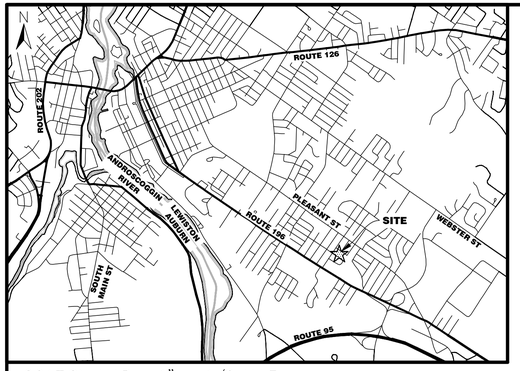


LOCATION MAP 1" = 1/2 MILE

NOTES

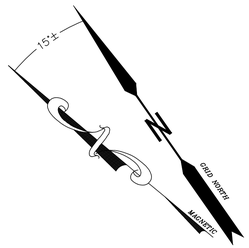
1. ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
2. TOWN OF LEWISTON: TAX MAP 150, LOT 347.
3. OWNERS OF RECORD AT TIME OF SURVEY:
   MAP 150, LOT 346: CAROL C. DUBE, BY WARRANTY DEED DATED OCTOBER 3, 2000, AND RECORDED IN BOOK 4518, PAGE 284.
   MAP 150, LOT 347: AUDREY B. HEMOND & ROBERT M. HEMOND, BY WARRANTY DEED DATED APRIL 1, 1969, AND RECORDED IN BOOK 1001, PAGE 239.
4. AREA SUMMARY:

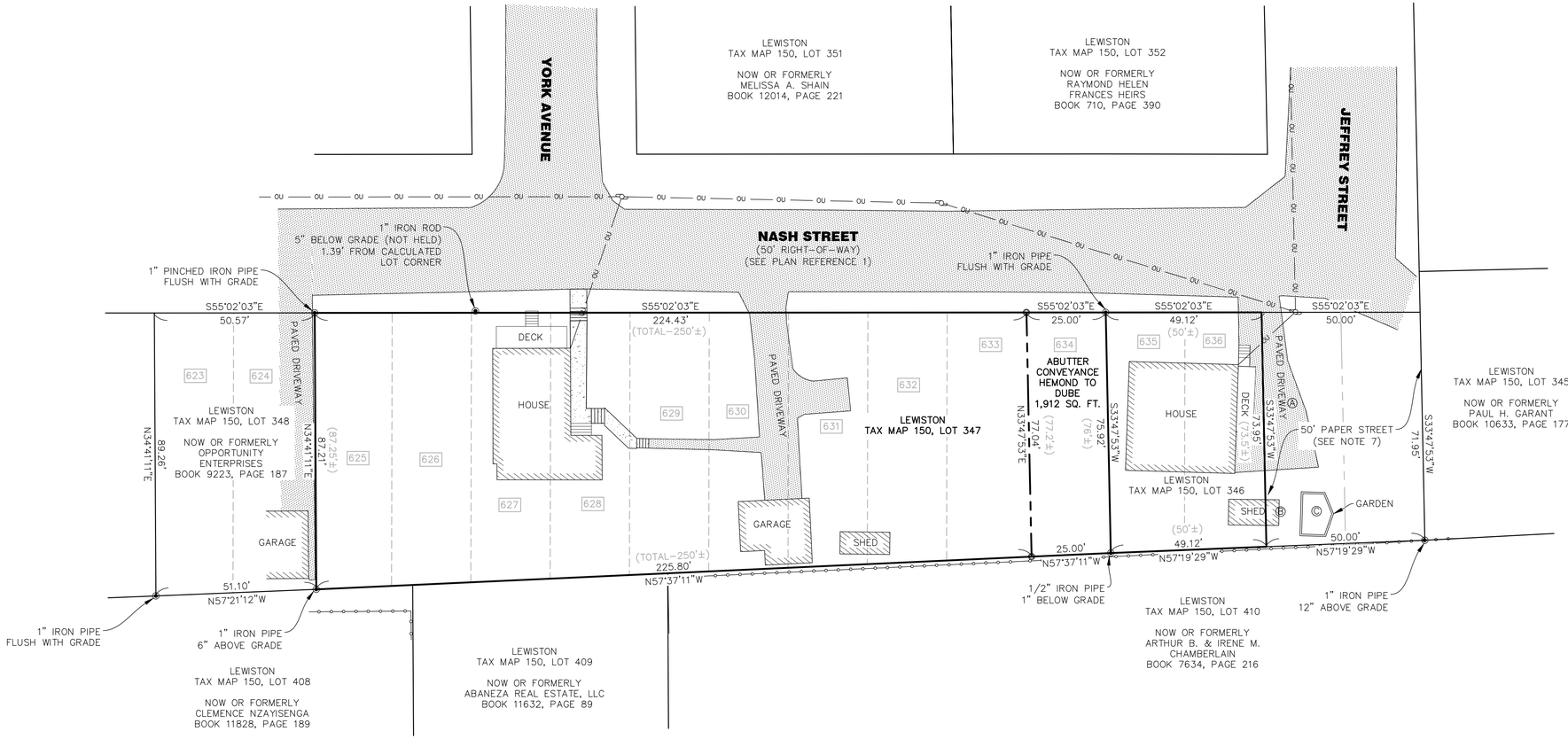
LOT 347	18,482 SQ. FT. (0.42 ACRES), MORE OR LESS
LOT 346	3,741 SQ. FT. (0.08 ACRES), MORE OR LESS
ABUTTER CONVEYANCE (HEMOND TO DUBE):	1,912 SQ. FT., MORE OR LESS
TOTAL	24,171 SQ. FT., MORE OR LESS

5. ALL BOOK AND PAGES REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
6. JEFFERY STREET IS SHOWN AS A 50' RIGHT-OF-WAY ON PLAN REFERENCE 1 AND ASSUMED TO BE A PAPER STREET. BOUNDARY LINE MAY EXTEND TO THE CENTER LINE OF THE JEFFERY STREET RIGHT-OF-WAY. MAIN-LAND RECOMMENDS CONSULTING WITH AN ATTORNEY REGARDING RIGHTS AND TITLE TO THE JEFFERY STREET RIGHT-OF-WAY.
7. SUMMARY OF APPARENT ENCROACHMENTS:
   A. PORTION OF THE PAVED DRIVEWAY SERVING LOT 346 IS OVER THE PROPERTY LINE.
   B. PORTION OF THE SHED SERVING LOT 346 IS OVER THE PROPERTY LINE.
   C. GARDEN SERVING LOT 346 IS OVER THE PROPERTY LINE.

PLAN REFERENCES

1. "PLEASANT GARDENS LEWISTON, MAINE", DATED JUNE 1923, MADE FOR THE MAYNARD LAND CO., SURVEYED BY CH & GH BARRON CO., ENGINEERS, AND RECORDED IN PLAN BOOK 4, PAGE 162 ON JULY 16, 1923.
2. "PLAN OF LAND OF FRANKLIN CO., LEWISTON, MAINE", DATED OCTOBER 1960, MADE FOR THE FRANKLIN CO., SURVEYED BY GH BARRON CO., ENGINEERS, AND RECORDED IN PLAN BOOK 14, PAGE 727 ON NOVEMBER 21, 1960.
3. "SURVEY OF J.P. NORTON LANDS, LEWISTON, MAINE", DATED OCTOBER 1873, MADE FOR J.P. NORTON., SURVEYED BY READE & MOORE, ENGINEERS & SURVEYORS, AND RECORDED IN PLAN BOOK 14, PAGE 727 ON MARCH 2, 1874.





LEGEND

- EXISTING IRON PIPE, ROD, OR REBAR, AS NOTED
- 5/8 REBAR CAPPED, "BUKER 2397", TO BE SET
- Ⓐ APPARENT ENCROACHMENT IDENTIFIER
- 625 LOT NUMBER (SEE PLAN REFERENCE 1)
- UTILITY POLE
- ou OVERHEAD UTILITY
- BOUNDARY LINE (SURVEYED)
- ABUTTING BOUNDARY LINES (APPROX.)
- NEW BOUNDARY LINE
- DEED LINES (APPROX.)
- (100'±) PLAN DISTANCES (APPROX.)
- CHAIN LINK FENCE
- PAVEMENT
- CONCRETE

ANDROSCOGGIN COUNTY SS REGISTRY OF DEEDS

RECEIVED: _____

AT ___ H ___ M ___ M ___

RECORDED IN PLAN BOOK _____, PAGE _____

ATTEST: _____
REGISTER

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
182A MOOSEHEAD TRAIL, NEWPORT, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

PLAN SHOWING A BOUNDARY SURVEY & ABUTTER CONVEYANCE

LAND OF HEMOND & DUBE

9 & 15 NASH STREET,
CITY OF LEWISTON, COUNTY OF ANDROSCOGGIN,
STATE OF MAINE

OWNER OF RECORD (LOT 347)

ROBERT M. HEMOND & AUDREY B. HEMOND

9 NASH STREET,
LEWISTON, MAINE, 04240

OWNER OF RECORD (LOT 346)

CAROL DUBE

15 NASH STREET,
LEWISTON, MAINE, 04240

MADE FOR

LARRY HEMOND

10 ELLIOT LANE
BOWDOINHAM, MAINE, 04008

DRAWING SCALE:

20 0 10 20
(IN FEET)
1 INCH = 20 FT

REVISION NOTES:

PROJ. MGR:	CLB
DRAWN BY:	KCC & CQG
CHECKED BY:	CLB
REVISION NO.	N/A
SURVEY DATE:	2026-07-20
SUBMISSION DATE:	2026-08-03
SUBMITTED FOR:	FINAL

BOUNDARY SURVEY & ABUTTER CONVEYANCE

SEAL:

STATE OF MAINE
CHARLES L. BUKER #2397
PROFESSIONAL LAND SURVEYOR

CHARLES L. BUKER PLS #2397

DRAWING NO.

S1.1

MLDC NO. 26-306 1 OF 1