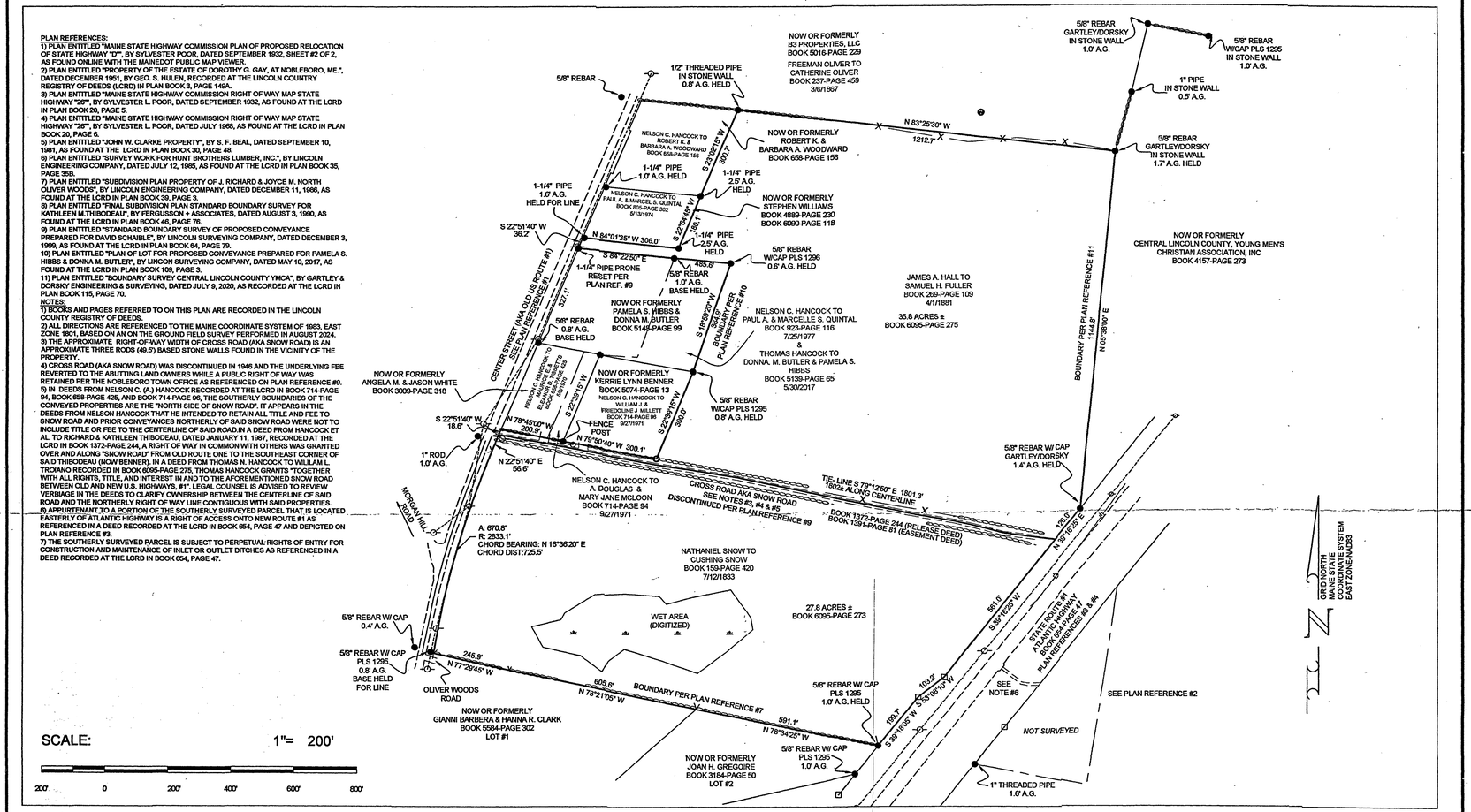
PLAN REFERENCES:
1) PLAN ENTITLED "MAINE STATE HIGHWAY COMMISSION PLAN OF PROPOSED RELOCATION OF STATE HIGHWAY "D"", BY SYLVESTER POOR, DATED SEPTEMBER 1932, SHEET #2 OF 2, AS FOUND ONLINE WITH THE MAINEDOT PUBLIC MAP VIEWER.
2) PLAN ENTITLED "PROPERTY OF THE ESTATE OF DOROTHY G. GAY, AT NOBLEBORO, ME.", DATED DECEMBER 1951, BY GEO. S. HULEN, RECORDED AT THE LINCOLN COUNTRY REGISTRY OF DEEDS (LCRD) IN PLAN BOOK 3, PAGE 149A.
3) PLAN ENTITLED "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "26"", BY SYLVESTER L. POOR, DATED SEPTEMBER 1932, AS FOUND AT THE LCRD IN PLAN BOOK 20, PAGE 5.
4) PLAN ENTITLED "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "26"", BY SYLVESTER L. POOR, DATED JULY 1968, AS FOUND AT THE LCRD IN PLAN BOOK 20, PAGE 6.
5) PLAN ENTITLED "JOHN W. CLARKE PROPERTY", BY S. F. BEAL, DATED SEPTEMBER 10, 1981, AS FOUND AT THE LCRD IN PLAN BOOK 30, PAGE 48.
6) PLAN ENTITLED "SURVEY WORK FOR HUNT BROTHERS LUMBER, INC.", BY LINCOLN ENGINEERING COMPANY, DATED JULY 12, 1985, AS FOUND AT THE LCRD IN PLAN BOOK 35, PAGE 35B.
7) PLAN ENTITLED "SUBDIVISION PLAN PROPERTY OF J. RICHARD & JOYCE M. NORTH OLIVER WOODS", BY LINCOLN ENGINEERING COMPANY, DATED DECEMBER 11, 1986, AS FOUND AT THE LCRD IN PLAN BOOK 39, PAGE 3.
8) PLAN ENTITLED "FINAL SUBDIVISION PLAN STANDARD BOUNDARY SURVEY FOR KATHLEEN M.THIBODEAU", BY FERGUSSON + ASSOCIATES, DATED AUGUST 3, 1990, AS FOUND AT THE LCRD IN PLAN BOOK 46, PAGE 76.
9) PLAN ENTITLED "STANDARD BOUNDARY SURVEY OF PROPOSED CONVEYANCE PREPARED FOR DAVID SCHAIBLE", BY LINCOLN SURVEYING COMPANY, DATED DECEMBER 3, 1999, AS FOUND AT THE LCRD IN PLAN BOOK 64, PAGE 79.
10) PLAN ENTITLED "PLAN OF LOT FOR PROPOSED CONVEYANCE PREPARED FOR PAMELA S. HIBBS & DONNA M. BUTLER", BY LINCON SURVEYING COMPANY, DATED MAY 10, 2017, AS FOUND AT THE LCRD IN PLAN BOOK 109, PAGE 3.
11) PLAN ENTITLED "BOUNDARY SURVEY CENTRAL LINCOLN COUNTY YMCA", BY GARTLEY & DORSKY ENGINEERING & SURVEYING, DATED JULY 9, 2020, AS RECORDED AT THE LCRD IN PLAN BOOK 115, PAGE 70.

NOTES:
1) BOOKS AND PAGES REFERRED TO ON THIS PLAN ARE RECORDED IN THE LINCOLN COUNTY REGISTRY OF DEEDS.
2) ALL DIRECTIONS ARE REFERENCED TO THE MAINE COORDINATE SYSTEM OF 1983, EAST ZONE 1801, BASED ON AN ON THE GROUND FIELD SURVEY PERFORMED IN AUGUST 2024.
3) THE APPROXIMATE RIGHT-OF-WAY WIDTH OF CROSS ROAD (AKA SNOW ROAD) IS AN APPROXIMATE THREE RODS (49.5') BASED STONE WALLS FOUND IN THE VICINITY OF THE PROPERTY.
4) CROSS ROAD (AKA SNOW ROAD) WAS DISCONTINUED IN 1946 AND THE UNDERLYING FEE REVERTED TO THE ABUTTING LAND OWNERS WHILE A PUBLIC RIGHT OF WAY WAS RETAINED PER THE NOBLEBORO TOWN OFFICE AS REFERENCED ON PLAN REFERENCE #9.
5) IN DEEDS FROM NELSON C. (A.) HANCOCK RECORDED AT THE LCRD IN BOOK 714-PAGE 94, BOOK 658-PAGE 425, AND BOOK 714-PAGE 96, THE SOUTHERLY BOUNDARIES OF THE CONVEYED PROPERTIES ARE THE "NORTH SIDE OF SNOW ROAD". IT APPEARS IN THE DEEDS FROM NELSON HANCOCK THAT HE INTENDED TO RETAIN ALL TITLE AND FEE TO SNOW ROAD AND PRIOR CONVEYANCES NORTHERLY OF SAID SNOW ROAD WERE NOT TO INCLUDE TITLE OR FEE TO THE CENTERLINE OF SAID ROAD.IN A DEED FROM HANCOCK ET AL. TO RICHARD & KATHLEEN THIBODEAU, DATED JANUARY 11, 1987, RECORDED AT THE LCRD IN BOOK 1372-PAGE 244, A RIGHT OF WAY IN COMMON WITH OTHERS WAS GRANTED OVER AND ALONG "SNOW ROAD" FROM OLD ROUTE ONE TO THE SOUTHEAST CORNER OF SAID THIBODEAU (NOW BENNER). IN A DEED FROM THOMAS N. HANCOCK TO WILLIAM L. TROIANO RECORDED IN BOOK 6095-PAGE 275, THOMAS HANCOCK GRANTS "TOGETHER WITH ALL RIGHTS, TITLE, AND INTEREST IN AND TO THE AFOREMENTIONED SNOW ROAD BETWEEN OLD AND NEW U.S. HIGHWAYS, #1". LEGAL COUNSEL IS ADVISED TO REVIEW VERBIAGE IN THE DEEDS TO CLARIFY OWNERSHIP BETWEEN THE CENTERLINE OF SAID ROAD AND THE NORTHERLY RIGHT OF WAY LINE CONTIGUOUS WITH SAID PROPERTIES.
6) APPURTENANT TO A PORTION OF THE SOUTHERLY SURVEYED PARCEL THAT IS LOCATED EASTERLY OF ATLANTIC HIGHWAY IS A RIGHT OF ACCESS ONTO NEW ROUTE #1 AS REFERENCED IN A DEED RECORDED AT THE LCRD IN BOOK 654, PAGE 47 AND DEPICTED ON PLAN REFERENCE #3.
7) THE SOUTHERLY SURVEYED PARCEL IS SUBJECT TO PERPETUAL RIGHTS OF ENTRY FOR CONSTRUCTION AND MAINTENANCE OF INLET OR OUTLET DITCHES AS REFERENCED IN A DEED RECORDED AT THE LCRD IN BOOK 654, PAGE 47.



SurveyScapes, LLC
BOUNDARY SURVEYING
PO BOX 613 DAMARISCOTTA, MAINE 04543
PHONE: (207) 280-5016 SURVEYSCAPES.COM

OWNER:
WILLIAM & JULANN TROIANO
58 SPRINO HILL LOOP
CHAMBERLAIN, ME 04541

JOB NUMBER: 24055
DWG: 24055.DWG
DATE: AUG. 16, 2024

LEGEND

- 5/8 INCH REBAR WITH IDENTIFICATION CAP SET
- MONUMENT FOUND AS LABELED
- UTILITY POLE
- UTILITY POLE ANCHOR
- GRANITE HIGHWAY MON.
- PROPERTY LINE
- WELL
- STONE WALL
- OVERHEAD WIRES
- EDGE OF PAVEMENT
- GUARD RAIL
- BARBED WIRE FENCE

CERTIFICATION:
THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 90, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001. NO WRITTEN REPORT WAS PREPARED.

PRELIMINARY PLAN UNLESS SIGNED

STEPHANIE MAZEROLLE, MAINE LICENSED PROFESSIONAL LAND SURVEYOR No. 2573

STATE OF MAINE — STEPHANIE MAZEROLLE — NO. 2573 — PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY

OF THE LAND OF
WILLIAM L. TROIANO
LINCOLN COUNTY REGISTRY OF DEEDS
BOOK 6095, PAGE 275
&
A PORTION OF
WILLIAM L. & JULANN TROIANO
BOOK 6095, PAGE 273
CENTER STREET & ROUTE ONE
NOBLEBORO, MAINE
LINCOLN COUNTY