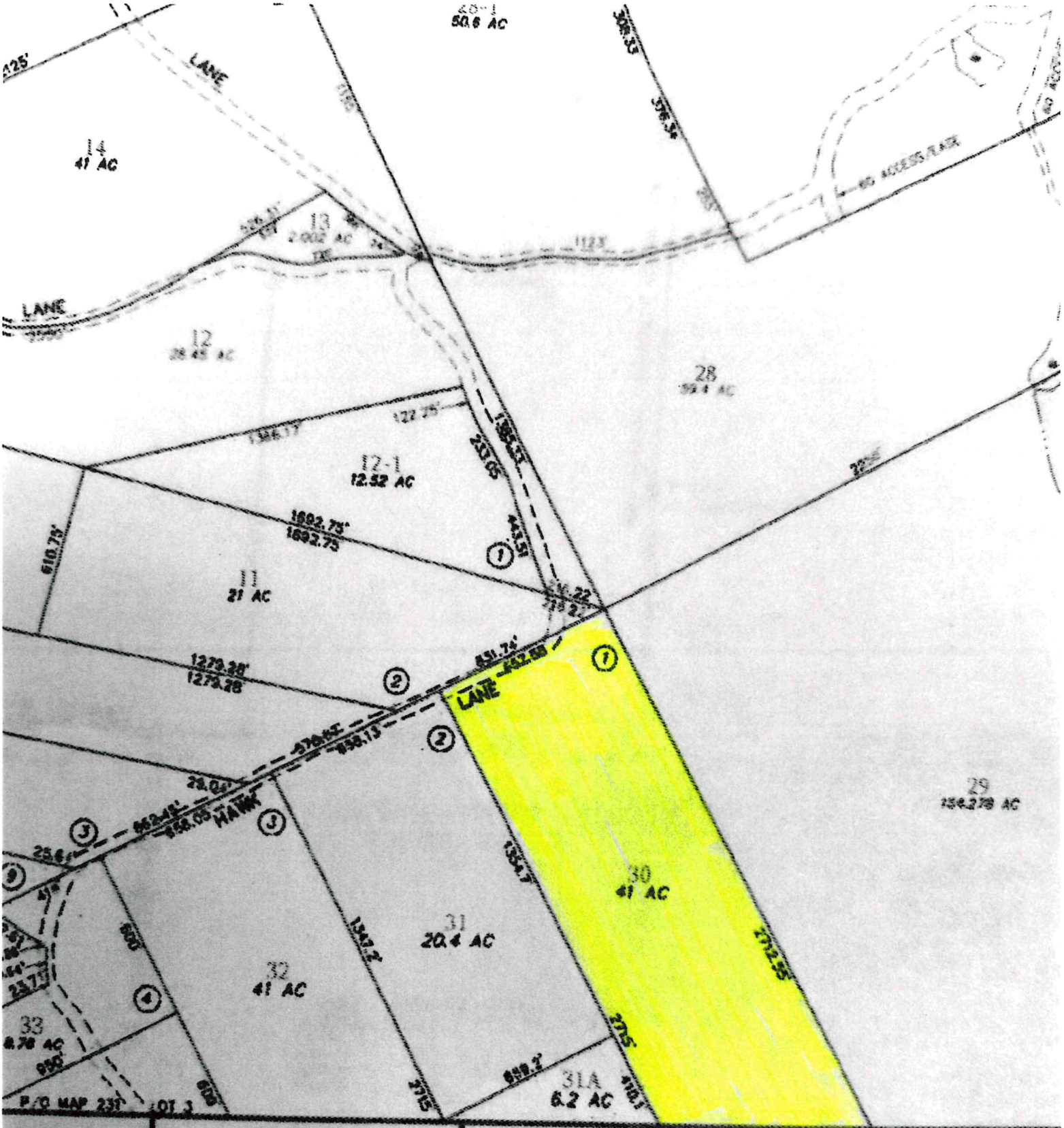


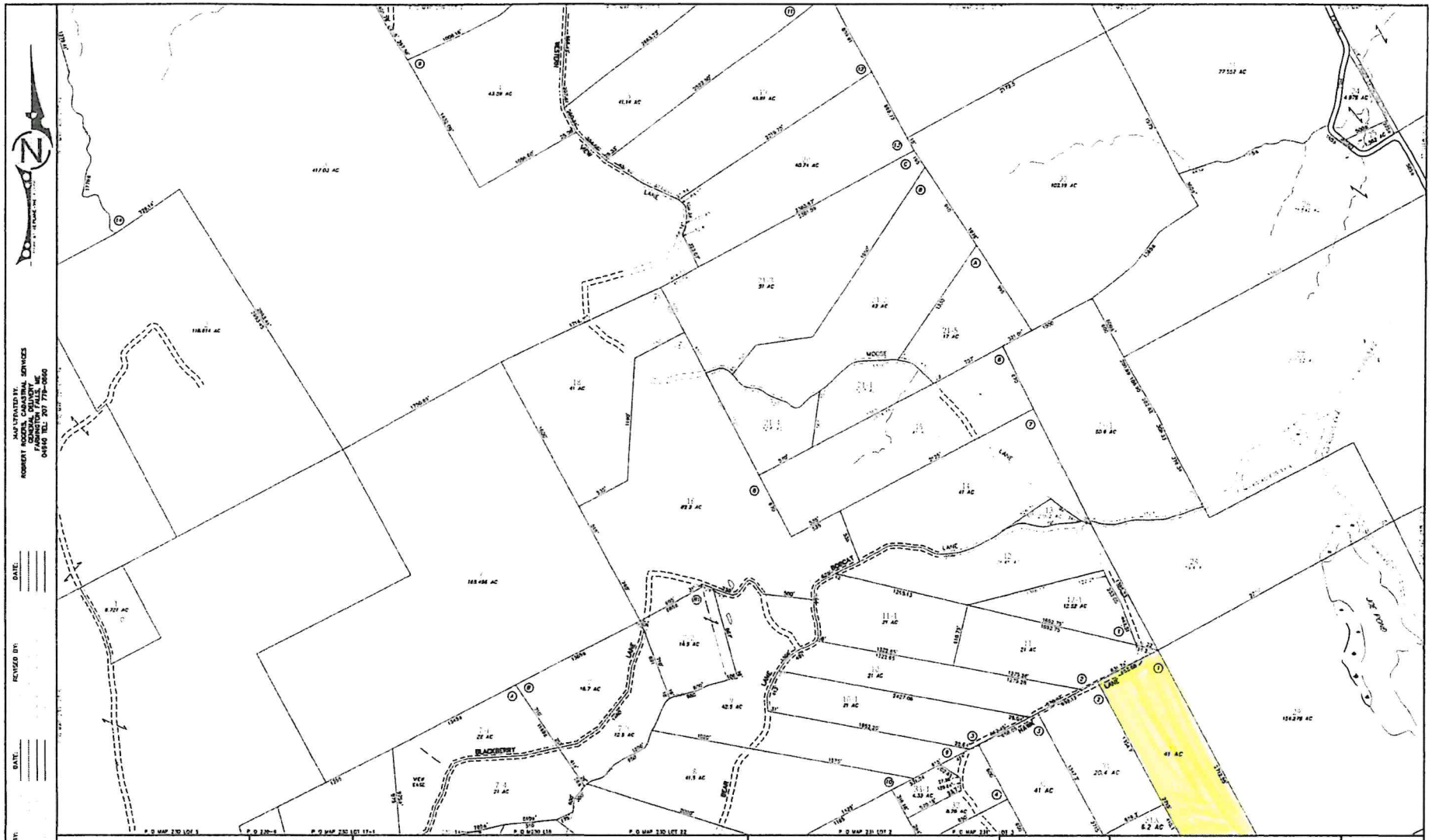
INDEX DIAGRAM

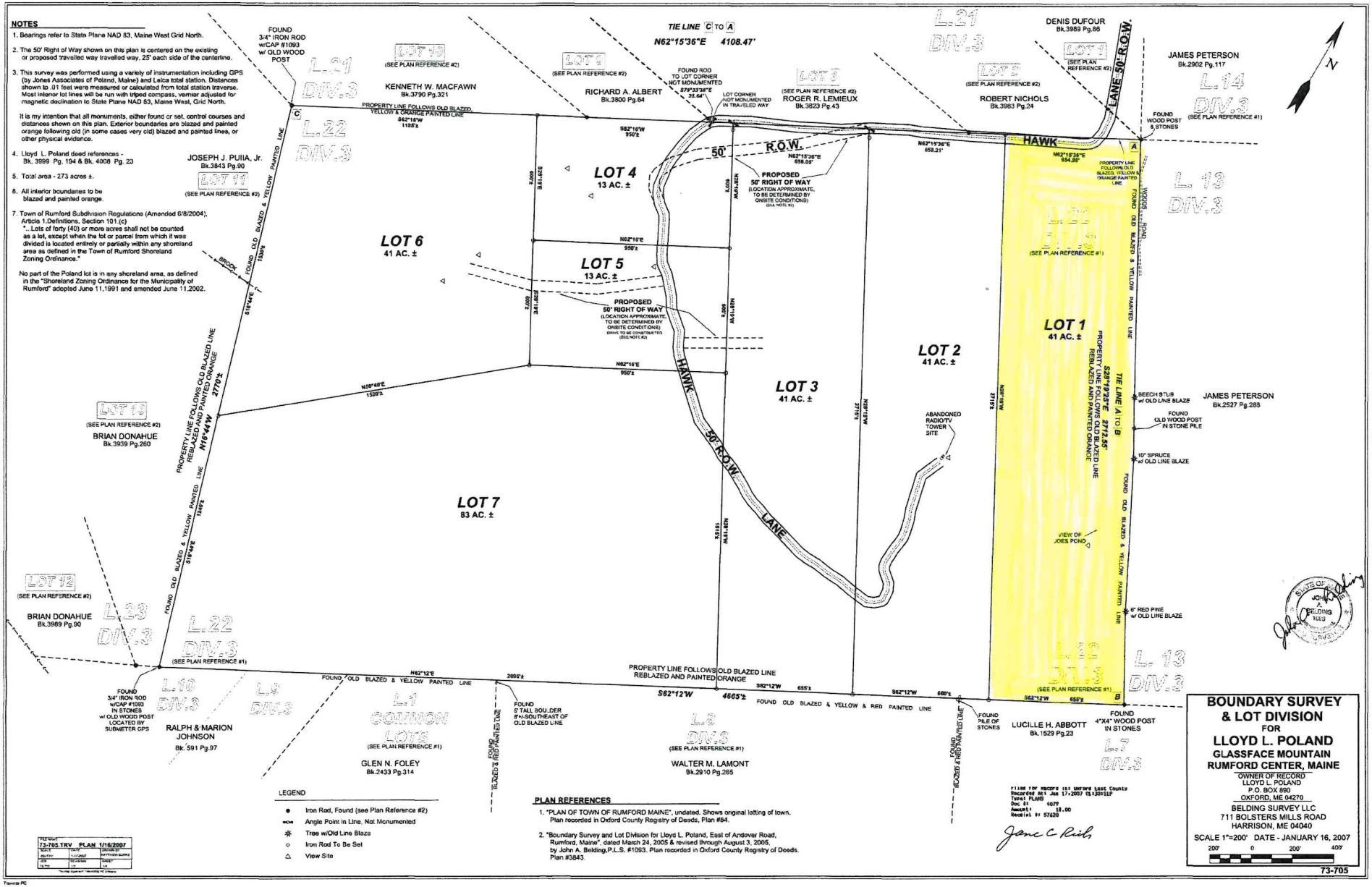
406	209	210	108 109 111 112 115 116 119 120
225	407		211
229	230	231	212

PROPERTY MAP

TOWN OF RUMFORD

OXFORD COUNTY, MAINE


BLACKBERRY
LANE
MOOSE
BROOK
DAM
41 AC
41 AC
41 AC



NOTES

1. Bearings refer to State Plane NAD 83, Maine West Grid North.
2. The 50' Right of Way shown on this plan is centered on the existing or proposed travelled way travelled way, 25' each side of the centerline.
3. This survey was performed using a variety of instrumentation including GPS (by Jones Associates of Poland, Maine) and Leica total station. Distances shown to .01 feet were measured or calculated from total station traverse. Most interior lot lines will be run with tripod compass, vernier adjusted for magnetic declination to State Plane NAD 83, Maine West, Grid North.

   It is my intention that all monuments, either found or set, control courses and distances shown on this plan. Exterior boundaries are blazed and painted orange following old (in some cases very old) blazed and painted lines, or other physical evidence.
4. Lloyd L. Poland deed references - Bk. 3999 Pg. 194 & Bk. 4008 Pg. 23
5. Total area - 273 acres ±.
6. All interior boundaries to be blazed and painted orange.
7. Town of Rumford Subdivision Regulations (Amended 6/8/2004), Article 1.Definitions, Section 101.(c)
   "...Lots of forty (40) or more acres shall not be counted as a lot, except when the lot or parcel from which it was divided is located entirely or partially within any shoreland area as defined in the Town of Rumford Shoreland Zoning Ordinance."

No part of the Poland lot is in any shoreland area, as defined in the "Shoreland Zoning Ordinance for the Municipality of Rumford" adopted June 11,1991 and amended June 11,2002.

LEGEND

- ● Iron Rod, Found (see Plan Reference #2)
- Angle Point In Line, Not Monumented
- Tree w/Old Line Blaze
- ○ Iron Rod To Be Set
- △ View Site

PLAN REFERENCES

1. "PLAN OF TOWN OF RUMFORD MAINE", undated. Shows original lotting of town. Plan recorded in Oxford County Registry of Deeds, Plan #84.
2. "Boundary Survey and Lot Division for Lloyd L. Poland, East of Andover Road, Rumford, Maine", dated March 24, 2005 & revised through August 3, 2005, by John A. Belding,P.L.S. #1093. Plan recorded in Oxford County Registry of Deeds. Plan #3843.

Filed for Record in: Oxford East County
Recorded At: Jan 17,2007 01:30:51P
Total PLANS
Doc #: 4079
Amount: 18.00
Receipt #: 57620

Jane C Rich

BOUNDARY SURVEY & LOT DIVISION FOR LLOYD L. POLAND

GLASSFACE MOUNTAIN RUMFORD CENTER, MAINE

OWNER OF RECORD
LLOYD L. POLAND
P.O. BOX 890
OXFORD, ME 04270

BELDING SURVEY LLC
711 BOLSTERS MILLS ROAD
HARRISON, ME 04040

SCALE 1"=200' DATE - JANUARY 16, 2007

200' 0 200' 400'

73-705

73-705.TRV PLAN 1/16/2007

Traverse PC