

the precision that one would expect to find relying solely on bearing values to determine the direction of the line.

The distance along the line (from the east side of the brook) cited by the controlling deed (United States of America) is 16 rods or 264 feet. The distance on the same line as cited by the Brack deed as 257 feet (measured from the center of the brook). The distance along the line determined by our survey and shown by the plan is 260.4 feet (the sum of 219.2' + 10.2' + 31.0'). In view of the vintage of the existing descriptions and mindful of the imprecision of measurements made in that era, I find it remarkable that the distance found is with plus-or-minus 4 feet of deed values on each side of the line.

Finally, although not shown by our plan, our survey found an old National Park Service sign on the ground adjacent to the pipe marking the easterly end of the line. Our plan does show a second iron pipe (and it is of the same type and vintage) adjacent to the westerly terminus of the line. An 18" diameter ash tree with a blazed estimated to be 40 years old was found approximately midway along the boundary defined by our survey.

In conclusion, it is my opinion that the location of the boundary as shown by our plan is correct and that its determination is based upon accepted surveying practices. I am not aware of any deeds or extrinsic evidence which would support the location of the line as it appears on lot 2 of sheet 12 of the Bar Harbor Tax Maps.

Please let me know if I can provide any further explanation of my conclusions in this matter.