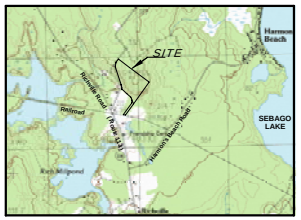
SAMPLE SURVEY



LOCATION MAP:
SCALE 1"= 7,000±

REPORT NOTES:

PURPOSE: The purpose of this survey is to determine the boundaries of the parcel of land recently purchased by Donald P. Winchell and Gail L. Sasseville, situated on the easterly side of Cole Hill Road in the Town of Standish, Maine, and as shown on the Town of Standish Tax Map 17, as Lot 14. As a result, the surveyed portion was determined to be 21.40 acres,±.

DEED REFERENCE: Record ownership of the parcel of land surveyed can be found in the deed of Richard A. Harding to Donald P. Winchell and Gail L. Sasseville, dated January 8, 2009, and recorded in the Cumberland County Registry of Deeds in Book 26543, Page 243.

COLE HILL ROAD: Cole Hill Road in the vicinity of the parcel surveyed has two widths, being 49.50 feet wide, and the majority being 66.00 feet wide. Reference is made to the deed of George W. Meserve (now Winchell) to the Inhabitants of the Town of Standish, dated March 17, 1955, and recorded in said Registry in Book 2280, Page 70. Said deed conveys a four rod (66.00') wide strip of land approximately 850 feet long for the purpose of relocating a portion of Cole Hill Road. The assumed sidelines shown on this survey map were determined by using the information as shown on the 1988 COLE HILL SUBDIVISION plan referenced herein below.

RANGE LINE: The PROPRIETOR'S PLAN referenced herein below shows a Range Road between Lots #93 & #94 and Lots #113 & #114. It is assumed that the Range Road is 4 rods (66.00') wide. There is no evidence of a traveled way in the area of the assumed 4 rod Range Road. The Range Way may be subject to questionable ownership and or certain possible rights of others.

CHECK LINE: The said PROPRIETOR'S PLAN shows a double line, being an assumed Range Road between Lot #93 and Lot #94. There is evidence of an existing trial or woods road near the southerly corner of Jones, and just southeasterly of the 6"x6" granite monument. A road is also shown in this area on the 1885 WEEKS PLAN referenced herein below. The status of this road is uncertain; however, deeds in the chain of title for the parcel surveyed do not recognize a road in this location, nor was the parcel surveyed found to be burdened by any right of ways.

BOUNDARY ALONG JONES & HARMON: The boundary line between the parcel surveyed and the land now or formerly of Robert H. & Ann W. Jones and Harold P. & Phyllis A. Harmon is the Range Road between Lot #94 & Lot #93 (parcel surveyed) and Lot #113 (Jones) & Lot #114 (Harmon) in the Third Division of Lots, as laid out by the Proprietors of Pearsontown (now Standish) in the 1770's, and as shown on the said PROPRIETOR'S PLAN referenced herein below. The line along Jones was determined by using the found ¾" iron rod at the assumed southeasterly sideline of Cole Hill Road and the found 6"x6" granite monument at the southerly corner of said Jones. The line along Harmon was determined by using said monument and holding the found 2"x6" stone monument at the apparent easterly corner of said Lot #93.

BOUNDARY ALONG WESCOTT: The boundary line between the parcel surveyed and the land now or formerly of Madeline Wescott was created in simultaneous conveyances by Mary Quimby to Zenas Merrill (now Wescott) and to Benjamin W. Cole (Winchell, et als.) in deeds dated March 29, 1831 and recorded in Book 124, Page 545 and Book 150, Page 187 respectively. Said deeds established a line parallel with the lot lines allowing for 40 acres for the Wescott parcel and 60 acres for the Cole parcel. A later conveyance by John R. Hutchinson to George E. Ward (now Wescott) on April 9, 1878, see Book 448, Page 333 stipulates that the grantee must erect a fence around the premises. This found remains of wire fence, and a short section of stonewall, was used to determine this boundary line.

BOUNDARY ALONG KNOWLTON (surveyed portion): The boundary line between the parcel surveyed and the land now or formerly of Bruce M. Knowlton and Lynn R. Knowlton was created in the deed of Sally Lombard (now Knowlton & McNutt) to William Blake and N. D. Piper, dated May 16, 1872, see Book 395, Page 72. Said deed describes the line as follows: "... thence Southeasterly following the line marked by stones set in the ground to within ten rods of Theodore Hutchinson's (now Madeline Wescott, Tax Map 17, Lot 9) land, thence following the line as marked by stones set in the ground Southwesterly making the curves at each end as marked by said stones to the line of the Portland & Ogdensburg Railroad, thence following the line of said Railroad Easterly 4 rods & 19 links (78.54') to land of said Theodore Hutchinson..." The surveyed portion along Knowlton was determined by using the found short section of stonewall and the row of stones along the edge of an old road bed, and from the end of the row of stones to a found severely bent iron pipe at the corner of Knowlton's land and also at the land of Wescott. See the NARROW STRIP OF LAND note below for more information regarding this line.

NARROW STRIP OF LAND: During the research investigation for this survey we observed that the deed into Richard A. Harding (owner prior to Winchell & Sasseville) references being bounded on "the Southwest by land now or formerly of Portland & Ogdensburg R.R. Company and others." There were no dimensions given in said deed, nor in previous deeds dating back to the late 1800s. The deed of Knowlton describes the line as follows: "thence Southeasterly following a line of stones and the toe of the old railroad bed along land now or formerly of Richard Harding to an iron post..." We performed research to determine if the Portland & Ogdensburg R.R. Company owned any land in the vicinity of the "old road, or railroad bed" along the southwesterly line along Knowlton. We did not find this to be the case. Further historical research was necessary and the conduct of this survey was discovered in the said deed of Sally Lombard (now land of McNutt and Knowlton) to N. D. Piper and William Blake (now Winchell & Sasseville), dated May 16, 1872, see Book 395, Page 72. Said deed describes the following: "... thence Southeasterly following the line marked by stones set in the ground to within ten rods of Theodore Hutchinson's land, thence following the line as marked by stones set in the ground Southwesterly making the curves at each end as marked by said stones to the line of the Portland & Ogdensburg Railroad, thence following the line of said Railroad Easterly 4 rods & 19 links (78.54') to land of said Theodore Hutchinson..." It appears obvious that the parcel was conveyed with a narrow strip of land meant to provide access to the Portland & Ogdensburg Railroad. Another piece of evidence to back up this is the last sentence in said Book 395, Page 72, a portion of which states: "... as the said purchasers may wish to extend their operations in working the stone." There are obvious indications today that this property was a granite quarry. So it is reasonable to conclude that the narrow strip of land in question was used to haul mined granite to the railroad. It is also likely that this strip may have been used to haul granite only for a very short period, or possibly never, as there is little evidence of the road continuing southwesterly through the land of McNutt (Tax Map 17, Lot 10), although there is a continuation of the road or trail onto the Wescott property, and is also shown as a "Private Road" on the land of Cyrus Rand as per the RAILROAD MAP referenced below. The lack of physical evidence of a road within the "Narrow Strip of Land" may be due to the fact that the railroad maps for this area show a "Loading Platform" on the northerly side of the railroad and on the southwesterly side of Richville Road, and being generally opposite of the intersection with Cole Hill Road. Lastly, the abutting deeds do not recognize Harding or previous owners of his parcel, as owning a narrow strip of land in the area in question. The current deed of Madeline Wescott (Book 23320, Page 91, Parcel 2) as well as deeds for her property going back to 1878, indicate two owners along the line in question: one being formerly William Lombard (now McNutt & Knowlton) and N. D. Piper (now Harding). The Wescott property and the McNutt-Knowlton parcels were in common ownership for a brief period in 1964 and the deeds from that time on into McNutt do not recognize Harding or others as owning land in the area in question. The previous owners prior to 1964 were the heirs of Sally Lombard (the original Grantor) and only describe the parcel as being 55 acres and part of Lot #93 in the third division of Lots. We did not find that this narrow strip was ever conveyed back into McNutt, or the previous owners of the McNutt property, and most likely never was because the current deed to Harding still recognizes the Railroad as being an abutter. We did not find any evidence of occupation by Harding, or former owners, along this narrow strip. McNutt has apparently occupied a portion of the narrow strip, being part of a gravel driveway or parking lot, and possibly a portion of his garage (or shed) and or a small camp nearby. This area is shown on this survey map as approximate only. Upon request, additional research or field work can be performed.

PROPRIETOR'S PLAN: Reference is made to Proprietors Plan of the March 19, 1773 survey dated March 25, 1776, and last copies on July 1926, recorded in said Registry in Plan Book 17, Page 16.

1885 WEEKS PLAN: Reference is made to the plan prepared by G. D. Weeks, surveyor, showing the division line between George Cole, Daniel I. Libby and Samuel C. Rich, dated December 16, 1885, recorded in said Registry in Plan Book 11, Page 4.

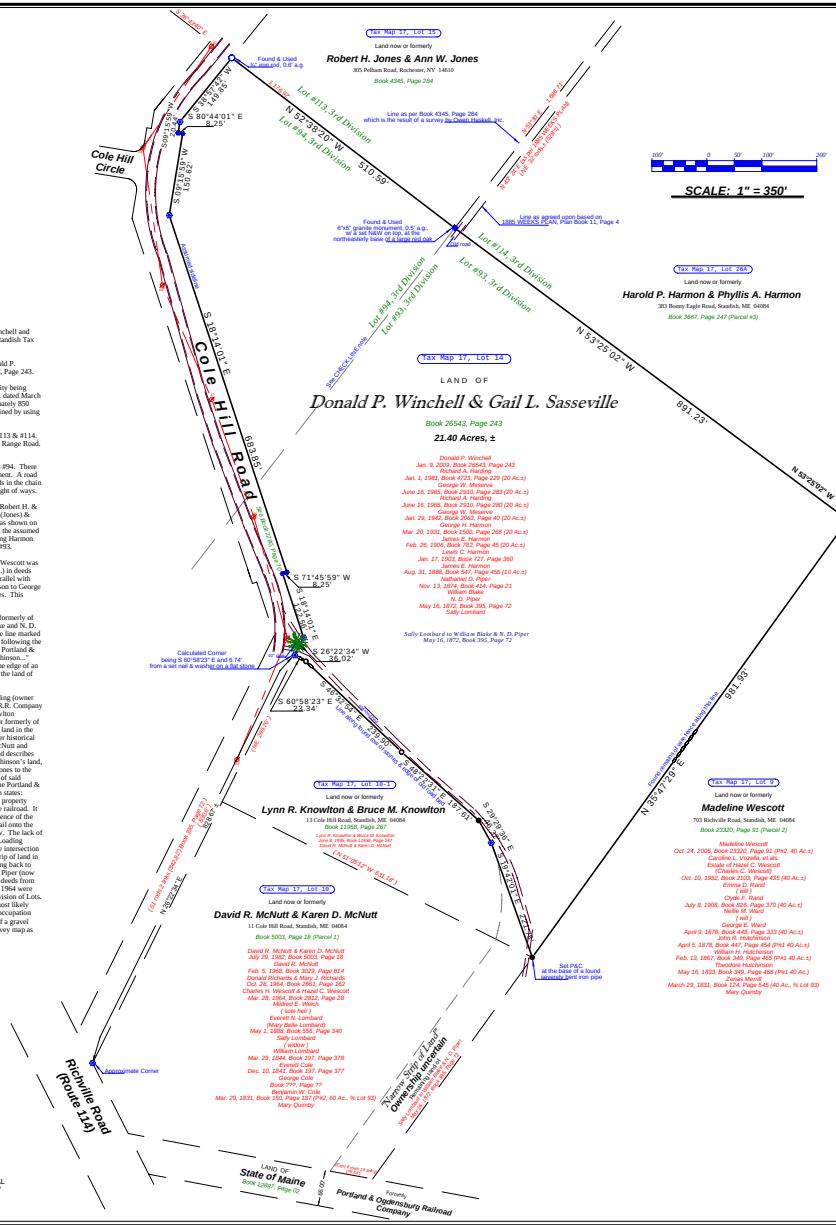
RAILROAD MAP: Reference is made to the "Right-of-Way and Track Map The Portland & Ogdensburg Ry. operated by the Maine Central Railroad Company" plan, dated June 30, 1916, V.16, sheet 14.

1988 COLE HILL SUBDIVISION: Reference is made to the Final Subdivision Plan of Cole Hill Subdivision", dated November 2, 1988 by Robert J. Roy, PLS 1281 and recorded in said Registry in Plan Book 177, Page 18.

BASIS OF BEARING: The Basis of Bearing for this survey is GRID NORTH based on the Maine State Coordinate System West Zone, NAD 83 (Corr96) Epoch 2002, determined by using GPS (Global Positioning System) observation using a Sokkia Stratus GPS receiver at a base point, being a standard disk stamped "PINK" set in a 12 inch cylindrical concrete monument that is flush with the ground on the easterly side of Richville Road at a coordinate of NORTH 350,420.6110, EAST 2,846,953.528. A tie line for mathematical purposes from the base point to the found ¾" iron rod at the northerly most corner of the parcel surveyed at a coordinate of NORTH 353,766.6324, EAST 2,846,701.9441, is N 04°17'59.7" W and 3,355.466 feet. The observed 2009 Magnetic Meridian, determined by hand compass, was found to be 16°00'± west of GRID NORTH.

THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS,RULES, OF APRIL 2001, CHAPTER 90, "STANDARDS OF PRACTICE."

ROBERT A. YARUMIAN II, PLS 1303 DATE



SYMBOLS:

- SET 5/8" IRON ROD WITH A 2" DIAMETER ALUMINUM CAP MARKED "SET BY ROBERT A. YARUMIAN PLS 1303 LAND SURVEY MONUMENT
- SET NAIL WITH A 2" DIAMETER ALUMINUM WASHER MARKED AS ABOVE (N&W)
- FOUND STONE MONUMENT (a.g. denotes above ground)
- FOUND IRON ROD or PIPE (size & type as noted)
- ANGLE POINT (nothing found or set)
- BOUNDARY LINE PARCEL SURVEYED
- OTHER MEASURED LINE
- STONEWALL AS ABUTTER'S LINE
- INTERIOR STONEWALL
- ABUTTER'S LINE (Approx.)
- APPROXIMATE LINE AS PER BOOK 395, PAGE 72
- FORMER DEED LINE
- PAVED TRAVELED WAY
- WOODS ROAD or GRAVEL ROAD
- OVERHEAD UTILITY LINES AND POLES
- N 53°25'02" W 891.23' — BEARING and DISTANCE PARCEL SURVEYED
- N 53°25'02" W 870.14' — OTHER MEASURED BEARING and DISTANCE
- (NE 32 rods,± (528'±)) — RECORD DEED BEARING and/or DISTANCE
- N 49° 24' E — RECORD SURVEY BEARING and DISTANCE
- Tax Map 17, Lot 9 — TAX MAP and LOT NUMBER
- Madeline Wescott — NAMES of ABUTTING LAND OWNERS
- Book 23320, Page 91 (Parcel 2) — DEED REFERENCES OF CURRENT OWNERS
- Sally Lombard to William Blake & N. D. Piper May 16, 1872, Book 395, Page 72; Donald P. Winchell Jan. 9, 2009, Book 26543, Page 243; Richard A. Harding — PARCEL CREATION or KEY HISTORCIAL DEEDS
- GENERAL DEED CHAIN

BOUNDARY SURVEY MAP

FOR

Donald P. Winchell & Gail L. Sasseville

(MAILING ADDRESS: P.O. Box 392, North Bridgton, ME 04057-0392)

Of the property situated on the easterly side of

Cole Hill Road

IN THE

TOWN OF STANDISH, COUNTY OF CUMBERLAND, STATE OF MAINE

BY

MAINE BOUNDARY CONSULTANTS

Professional Land Surveyor

ROBERT A. YARUMIAN II, PLS

MODERATION CENTER, 8 RIVER ROAD, ROUTE 112, P.O. BOX 67, BUXTON, MAINE 04093-0067

207-727-5359

January 13, 2009 **Scale 1" = 350'**

C:\2008\Winchell\FINAL PRINT 1-13-09 (Reduced).dwg

REDUCED PRINT 1' = 350'