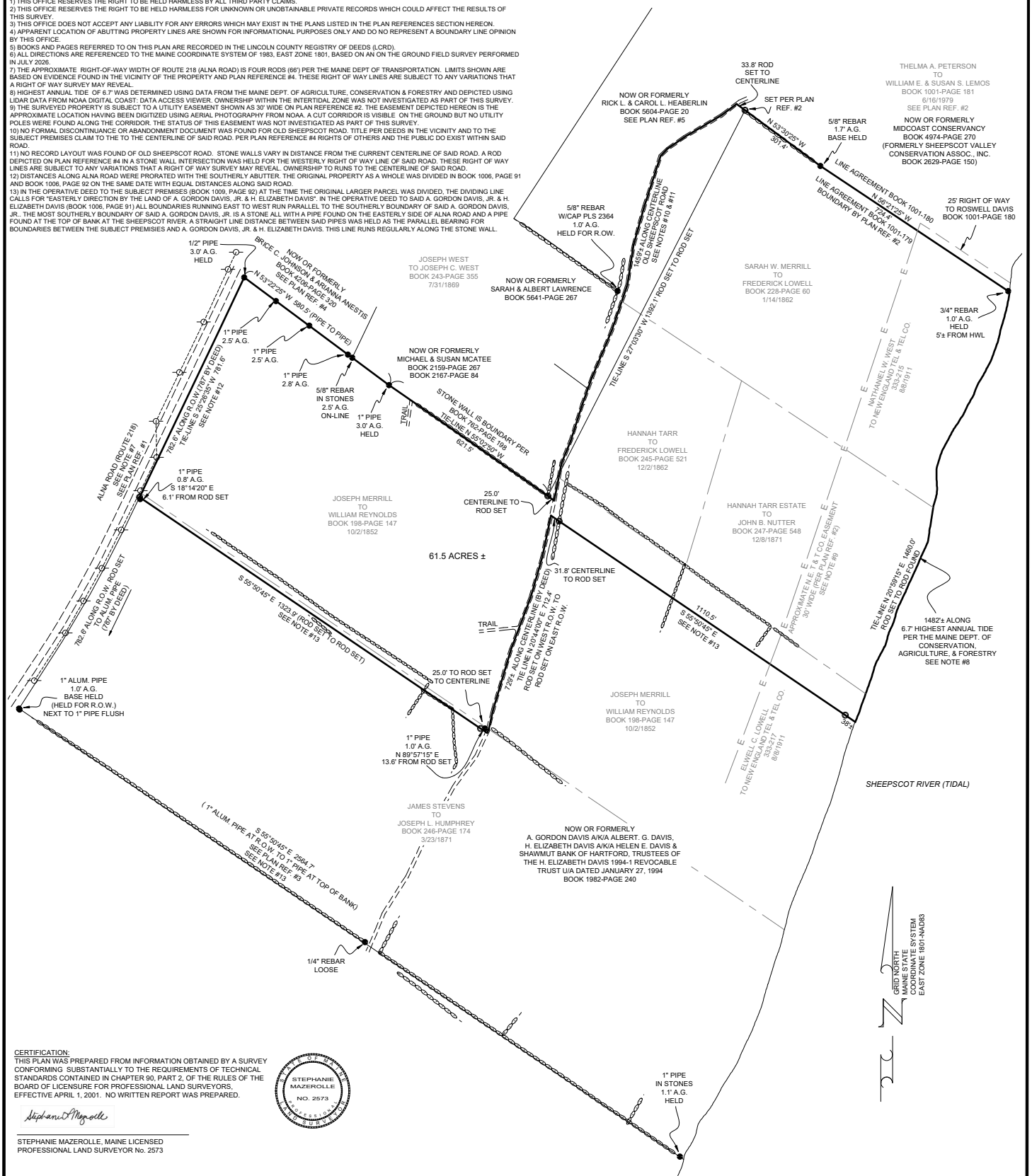
PLAN REFERENCES:
1) PLAN ENTITLED "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP" BY THE MAINE DEPT. OF TRANSPORTATION, DATED JULY 1964, AS FOUND ON LINE AT THE MAINE DOT PUBLIC MAP VIEWER, S.H.C. FILE NO 8-87.
2) PLAN ENTITLED "PLAN OF LAND IN ALNA, MAINE SHOWING PROPOSED CONVEYANCE FROM THELMA PETERSON TO WILLIAM LEMOS", BY NORTH BY EAST, DATED MAY 1979, AS RECORDED AT THE LINCOLN COUNTY REGISTRY OF DEEDS (LCRD) IN PLAN BOOK 27, PAGE 81.
3) A PORTION OF A PLAN ENTITLED "HAND COMPASS & TAPE FOR GORDON DAVIS" BY L.L. BROWN, DATED MAY 18, 1987, UNRECORDED.
4) PLAN ENTITLED "SURVEY OF PROPOSED CONVEYANCE FROM BRIAN L. & DEBORAH L. LAWRENCE TO BILL HANSON, ALNA, MAINE", BY LEMUEL L. BROWN, DATED MAY 5, 1989, UNRECORDED.
5) PLAN ENTITLED "FINAL SUBDIVISION PLAN OF THE SKYLINE RIDGE ESTATES", BY FALLA & SONS LAND SURVEYS, INC., DATED FEBRUARY 2019, AS RECORDED AT THE LCRD IN PLAN BOOK 112 PAGE 64.

NOTES:
1) THIS OFFICE RESERVES THE RIGHT TO BE HELD HARMLESS BY ALL THIRD PARTY CLAIMS.
2) THIS OFFICE RESERVES THE RIGHT TO BE HELD HARMLESS FOR UNKNOWN OR UNOBTAINABLE PRIVATE RECORDS WHICH COULD AFFECT THE RESULTS OF THIS SURVEY.
3) THIS OFFICE DOES NOT ACCEPT ANY LIABILITY FOR ANY ERRORS WHICH MAY EXIST IN THE PLANS LISTED IN THE PLAN REFERENCES SECTION HEREON.
4) APPARENT LOCATION OF ABUTTING PROPERTY LINES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND DO NO REPRESENT A BOUNDARY LINE OPINION BY THIS OFFICE.
5) BOOKS AND PAGES REFERRED TO ON THIS PLAN ARE RECORDED IN THE LINCOLN COUNTY REGISTRY OF DEEDS (LCRD).
6) ALL DIRECTIONS ARE REFERENCED TO THE MAINE COORDINATE SYSTEM OF 1983, EAST ZONE 1801, BASED ON AN ON THE GROUND FIELD SURVEY PERFORMED IN JULY 2026.
7) THE APPROXIMATE RIGHT-OF-WAY WIDTH OF ROUTE 218 (ALNA ROAD) IS FOUR RODS (66') PER THE MAINE DEPT OF TRANSPORTATION. LIMITS SHOWN ARE BASED ON EVIDENCE FOUND IN THE VICINITY OF THE PROPERTY AND PLAN REFERENCE #4. THESE RIGHT OF WAY LINES ARE SUBJECT TO ANY VARIATIONS THAT A RIGHT OF WAY SURVEY MAY REVEAL.
8) HIGHEST ANNUAL TIDE OF 6.7' WAS DETERMINED USING DATA FROM THE MAINE DEPT. OF AGRICULTURE, CONSERVATION & FORESTRY AND DEPICTED USING LIDAR DATA FROM NOAA DIGITAL COAST: DATA ACCESS VIEWER. OWNERSHIP WITHIN THE INTERTIDAL ZONE WAS NOT INVESTIGATED AS PART OF THIS SURVEY.
9) THE SURVEYED PROPERTY IS SUBJECT TO A UTILITY EASEMENT SHOWN AS 30' WIDE ON PLAN REFERENCE #2. THE EASEMENT DEPICTED HEREON IS THE APPROXIMATE LOCATION HAVING BEEN DIGITIZED USING AERIAL PHOTOGRAPHY FROM NOAA. A CUT CORRIDOR IS VISIBLE ON THE GROUND BUT NO UTILITY POLES WERE FOUND ALONG THE CORRIDOR. THE STATUS OF THIS EASEMENT WAS NOT INVESTIGATED AS PART OF THIS SURVEY.
10) NO FORMAL DISCONTINUANCE OR ABANDONMENT DOCUMENT WAS FOUND FOR OLD SHEEPSCOT ROAD. TITLE PER DEEDS IN THE VICINITY AND TO THE SUBJECT PREMISES CLAIM TO THE TO THE CENTERLINE OF SAID ROAD. PER PLAN REFERENCE #4 RIGHTS OF OTHERS AND THE PUBLIC DO EXIST WITHIN SAID ROAD.
11) NO RECORD LAYOUT WAS FOUND OF OLD SHEEPSCOT ROAD. STONE WALLS VARY IN DISTANCE FROM THE CURRENT CENTERLINE OF SAID ROAD. A ROD DEPICTED ON PLAN REFERENCE #4 IN A STONE WALL INTERSECTION WAS HELD FOR THE WESTERLY RIGHT OF WAY LINE OF SAID ROAD. THESE RIGHT OF WAY LINES ARE SUBJECT TO ANY VARIATIONS THAT A RIGHT OF WAY SURVEY MAY REVEAL. OWNERSHIP TO RUNS TO THE CENTERLINE OF SAID ROAD.
12) DISTANCES ALONG ALNA ROAD WERE PRORATED WITH THE SOUTHERLY ABUTTER. THE ORIGINAL PROPERTY AS A WHOLE WAS DIVIDED IN BOOK 1006, PAGE 91 AND BOOK 1006, PAGE 92 ON THE SAME DATE WITH EQUAL DISTANCES ALONG SAID ROAD.
13) IN THE OPERATIVE DEED TO THE SUBJECT PREMISES (BOOK 1009, PAGE 92) AT THE TIME THE ORIGINAL LARGER PARCEL WAS DIVIDED, THE DIVIDING LINE CALLS FOR "EASTERLY DIRECTION BY THE LAND OF A. GORDON DAVIS, JR. & H. ELIZABETH DAVIS". IN THE OPERATIVE DEED TO SAID A. GORDON DAVIS, JR. & H. ELIZABETH DAVIS (BOOK 1006, PAGE 91) ALL BOUNDARIES RUNNING EAST TO WEST RUN PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID A. GORDON DAVIS, JR.. THE MOST SOUTHERLY BOUNDARY OF SAID A. GORDON DAVIS, JR. IS A STONE ALL WITH A PIPE FOUND ON THE EASTERLY SIDE OF ALNA ROAD AND A PIPE FOUND AT THE TOP OF BANK AT THE SHEEPSCOT RIVER. A STRAIGHT LINE DISTANCE BETWEEN SAID PIPES WAS HELD AS THE PARALLEL BEARING FOR BOUNDARIES BETWEEN THE SUBJECT PREMISIES AND A. GORDON DAVIS, JR. & H. ELIZABETH DAVIS. THIS LINE RUNS REGULARLY ALONG THE STONE WALL.



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.

STEPHANIE MAZEROLLE, MAINE LICENSED PROFESSIONAL LAND SURVEYOR No. 2573

STEPHANIE MAZEROLLE NO. 2573 REGISTERED PROFESSIONAL LAND SURVEYOR

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

OWNER:
REBECCA DAVIS
689 BEE STREET
MERIDIAN, CT 06450

JOB NUMBER: 26041
DATE: JULY 27, 20262
DRAWING: 26041.DWG

LEGEND
- 5/8 INCH REBAR WITH IDENTIFICATION CAP SET
- MONUMENT FOUND AS LABELED
- UTILITY POLE
- PROPERTY LINE
- STONE WALL
- OVERHEAD WIRES
- EDGE OF PAVEMENT
- E — E — N.E. T & T EASEMENT (APPROXIMATE)
- EDGE OF R.O.W.
- APPROX. HISTORIC PROPERTY LINE

GRAPHIC SCALE
200' 0 100' 200' 100'
1 inch = 200 ft.

BOUNDARY SURVEY
OF THE LANDS OF
REBECCA S. DAVIS TRUSTEE, OF THE ROSWELL AND REBECCA DAVIS LIVING TRUST
LINCOLN COUNTY REGISTRY OF DEEDS
BOOK 2219, PAGE 66
ALNA ROAD (ROUTE 218)
ALNA, MAINE
LINCOLN COUNTY