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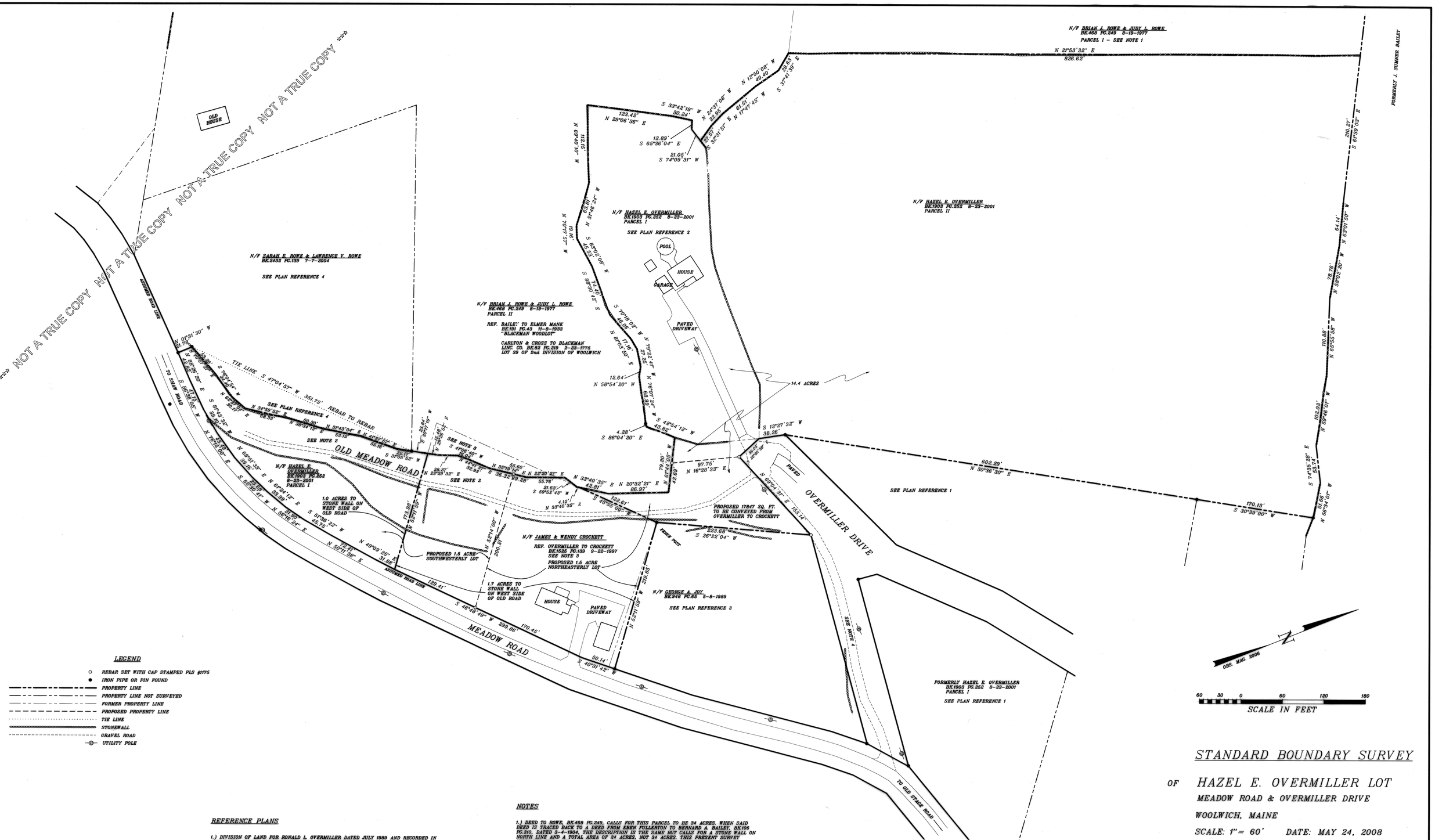

LEGEND

- REBAR SET WITH CAP STAMPED PLS #1175
- IRON PIPE OR PIN FOUND
- PROPERTY LINE
- PROPERTY LINE NOT SURVEYED
- FORMER PROPERTY LINE
- PROPOSED PROPERTY LINE
- TIE LINE
- STONEWALL
- GRAVEL ROAD
- UTILITY POLE

REFERENCE PLANS

1.) DIVISION OF LAND FOR RONALD L. OVERMILLER DATED JULY 1989 AND RECORDED IN SAGADAHOC COUNTY REGISTRY OF DEEDS PLAN BOOK 27 PAGE 29.

2.) SURVEY OF LOT OF RONALD L. OVERMILLER & HAZEL E. OVERMILLER DATED JUNE 15, 1977 AND RECORDED IN SAGADAHOC COUNTY REGISTRE OF DEEDS PLAN BOOK 12 PAGE 94.

3.) SURVEY OF LAND OF FLORENCE M. LAVERS, TO BE CONVEYED TO GEORGE A. JOY, DATED DECEMBER 23, 1982 AND RECORDED IN SAGADAHOC COUNTY REGISTRY OF DEEDS PLAN BOOK 19 PAGE 76.

4.) STANDARD BOUNDARY SURVEY MADE FOR LAWRENCE ROWE AND SARAH ROWE, DATED 7-10-04 BY ISLAND SURVEYS.

NOTES

1.) DEED TO ROWE, BK.468 PG.249, CALLS FOR THIS PARCEL TO BE 34 ACRES. WHEN SAID DEED IS TRACED BACK TO A DEED FROM EBEN FULLERTON TO BERNARD A. BAILEY, BK106 PG.310, DATED 3-4-1904, THE DESCRIPTION IS THE SAME BUT CALLS FOR A STONE WALL ON NORTH LINE AND A TOTAL AREA OF 24 ACRES, NOT 34 ACRES. THIS PRESENT SURVEY INDICATES THE ACTUAL AREA IS 24 ACRES AS CALLED IN THE OLDER DEEDS. IT IS MY OPINION THAT THE CALL FOR 34 ACRES WAS A SCRIBNER'S ERROR AND SHOULD BE 24 ACRES.

2.) DEEDS IN OVERMILLER AND ROWE CHAIN OF TITLE DO NOT CALL FOR THE OLD MEADOW ROAD AS THEIR COMMON BOUNDARY. BOTH PARTIES AND THEIR PREDECESSORS IN TITLE HAVE LONG CONSIDERED THE STONE WALL ON THE WEST SIDE OF SAID ROAD TO BE THEIR COMMON BOUNDARY. IT IS THE RECOMMENDATION OF THIS SURVEYOR THAT THE COMMON BOUNDARY BE ESTABLISHED AND CLARIFIED AS SHOWN ON THIS 2006 SURVEY.

3.) LEGAL DESCRIPTION IN DEED FROM OVERMILLER TO CROCKETT INCLUDES LAND ON WEST SIDE OF OLD MEADOW ROAD. IT IS NOT CLEAR TO THIS SURVEYOR THAT OVERMILLER EVER OWNED LAND WEST OF SAID ROAD IN THIS AREA. SEE NOTE 2 ABOVE. IT IS THE RECOMMENDATION OF THIS SURVEYOR THAT DEEDS BE EXCHANGED WITH CROCKETT TO CLARIFY AND ESTABLISH THE BOUNDARY IN THIS AREA.

4.) BEARINGS SHOWN ON RIGHT OF WAY ON PLAN REFERENCE 2 DO NOT MATCH THE ACTUAL LOCATION OF TRAVELED WAY. IT IS THE OPINION OF THIS SURVEYOR THAT PLAN REFERENCE 2 RIGHT OF WAY BEARINGS ARE IN ERROR.

5.) PINS HAVE NOT BEEN SET AT ALL LOT CORNERS.

6.) NO DEED RESEARCH HAS BEEN CONDUCTED BY THIS SURVEYOR SINCE 2007.

RECORDING INFORMATION
STATE OF MAINE, SAGADAHOC
COUNTY REGISTRY OF DEEDS
RECEIVED: JUNE 26, 2008 1:35p.
RECORDED IN Plan Book 45 Page 38
ATTEST: Barbara J. Goff
REGISTRAR

CERTIFICATION

TO: HAZEL E. ADAMS

TO THE BEST OF MY KNOWLEDGE THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYOR STANDARDS WITH THE FOLLOWING EXCEPTIONS:

1.) NO REPORT
2.) SEE NOTES 5 AND 6.

Brian B. Smith
BRIAN B. SMITH P.L.S. 1175

STANDARD BOUNDARY SURVEY

OF HAZEL E. OVERMILLER LOT
MEADOW ROAD & OVERMILLER DRIVE
WOOLWICH, MAINE
SCALE: 1"= 60' DATE: MAY 24, 2008
FOR HAZEL E. ADAMS
(FORMERLY HAZEL E. OVERMILLER)
20 OVERMILLER DRIVE, WOOLWICH, MAINE 04579

BY BRIAN SMITH SURVEYING, INC.
213 MAIN STREET, BOWDOINHAM, MAINE 04008
207-666-3268

PROJECT # 06-80 DWG # 06-80SBS2008
JOB # 06-80