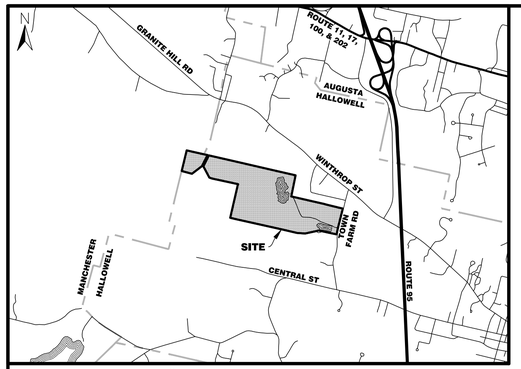


LOCATION MAP 1" = 1/2 MILE

PLAN REFERENCES

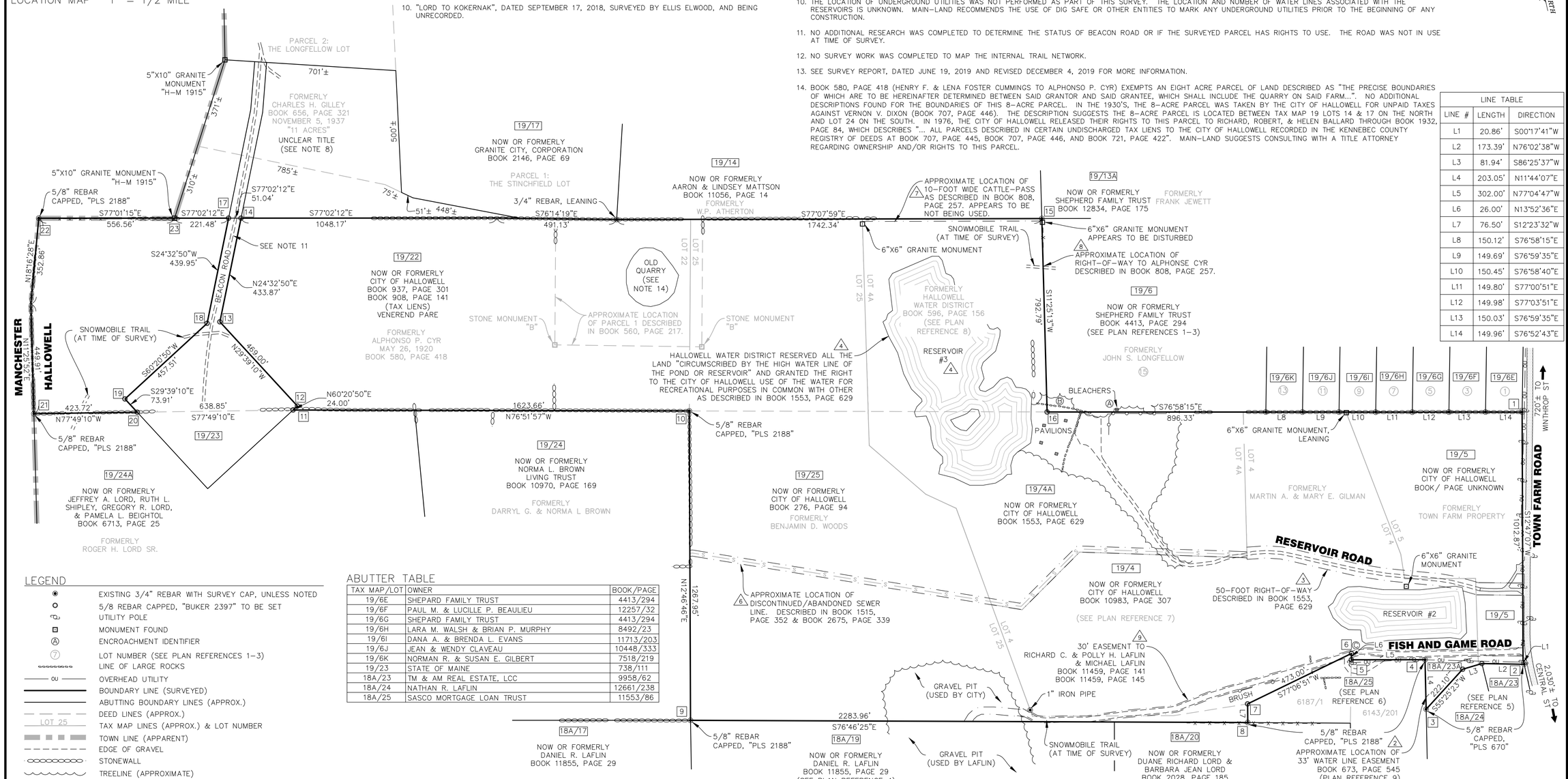
1. "BOMBAHOOK ESTATES", DATED JUNE 1993, MADE FOR STEPHEN S. SHEPHERD, SURVEYED BY THAYER ENGINEERING CO. AND RECORDED IN PLAN FILE NUMBER E-93078 ON JUNE 21, 1993.
2. "BOMBAHOOK ESTATES REVISION", DATED OCTOBER 16, 2003, SURVEYED BY THAYER ENGINEERING CO. AND RECORDED IN PLAN BOOK E2003, PAGE 140 ON OCTOBER 30, 2003.
3. "BOMBAHOOK ESTATES REVISION II", DATED APRIL 26, 2007, SURVEYED BY THAYER ENGINEERING CO. AND RECORDED IN PLAN BOOK 2007, PAGE 84 ON MAY 18, 2007.
4. "STANDARD BOUNDARY SURVEY", DATED JANUARY 24, 1987, MADE FOR RICHARD C. & POLLY H. LAFLIN, SURVEYED BY SEBAGO TECHNICS, INC. AND RECORDED IN PLAN FILE NUMBER E-87039 ON MARCH 19, 1987.
5. "STANDARD BOUNDARY SURVEY", DATED OCTOBER 1997, MADE FOR LORRAINE L. STUBBS, SURVEYED BY J. ROBERT CURTIS, PLS #670 AND RECORDED IN PLAN FILE NUMBER E-99-056 ON MARCH 29, 1999.
6. "PLAN OF LAND IN THE CITY OF HALLOWELL", DATED JUNE 1950, SURVEYED BY S.T. DAGGETT, AND RECORDED IN PLAN BOOK 17, PAGE 74 ON MARCH 22, 1951.
7. "PROPERTY OF THE HALLOWELL WATER DISTRICT", DATED DECEMBER 1924, SURVEYED BY HENRY F. HILL, AND RECORDED IN PLAN BOOK 8, PAGE 54 ON JANUARY 28, 1926.
8. "PLAN SHOWING THE RESERVOIR LOT CITY OF HALLOWELL, MAINE", DATED MAY-JUNE 1920, SURVEYED BY HENRY F. HILL, AND RECORDED IN PLAN BOOK 8, PAGE 40 ON AUGUST 2, 1921.
9. "PLAN OF PROPOSED PIPE LINE FROM NEAR RESERVOIR NO 2, HALLOWELL WATER DISTRICT TO JIMMIE'S POND", DATED DECEMBER 1924 AND AUGUST 1930, SURVEYED BY HENRY F. HILL, AND RECORDED IN PLAN BOOK 10, PAGE 58 & 59 ON JANUARY 23, 1931.
10. "LORD TO KOKERNAK", DATED SEPTEMBER 17, 2018, SURVEYED BY ELLIS ELWOOD, AND BEING UNRECORDED.

NOTES

1. ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83.
2. TOWN OF HALLOWELL: TAX MAP 19, LOT 4, 4A, 5, 22, & 25 AND TAX MAP 18A, LOT 23A.
3. OWNER OF RECORD AT TIME OF SURVEY SUMMARY – CITY OF HALLOWELL:
   TAX MAP 19, LOT 4: BOOK 10983, PAGE 307
   TAX MAP 19, LOT 4A: BOOK 1553, PAGE 629
   TAX MAP 19, LOT 25: BOOK 276, PAGE 94
   TAX MAP 19, LOT 5: UNKNOWN
   TAX MAP 19, LOT 22: BOOK 937, PAGE 301 & BOOK 908, PAGE 14
   TAX MAP 18A, LOT 23A: UNKNOWN
4. AREA SUMMARY: 165.3 ACRES, MORE OR LESS (11.9 ACRES WEST OF TAX MAP 19, LOT 23)
5. ALL BOOK AND PAGES REFER TO THE KENNEBEC COUNTY REGISTRY OF DEEDS.
6. TREELINES, QUARRY, & RESERVOIRS SHOWN ARE APPROXIMATE AND WERE DIGITIZED FROM GOOGLE EARTH AERIAL PHOTOGRAPHY.
7. ENCROACHMENTS SUMMARY:
   A. THE BLEACHERS ASSOCIATED WITH THE BASEBALL FIELD ARE OVER THE PROPERTY LINE ONTO TAX MAP 19, LOT 6.
   B. PORTIONS OF THE GRASSED RECREATION AREA NEAR THE PAVILIONS IS OVER THE PROPERTY LINE ONTO TAX MAP 19, LOT 6.
   C. A PORTION (388 SQ FT±) OF THE FISH AND GAME ROAD IS OVER THE PROPERTY LINE ONTO MAP 18A, LOT 25.
8. A TRIANGULAR PARCEL OF LAND, APPROXIMATELY 4.8 ACRES, WAS DESCRIBED IN THE DEED FROM H.L BROWN & CO. TO HENRY F. CUMMINGS AND LORENZO D. MERCHANT, DATED FEBRUARY 18, 1917, AND RECORDED IN BOOK 560, PAGE 217. HOWEVER, THIS PARCEL OF LAND WAS NOT DESCRIBED IN THE DEED FROM HENRY F. CUMMINGS TO ALPHONSO P. CYR, DATED MAY 6, 1920, AND RECORDED IN BOOK 580, PAGE 418. THE CITY OF HALLOWELL LATER OBTAINED THE LOT WITH TAX LIENS FROM VENEREND PARE (BOOK 937, PAGE 301 AND BOOK 908, PAGE 141. IT APPEARS THE TRIANGULAR PARCEL OF LAND WAS INCLUDED IN A CONVEYANCE TO CHARLES H. GILLEY IN BOOK 656, PAGE 321, DESCRIBED BY ABUTTERS AND 11 ACRES MORE OR LESS. THE 11 ACRE PARCEL IS OBTAINED BY CITY OF HALLOWELL WITH MULTIPLE TAX LIENS FROM WILLIAM H. SPAULDING (BOOK 1261, PAGE 96, BOOK 1303, PAGE 403, BOOK 1341, PAGE 395, AND BOOK 1381, PAGE 415). HOWEVER, GRANITE CITY CORPORATION MAY HAVE AN ADVERSE POSSESSION CLAIM. MAIN-LAND SUGGESTS CONSULTING WITH A TITLE ATTORNEY REGARDING OWNERSHIP AND/OR RIGHTS TO THIS PARCEL.
9. RIGHT-OF-WAY WIDTH OF TOWN FARM ROAD ASSUMED TO BE 50 FEET BASED ON EXISTING MONUMENTATION AND PLAN REFERENCE 5.
10. THE LOCATION OF UNDERGROUND UTILITIES WAS NOT PERFORMED AS PART OF THIS SURVEY. THE LOCATION AND NUMBER OF WATER LINES ASSOCIATED WITH THE RESERVOIRS IS UNKNOWN. MAIN-LAND RECOMMENDS THE USE OF DIG SAFE OR OTHER ENTITIES TO MARK ANY UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
11. NO ADDITIONAL RESEARCH WAS COMPLETED TO DETERMINE THE STATUS OF BEACON ROAD OR IF THE SURVEYED PARCEL HAS RIGHTS TO USE. THE ROAD WAS NOT IN USE AT TIME OF SURVEY.
12. NO SURVEY WORK WAS COMPLETED TO MAP THE INTERNAL TRAIL NETWORK.
13. SEE SURVEY REPORT, DATED JUNE 19, 2019 AND REVISED DECEMBER 4, 2019 FOR MORE INFORMATION.
14. BOOK 580, PAGE 418 (HENRY F. & LENA FOSTER CUMMINGS TO ALPHONSO P. CYR) EXEMPTS AN EIGHT ACRE PARCEL OF LAND DESCRIBED AS "THE PRECISE BOUNDARIES OF WHICH ARE TO BE HEREINAFTER DETERMINED BETWEEN SAID GRANTOR AND SAID GRANTEE, WHICH SHALL INCLUDE THE QUARRY ON SAID FARM...". NO ADDITIONAL DESCRIPTIONS FOUND FOR THE BOUNDARIES OF THIS 8-ACRE PARCEL. IN THE 1930'S, THE 8-ACRE PARCEL WAS TAKEN BY THE CITY OF HALLOWELL FOR UNPAID TAXES AGAINST VERNON V. DIXON (BOOK 707, PAGE 446). THE DESCRIPTION SUGGESTS THE 8-ACRE PARCEL IS LOCATED BETWEEN TAX MAP 19 LOTS 14 & 17 ON THE NORTH AND LOT 24 ON THE SOUTH. IN 1976, THE CITY OF HALLOWELL RELEASED THEIR RIGHTS TO THIS PARCEL TO RICHARD, ROBERT, & HELEN BALLARD THROUGH BOOK 1932, PAGE 84, WHICH DESCRIBES "... ALL PARCELS DESCRIBED IN CERTAIN UNDISCHARGED TAX LIENS TO THE CITY OF HALLOWELL RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS AT BOOK 707, PAGE 445, BOOK 707, PAGE 446, AND BOOK 721, PAGE 422". MAIN-LAND SUGGESTS CONSULTING WITH A TITLE ATTORNEY REGARDING OWNERSHIP AND/OR RIGHTS TO THIS PARCEL.

GRID NORTH

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.86'	S00°17'41"W
L2	173.39'	N76°02'38"W
L3	81.94'	S86°25'37"W
L4	203.05'	N11°44'07"E
L5	302.00'	N77°04'47"W
L6	26.00'	N13°52'36"E
L7	76.50'	S12°23'32"W
L8	150.12'	S76°58'15"E
L9	149.69'	S76°59'35"E
L10	150.45'	S76°58'40"E
L11	149.80'	S77°00'51"E
L12	149.98'	S77°03'51"E
L13	150.03'	S76°59'35"E
L14	149.96'	S76°52'43"E



LEGEND

- EXISTING 3/4" REBAR WITH SURVEY CAP, UNLESS NOTED
- 5/8 REBAR CAPPED, "BUKER 2397" TO BE SET
- UTILITY POLE
- MONUMENT FOUND
- ENCROACHMENT IDENTIFIER
- LOT NUMBER (SEE PLAN REFERENCES 1-3)
- LINE OF LARGE ROCKS
- OVERHEAD UTILITY
- BOUNDARY LINE (SURVEYED)
- ABUTTING BOUNDARY LINES (APPROX.)
- DEED LINES (APPROX.)
- LOT 25 — TAX MAP LINES (APPROX.) & LOT NUMBER
- TOWN LINE (APPARENT)
- EDGE OF GRAVEL
- STONEWALL
- TREELINE (APPROXIMATE)
- WIRE FENCE
- CHAIN LINK FENCE
- PAVEMENT
- 19/6J — TAX MAP AND LOT
- CORNER AND BOUNDARY IDENTIFICATION
- EASEMENT IDENTIFICATION

ABUTTER TABLE

TAX MAP/LOT	OWNER	BOOK/PAGE
19/6E	SHEPARD FAMILY TRUST	4413/294
19/6F	PAUL M. & LUCILLE P. BEAULIEU	12257/32
19/6G	SHEPARD FAMILY TRUST	4413/294
19/6H	LARA M. WALSH & BRIAN P. MURPHY	8492/23
19/6I	DANA A. & BRENDA L. EVANS	11713/203
19/6J	JEAN & WENDY CLAVEAU	10448/333
19/6K	NORMAN R. & SUSAN E. GILBERT	7518/219
19/23	STATE OF MAINE	738/111
18A/23	TM & AM REAL ESTATE, LCC	9958/62
18A/24	NATHAN R. LAFLIN	12661/238
18A/25	SASCO MORTGAGE LOAN TRUST	11553/86

KENNEBEC COUNTY SS REGISTRY OF DEEDS

RECEIVED: _____

AT ___ H ___ M ___ M ___

RECORDED IN PLAN FILE No. _____

ATTEST: _____
REGISTER

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

PLAN SHOWING A STANDARD BOUNDARY SURVEY

LAND OF CITY OF HALLOWELL

TOWN FARM ROAD, CITY OF HALLOWELL, COUNTY OF KENNEBEC, STATE OF MAINE

OWNER OF RECORD

CITY OF HALLOWELL

C/O NATE RUDY, CITY MANAGER
ONE WINTHROP STREET,
HALLOWELL, MAINE 04347

MADE FOR

CITY OF HALLOWELL

C/O NATE RUDY, CITY MANAGER
ONE WINTHROP STREET,
HALLOWELL, MAINE 04347

DRAWING SCALE:
200 0 100 200
(IN FEET)
1 INCH = 200 FT

REVISION NOTES:
REVISION 1: 2019-06-21 CLB
REVISE BOUNDARY LINES
REVISION 2: 2019-12-04 CLB
SHOW LOCATION OF PARCEL 1 BOOK 560, PAGE 217, ADD NOTE 14 & AND REVISE BOUNDARY LINES WITH ADDITIONAL EVIDENCE.

PROJ. MGR:	TJG
DRAWN BY:	CLB
CHECKED BY:	TJG
REVISION NO.	2
SURVEY DATE:	2019-03-12
ISSUED DATE:	2019-05-15
ISSUED FOR:	FINAL

STANDARD BOUNDARY SURVEY

SEAL:

STATE OF MAINE
CHARLES L. BUKER #2397
PROFESSIONAL LAND SURVEYOR

CHARLES L. BUKER PLS #2397

DRAWING NO.
S1.1

MLDC NO. 19-004 1 OF 1