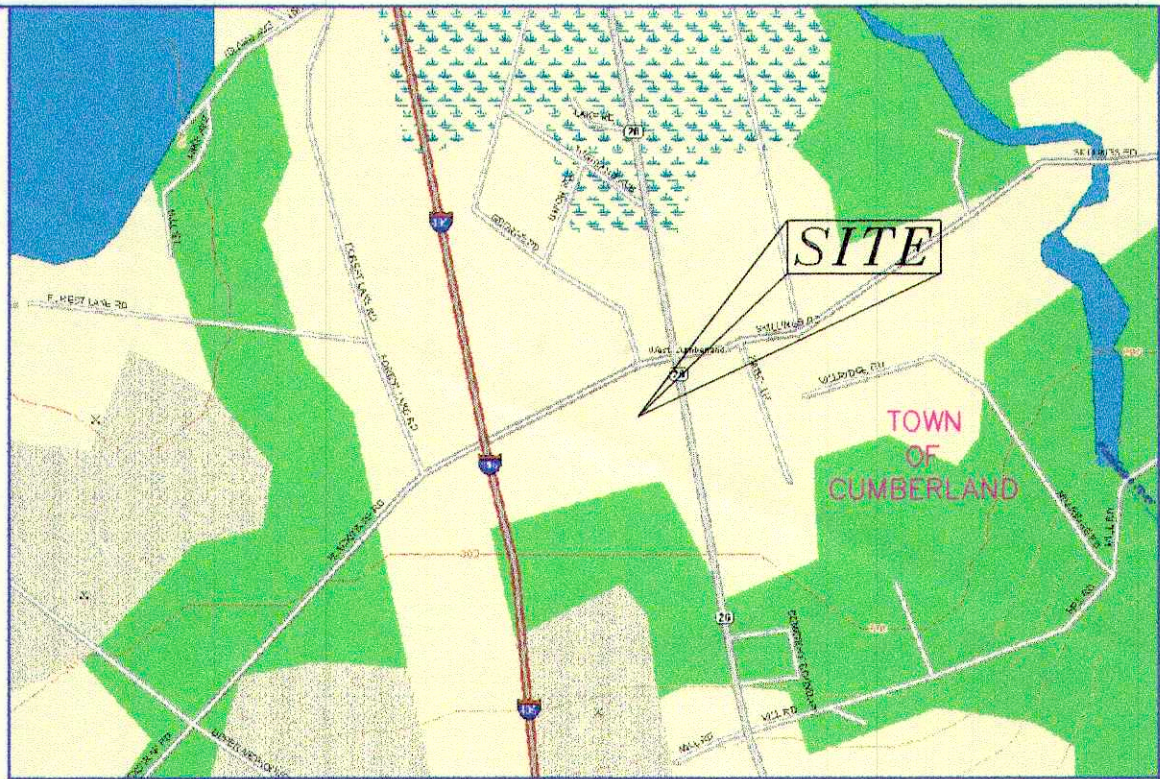


SURVEYOR'S NOTES

- 1 THIS SURVEY PLAN IS COPYRIGHT PROTECTED. THIS PLAN IS THE PROPERTY OF BOUNDARY POINTS, AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BOUNDARY POINTS. ALL RIGHTS RESERVED.
- 2 THIS SURVEY PLAN IS ONLY VALID IF AUTHENTIC EMBOSSED SEAL AND SIGNATURE OF CERTIFYING PROFESSIONAL APPEAR ON THE FACE OF THIS SURVEY PLAN.
- 3 REFERENCE IS MADE TO THE CONTRACTUAL AGREEMENT BETWEEN THE PROFESSIONAL LAND SURVEYOR AND THE CLIENT.
- 4 THIS SURVEY PLAN IS SUBJECT TO POSSIBLE REVISION UPON RECEIPT OF A CERTIFIED TITLE OPINION.
- 5 ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF I CERTIFY EXCLUSIVELY TO THE CLIENT THAT THIS SURVEY PLAN, MADE TO THE NORMAL STANDARD OF CARE, SUBSTANTIALLY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYOR STANDARDS.
- 6 NO CERTIFICATION IS MADE TO THE EXISTENCE OR NONEXISTENCE OF HAZARDOUS SUBSTANCES, ENVIRONMENTALLY SENSITIVE AREAS, UNDERGROUND UTILITIES, UNDERGROUND STRUCTURES, OR REAL ESTATE TITLE.
- 7 THE SOURCE OF BEARINGS FOR THIS LAND SURVEY WAS THE MAINE STATE PLANE GRID—WEST ZONE OF THE NORTH AMERICAN DATUM OF 1983. DISTANCES SHOWN HEREON ARE HORIZONTAL SURFACE MEASUREMENTS. TO OBTAIN GRID DISTANCES MULTIPLY DISTANCES HEREON BY COMBINED FACTOR OF 0.999959131. AVERAGE CONVERGENCE BETWEEN TRUE NORTH AND GRID IS 0°03'41". APPROXIMATE MAGNETIC VARIANCE IS 17°44'10" WEST OF GRID NORTH. ELEVATIONS SHOWN HEREON ARE BASED ON MEAN SEA LEVEL OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

- 8 THE PROPERTY SURVEYED IS DESCRIBED IN A DEED TO THE TOWN OF CUMBERLAND FROM MAINE TURNPIKE AUTHORITY DATED 3-23-61 AND IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2598, PAGE 391.
- 9 THE PROPERTY IS DEPICTED ON THE TOWN ASSESSOR'S MAP R-7 AS LOT 34A.
- 10 REFERENCE IS MADE TO PROPERTY PLAN IN THE TOWN OF CUMBERLAND DATED OCTOBER 1954 BY H.N.T.B. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 56, PAGE 30.
- 11 REFERENCE IS MADE TO PROPERTY PLAN IN THE TOWN OF CUMBERLAND REVISED AUGUST 1957 BY H.N.T.B. SUPPLEMENTAL SHEET 6.
- 12 REFERENCE IS MADE TO PLAN OF SECTION 2—PORTLAND TO AUGUSTA DATED MAY 21, 1955 BY H.N.T.B.
- 13 IT IS RECOMMENDED THAT A NEW DEED BE EXECUTED BETWEEN THE TOWN OF CUMBERLAND AND THE MAINE TURNPIKE AUTHORITY CORRECTING DEED BOOK 2598 PAGE 391.



LOCATION MAP

N.T.S.

NOW OR FORMERLY  
ELEANOR M. COPP  
BOOK 9758, PAGE 327

LOT AREA  
7.93± ACRES

NOW OR FORMERLY  
CHRISTOPHER J. COPP  
BOOK 14447, PAGE 125

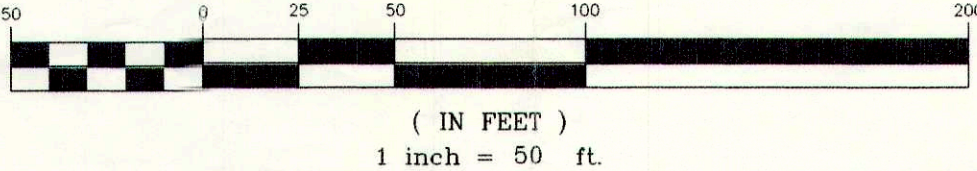
NOW OR FORMERLY  
CHRISTOPHER J. COPP  
BOOK 14447, PAGE 125

NOW OR FORMERLY  
EILEEN M. CERRY  
BOOK 2725, PAGE 42

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY SURVEYED	
---	ADJOINING PROPERTY	
---	SETBACK	
---	EASEMENT	
---	CENTERLINE	
□	MONUMENT	■
○	IRON PIPE/ROD	●
---	5/8" IRON REBAR	
---	BUILDING	
---	EDGE PAVEMENT	
---	GRAVEL ROAD	
---	TREELINE	
---	OVERHEAD ELEC. & TEL. SIGN	
---	UTILITY POLE	
---	CATCH BASIN	
---	WELL	
---	MANHOLE	
---	CULVERT	
---	FENCE	
---	GUARDRAIL	
---	BENCHMARK	
---	AERIAL PHOTO GROUND CONTROL	

GRAPHIC SCALE



David Bouffard  
PROFESSIONAL LAND SURVEYOR 2282

STANDARD BOUNDARY SURVEY  
FOR  
TOWN OF CUMBERLAND  
OF  
BLACKSTRAP ROAD PROPERTY  
CUMBERLAND, MAINE  
JULY 17, 2002 SCALE 1"=50'



PROFESSIONAL LAND SURVEYING  
P.O. BOX 1023  
WESTBROOK MAINE 04098-1023