Notes:

1. Deed Reference:

a. ***Winifred Van Houten*** to ***Robert D. Torno, Jr.*** dated July 14, 1978 and recorded at the York County Registry of Deeds in book 2385 page 176.

b. ***The Inhabitants of the Town of Lebanon*** to ***R.D. Torno & Sons, Inc.*** dated August 3, 1994 and recorded at the York County Registry of Deeds in book 7167 page 322.

c. ***Winifred Van Houten*** to ***Mildred F. Babbs*** dated August 25, 1967 and recorded at the York County Registry of Deeds in book 1782 page 630.

d. ***R.D. Torno & Sons Paving, Inc.*** to ***Joshua C. Torno*** dated December 20, 2019 and recorded at the York County Registry of Deeds in book 18130 page 711.

e. ***R.D. Torno & Sons Paving, Inc.*** to ***Martin T. Hawker*** dated September 24, 2014 and recorded at the York County Registry of Deeds in book 16897 page 41.

f. ***Robert D. Torno, Jr.*** to ***Ryan D. Torno*** dated November 19, 2018 and recorded at the York County Registry of Deeds in book 17849 page 592.

g. ***R.D. Torno & Sons Paving, Inc.*** to ***DJR Enterprises, LLC*** dated November 25, 2019 and recorded at the York County Registry of Deeds in book 18110 page 595.

h. ***R.D. Torno & Sons Paving, Inc.*** to ***Torno Family, LLC*** dated April 11, 2008 and recorded at the York County Registry of Deeds in book 15393 page 118.

i. ***Torno Family, LLC*** to ***R.D. Torno & Sons Paving, Inc.*** dated April 11, 2008 and recorded at the York County Registry of Deeds in book 15393 page 122.

2. Plan Reference:

a. ***"Plan Showing A Boundary Survey For R.D. Torno & Sons, Inc."*** dated December 28, 2006, Revised May 31, 2007, and surveyed by Corner Post Land Surveying, Inc. (Unrecorded)

b. ***"Maine State Highway Commission Right Of Way Map State Highway "U" Sheet No. 13 & 14 Of 15"*** dated May, 1953. This plan is unrecorded and a copy of this plan was supplied by the State of Maine, Department of Transportation.

c. ***"Right-of-Way and Track Map, Boston and Maine R.R. Station 2274+03 to Station 2326+83"*** dated June 30, 1914 on file at the Office of Valuation Engineer, Boston, Mass, Plan Number V.6#1e./105.

d. ***"Plan Showing A Boundary Survey For R.D. Torno & Sons, Inc."*** dated July 21, 2014 and surveyed by Corner Post Land Surveying, Inc. (unrecorded).

e. ***"Plan Showing A Boundary Survey For Robert D. Torno, Jr. ."*** dated June 29, 2018, Revised May 16, 2020, and surveyed by Corner Post Land Surveying, Inc. (unrecorded).

f. ***"Plan Showing A Boundary Survey For Wayne Machado."*** dated May 1, 1986 and surveyed by Middle Branch Engineering. (unrecorded).

3. Basis of Bearings:

Bearings shown hereon are Grid North and refer to the Maine State Plane Coordinate System, Maine West Zone 4101, FIPS Zone 1802, North American Datum 1983; Unit Feet. Determined utilizing a Leica GS09 "RTK GPS Unit" (Real Time Kinematic Global Positioning System).

4. Road Record:

a. ***State Route 202,*** 99 feet wide, per Plan Reference 2b and 2c above.

b. ***Lower Cross Road,*** no record found. To determine sideline, held a line 1 ½ rods (24.75') from the center of the traveled way in accordance with Maine Revised Statutes Annotated, Title 23 Section 2103.

5. Certification:

The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

6. Underground Utilities:

No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any underground utility, municipal or public service. For information concerning these utilities or facilities please contact the appropriate agencies.

7. Abutter Lines:

The abutter lines shown hereon are for reference purposes only. Any conflicts between the abutter lines shown hereon and existing monumentation should be resolved with a boundary survey, no assumptions should be made based on these abutter lines.

8. Encroachments/Conditions:

A — This gravel area appears to be used by Ryan D. Torno. No record was found allowing for this use.

B — This area appears to be used by DJR Enterprises, LLC. No record was found allowing for this use.

9. Topographic Information:

Contour information shown hereon was downloaded from the National Oceanic and Atmospheric Administration Web Site at URL https://coast.noaa.gov/dataviewer/#/. This is a composite data layer of contours created from lidar data collected in Maine between 2006 and 2013. The contours were created using Carlson Survey 2016 surface tools and have an interval of 1'. The data are referenced to NAVD88. Vertical accuracy is 12cm or better.

10. Zoning Information:

General Purpose District

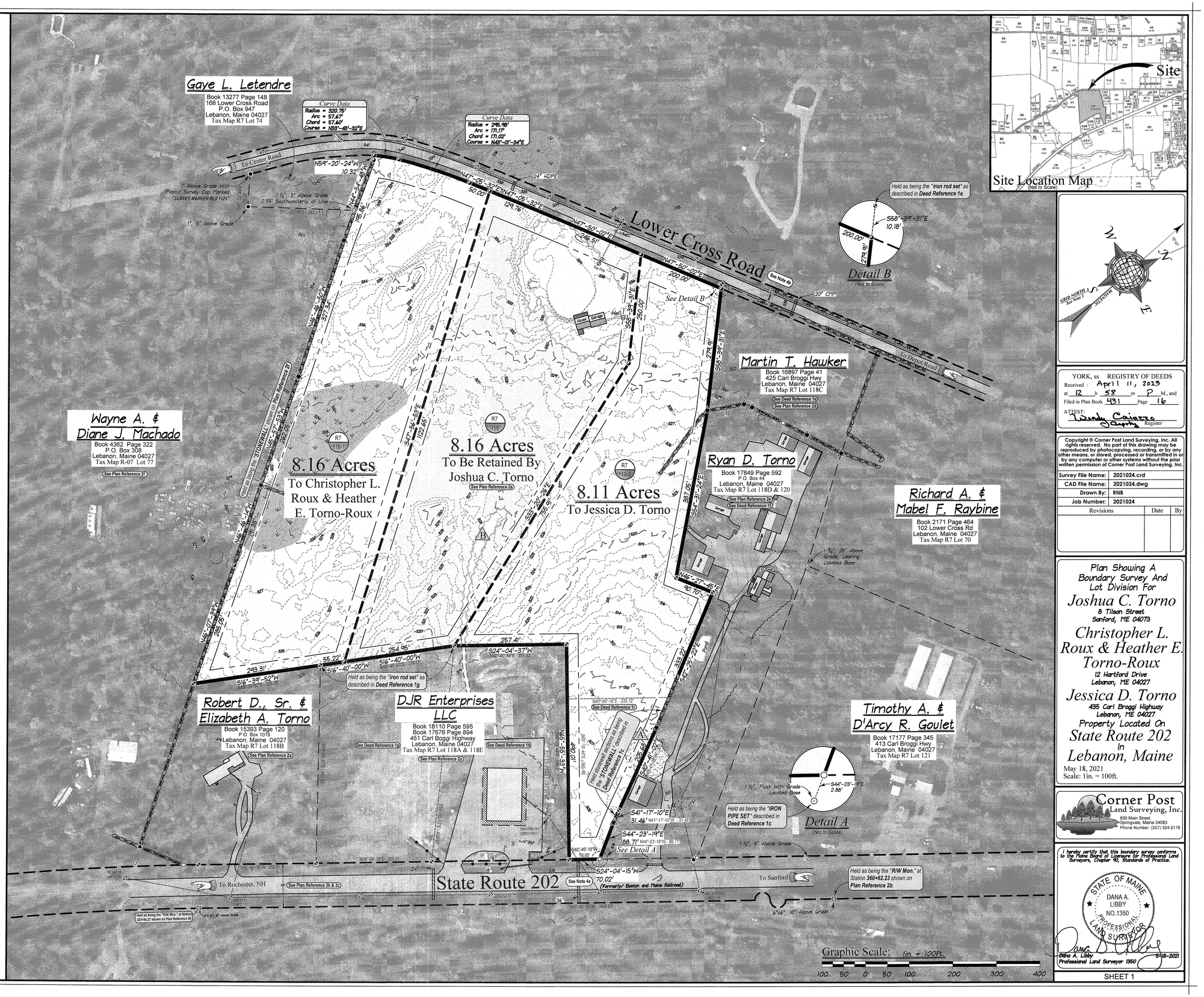
Minimum Lot Size: 2 Acres/87,120 square feet
Minimum Frontage: 200.0'
Minimum Yard Dimensions:
Setback from street Right of Way: 50.0'
Side setback: 25.0'
Rear setback: 25.0'

11. Wetland Information:

Wetland information shown hereon was downloaded from the U.S. Fish & Wildlife Service National Wetlands Inventory and is available at URL https://www.fws.gov/wetlands/. No wetland mapping was completed as part of this survey.

Legend:

- ◒ — 5/8" Iron Rod Set With Plastic Cap Marked "CNR POST LAND SURV PLS 1350"
- ◒ — 5/8" Iron Rod Previously Set With Plastic Cap Marked "CNR POST LAND SURV PLS 1350" (See Plan Reference 2a, 2d, & 2e)
- ▲ — ½" Drill Hole Set In Rock With Plastic Plug Marked "PLS 1350"
- ⊙ — Iron Pipe Found (Dimensions Labeled on Plan)
- ● — Iron Rod Found (Dimensions Labeled on Plan)
- ○ — Corner, Nothing Found or Set
- ⊡ — Highway Monument
- ⌀ — Utility Pole
- ▨ — Culvert (Dimensions Labeled on Plan)
- ——— — Overhead Utility Lines
- ——— — Pavement
- ——— — Gravel
- ——— — Boundary Line Of Surveyed Premises
- ——— — New Boundary Lines
- ——— — Abutter Line (See Note 7)
- ——— — Right Of Way Line
- ——— — Building Setback Line (See Note 10)
- ——— — Former Plan Line
- ——— — Former Deed Line
- ——— — Approximate Edge Of Tree Growth
- ——— — Stonewall
- N20°-30'W - 720.0'± — Information Taken From Plan Reference 2a
- N20°-30'W - 720.0'± — Information Taken From Plan Reference 2e
- N20°-30'W - 720.0'± — Information Taken From Plan Reference 2f
- N20°-30'W - 720.0'± — Deed Information
- A — Condition Identifier
- 321 — Contour Lines (1' Interval) (See Note 9)
- 320 — Contour Lines (10' Interval) (See Note 9)
- Upland / Wetland — Approximate Upland/Wetland Interface Line (See Note 11)
- Map 3 / Lot # 57 — Proposed Tax Map And Lot Numbers



YORK, ss REGISTRY OF DEEDS
Received : April 11, 2023
at 12 h 58 m P M., and
Filed in Plan Book 431 Page 16
ATTEST: Wendy Cyr Register

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Survey File Name:	2021024.crd
CAD File Name:	2021024.dwg
Drawn By:	RNB
Job Number:	2021024

Revisions	Date	By

Plan Showing A Boundary Survey And Lot Division For

Joshua C. Torno
8 Tilson Street
Sanford, ME 04073

Christopher L. Roux & Heather E. Torno-Roux
12 Hartford Drive
Lebanon, ME 04027

Jessica D. Torno
435 Carl Broggi Highway
Lebanon, ME 04027

Property Located On
State Route 202
In
Lebanon, Maine

May 18, 2021
Scale: 1in. = 100ft.

Corner Post Land Surveying, Inc.
600 Main Street
Springvale, Maine 04083
Phone Number: (207) 324-2119

I hereby certify that this boundary survey conforms to the Maine Board of Licensure for Professional Land Surveyors, Chapter 90, Standards of Practice.

STATE OF MAINE
DANA A. LIBBY
NO.1350
PROFESSIONAL LAND SURVEYOR

Dana A. Libby
Professional Land Surveyor 1350
5-15-2021