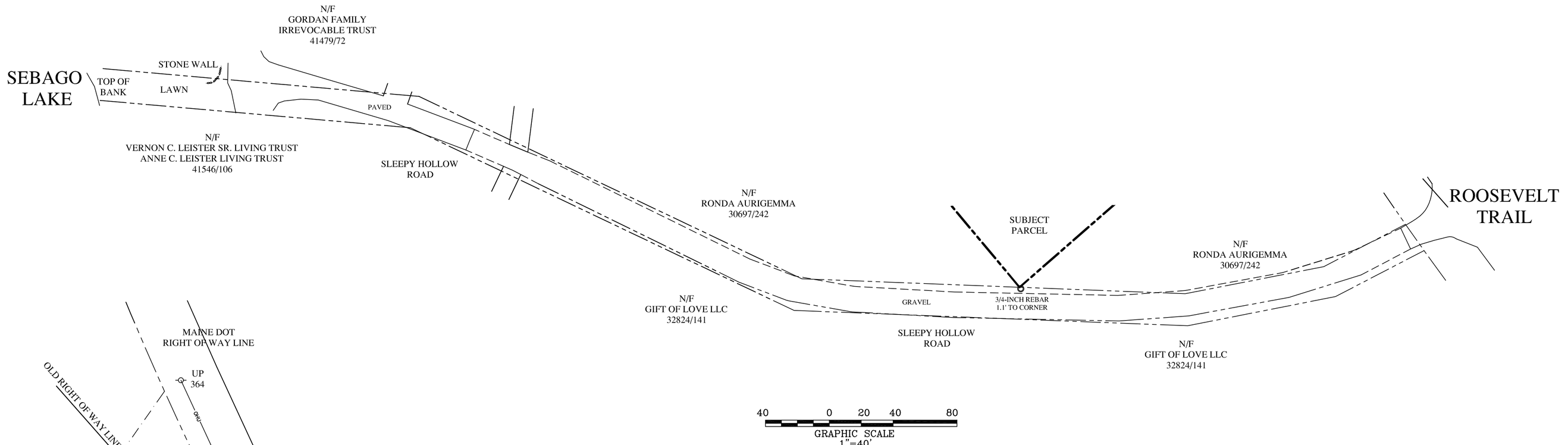
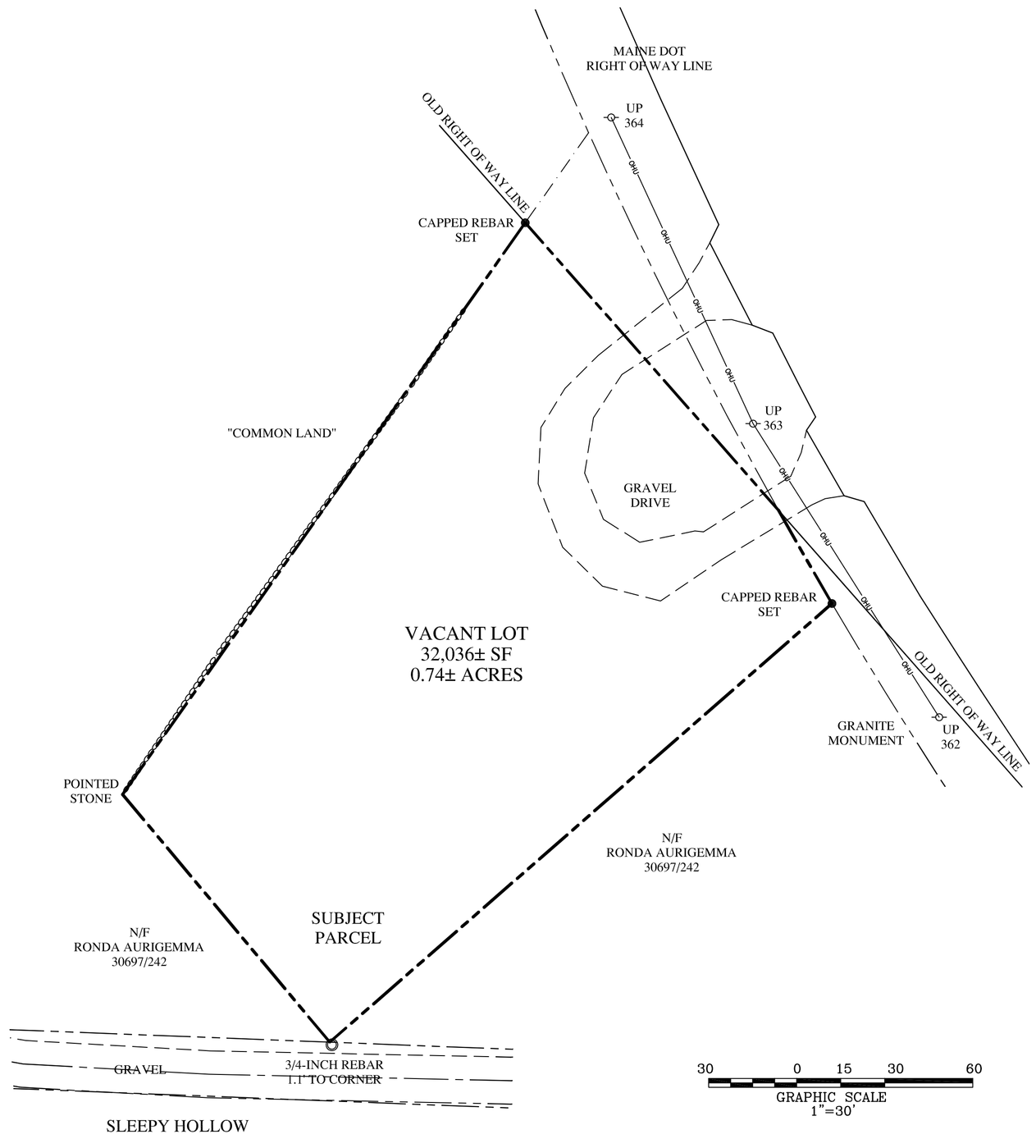






SURVEY NOTES:

(1) THE OWNER OF RECORD IS R1042, LLC AS DESCRIBED IN A DED RECORDED IN BOOK 41479 PAGE 253 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

(2) THE PARCEL IS DEPICTED AS LOT 11 ON THE TOWN OF WINDHAM ASSESSORS MAP 76.

(3) BEARINGS ARE GRID NORTH, MAINE STATE PLANE 1802 WEST ZONE.

(4) SLEEPY HOLLOW ROAD IS ASSUMED TO BE THE RIGHT OF WAY TO SEBAGO LAKE. ABUTTING DEEDS REFERENCE A 20' WIDE RIGHT OF WAY FOR ACCESS TO THEIR RESPECTIVE LOTS BEING SUBJECT TO OTHERS.

PLAN REFERENCES:

(1) EXISTING CONDITIONS RONDA AURIGEMMA 15 SLEEPY HOLLOW WINDHAM, MAINE DATED OCTOBER 10, 2002 REVISED THROUGH NOVEMBER 5, 2013 BY SURVEY INC.

(2) MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY 14 WINDHAM CUMBERLAND COUNTY DATED JULY 1954 SHC FILE NO. 3-94.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND PROFESSIONAL OPINION.

WILLIAM C. SHIPPEN P.L.S. 2118

STATE OF MAINE
WILLIAM C. SHIPPEN
2118
PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY

1042 ROOSEVELT TRAIL
WINDHAM, MAINE

FOR:
R1042, LLC
JAMES McNULTY
824 ROOSEVELT TRAIL, PMB #263
WINDHAM, MAINE 04062
(OWNER OF RECORD)

SURVEY BY:
SURVEY, INC.
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556
INFO@SURVEYINCORPORATED.COM

DWN: WCS CHK: DRR
DATE: AUGUST 2026 JOB NO. 26-161