Androscoggin River

IMPROVEMENTS MADE TO PREMISES SINCE 1986 AND OTHER CONDITIONS FOUND ON SITE

NO. 1 WILLIAM ROAD CONSTRUCTED ON THE SOUTHEASTERLY BOUNDARY LINE OF THE LAND OF BAY BRIDGE ASSOCIATES AND THIS OUTLET IS CONSTRUCTED THROUGH A 24 FOOT EASEMENT ABOVE BEARING THROUGH LAND OF HARRY C. & MARION A. CROOKER.

NO. 2 NEW STREET PAVED
TUFTON STREET FROM WILLIAM CIRCLE TO BAY BRIDGE ROAD, LARRY LANE FROM CHESTER STREET TO TUFTON STREET, THEODORE DRIVE FROM CHESTER STREET TO TUFTON STREET, FRANKLIN PARKWAY FROM APPROXIMATELY THE WESTERN LINE OF LOT NO.1 SHOWN ON THE PLAN, TO TUFTON STREET AND CHESTER STREET FROM LARRY LANE TO TUFTON STREET.

NO. 3 NEW SEWER LINES AND WATER LINES
ON TUFTON STREET FROM CHESTER STREET TO BAY BRIDGE ROAD, NEW SEWER AND WATER LINES INSTALLED ON LARRY LANE FROM CHESTER STREET TO TUFTON STREET, NEW SEWER AND WATER LINES INSTALLED ON THEODORE DRIVE FROM CHESTER STREET TO TUFTON STREET, NEW SEWER AND WATER LINES INSTALLED ON FRANKLIN PARKWAY FROM THE WESTERN LINE OF LOT NO.1 AS SHOWN ON THE PLAN TO TUFTON STREET.

NO. 4 NEW POWER LINES ON TUFTON STREET FROM WILLIAM CIRCLE TO BAY BRIDGE ROAD AND BETWEEN CHESTER STREET AND TUFTON STREET OVER LARRY LANE, THEODORE DRIVE AND FRANKLIN PARKWAY.

NO. 5 NEW CONDITIONS FOUND ON SITE
EXCAVATION AT LOCATION ON THE NORTHWESTERLY SIDE OF WILLIAM CIRCLE LOST SOUTHEASTERLY OF THE PRESENT TREATMENT AREA, SHOWN AS NEW EXCAVATION ON PLAN.

NO. 6 THERE ARE NEW LOTS REPAIRED FOR ADDITIONAL MOBILE HOME OCCUPATION BETWEEN WILLIAM CIRCLE AND TUFTON STREET, AS SHOWN ON PLAN.

NO. 7 THE TRIANGULAR AREA LOCATED AT THE INTERSECTION OF THE BAY BRIDGE ROAD EXTENSION AND THE OLD BATH ROAD GRADED AND PREPARED FOR A NEW SIGN LOCATION FOR THE MOBILE HOME PARK.

Termination of the Bay Bridge Road as defined by the County Commissioners of Cumberland County July 15, 1947, the new Layout Ends 1040' from where the Bridge Begins as Surveyed by Harlan N. Sweetser, Engineer Sept. 1947

DEED REFERENCE

Maine Gravel Services Inc. To Bay Bridge Associates Vol. 8388 P. 311 June 30, 1988
Harry C. Crooker and Sons To Bay Bridge Associates VOL. 8388 P. 313 May 16, 1988
Harry C. and Marion A. Crooker to Bay Bridge Associates Vol. 8388 P. 309 April 15, 1988 (Right of Way)
Harry C. and Marion A. Crooker to Bay Bridge Associates Vol. 8398 P. 325 Jan. 18, 1988
Also see Layout of Town Way Bay Bridge Road Extention Vol. 883 P. 283 & 284 Dec. 7, 1987
See Discharge of Tax Lien from the Town of Brunswick to Harry C. and Marion A. Crooker Vol. 7435 P. 296 Nov. 18, 1986 and page 295
Harry C. and Marion A. Crooker to Bay Bridge Associates Vol. 7534 P. 251 & 252 Dec. 15, 1986
See Discharge of Mort Estate of Jerry L. Hall to Harry C. Crooker Vol. 7266 P. 30 Nov. 14, 1985
Claire A. Raymond to Harry C. Crooker Vol. 4338 P. 286 Feb. 2, 1976
Claire A. Raymond to Marion A. Crooker Vol. 4338 P. 284 Feb. 2, 1976
Harry C. and Marion A. Crooker to Claire A. Raymond Vol. 4338 P. 282 Feb. 2, 1976
ALSO SEE RACHEL TREMBLEY TO HARRY C. CROOKER DATED 10/23/1974 Recorded in the Cumberland County Registry of Deeds
ALSO SEE HARRY C. CROOKER TO RACHEL TREMBLEY 10/23/1974 RECORDED IN THE Cumberland County Registry of Deeds
see THE TOWN OF BRUNSWICK TO HARRY C. CROOKER VOL. 2775 P. 24 (1963)
see ELEANOR T. VOORHEES TO HARRY C. CROOKER VOL. 1769 P. 459 (1944)
HERBERT P. SIMPSON TO HARRY C. CROOKER VOL. 3467 P. 234
ESTATE OF JOHN A. ROAKES TO HARRY C. CROOKER VOL. 2055 P. 489 (1951)
JERRY L. HALE TO HARRY C. CROOKER VOL. 3075 P. 235
WILLIAM L. TROUP TO MARION A. CROOKER VOL. 2869 P. 187
ERNEST F. STOKES TO MARION A. CROOKER VOL. 3687 P. 76

CENTRAL MAINE POWER CO. and NEW ENGLAND TELEPHONE CO. EASEMENTS

BAY BRIDGE ASSOCIATES TO NEW ENGLAND TELEPHONE CO. VOL. 8412 P. 140 P. 318
BAY BRIDGE ASSOCIATES TO C.M.P. & N.E.T. & T. Co. Vol. 8412 P. 132 and 135
HARRY C. AND MARION A. CROOKER TO C.M.P. CO. VOL. 7368 P. 49 THEODORE DRIVE
HARRY C. AND MARION A. CROOKER TO C.M.P. CO. VOL. 7320 P. 28 FRANKLIN PARKWAY
HARRY C. CROOKER AND MARION A. CROOKER TO C.M.P. CO., VOL. 7320 P. 27 " THEODORE DRIVE
HARRY C. AND MARION A. CROOKER TO C.M.P. CO. VOL. 6742 P. 336 THEODORE DRIVE
HARRY C. AND MARION A. CROOKER TO C.M.P. CO. VOL. 6742 P. 335 FRANKLIN PARKWAY
HARRY C. AND MARION A. CROOKER TO N.E. & T. CO. VOL. 4480 P. 186 (UNDERGROUND CABLES)
HARRY C. CROOKER AND MARION A. CROOKER TO C.M.P. CO. VOL. , 4463 P. 226 "C" ST.
HARRY C. AND MARION A. CROOKER TO C.M.P. CO. VOL. 4463 P. 237 " C " STREET
HARRY C. AND MARION A. CROOKER TO C.M.P. CO. VOL. 4463 P. 238 " D " STREET
HARRY C. AND MARION A. CROOKER TO C.M.P. CO. VOL. 4463 P. 239 " D " STREET
HARRY C. AND MARION A. CROOKER TO C.M.P. CO. VOL. 4278 P. 321 "D" STREET
HARRY C. AND MARION A. CROOKER TO C.M.P. CO. VOL. 4278 P. 322 "D" STREET
HARRY C. AND MARION A. CROOKER TO C.M.P. CO. AND NEW ENGLAND TELEPHONE CO. VOL. 4278 P. 0
HARRY C. CROOKER AND MARION A. CROOKER TO C. M. P. CO. VOL. 3759 P. 90 BEVERLY DRIVE
HARRY C. CROOKER AND MARION A. CROOKER TO C. M. P. CO. VOL. 3647 P. 214 BEVERLY DRIVE
HARRY C. AND MARION A. CROOKER TO C. M. P. CO. VOL. 3303 P. 64 VALERIE STREET
HARRY C. AND MARION A. CROOKER TO C.M.P. CO. VOL. 3303 P. 65 BEVERLY DRIVE
HARRY C. AND MARION A. CROOKER TO C. M. P. CO. VOL. 3303 P. 70 BAY BRIDGE ROAD
HARRY C. AND MARION A. CROOKER TO C. M. P. CO. VOL. 3303 P. 62 CANDY LANE
HARRY C. AND MARION A. CROOKER TO C. M. P. CO. VOL. 3187 P. 678 CANDY LANE
HARRY C. AND MARION A. CROOKER TO C.M.P. CO. VOL. 3129 P. 686 BAY BRIDGE RD., PATRICIA ST. & BEVERLY DRIVE
HARRY C. AND MARION A. CROOKER TO C.M.P. CO. VOL. 3098 P. 296 BAY BRIDGE RD.
HARRY C. AND MARION A. CROOKER TO C. M. P. CO. VOL. 2696 P. 476
HARRY C. AND MARION A. CROOKER TO C. M. P. VOL. 2684 P. 336

SURVEYORS CERTIFICATION LANGUAGE

"I HEREBY CERTIFY TO CHICAGO TITLE INSURANCE CO. & TEXTRON FINANCIAL CORP. THAT INFORMATION SHOWN HEREON HAS BEEN OBTAINED BY A SURVEY CONFORMING TO THE REQUIREMENTS FOR A CATEGORY 2 SURVEY AS DEFINED IN RULE 6, SECTION II OF THE STANDARDS OF PRACTICE OF THE RULES AND REGULATIONS OF THE MAINE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS; THAT IT IS CORRECT AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY CROSS THE PROPERTY LINES.

STATE OF MAINE PROFESSIONAL LAND SURVEYOR

THE ENTIRE BAY BRIDGE ESTATES TRAILER PARK IS LOCATED ON LOT 11-D OF THE TOWN OF BRUNSWICK COUNTY RESIDENTIAL DISTRICT ZONE AND CLASSIFIED AS "C" ON THE TOWN OF BRUNSWICK FLOOD HAZARD MAP EXCEPT ON THE AMBROSE CEMETERY AS INDICATED ON REFERENCE SEE "FLOOD INSURANCE RATE MAP PANNE 5 OF 35" C.P.N. 230045 0005 C

State of Maine, Cumberland ss. Registry of Deeds
Received October 23 1992
at 3h 12m P.M. and recorded in Plan Book 192 Page 271
Attest: Register

Ralph T. Higgins
See The Town of Brunswick To Ralph T. Higgins Vol. 2602 Pg. 460
Vol. 2337 Pg. 209 Reference Tax Map Book 3 Pg. 91 Lots 8 & 9

Ralph T. Higgins
Also See Alfred B. Higgins To Ralph T. Higgins Vol. 1420 Pg. 19

Ralph T. Higgins
See Alfred B. Higgins To Ralph T. Higgins Vol. 1420 P. 19
Also See The Town of Brunswick To Ralph T. Higgins Vol. 2602 P. 460 Vol. 2337 P. 209

BAY BRIDGE ASSOCIATES
HARRY C. and Marion A. Crooker To Bay Bridge Associates Vol. 8388 P. 315
(15.2 acres)
(Bog Land)

BAY BRIDGE ASSOCIATES
19.04 acres
HARRY C. CROOKER & SONS TO BAY BRIDGE ASSOCIATES Vol. 8388 P. 313 May 16, 1988
(Flood Zone "A6")

(100.8 Acres)

Harry C. & Sons Inc.
Vol. 4385 Pg. 257

Harry C. & Marion Crooker
Vol. 4938 P. 296 & P. 296

Marion A. Crooker
Vol. 1988 Pg. 496

HARRY C CROOKER AND MARION A CROOKER
BK. 2281 PG. 207

FRANKLIN T CROOKER

FRANKLIN T COOKER

Harry C. & Marion A. Crooker To Bay Bridge Associates Vol. 7534 P. 251

Franklin L. Moore

Gladys C. Parady

Horace Melville Vol. 1809 P. 198

Lawrence C. Tondreau Jr.

Reginald G. Pinkham

Raf Duval

Harry C. & Marion A. Crooker Vol. 4338 Pgs. 284 to 286

Lloyd G. Lipson Vol. 3378 Pg. 147

Warren R. Kenney Vol. 2684 Pg. 336

Warren R. Kenney
Vol. 2684 Pg. 336

Island

E. Small LOT
see Vol. 492 Pg. 343

Granite Mon. found

Holding Pond

Cemetery

Maine Power Company

Central Maine Power Company

Bay Bridge Associates
See Maine Gravel Services Inc. To Bay Bridge Associates Vol. 8388 P. 311
See Plan Bay Bridge Road Extention Dated Nov. 26, 1988 (unrecorded)

See Plan Standard Street Survey Dated Oct. 13, 1992 Cumberland County
See Harry C. and Marion A. Crooker To Bay Bridge Associates (a Right of Way) Vol. 7534 P. 253

See Plan Harry C. Crooker Property Dated June 29, 1988 (Unrecorded)

See Plan of The Old Bath Road and The Bay Bridge Road Intersection Dated June 18, 1992 (Unrecorded)

DISCONTINUANCE AND REDEFINITION OF THE INTERSECTION OF THE OLD BATH ROAD AND THE BAY BRIDGE ROAD CAN BE FOUND IN THE TOWN OF BRUNSWICK RECORDS BK. 20 P. 374 SEPT. 6, 1988

See Harry C. & Marion A. Crooker To Bay Bridge Associates Vol. 8388 P. 309

See Atlas Plan Book (Proprietors Map of Brunswick) Dated May 23, 1765 Page 82

See Plan Harry C. & Marion A. Crooker To Ketabdin Corp. Dated Nov. 20, 1986 (unrecorded)

Also See Plan Harry C. & Marion A. Crooker Property Dated Oct. 10, 1986 (Unrecorded)

See Plan Harry C. & Marion A. Crooker To C.M.P. Co. Vol. 2696 P. 476

See Harry C. & Marion A. Crooker To Bay Bridge Associates Vol. 8388 P. 309

Bay Bridge Road as Redefined By The Cumberland County Commissioners July 15, 1947 By Harland N. Sweetser

SEE STANDARD BOUNDARY SURVEY FOR HARRY C. & MARION A. CROOKER DATED MAY 12, 1992

DRISCOLL ROAD RENAMED FROM BAY BRIDGE ROAD EXTENTION ACCEPTED BY THE TOWN OF BRUNSWICK DEC. 7, 1987 AND RECORDED IN TOWN RECORDS BK. 20 P. 354 AND CUMBERLAND COUNTY REGISTRY OF DEEDS VOL. 8113 P. 283

Harry C. Crooker Rd. Name

Curve Data
Δ = 40° 55' 06"
T = 115.37'
R = 512.01'
L = 221.01'

Marion A. Crooker Property Boundary Agreement Dated May 12, 1992 Recorded in Book 8388 Page 309

Utility Poles and Roads Though Out The Trailer Park Are Located Approximatly

UPDATED
STANDARD BOUNDARY SURVEY
BAY BRIDGE ASSOCIATES
PROPERTY
BAY BRIDGE RD.
BRUNSWICK, MAINE

Pagaddahoc Land Surveying Service
1 Harward St.
Bath, Maine

Drawn By		Date
Surveyed By	S. F. Beal	Ref.
	Scale 1" = 150'	May 1992

SEAL

GRAPHIC SCALE

This Survey Conforms To The Maine State Board of Registration for Land Surveyors Standards Category I Condition II

LEGEND
- = Central Maine Power or New England Telephone Co. Pole and Overhead Transmission Lines
- = Sewer Manhole or Drain Manhole
- = Catch Basin
- = Vent Pipe
- = New Mobile Home Lots See Subdivision Plan Developed By Ketabdin Corp. Prepared By Bebago Technics, Inc. Westbrook, Maine Dated June 4, 1987

State of Maine, Cumberland ss Registry of Deeds
Received AT, H. M. M.
and Recorded in Plan Bk. Pg.
Attest: Register