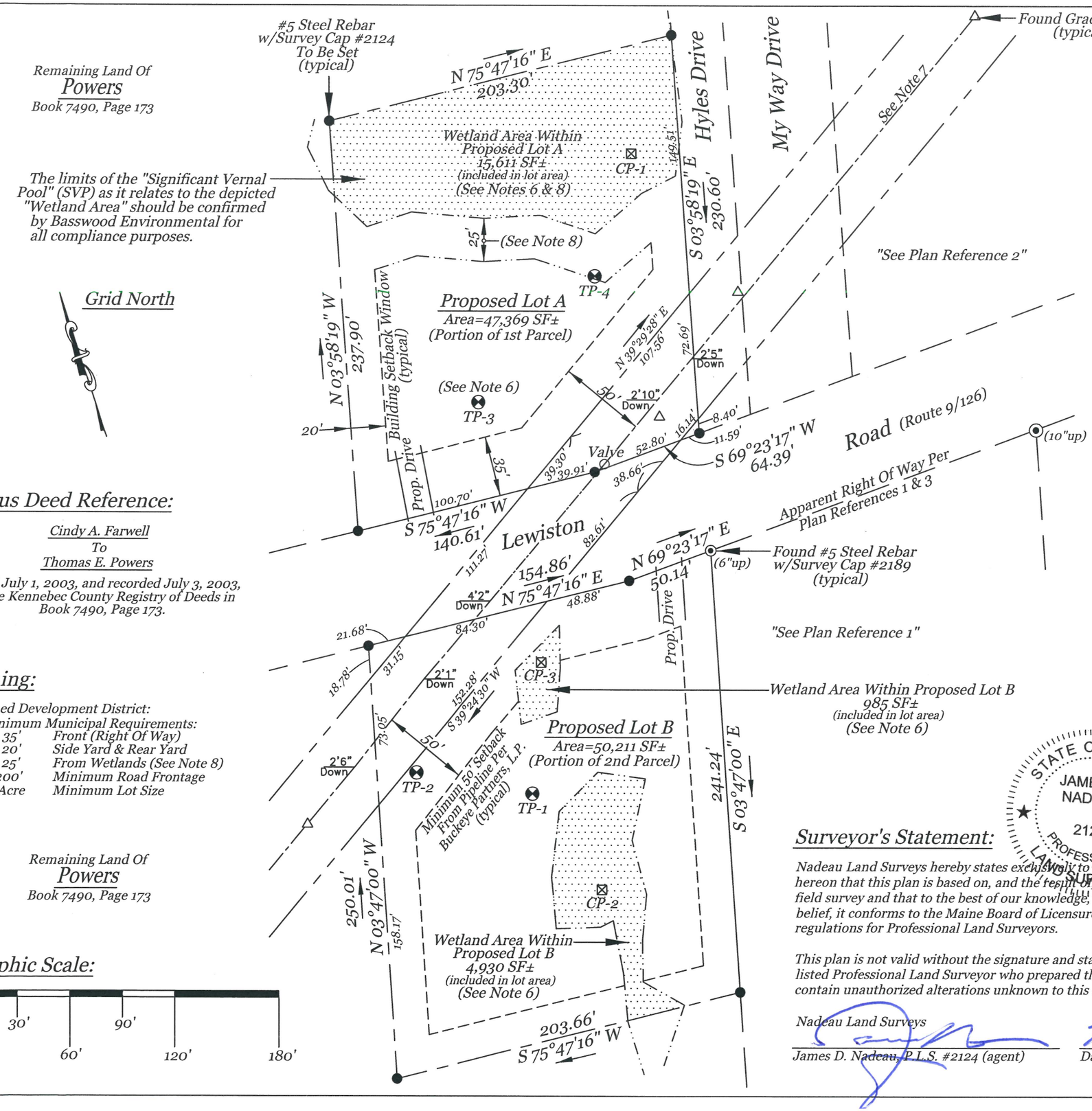

Locus Deed Reference:

Cindy A. Farwell
To
Thomas E. Powers

dated July 1, 2003, and recorded July 3, 2003, at the Kennebec County Registry of Deeds in Book 7490, Page 173.

Zoning:

Planned Development District:
Minimum Municipal Requirements:

35'	Front (Right Of Way)
20'	Side Yard & Rear Yard
25'	From Wetlands (See Note 8)
200'	Minimum Road Frontage
1 Acre	Minimum Lot Size

Graphic Scale:

0' 30' 60' 90' 120' 180'

Plan References:

1. "Division Of Land Of Ted And Loreen Albert, 1174 Lewiston Road, Kennebec County, Litchfield, Maine", dated June 09, 2005, revised Nov. 1, 2005, by Capital Surveying Services, Inc., Gardiner, Maine 04345.
2. "Final Subdivision Plan Of 'Whispering Maples', Six Lot Subdivision", dated July 7, 2003, by Wheeler Surveying, Bowdoin, Maine 04287, approved July 7, 2003 by the Town Of Litchfield Planning Board and recorded July 8, 2003 at the Kennebec County Registry of Deeds in Plan Book F2203, Page 73.
3. "State Of Maine, Department Of Transportation, 16 State House Station, Augusta, ME. 04333-0016, Right Of Way Map, State Highway '153', Litchfield, Kennebec County, Federal Aid Project No. STP-8471(00)X Part 1", D.O.T. File No. 6-377, Sheets No. 19-20 of 24, dated April 2001, recorded July 29, 2004, at the Kennebec County Registry of Deeds in Plan Book 2004, Pages 124-125.

General Notes:

1. This plan is intended to show the location and boundaries of the subject property, not to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
2. This office reserves the right to be held harmless by all 3rd party claims, or unknown/unobtainable private records which could affect this survey.
3. Reference is made to "Letter Of Agreement/Qualification" dated March 3, 2025, between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
4. This office does not accept any liability for any errors which may exist in the plans listed in the Plan References hereon.
5. On Town of Litchfield Assessor's Map R-13, Proposed Lot A is depicted as a portion of Lot 5, and Proposed Lot B is depicted as a portion of Lot 19.
6. The depicted test pits and wetlands were delineated by Basswood Environmental, Cape Elizabeth, Maine. See report dated Sept. 24, 2025. This office field located the stated services rendered on Oct. 1, 2025, but the Corps Data Plots (CP-1, CP-2, & CP-3) are only graphically depicted based solely on the Sept. 24, 2025 report and was not field located by this office.
7. The depicted pipeline centerline location and depths were provided by Buckeye Partners, LP, South Portland, Maine on Jan. 15, 2026. This office field located the stated services rendered on the same day.
8. The wetland area within Proposed Lot A contains a significant vernal pool identified by Basswood Environmental per a report dated May 11, 2026. The depicted 25' setback from the significant vernal pool is the limit to which the Maine Department of Environmental Protection can waive the 100-foot "protection zone" for single family residential projects not associated with a larger development. No vernal pools exist on Proposed Lot B per said report. Confirmation with Basswood Environmental is recommended to confirm all compliance requirements.

Surveyor's Statement:

STATE OF MAINE
JAMES D. NADEAU
2124
PROFESSIONAL
LAND SURVEYOR

Nadeau Land Surveys hereby states exclusively to the client listed hereon that this plan is based on, and the result of, an on the ground field survey and that to the best of our knowledge, information, and belief, it conforms to the Maine Board of Licensure rules and regulations for Professional Land Surveyors.

This plan is not valid without the signature and stamp of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

Nadeau Land Surveys

James D. Nadeau, P.L.S. #2124 (agent) Date: 7-7-26

Plan Depicting Proposed Land Divisions Made For
Estate of Thomas E. Powers
Northerly & Southerly Sidelines Of Lewiston Road (a/k/a Route 9 & 126)
Litchfield, Maine

PREPARED BY:
Nadeau Land Surveys
Professional Land Surveyors
Certified Floodplain Managers
918 BRIGHTON AVENUE
PORTLAND, ME 04102
PH. (207) 878-7870
FAX (207) 878-7871

RECORD OWNER: Estate of Thomas E. Powers c/o Colin Powers 44 Spurwink Avenue Cape Elizabeth, Maine 04107	DRAWN BY: JDN	PLAN DATE: 07/07/2026
	CHECKED BY: NRB/TPB	SURVEY DATE: January 2026
	INSTR. Topcon GT-505 & Carlson BRx7	SCALE: 1" = 60'
FIELD BOOK: FB 417 & Carlson RT4	JOB No: 2252398LD	SHEET No: 1 of 1