Item 14

Survey Report

City of Hallowell
Town Farm Road, Hallowell, Maine

Prepared for: City of Hallowell

Date: May 15, 2019

Revised: January 6, 2020

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
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TABLE OF CONTENTS

Tab Number **Section**

1. ……..…Professional Resume
2. ……..Surveying Services
3. ……..…Project Site & Survey Information
4. ……..……General Site Information
5. ……Lot Corners & Boundary lines
6. …….Encumbrances & Restrictions
7. ……..…..Deed & plan irregularities and Encroachments
8. …….Conclusion

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

PROFESSIONAL RESUME

CHARLES L. BUKER, P.L.S.

Senior Land Surveyor

EDUCATION

2002 University of Maine – B.S. Spatial Information Engineering

1998 Edward Little High School

PROFESSIONAL

Maine Professional Land Surveyor #2397

EMPLOYMENT HISTORY

2002 – Present MAIN-LAND Development Consultants, Inc.

2011 – Present: Senior Land Surveyor

2008 – 2011: Survey Coordinator/Professional Land Surveyor

2002 – 2008: Survey Technician

PROJECT EXPERIENCE

- Oxford Resort Casino – Oxford, Maine
- Saddleback Ski Resort
- Locke Summit Estates – Bethel/Newry, Maine
- Rangeley North Subdivision – Rangeley, Maine
- The Colony – Newry, Maine
- Numerous standard boundary surveys, site surveys, ALTA surveys, MLIs Elevation Certificates, and LOMA Applications

ORGANIZATIONS

- Maine Society of Land Surveyors
- American Congress on Surveying and Mapping

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02 - Surveying Services

Main-Land was hired to complete a Standard Boundary Survey in accordance with the Maine Board of Licensure for Professional Land Surveyors Rules Chapter 90 "Standards of Practice". A Standard Boundary Survey includes deed research, field work, and office work to compile a survey plan showing the surveyor's opinion on the location of the record boundary lines. The intent of this report is to summarize the findings, opinions, discrepancies, easements, encroachments, and other relevant information related to the boundary survey and supplement the boundary survey plan.

Deed research was limited to public records, which includes tax assessment information at the City of Hallowell and recorded deeds and plans at the Kennebec Registry of Deeds. An extensive and reasonable review of the deeds was performed on the subject parcel and abutting parcels. Letters were sent to abutting landowners using addresses taken from tax assessment records to notify them of the survey and to request any private records. No private records were shared with Main-Land as of the date of this report.

Field work was completed under snow conditions using standard survey traverse methods. Two initial control points were set and located with a Trimble RTK GPS Hiper V unit. An additional 60 control points were set along the apparent boundary lines. A total of 5 points along land of Laflin were removed at the request of the Daniel Laflin. A standard traverse was completed with a Topcon GT505 Robotic Total Station collecting angles and distances to create a closed polygon. Control points are metal spikes/nails with pink flagging. These control points do not represent the location of the boundary corners or lines and are used as reference points to locate evidence found along the boundary lines. Boundary evidence, visual occupation lines, and site improvements were located from these control points and form the basis of the survey plan. Visible and apparent above ground utilities adjacent to and crossing portions of the surveyed parcel were located.

Traverse and sideshot data were processed using a standard compass rule calculation in Magnet Office 5.1 software and rotated to Maine State Grid, West Zone, US Foot by using the post processed GPS control points that were processed using the NGS OPUS software. All drafting associated with the survey plan was completed with Autocad Civil 3D 2019 CAD software. Additional office work comparing the record deeds and plans to the field located boundary evidence was completed and an opinion on the location of the record boundary lines was formed. Boundary related evidence, site improvements, and plottable easements along with digitized treelines, quarry, and reservoir locations are shown on the plan. Digitized features taken from current Google Earth aerial photography. Pertinent deed/plan references, current abutter info, and apparent encroachments are also shown on the survey plan.

Excluded services include the following:

- Wetland or vernal pool delineation or location
- Flood Plain review
- City or State regulation review
- Determination or location of any septic fields

- Endangered or protected species review
- Location of any cemeteries or burial sites
- Location of internal trail network
- Detailed review of unrecord or unknown records associated with Town Farm Road
- Location of underground utilities
- Title Commitment Review
- Other services not explicitly stated in the original RFP or Main-Land proposal

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03 - Project Site and Survey Information

Client:	City of Hallowell
Contact:	Nate Rudy, City Manager
Address:	One Winthrop Street, Hallowell, Maine 04347
Telephone:	207-623-4021
Email:	nrudy@hallowellmaine.org
Parcel Address:	Town Farm Road, Reservoir Road, & Fish and Game Road
Record Owner:	City of Hallowell
Record Reference:	Book 10983, Page 307, Book 1553, Page 629, Book 937, Page 301, and Book 908, Page 141
Tax Parcel Reference:	Tax Map 19, Lots 4, 4A, 5, 22, & 25 and Tax Map 18A, Lot 23A
Abutter Notification:	Shepard Family Trust, Paul & Lucille Beaulieu, Lara Walsh & Brian Murphy, Dana & Brenda Evans, Jean & Wendy Claveau, Norman & Susan Gilbert, John & Carlene McQuarrie, Aaron & Lindsey Mattson, Granite City Corp, Leonard Nason Jr, Gregory & Jeffrey Lord, Ruth Shipley & Pam Beightol, Norma Brown Living Trust, Norma & Darryl Brown Sr, TM & AM Real Estate LLC, Michael Laflin, Richard Laflin, Duane Richard, Lord Barbara & Jean Lord, Lorraine Stubbs
Type of Survey:	Standard Boundary Survey
Date of Field Work:	March 5, 2019 to December 3, 2019
Project Manager:	Timothy J. Gallant
Surveyor Responsible:	Charles L. Buker
Equipment used:	Closed Traverse with Topcon GT505 Robotic Total Station & Real-time GPS Observations with Topcon Hiper V GPS
Traverse Adjustment:	Compass with balanced angles (1:27303 after angle adjustment) & OPUS Post Processing
Data File:	19-004 Magnet Field Job
Basis of Bearing:	Grid North (Maine State Grid – West Zone)

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04 - General Site Information

Visible Improvements on, or near, the surveyed parcel are as follows:

Buildings: There is a small building and four covered picnic pavilions located on Tax Map 19, Lot 4A at the end of Reservoir Road near Reservoir 3.

Bodies of water: There are two reservoirs located on the surveyed parcel known as Reservoir 2 and Reservoir 3.

Roads: Town Farm Road forms the easterly boundary of the surveyed parcel. Town Farm Road right-of-way width assumed to be fifty feet based on existing monumentation and plan references. There are two private roads extending onto the surveyed parcel from Town Farm Road, Fish and Game Road and Reservoir Road. Fish and Game Road is 30-feet in width and was conveyed to Richard C. Laflin, Polly H. Laflin, and Michael Laflin for access and utilities. Reservoir Road has an unknown width and appears to access Reservoir #3 and recreational areas. Beacon Road extends southerly from Winthrop Street and terminates on Tax Map 19, Lot 22.

Recreation areas: There is a park area near Reservoir 3, a baseball field, and an old basketball court located on Tax Map 19, Lot 4A at the end of Reservoir Road. There are multiple hiking and snowmobile trails crossing the surveyed parcel which were not surveyed.

Gravel Pit: There is a gravel/sand pit on Tax Map 18A, Lot 19 adjacent to the survey parcel. Portions of the Tax Map 19, Lot 25 are being used by the City of Hallowell as storage areas for brush, mulch, and sand.

Overhead utility lines: Overhead utility lines run along the westerly side of Town Farm Road and on the southerly side of Fish and Game Road to Tax Map 18A, Lot 25.

Sewer lines: There is a discontinued sewer line crossing Tax Map 19, Lot 25. No manholes indicating the exact location of the line were found due to winter conditions at time of survey. The approximate location of the discontinued sewer line shown on the survey plan is based on aerial photography and deed description references.

Water lines: Two water line shutoffs were observed along the southerly side of Fish and Game Road. The location and status of any waterlines associated with Reservoir 2 and Reservoir 3 is unknown. In Book 10983, Page 307, the Hallowell Water District retained a 50’ waterline easement centered on the existing waterpipes. The location of these waterlines is unknown.

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05 – Lot Corners and Boundary Lines

Lot corners identified in this report are shown on the survey plan with a numbered square starting at the northeasterly corner of the surveyed parcel and continuing in a clockwise direction. Boundary lines are referenced by the associated corner markers.

Corner 1: Described as a "stonewall 695 feet southerly from the intersection of Winthrop Street and Town Farm Road" in Book 580, Page 418. Abutting land records reference a stonewall and a rebar marking the southeasterly corner of Lot 1 of "Bombahook Estates Subdivision". A 3/4" rebar at the end of a stonewall was found and held.

Corner 2: Described as "along the Hallowell Water District right of way" in Book 1152, Page 415 (City of Hallowell to Harvey E. Crimmin) and shown on a plan entitled, "Standard Boundary Survey for Lorraine L. Stubb". A 5/8" rebar, capped "PLS 670" was found and held.

Corner 3: Described as "along the Hallowell Water District right of way" in Book 1152, Page 415 (City of Hallowell to Harvey E. Crimmin) and shown on a plan entitled, "Standard Boundary Survey for Lorraine L. Stubb". A 5/8" rebar, capped "PLS 670" was found and held.

Corner 4: Described as "intersection of a wire fence and stonewall approximately 412 feet from Town Farm Road" in Book 894, Page 294. A 5/8" rebar, capped "PLS 2188" was found and held.

Corner 5: Described as an "iron pipe" in Book 894, Page 294. No iron pipe was found. To reestablish the missing corner, held distances shown on a plan entitled, "Plan of Land in the City of Hallowell, Maine", dated June 1950.

Corner 6: Described as a "point 26 feet along the extension of the northwesterly line" of Laflin from Corner 5 in Book 6187, Page 1 (City of Hallowell to Michael K. Laflin). No evidence marking this corner was found. To reestablish the missing corner, held a distance of 26 feet along the extension of the northwesterly line of Laflin from Corner 5.

Corner 7: Described as a "Stone Monument" in Book 6187, Page 1. No stone monument was found. To reestablish the missing corner, held deed distances described in Book 6187, Page 1 and a 5/8" rebar, capped "PLS 2188" found 76.5 feet southerly from Corner 7.

Corner 8: Described as an "iron pin" in Book 6187, Page 1. A 5/8" rebar, capped "PLS 2188" was found and held near remnants of a wire fence.

Corner 9: Described as an "iron pin in a corner of a stonewall" in Book 3075, Page 143. A 5/8" rebar, capped "PLS 2188" was found at the end of a stonewall and held.

Corner 10: Described as an “iron pin” in Book 3075, Page 143. A 5/8” rebar, capped “PLS 2188” was found at the corner of a stonewall and held.

Corner 11: Described as a “a point on a stone wall” in Book 738, Page 111. A stonewall was found, but nothing was found marking the specific point. To reestablish the missing corner, held a point on the stonewall based on the deed angles and distances described in Book 738, Page 111. Note that the description in Book 738, Page 111 contains missing and erroneous directions and distances, see “Survey Report Section 7 Deed & Plan irregularities” for additional information.

Corner 12: Described as a “a point” in Book 738, Page 111. Nothing was found marking this point. To reestablish the missing corner, held deed distances described in Book 738, Page 111 from stonewall on Corner 11.

Corner 13: Described as a “a point” in Book 738, Page 111. Nothing was found marking this point. To reestablish missing corner, held deed distances described in Book 738, Page 111 from stonewall on Corner 11.

Corner 14: Nothing was found marking this corner. To reestablish the missing corner, held the intersection point of the extension of the stonewall found along Bound 14-15 with the intersection of the boundary line described in Book 738, Page 111.

Corner 15: Described as a “a Stone Bound marked H.W.W.” in Book 596, Page 156. A stone monument was found disturbed approximately 15 feet from a 3/4" rebar capped, “PLS 1059” shown on subdivision plans of “Bombahook Estates”, held rebar as mounumenting the corner.

Corner 16: Described as a “a Stone Bound marked H.W.W.” in Book 596, Page 156. No stone monument was found. To reestablish the missing corner, held angles and distances shown on subdivision plans of Bombahook Estates.

Corner 17: Described as a “a point” in Book 738, Page 111. Nothing was found marking this corner. To reestablish the missing corner, held the intersection of the extension of the stonewall found along Bound 14-15 with the intersection of the line described in Book 738, Page 111.

Corner 18: Described as a “a point” in Book 738, Page 111. Nothing was found marking this point. To reestablish the missing corner, held deed distances described in Book 738, Page 111 from stonewall on Corner 11.

Corner 19: Described as a “a point” in Book 738, Page 111. Nothing was found marking this point. To reestablish the missing corner, held deed distances described in Book 738, Page 111 from stonewall on Corner 11.

Corner 20: Described as “…along said stone wall to a point, said point to be further known as Point B” in Book 738, Page 111. Referenced stonewall was found, nothing was found marking this “Point B”. To reestablish the missing corner, held a point on the found stonewall based on the deed angles and distances described in Book 738, Page 111.

Corner 21: Described as an "iron pin" on the Hallowell-Manchester town line in Book 3169, Page 84. A 5/8" rebar, capped "PLS 2188" was found and held near the apparent town line.

Corner 22: Described as "…to an ash tree and wire fence" in Book 580, Page 418. No ash tree was found. A 5/8" rebar, capped "PLS 2188" was found and held.

Corner 23: Described as "…to a wire fence" in Book 580, Page 418. A granite monument marked "H-M 1915" was found and held near the apparent town line, evidence of the wire fence was not found.

Bound 1-3: Described as "along the Hallowell Water District right of way" in Book 1152, Page 415 (City of Hallowell to Harvey E. Crimmin) and shown on a plan entitled, "Standard Boundary Survey for Lorraine L. Stubb". This boundary consists of three lines. To reestablish the boundary lines, held rebar found at Corners 2 and 3 along with the deed angles and distances shown on the "Stubb survey plan".

Bound 3-4-5: Described in Book 894, Page 294 (City of Hallowell to Tri City Fish and Game Association) in 1950 and shown on a plan entitled, "Plan of Land in the City of Hallowell, Maine", dated June 1950. No evidence was found along these lines, see associated Corners to reestablish boundary line.

Bound 6-7: Described as "…running S85-28E, (In 1924), a distance of about 473 feet…" and shown on a plan entitled, "Property of the Hallowell Water District", dated December 1924. No evidence was found along this line, see associated Corners on how boundary line was reestablished.

Bound 8-9: Described as "…along land formerly owned by Augustine Lord and Hiram Couch" in Book 276, Page 94 (Benjamin D. Woods to City of Hallowell) in 1870 and partially shown on a plan entitled, "Standard Boundary Survey for Richard C. & Polly H. Laflin". Remnants of a wire fences and a portion of a stonewall was found and held as marking the boundary of Lord and Couch land.

Bound 9-10 Described as "… along a wire fence and stone wall" in Book 3075, Page 143. A stonewall and remnants of a wire fence was found along this line and held.

Bound 10-11 Described as "… along a stone wall" in Book 3075, Page 143 and Book 276, page 94. A stonewall was found along this line and held.

Bound 14-15 Described as "… along said (stone) wall on the southerly lines of said Hallowell Granite Works, Atherton, and Jewett…" in Book 276, page 94. A stonewall was found and held as marking the boundary of Hallowell Granite Works, Atherton, and Jewett.

Bound 15-16 Shown on subdivision plans of Bombahook Estates with remnants of a wire fence. No wire fence was found, see associated Corners to reestablish boundary line.

Bound 16-1 Described as "… along said (stone) wall and said Town Farm…" in Book 276, page 94 and shown on subdivision plans of Bombahook Estates. A stonewall was found and held as marking the boundary of the Town Farm.

Bound 20-21 Described as "… along a stone wall" in Book 3075, Page 143 and Book 276, page 94. A stonewall was found and held.

Bound 21-22 Described as "… along said rail fence (on the Hallowell-Manchester town line…" in Book 276, page 94. No evidence of a rail fence was found. A stonewall was found and held as marking the apparent Hallowell-Manchester town line.

Bound 22-23 Described as "… along said wire fence and on said Hallowell Granite Works southerly line…" in Book 276, page 94. Remnants of a wire fence and stonewall was found and held as marking the boundary of Hallowell Granite Works.

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06 – Encumbrances & Restrictions

The surveyed parcel is subject to the following easements which are shown on the survey plan with a numbered triangle (if plottable):

1: Water line easement reserved by Hallowell Water District, being 25-foot on either side of the centerline of existing pipes crossing the surveyed parcel, described in Book 10983, page 307. Location of existing pipes is unknown at the time of survey. Easement not plotted.

2: Water line easement conveyed to Hallowell Water District, being 33-feet in width, and centered on the waterline as described in Book 673, page 545.

3: Right of way for travel and utilities to Hallowell Water District from Town Farm Road, being 50-feet in width, described in Book 1553, Page 629, assumed to be over the "Reservoir Road".

4: Easement to City of Hallowell to use Reservoir #3 for recreational purposes in common with others, described in Book 1553, Page 629.

5: Hallowell Water District reserved the right to lay and maintain existing and future water and sewer lines, described in Book 1553, Page 629. Location is unknown. Easement not plotted.

6: Sewer line Easement to Augusta Sanitary District, being 25-feet in width, described in Book 1515, Page 352, abandoned in Book 2675, Page 339. The approximate location is plotted based on apparent evidence from aerial photography.

7: Cattle-Pass Easement to Alphonse P. Cyr, being 10-feet in width, described in Book 808, Page 257. During field work, no cattle was witnessed in this area. It is unknown if this easement is still in use.

8: Right of way Easement to Alphonse P. Cyr for "teams", being 10-feet in width, described in Book 808, Page 257. No evidence of this easement being used was found at the time of the survey.

9: Right of way for access and utilities to Richard C. and Polly H. Laflin and Michael Laflin, being 30-feet in width, described in Book 11459, Page 141 and Book 11459, Page 145.

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07 –Deed & plan irregularities and Encroachments

Map 18A, Lot 23: The plan entitled, "Land in the City of Hallowell", dated June 1950 shows Map 18A, Lot 23 owned by Harvey Crimmin, while the plan entitled, "Standard Boundary Survey made from Lorraine L. Stubbs, dated October 1997 shows this area being owned by the City of Hallowell. Book 894, Page 294 (City of Hallowell to Tri City Fish and Game Association) describes "… at a point where a wire fence intersects with a stone wall … which point also lies at the northwesterly corner of Harvey Crimmin…". Book 1152, Page 415 (City of Hallowell to Harvey E. Crimmin) describes, "along the Hallowell Water District right of way". This creates a potential issue due to the conflicting calls. The line shown on the survey plan represents my opinion on the location of this boundary line.

Map 19, Lot 23: Book 738, Page 111 contains missing and wrong directions and distances in the description. The first call, "S62-8W" should be S62-8E. The sixth call appears to be missing a bearing and distances. It describes, "…Thence North twenty-six degrees twenty minutes West (N26-40W) four hundred fifty-eight (458) feet to a point…". It should read "…Thence North twenty-six degrees twenty minutes West (N26-20W) seventy-four (74) to a point. Thence North sixty-three degrees forty minutes East (N63-40E) four hundred fifty-eight (458) feet to a point."

Map 19, Lot 22: A Triangular parcel of land, approximately 4.8 acres, was described in the deed from H.L. Brown 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 the 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.

Map 19, Lot 22: Book 580, Page 418 from Henry F. Cummings to Alphonso P. Cyr, dated May 6, 1920, excepts and reserves 8-acres. It is described as "Eight acres of land, the precise boundaries of which are to be hereinafter determined between said Grantor and said Grantee which shall include the quarry on said farm heretofore operated by said H.L. Brown & Co.". This area is then conveyed back and forth from Cummings to Gray, Gray to Cummings, then Cummings to Vernon V. Dixon (Book 620, Page 80, July 2, 1924).

Parcel 1 in Book 560, Page 217 (H.L. Brown and Co. to Henry F. Cummings & Lorenzo D. Merchant), previously described in Book 497, page 193, describe a square with the southerly corners being stone monuments marked "B". This parcel appears to be around what is shown as the "old quarry" on the survey plan and is approximately 7 acres.

Based on the descriptions, it appears Cummings intended to retain a different parcel, otherwise Cummings would have referenced Parcel 1 in Book 560, Page 217. The 8-acre reserved parcel could have been in the area of the 7-acre stone monument parcel, but a different shape and size than originally described as Parcel 1 in Book 560, Page 217. Because the reserved 8-acre parcel does not have a clear description, it cannot be placed on the ground.

Book 1932, Page 84 from City of Hallowell to Richard Ballard, Robert Ballard and Helen Ballard, dated August 1976, releases "… 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."

Book 707, Page 446 contains two liens, one on Ward S. Cottle, which is west by Water Street and Vernon V. Dixon, which describes a parcel that could be the 8-acre reserved parcel. The lien is described by abutters as follows, "North by B.B. Levasseaur, Hallowell Granite Works, East by land of Hallowell Granite Works, South by City Farm, Arthur S. Lord, West by land of Hallowell Granite Works." This tax lien suggests the 8-acre reserved parcel may have been between Tax Map 19, Lot 14 & 17 and Tax Map 19, Lot 24. Richard Ballard, Robert Ballard, Helen Ballard or heirs, may own or have rights to, the 8-acre reserved parcel.

Main-Land suggests consulting with a title attorney on what rights the City of Hallowell may have to the 8-acre reserved parcel.

There were four possible encroachments noted at the time of survey. Encroachments are identified on the survey plan with a circle around the corresponding letter.

A: The bleachers associated with the baseball field are over the property line onto Tax Map 19, Lot 6.

B: The grassed recreation area associated with the pavilions is over the property line on 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.

D: Piles of brush and a portion of a chain link fence is over the property line onto Map 18A, Lot 25.

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08 – Conclusion

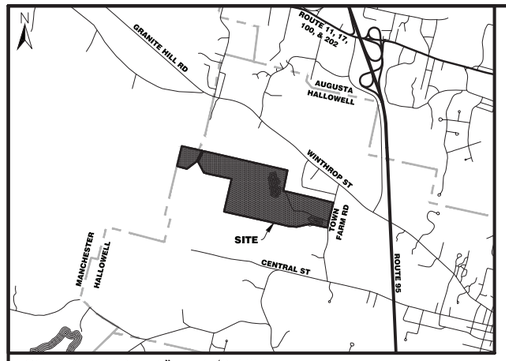
This report and the accompanying survey plan express my professional opinion on the location of the record boundary lines associated with City of Hallowell property located on the Town Farm Road. Work associated with the Standard Boundary Survey included deed research, field work, and office work to compile a survey plan and this report. Work was completed in accordance with the Maine Board of Licensure for Professional Land Surveyors Rules Chapter 90 "Standards of Practice".

The survey parcel is approximately 165.3 acres and contains a total of 23 distinct corners, 14 of which are not currently marked. The total perimeter of the boundary is 17,691 linear feet with approximately 50% of the boundary lines marked by evidence noted above.

Four conflicts between deed calls and found evidence were found and noted in Section 7 of this report. There were also four encroachments either onto or off the surveyed property. Overall, the found boundary evidence and apparent occupation lines appear to accurately represent the boundary lines as described in the record deeds. Main-Land suggests consulting with a title attorney on what rights may existing to the 11 acre unknown title area and the 8-acre reserved parcel.

If you have any further questions or comments, please feel free to contact me at any time.

Charles L. Buker
Senior Land Surveyor, PLS2397



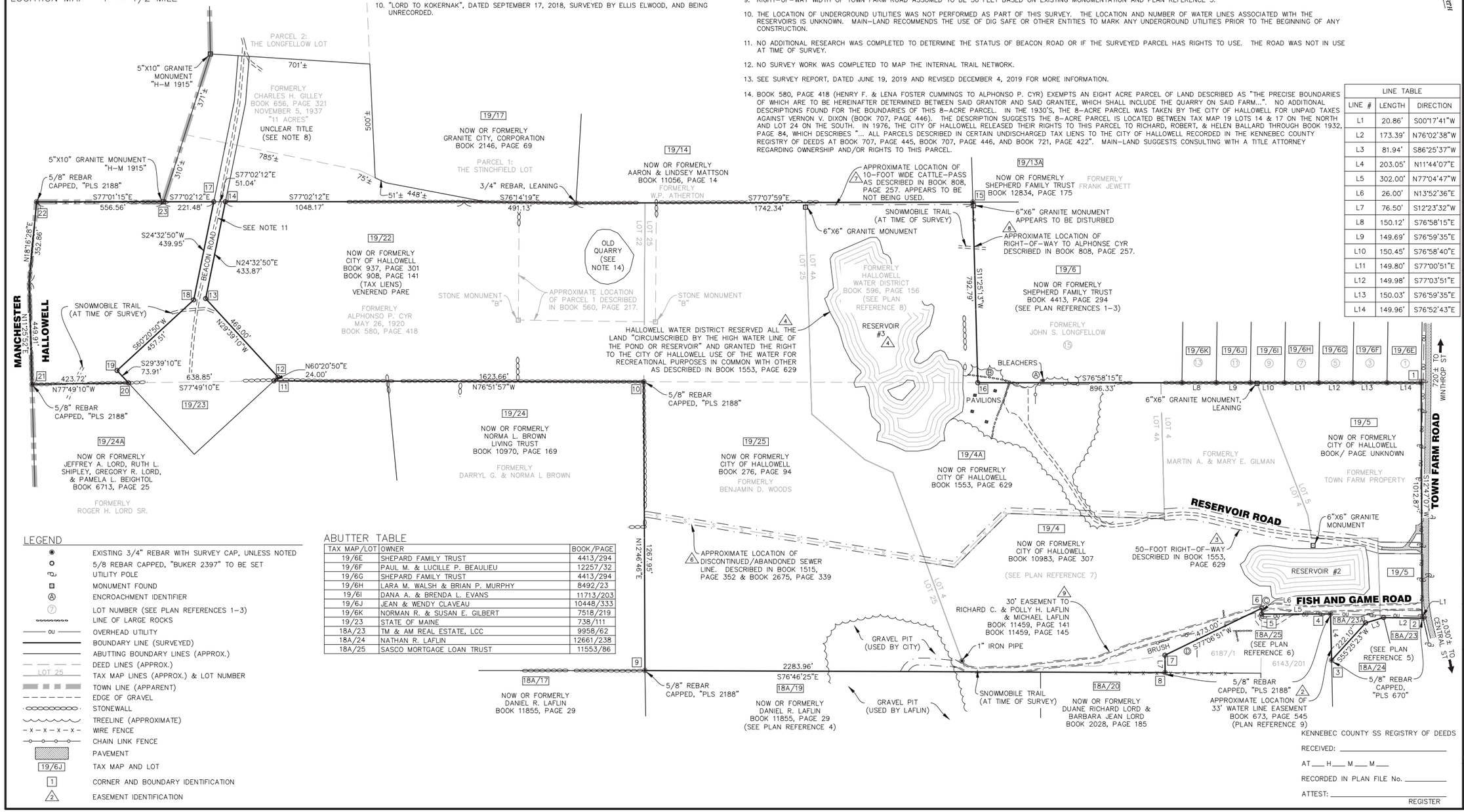
LOCATION MAP 1" = 1/2 MILE

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. SUMMARY OF POSSIBLE ENCROACHMENTS:
   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.
   D. PILES OF BRUSH AND A PORTION OF A CHAIN LINK FENCE 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.



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
- 1 — CORNER AND BOUNDARY IDENTIFICATION
- 2 — 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.
REVISION 3: 2020-01-03 CLB
ADD ENCROACHMENT D.

PROJ. MGR:	TJG
DRAWN BY:	CLB
CHECKED BY:	TJG
REVISION NO.	3
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