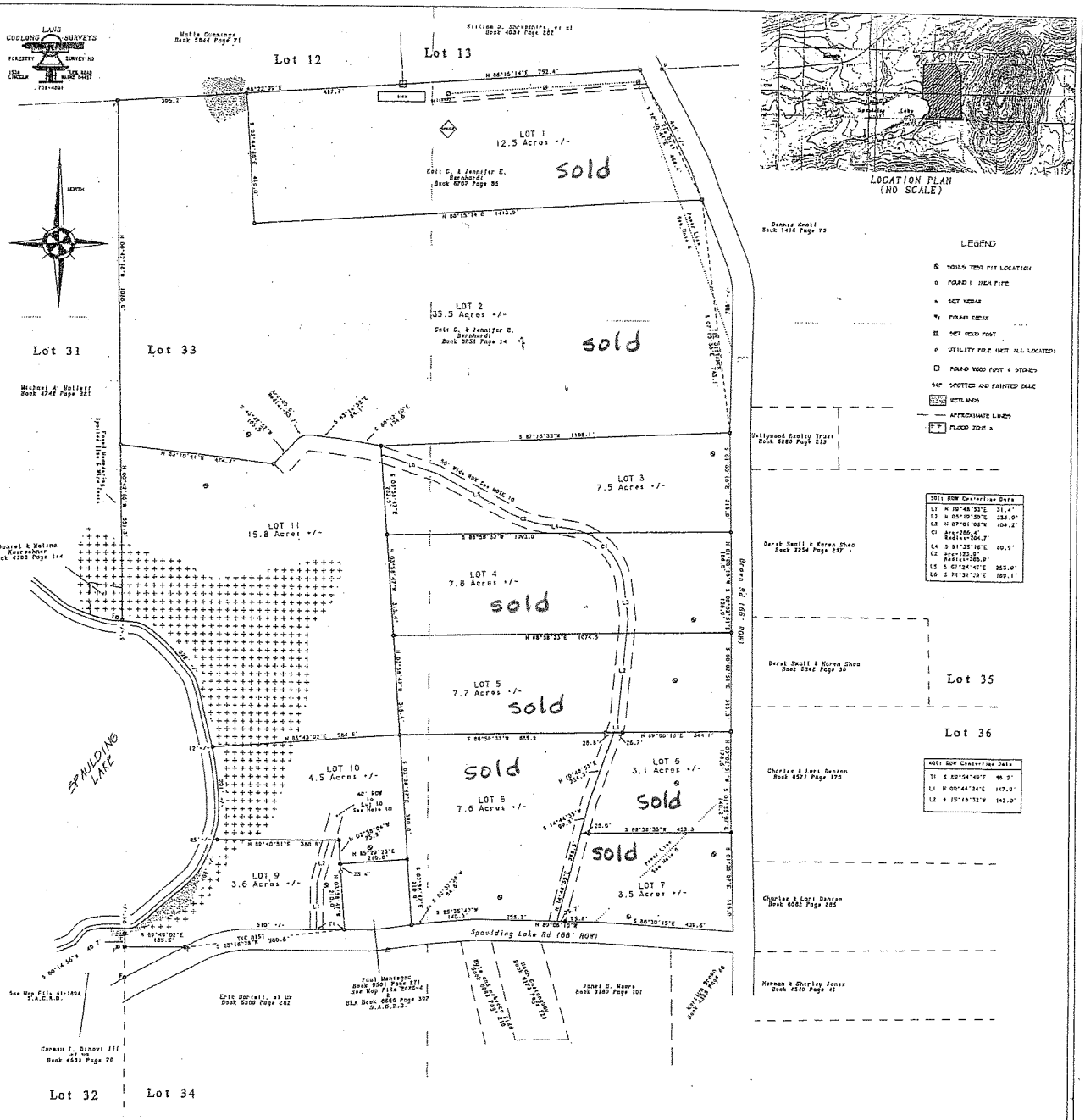


NOTES

1. This survey was done according to an agreement with Herbert C. Haynes, Inc. It conforms substantially to the technical standards adopted by the Maine board of licensure for professional land surveyors.
2. This plan is not authentic unless embossed and signed by Roger J. Coolong, PLS 1276 or Robert W. Coolong, PLS 2516.
3. Bearings are based on Grid North, State of Maine coordinate system, east zone.
4. Wetland areas are from National Wetlands Inventory.
5. DEED REFERENCE: Judith A. Kinson and Elizabeth A. Boucher, Trustees of the JUDITH A. KINSON LIVING TRUST to SUGAR RIDGE LANDS, INC., recorded in Book 6527 Page 105 of the Southern Aroostook County Registry of Deeds.
6. Power easement deeded by Janet and Judith Kinson to Eastern Maine Electric Cooperative for "All of Lot 33" by Book 2226 Page 154.
7. According to the online FEMA community status book (www.fema.gov/fmm/csb.shtml) there are areas of the property subject to potential flooding (Zone A, no BFE calculated).
8. Preliminary soils investigations by Kenneth E. Libbey, JR., SE #271 found areas of suitable soils for septic systems for 3 bedroom dwellings.
9. Total acreage for Lots 1 thru 11 is 109.2 Ac +/-.
10. Rights of ways shown hereon shall be for all manners of access and utilities.

PLANNING BOARD
TOWN OF OAKFIELD

APPROVED BY: Cathy Briggs
Robert B. Kady Jr.

PURSUANT TO TITLE 30A, M.R.S. Sections 4401 THROUGH 4407, THIS PLAN HAS BEEN REVIEWED BY THE PLANNING BOARD OF OAKFIELD, MAINE.

REVIEWED AND SIGNED ON 1-12 2026

COVENANTS SET FORTH BY THE TOWN OF OAKFIELD

1. Roads and driveways developed as part of each lot must be constructed to the Town of Oakfield building requirements.
2. Roads and driveways developed as part of each lot will not be maintained (graded, paved, plowed or drainage weeded) by the Town of Oakfield.
3. A building permit application and approved septic system design must be submitted to the Town of Oakfield for review before any construction.
4. All manufactured housing intended for use on the parcel must be less than 10 years old.
5. A camper, travel trailer or bus intended for temporary housing cannot be used for more than a total of 180 days. There must be approved means of sewage disposal and potable water.
6. The property shall not be used in a manner that creates a public nuisance, gives an unsightly appearance, and/or reduces the property values in the general area. The definition of nuisance, unsightly appearance is defined as, but not limited to, an over accumulation of road debris, pallets, container, exposed mechanical equipment, tires or other materials that could reduce general property values.
7. The property shall not be used for dumping refuse, waste, trash or appliances.
8. Unregistered vehicles are not allowed to accumulate on the property. An accumulation is defined as 3 or more unregistered vehicles.
9. No livestock.
10. Shoreland Zoning requirements will apply to lots 9, 10 and 11.
11. All lots shall be for single-family dwelling. Detached residential housing. No commercial use will be permitted.
12. All lots shall not be divided within a 5-year period of the recording deed date of the original subdivision.
13. Any further division or land use shall be in accordance with the laws, rules, and regulations of the Town of Oakfield and State of Maine at the time of division.

State of Maine
Aroostook, SS
Registry of Deeds
Received and Filed
Jan 13 2026
1:19 PM
Melissa Rickards
RECORDED AS MAP FILE:
2026-1

Final Plan
OF
SPAULDING LAKE OVERLOOK
ON
SPAULDING LAKE RD & BROWN RD

OAKFIELD

ARCOSTOOK COUNTY, MAINE
December 29, 2025

Scale 1" = 150'

150 0 150 300 450 600 Ft.

RECORD OWNER

Sugar Ridge Lands, Inc.
PO BOX 96
WINN, ME 04495

RECORD DEED: SEE NOTE 5

2026-1

BOOK 6627 PG 105 # 2024011406
12/06/2024 09:44:49 AM
MELISSA L. RICHARDSON, REGISTER
AROOSTOOK COUNTY, ME SOUTH
E-RECORDED
Maine Real Estate Transfer Tax Paid

TRUSTEES' DEED

DLN:_____

We, **Judith A. Kinson and Elizabeth A. Boucher, Trustees of the JUDITH A. KINSON LIVING TRUST, dated May 30, 2024**, of Islesboro, County of Waldo, State of Maine, for consideration paid, grant to **SUGAR RIDGE LANDS, INC.**, of Winn, County of Penobscot, State of Maine, with a mailing address of P.O. Box 96, Winn, ME 04495, certain lots or parcels of land, together with any buildings and improvements thereon, situated in **OAKFIELD,** County of Aroostook and State of Maine, more particularly bounded and described as follows, to wit:

"PARCEL ONE:

All of Lot #33 according to the 1858 Burleigh and Cony Plan of the Town of Oakfield, Maine.

EXCEPTIONS

Excepting, however, the following parcels of real estate:

1. Those premises conveyed to Donald Pelky by the Warranty Deed of Peter Alan Papich and Claudette Papich, dated January 28, 1982, and recorded in Volume 1578, Page 251, at the Southern Aroostook County Registry of Deeds in Houlton, Maine.

2. That easement conveyed to the State of Maine, by the Quitclaim Deed, of Asa Crandall, dated August 26, 1974, and recorded in Volume 1157, Page 748, at said Registry.

3. That easement conveyed to Robert G. Crandall and Isabelle S. Crandall by the Warranty Deed of Asa B. Crandall and Thelma Crandall, dated February 11, 1975, and recorded in Volume 1168, Page 316, at said Registry.

4. That easement conveyed to Frank Wildenauer and Mary Wildenauer by the Warranty Deed of Asa B. Crandall and Thelma Crandall, dated March 28, 1975, and recorded in Volume 1172, Page 268, at said Registry.

Said parcel of land contains 109.6 acres, more or less, and is better described on a plat plan drafted by Fred Rooney, Registered Land Surveyor, dated November 13, 1982, a copy of which is annexed hereto and incorporated by reference.

MEANING AND INTENDING to convey and hereby conveying all and the same premises as described in a Warranty Deed from Stanwood C. Tingley to James B. Kinson and Judith A. Kinson, dated December 16, 1987, in the Aroostook County Registry of Deeds in Book 2057, Page 182. The Grantor herein, Judith A. Kinson, acquired her title by the aforementioned deed and by being the surviving joint tenant, the said James B. Kinson having passed away on June 6, 2012.

PARCEL TWO:

All of Lot #33 according to the 1858 Burleigh and Cony Plan of the Town of Oakfield, Maine.

EXCEPTIONS

Excepting, however, the following parcels of real estate:

5. Those premises conveyed to Donald Pelky by the Warranty Deed of Peter Alan Papich and Claudette Papich, dated January 28, 1982, and recorded in Volume 1578, Page 251, at the Southern Aroostook County Registry of Deeds in Houlton, Maine.

6. That easement conveyed to the State of Maine, by the Quitclaim Deed, of Asa Crandall, dated August 26, 1974, and recorded in Volume 1157, Page 748, at said Registry.

7. That easement conveyed to Robert G. Crandall and Isabelle S. Crandall by the Warranty Deed of Asa B. Crandall and Thelma Crandall, dated February 11, 1975, and recorded in Volume 1168, Page 316, at said Registry.

8. That easement conveyed to Frank Wildenauer and Mary Wildenauer by the Warranty Deed of Asa B. Crandall and Thelma Crandall, dated March 28, 1975, and recorded in Volume 1172, Page 268, at said Registry.

Said parcel of land contains 109.6 acres, more or less, and is better described on a plat plan drafted by Fred Rooney, Registered Land Surveyor, dated

November 13, 1982, a copy of which is annexed hereto and incorporated by reference.

MEANING AND INTENDING to convey and hereby conveying all and the same premises as described in a Warranty Deed from Stanwood C. Tingley to James B. Kinson and Judith A. Kinson, dated January 4, 1988, in the Aroostook County Registry of Deeds in Book 2057, Page 185. The Grantor herein, Judith A. Kinson, acquired her title by the aforementioned deed and by being the surviving joint tenant, the said James B. Kinson having passed away on June 6, 2012

PARCEL THREE:

The following described real estate located in the town of Oakfield, County of Aroostook and State of Maine and being a portion of Lot Numbered Thirteen (13) in said Oakfield according to the survey and plan made by Parker P. Burleigh and J.E.S. Coney, surveyors, April 4, 1859, recorded in the Southern Aroostook Registry of Deeds in Vol. 4, Page 20 of the Book of Plans.

Beginning at the intersection of the easterly side line of the Mountain Road, so-called, with the south line of Lot Numbered Thirteen (13); thence in a northerly direction along the easterly side line of said Mountains Road to the southerly side line of the Stage Coach Road, so-called, said road running in an easterly and westerly direction, located on the easterly side of said Mountain Road and approximately one-half (1/2) mile south from the intersection of the Mountain Road and the Timoney Road, so-called; thence in an easterly direction along the southerly side line of said Stage Coach Road to the easterly line of Lot Numbered Thirteen (13); thence in a southerly direction along the east line of Lot Numbered Thirteen (13) to the southeast corner of Lot Numbered Thirteen (13); thence in a westerly direction along the south line of Lot Numbered Thirteen (13) to the point and place of beginning.

MEANING AND INTENDING to convey and hereby conveying all and the same premises as described in a Warranty Deed from Clarence L. Jacques to James B. Kinson and Judith A. Kinson, dated May 8, 2000, in the Aroostook County Registry of Deeds in Book 3388, Page 35. The Grantor herein, Judith A. Kinson, acquired her title by the aforementioned deed and by being the surviving joint tenant, the said James B. Kinson having passed away on June 6, 2012

PARCEL FOUR:

A certain piece or parcel of real estate situate in Oakfield, in the County of

Aroostook and State of Maine, described as follows, to wit:

Commencing at an iron pipe on the westerly shore line of Timoney Lake, so-called, which pipe is two hundred (200) feet, more or less, southerly along said shore line from the iron pipe on said westerly shore marking the northeast corner of premises conveyed to Foster I. Gordon, et al, by deed of Ralph Timoney, dated March 16, 1964, and recorded in the Southern Aroostook Registry of Deeds, Vol. 905, Page 3; thence westerly two hundred (200) feet, more or less, to an iron pipe which marks the northwest corner of the parcel hereby conveyed; thence southerly one hundred (100) feet, more or less, to an iron pipe which marks the southwest corner of the parcel hereby conveyed; thence easterly two hundred (200) feet, more or less, to an iron pipe on the westerly shore line of said lake; thence northerly one hundred (100) feet, more or less, along said westerly shore line to an iron pipe and the place of beginning.

Also conveying to grantees, their heirs and assigns, a right-of-way over the road now existing from the Timoney Woods Road, so-called, to the land above conveyed.

Meaning and intending hereby to convey a parcel of land one hundred (100) feet on the shore line and two hundred (200) feet deep."

MEANING AND INTENDING to convey and hereby conveying all and the same premises as described in a Warranty Deed from Hazen G. Drake and Jean I. Drake to James B. Kinson and Judith A. Kinson, dated August 21, 2001, in the Aroostook County Registry of Deeds in Book 3549, Page 226. The Grantor herein, Judith A. Kinson, acquired her title by the aforementioned deed and by being the surviving joint tenant, the said James B. Kinson having passed away on June 6, 2012

MEANING AND INTENDING to convey all and the same premises as described in a Quitclaim Deed With Covenant from Judith A. Kinson to Judith A. Kinson and Elizabeth A. Boucher, Trustees, or their successors in trust, under the Judith A. Kinson living Trust, dated May 30, 2024, and any amendments thereto, said deed recorded at the Aroostook County Registry of Deeds in Book 6572, Page 91.

We hereby covenant that: Judith A. Kinson and Elizabeth A. Boucher are the current Trustees of the Judith A. Kinson Living Trust, dated May 30, 2024; that said Trust is still in full force and effect; that we have the power thereunder to cause the Judith A. Kinson Living Trust to convey as aforesaid; and that, in making this conveyance, we have, in all respect, acted pursuant to the authority vested and granted to us herein.

WITNESS our hands and seals this 2nd day of December, 2024.

SIGNED, SEALED and DELIVERED
In the presence of

Joella L. Bailey
Witness

Joella L Bailey
Witness

Judith A. Kinson Living Trust,
dated May 30, 2024

Judith A. Kinson
Judith A. Kinson, Trustee

Elizabeth Boucher
Elizabeth A. Boucher, Trustee

STATE OF MAINE
COUNTY OF WALDO, SS.

December 2, 2024

Personally appeared the above named Judith A. Kinson and Elizabeth A. Boucher as Trustees of the Judith A. Kinson Living Trust and acknowledged the foregoing instrument to be their free act and deed in their said capacity.

Before me, Joella L Bailey
Notary Public

Print/type name:

JOELLA L. BAILEY
Notary Public - Maine
My Commission Expires
05/26/2025