ground in the northerly side of the town road; thence following the northerly side of the town road north fifty seven degrees east one hundred and forty five feet to the point of beginning, containing thirty three thousand seven hundred and twenty square feet more or less; but reserving a right of way twenty two feet wide along the westerly side of the herein described lot from the Islesford Wharf Company's lot to the town road. Also reserving a right of way twenty two feet wide across the northwesterly part of said lot, said right of way to extend from Edgewater Road (so called) to the Islesford Wharf Company's lot and to be used in common by the Grantee herein and those who now have or may hereafter acquire rights of way over the said Edgewater Road.

EXCEPTING from the lot hereinabove described a certain parcel of land bounded and described as follows: Beginning at an iron pipe set in the ground on the westerly side of Edgewater Road (so called), being north forty three degrees west of and ninety six and four tenths feet distant from the southeast corner of said First Lot; thence south fifty eight degrees west sixteen and eight tenths feet; thence north thirty six degrees west twenty three feet; thence north fifty seven degrees east thirteen and one tenth feet to the side of Edgewater Road (so called); thence south forty three degrees east twenty four feet to the place of beginning.

SECOND LOT: Beginning at a granite bound marking the southeasterly corner of a lot of land owned by the Islesford Wharf Company and thence running south thirty nine degrees east following the line of land hereinabove described as First Lot, ninety two feet to an iron pipe driven in the ground on the northerly side of the town road; thence following said northerly side of the town road south fifty seven degrees west fifty five feet to an iron bolt driven in the beach at mean high water mark; thence following the same course, (south fifty seven degrees west), along the northerly side of the town landing to mean low water mark of the sea; thence northerly and westerly by said low water mark to the southerly side of the before mentioned lot owned by the Islesford Wharf Company; thence following the southerly side of said Wharf lot to mean high water mark; thence easterly still following the southerly line of the aforesaid lot owned by the Islesford Wharf Company fifty five feet more or less to the granite bound at the point of beginning, containing five thousand and sixty square feet more or less, together with the building thereon.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging unto the said United States of America for the public good and for the extension or improvement of said Park, forever.

IN WITNESS WHEREOF the said The Islesford Collection has caused its

4-103
✓ deed 369

THIS INSTRUMENT made this 21st day of October, in the year of our Lord one thousand nine hundred and forty-seven, between The Islesford Wharf Company, a corporation organized and existing under the laws of the State of Maine, and having its principal place of business at Islesford, in the town of Cranberry Isles, Hancock County, Maine, grantor, party of the first part, and the Secretary of the Interior, for and in behalf of the United States of America, grantee, party of the second part.

WITNESSETH:

That WHEREAS by Act of Congress entitled "An Act to establish the Lafayette National Park in the State of Maine", approved February 26, one thousand nine hundred and nineteen, as amended by Act of Congress approved January 19th, one thousand nine hundred and twenty nine, the Secretary of the Interior is authorized, in his discretion, to accept in behalf of the United States such property in said Hancock County including lands, easements, buildings and moneys, as may be donated for the extension or improvement of said Park, and

WHEREAS the said property hereinafter described consisting of lands and easements is all held in private ownership by the said The Islesford Wharf Company,

NOW THEREFORE, said party of the first part for and in consideration of the facts above recited and of the sum of one dollar to it paid by the United States of America, the receipt of which is hereby acknowledged, does hereby GRANT to said United States of America, the following described land, situated on Little Cranberry Island, in the Town of Cranberry Isles, Hancock County, Maine, together with certain wharfing privileges, easements and rights, titles and interests, bounded and described as follows, to wit:

Beginning at a stone bound situated on the westerly side of said Island about thirty feet easterly and nine feet southerly of the southeasterly corner of the wharf hereby conveyed and known as the Steamboat Wharf; thence running southwesterly one hundred and fifteen feet by the northerly side extended of the wharf situated next southerly of the said Steamboat Wharf; thence turning and running more southerly over the flats in a straight line in the direction of the southeasterly corner of the head of the Steamboat Wharf to low water mark or as far as private rights extend; thence turning and running westerly and northwesterly by low water mark or by limits of private ownership to a line representing the northerly boundary of the parcel of land hereby conveyed, and situated fifteen feet northerly of the northerly side of the Steamboat Wharf and running parallel therewith; thence turning and running northeasterly by said parallel line to a stone bound situated about fifteen feet northwesterly of a well on adjoining land on the east; thence turning and running southerly thirty seven feet to the point of beginning.

Together with the Steamboat Wharf and slips thereon and all the wharfing and slip rights and privileges connected therewith, both those granted and described in a certain license given to William E. Hadlock by the Selectmen of the Town of Cranberry Isles, dated June 20th, 1888 and also those otherwise owned or acquired. Also together with rights of ingress and egress over the adjacent flats on both sides of the Steamboat Wharf without obstruction from structures or otherwise, so that vessels and boats of all kinds and by whomsoever owned, may pass to and from any part of the Steamboat Wharf and slips to land persons and freight, or to take them on board, at any times.

Also together with a right of way for all purposes, twenty two feet in width, over the adjoining land on the south, to and from the Town Road, along the easterly side of the Old Store, so-called. It being understood that the right to the use of a sewer as conducted at present across a corner of the lot hereby conveyed is not to be affected by this conveyance.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging unto the said United States of America for the public good and for the extension or improvement of said Park, forever.

IN WITNESS WHEREOF the said The Islesford Wharf Company has caused its corporate seal to be hereto affixed, and these presents to be signed in its name and behalf by E. B. Sawtelle, its President and Treasurer, hereunto duly authorized, the day and year first above written.

THE ISLESFORD WHARF COMPANY
BY Egerton B. Sawtelle Corporate
President and Treasurer. Seal

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

October 21, 1947.

Then personally appeared the above named E. B. Sawtelle, President and Treasurer of The Islesford Wharf Company and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of said Corporation. Before me,

Bertha E. Sturgis Notarial
Notary Public. Seal

Rec'd Mar. 30, 1948, at 10h. 27m. A.M., and entered by,
Tessie E. Patten, Reg'r.

714/376

DEED

I, Joan S. Valdina, of Needham, Massachusetts, being unmarried, for consideration paid, grant to Joan S. Valdina and Eric Valdina as Trustees of Windows in Maine Realty Trust under Declaration of Trust dated October 10, 2001, to be recorded herewith, with Quitclaim Covenants, a certain lot or parcel of land, situated on Islesford, Town of Cranberry Isles, on the northwesterly side of the Little Cranberry Island, Hancock County, State of Maine, and bounded and described as follows:

North: by W. C. Seelye et als.

East: Ledgelawn Avenue

South: Harrington, et als.

West: by the Shore

Said parcel is conveyed together with a small building located close to the shore and contains five and three quarters (5 $\frac{3}{4}$) acres, more or less.

Said parcel is included in the Inventory of the Estate of George R. Hadlock, for which see Hancock County Registry of Deeds, Book 828, Page 288, and Hancock County Registry of Probate, and is further described as follows:

Commencing at the shore, at a large iron pipe, driven in the bank, at the northwesterly corner of the United States Government Museum lot; thence generally Northerly, by the shore to the Northwest corner of the Stephenson lot; thence Northeasterly by the lines of the Stephenson Lot, the Sawtelle Lot, and the Seeley Lot, and thence to Ledgelawn Road; thence by Ledgelawn Road to the Harrington Lot; thence by the Northerly line of the Harrington Lot, and the northerly boundary line of the U.S. Government Museum Lot, to the place of beginning.

There is excepted from said parcel, a right of way, as now laid out, extending from the Main Road, in a Westerly and a Northerly direction, on the easterly side of the above mentioned Museum Lot, to the Stephenson Lot.

Said parcel is conveyed together with any rights of way that are appurtenant to said parcel but subject to such rights of way as have heretofore been granted, over said parcel.

Said parcel is same described in a Deed to William F. Valdina and Joan S. Valdina dated February 24, 1960, recorded with Hancock County Registry of Deeds in Book 913, Page 412, William F. Valdina having died on April 2, 1987.

WITNESS the execution hereof under seal as of the 10th day of October, 2001.

Joan S. Valdina
Joan S. Valdina

Commonwealth of Massachusetts

Norfolk, ss.

April 12, 2002.

Then personally appeared the above-named Joan S. Valdina and acknowledged the foregoing instrument to be her free act and deed, before me

[Signature]
Notary Public
My commission expires: _____

SCOTT L. BOUDREAU
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 27, 2005

Address of Grantees:
c/o Joan S. Valdina
73 Warren Street
Needham, MA 02192

SEAL

HANCOCK COUNTY

@ EIRet;
Crockett L.O. - Auburn

DEED

I, Joan S. Valdina, of Needham, Massachusetts, being unmarried, for consideration paid, grant to Joan S. Valdina and Eric Valdina as Trustees of Loft in Maine Realty Trust under Declaration of Trust dated March 20, 2002, to be recorded herewith, with Quitclaim Covenants, a certain lot or parcel of land, at Islesford, Town of Cranberry Isles, Hancock County, State of Maine, bounded and described as follows:

Beginning at an iron bolt driven in the ground at the northerly side of the Town Road and the easterly side of a private way known as Edgewater Road; thence running North forty-three degrees west along the easterly side of said Edgewater Road two hundred and twenty-two feet to a bolt driven in the ground in line with a row of spruce trees; thence easterly following the middle of said row of spruce trees two hundred and sixty feet to a stone bound at the westerly side of a private way leading to Eagle Point and known as Ledgelawn Avenue; thence following the westerly side of said Ledgelawn Avenue; south twelve degrees west two hundred and fifteen feet to a stone bound at the northerly side of the Town Road; thence following the northerly side of said Town Road, southwesterly sixty-eight feet to the point of beginning.

Said parcel contains three-fourths of an acre, more or less, and is conveyed together with and as appurtenant thereto, a right of way in common with others, over said Ledgelawn Avenue, and over Edgewater Road to the Town Road.

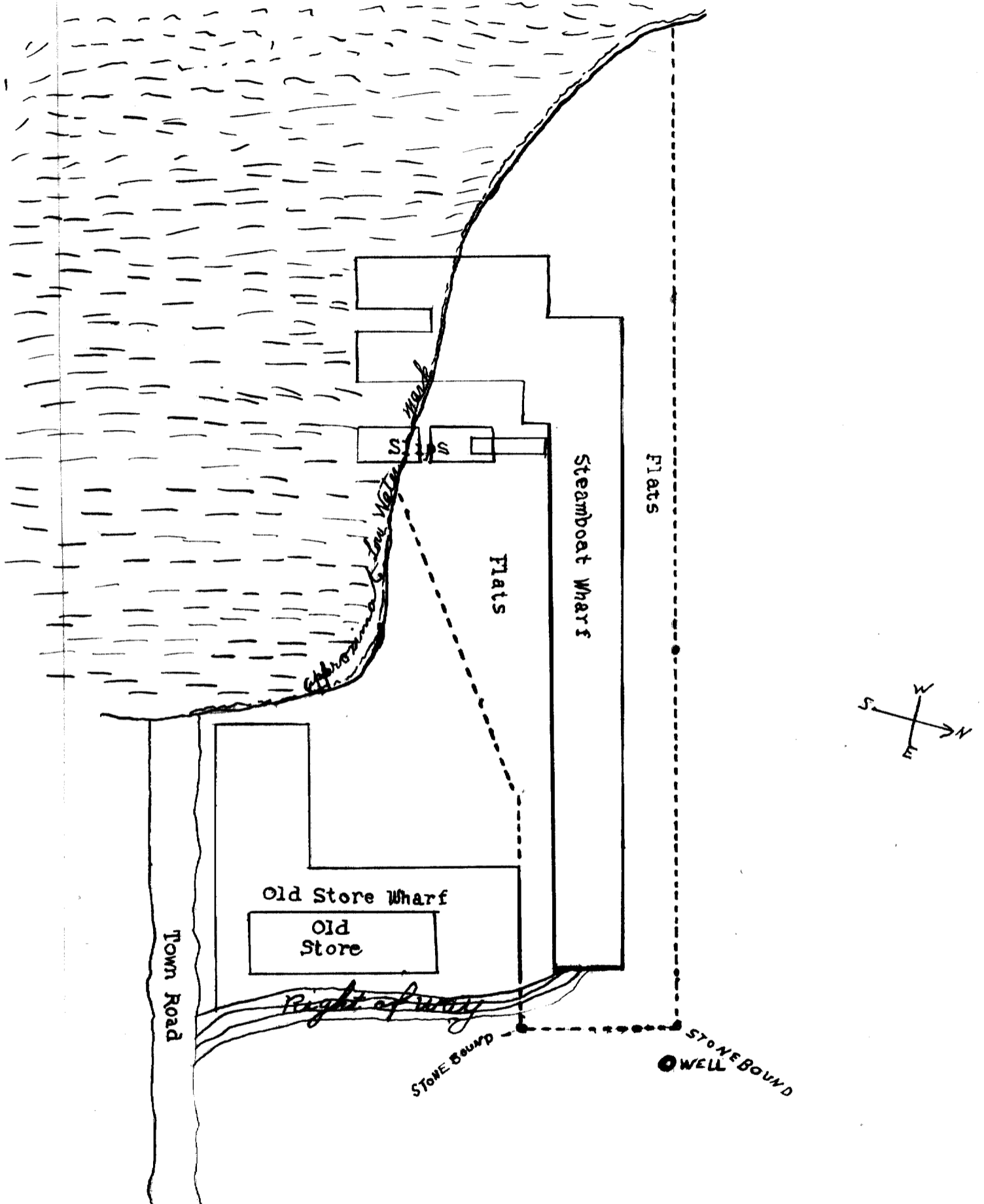
Meaning and intending to convey and hereby conveying all and the same premises described as conveyed in the deed from Roy H. Townsend to Everett James Harrington and to Louise Beatrice Harrington, dated September 8, 1925, recorded with Hancock County Registry of Deeds in Book 597, page 62.

edged the above instrument to be his free act and deed.

Before me,

George R. Hadlock,

Justice of the Peace.



Rec'd Aug. 29, 1911 at 8h. 50m. A. M. and entered by,

Chas. H. Leland, Reg'r.

