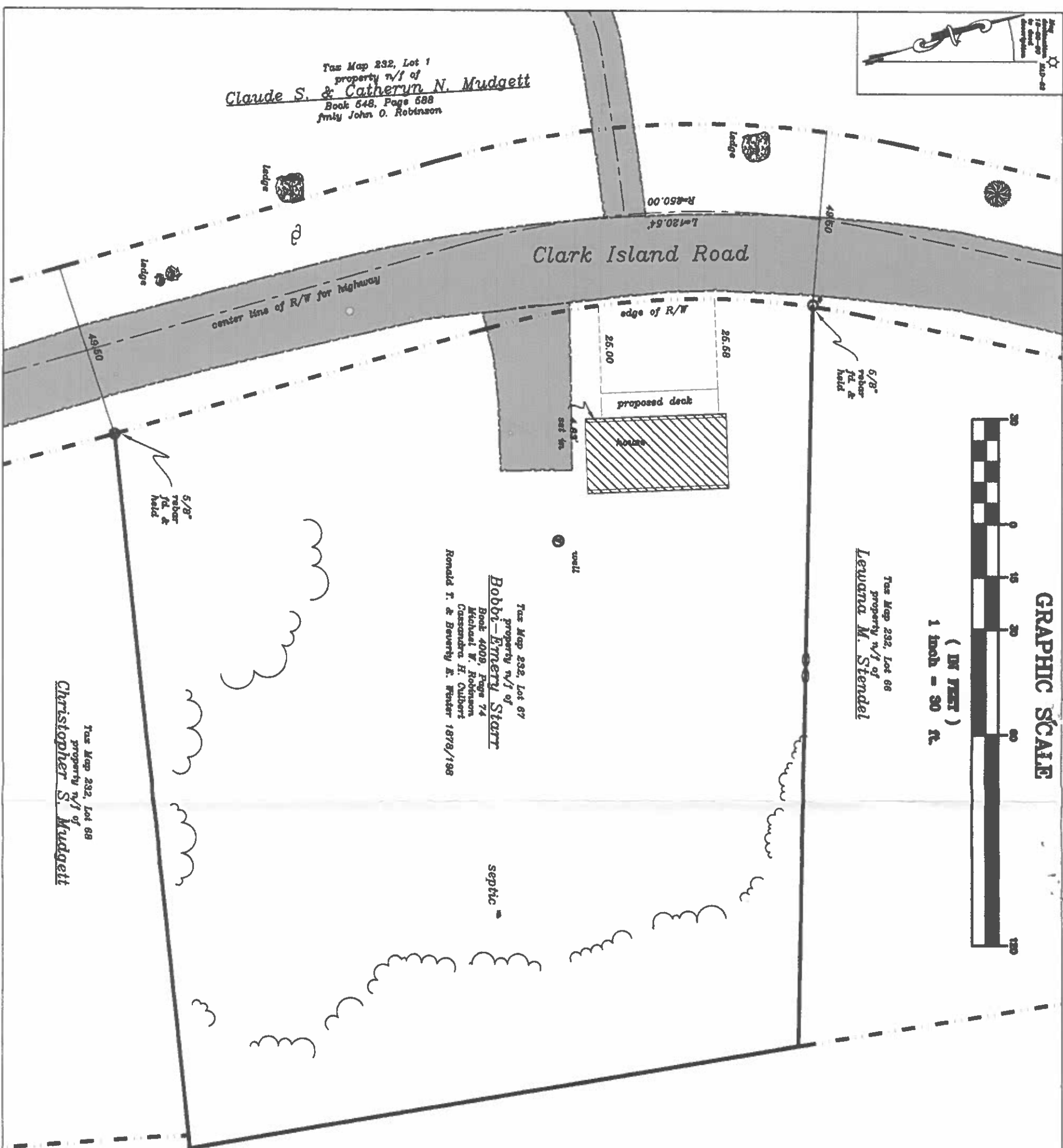




Survey of 3 rod Right of Way for
25' Set back on a New Deck

*Property of
Bobbi Emery-Starr
c/o Robert Emery
P. O. Box 286
Thomaston, ME 04861
dated Oct. 14th, 2008*

"Note: This is only an alignment of the Clark Island Road"

The purpose of this survey was to define a 3 rod right of way for the Clark Island Road in relation to the house shown under re-construction to add on an eight 8' foot deck to be built in the front.

Alignments were taken from Rt. #73 onto the Clark Island Road. Observed were the utility poles and survey monuments set by William Calderwood. It appears Mr Calderwood observed 3 rod right of way from Rt. 73 into Clark Island Road. His monuments however did not include the utility poles.

Alignments were also observed by decimeter gpr readings on the property to the South of the within subject parcel. This land was also surveyed by Mr. Calderwood and recorded at KCRD in Cab 14, Sheet 77. Mr. Calderwood scaled a R/W width of 4 rods. I did not agree with his observation.

Monuments where held on the North and South lines of the subject property.

Alignment courses bearing straight lines from the North and South of what appears to be the center line openings of the highway. Using the two center lines a radius was calculated between the two lines. A radius of 250' was calculated.

Also used in the analysis was the monuments found at the property site.

J.H. Mathieson Surveying
John H. Mathieson, PLS #2310
Allen L. Mathieson, LSIT #2413
146 Thomaston St.
Rockland, Me. 04841
(207) 596-6695

signature _____ date _____

date

WARRANTY DEED

Joint Tenancy

Know all persons by these Presents,

That we, **BOBBI EMERY-STARR**, of Rockport, County of Knox, State of Maine and **ROBERT EMERY**, of Rockport, County of Knox, State of Maine,

in consideration of one dollar and other valuable considerations

paid by **BENJAMIN FALLA** and **MEAGHAN FALLA**, of Rockport, County of Knox, State of Maine,

whose mailing address is 90 Old Rockland Road
Rockport, ME 04856

the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said **BENJAMIN FALLA** and **MEAGHAN FALLA**, as joint tenants and not as tenants in common, their heirs and assigns forever,

a certain lot or parcel of land together with the buildings and improvements thereon situated in Saint George, County of Knox and State of Maine, bound and described as follows:

Beginning on the easterly side of Clark Island Road, so-called, at a steel bolt, said point being at corner of land now or formerly of C.M. Mudgett; thence South 78 degrees East partially by the remains of an old stone wall and on old wire fence and land now or formerly of Mudgett two hundred four (204) feet to a bolt; thence North 13 degrees East by a stone wall at land now or formerly of Rein one hundred sixty-four (164) feet to a bolt at land now or formerly of Kangas; thence North 70 degrees West by land now or formerly of Kangas two hundred ten and seven-tenths (210.7) feet to an iron pipe on the easterly side of Clark Island Road, so-called; said point being forty-one and three tenths (41.3) feet northerly from the northwesterly corner of the building on the premises herein conveyed; thence southerly by the easterly side of the said Clark Island Road two hundred five and five-tenths (205.5) feet to the place of beginning.

MAINE REAL ESTATE TRANSFER
TAX PAID

Reference is made to Quitclaim Deed from U.S. Bank National Association to Bobbi Emery-Starr and Robert Emery dated August 11, 2008, recorded at the Knox County Registry of Deeds in Book 4013, Page 101.

Further reference is made to Corrective Quitclaim Deed with Covenant dated October 26, 2009 from U.S. Bank National Association, As trustee for Terwin Mortgage Trust 2005-10HE, Asset-Backed Certificates TMTS Series 2005-10HE, to Bobbi Emery-Starr and Robert Emery, recorded at the Knox County Registry of Deeds on November 6, 2009 at Book 4179, Page 289..

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said BENJAMIN FALLA and MEAGHAN FALLA, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that it is free of all encumbrances, that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; that we and our heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said Bobbi Emery-Starr and Robert Starr, have hereunto set our hands and seals this 18th day of the month of November, A.D. 2009.

Signed, Sealed and Delivered
In presence of

Kelly Emery
Witness

Kelly Emery
Witness

Bobbi Emery-Starr
Bobbi Emery-Starr

Robert Emery
Robert Emery

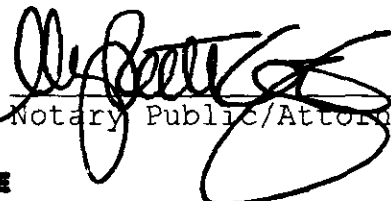
State of Maine
County of Knox, ss

November 18, 2009

Then personally appeared the above named Bobbi Emery-Starr and Robert Emery and acknowledged the foregoing instrument to be their free act and deed.

Before me,

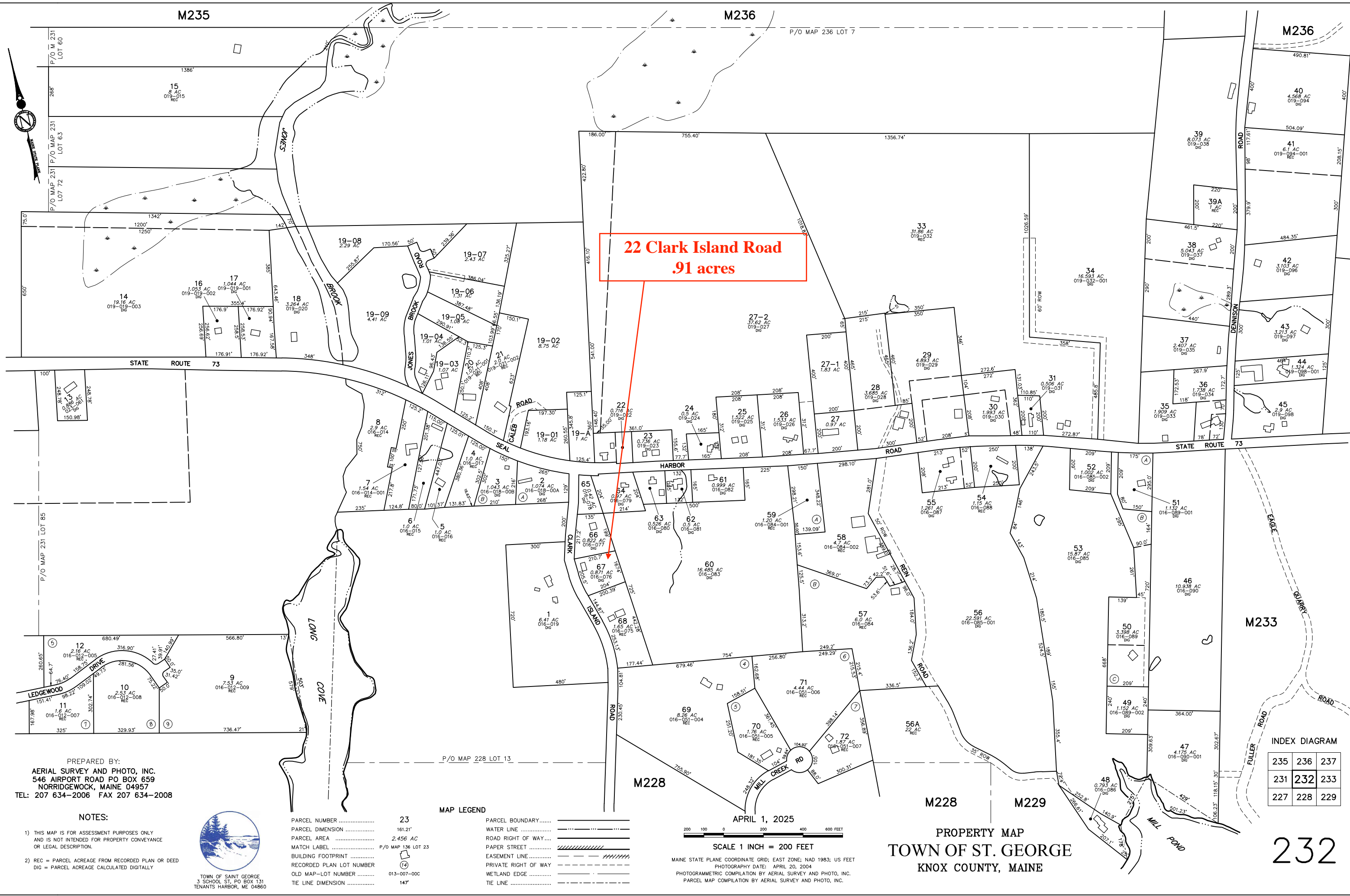
MARY PLATT COOPER
NOTARY PUBLIC
AS ATTORNEY AT LAW
4 M.R.S.A. §1058
MY COMMISSION DOES NOT EXPIRE


Notary Public/Attorney at Law

Printed or typed name .
My commission expires:

KNOX SS: RECEIVED

Nov 25, 2009
at 08:36A
ATTEST: LISA J SIMMONS
REGISTER OF DEEDS



PREPARED BY:
AERIAL SURVEY AND PHOTO, INC.
546 AIRPORT ROAD PO BOX 659
NORRIDGEWOCK, MAINE 04957
TEL: 207 634-2006 FAX 207 634-2008

NOTES:

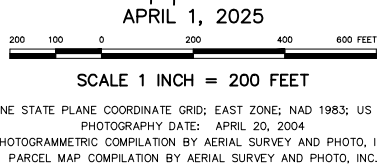
- 1) THIS MAP IS FOR ASSESSMENT PURPOSES ONLY AND IS NOT INTENDED FOR PROPERTY CONVEYANCE OR LEGAL DESCRIPTION.
- 2) REC = PARCEL ACREAGE FROM RECORDED PLAN OR DEED
DIG = PARCEL ACREAGE CALCULATED DIGITALLY



PARCEL NUMBER	23
PARCEL DIMENSION	161.21'
PARCEL AREA	2.456 AC
MATCH LABEL	P/O MAP 136 LOT 23
BUILDING FOOTPRINT	
RECORDED PLAN LOT NUMBER	14
OLD MAP-LOT NUMBER	013-007-00C
TIE LINE DIMENSION	147'

MAP LEGEND

PARCEL BOUNDARY	
WATER LINE	
ROAD RIGHT OF WAY	
PAPER STREET	
EASEMENT LINE	
PRIVATE RIGHT OF WAY	
WETLAND EDGE	
TIE LINE	



PROPERTY MAP
TOWN OF ST. GEORGE
KNOX COUNTY, MAINE

INDEX DIAGRAM

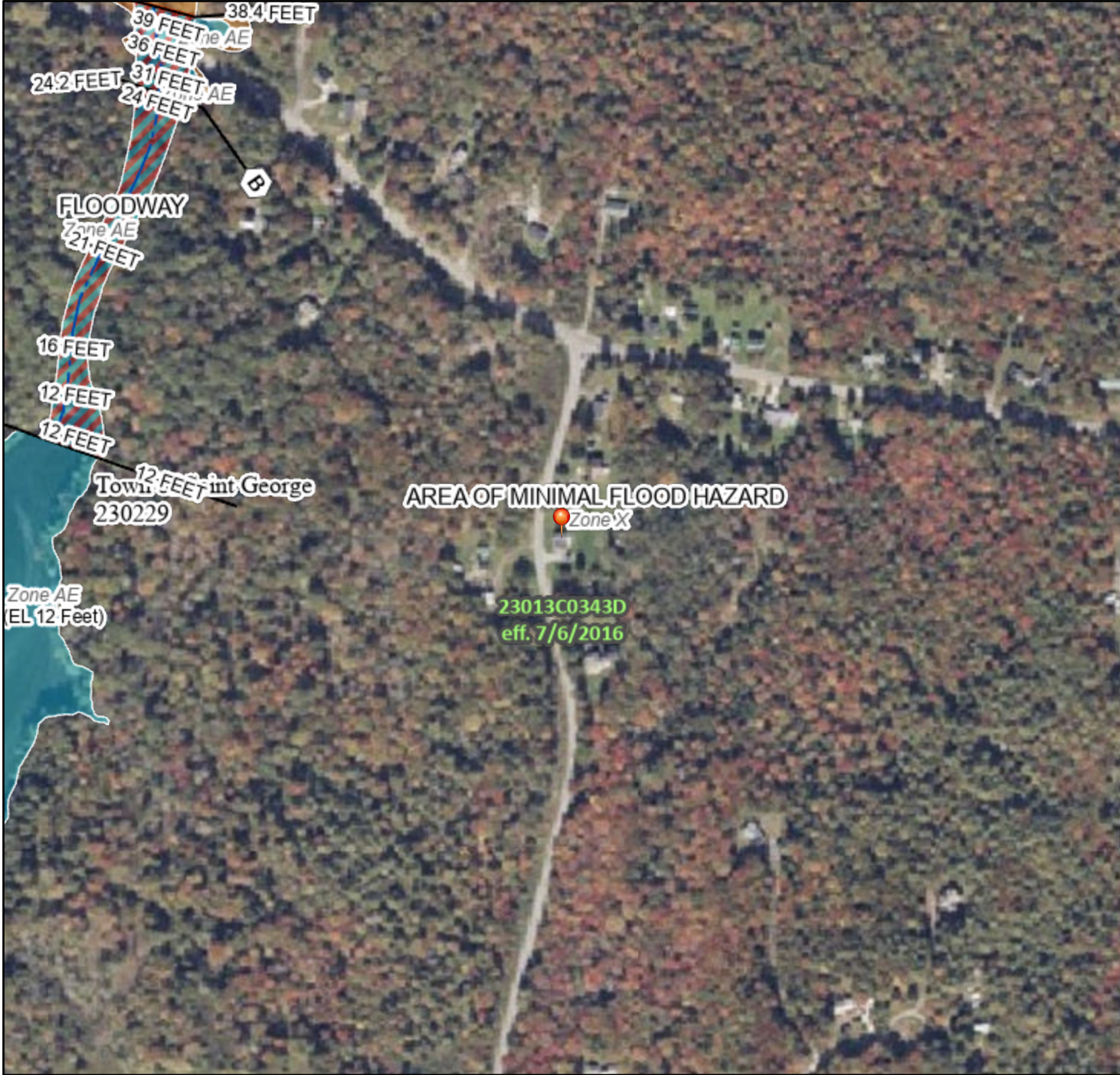
235	236	237
231	232	233
227	228	229

232

National Flood Hazard Layer FIRMette



69°11'13"W 44°0'52"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

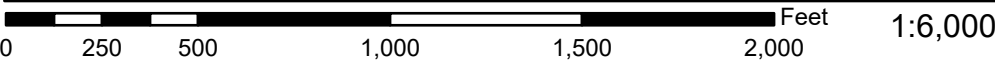


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/24/2026 at 2:50 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Basemap Imagery Source: USGS National Map 2023