

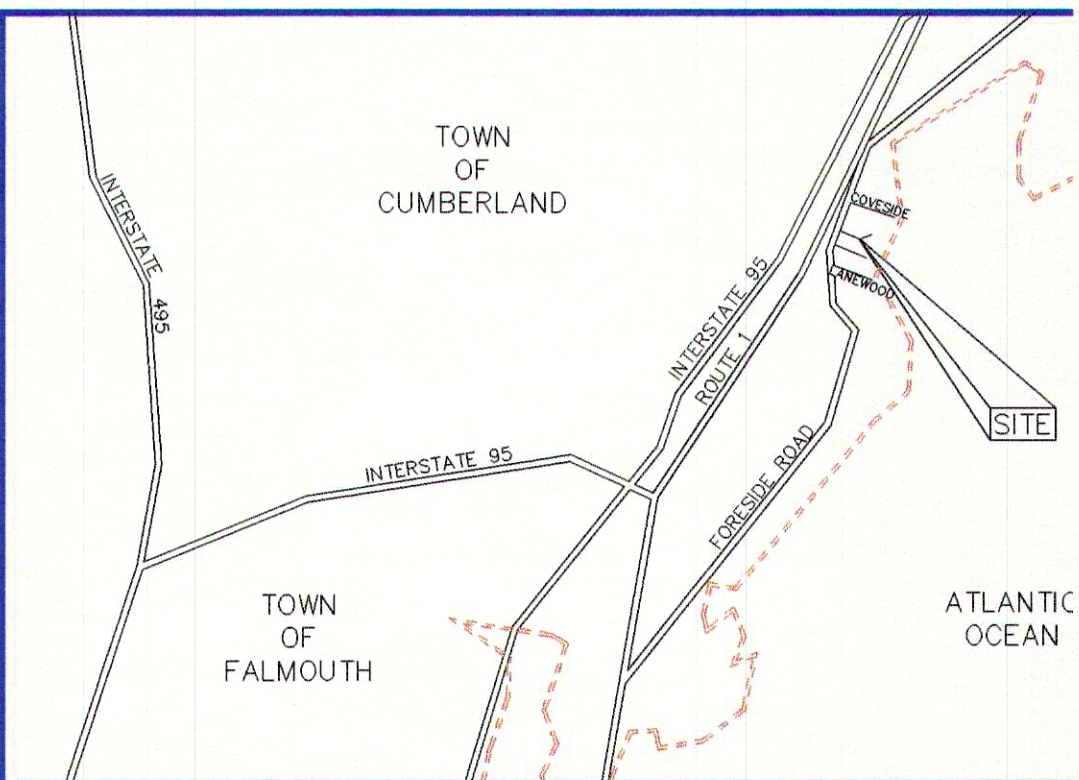
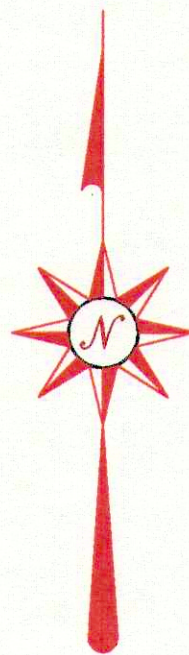
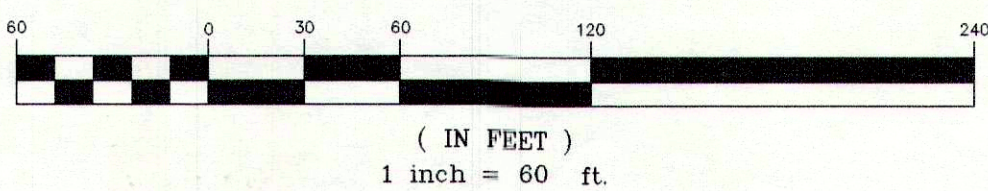
SURVEYOR'S REPORT

- 1 THE SOURCE OF BEARINGS FOR THIS LAND SURVEY WAS DETERMINED FROM THE PLAN ENTITLED "PLAN OF PROPERTY IN CUMBERLAND MAINE DR. NICHOLAS FISH" DATED 6-13-73 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 96 PAGE 7.
- 2 REFERENCE IS MADE TO PLAN ENTITLED "PLAN OF PROPERTY IN CUMBERLAND, MAINE MADE FOR BRUCE A. MACDOUGAL" DATED 12-12-83 AND RECORDED IN THE LOCAL REGISTRY IN PLAN BOOK 140 PAGE 40.
- 3 REFERENCE IS MADE TO PLAN ENTITLED "PLAN OF LAND IN CUMBERLAND MAINE MADE FOR DR. NICHOLAS FISH" DATED JUNE 1949 AND RECORDED IN THE LOCAL REGISTRY IN PLAN BOOK 35 PAGE 58.
- 4 REFERENCE IS MADE TO PLAN ENTITLED "PLAN OF LAND OFF STURDIVANT ROAD CUMBERLAND MAINE FOR DIVERSIFIED COMMUNICATIONS" BY OWEN HASKELL, INC. IN PORTLAND MAINE, UNRECORDED.
- 5 THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS CATEGORY I CONDITION I, EXCEPTING FROM THESE STANDARDS DEED DESCRIPTION AND MONUMENTS NOT SET AT ALL CORNERS.
- 6 THIS SURVEY IS ONLY VALID IF AUTHENTIC EMBOSSED SEAL AND SIGNATURE OF CERTIFYING PROFESSIONAL APPEAR ON THE FACE OF THIS SURVEY PLAN.
- 7 PURSUANT TO AND IN ACCORDANCE WITH TITLE 32 M.R.S.A. CHAPTER 121, THE ELECTRONIC DISTANCE MEASURING EQUIPMENT UTILIZED TO CONDUCT THIS LAND SURVEY WAS VERIFIED TO BE WITHIN MANUFACTURER'S CALIBRATION SPECIFICATIONS.
- 8 REFERENCE IS MADE TO THE CONTRACTUAL AGREEMENT BETWEEN THE PROFESSIONAL LAND SURVEYOR AND THE CLIENT DATED 12-15-98.
- 9 RIGHT OF WAY INFORMATION FOR STURDIVANT ROAD WAS BASED ON THE PLAN ENTITLED "PLAN OF PROPERTY IN CUMBERLAND MAINE DR. NICHOLAS FISH" DATED 6-13-73 AND RECORDED IN THE LOCAL REGISTRY IN PLAN BOOK 96 PAGE 7.
- 10 REFERENCE IS MADE TO THE LAYOUT OF STURDIVANT ROAD DATED JANUARY 14, 1739 AND THE SUBSEQUENT ACCEPTANCE BY THE TOWN OF NORTH YARMOUTH (NOW CUMBERLAND) DATED JANUARY 22, 1739, BEING TWO RODS WIDE, AND RECORDED IN ROAD RECORDS VOLUME 1, PAGE 7. ON MARCH 7, 1964 THE TOWN OF CUMBERLAND ACCEPTED A PORTION OF STURDIVANT ROAD, BEING 40 FEET WIDE AND 624.04 FEET LONG, AS DEPICTED ON THE PLAN ENTITLED "PLAN OF LAND IN CUMBERLAND MAINE MADE FOR DR. NICHOLAS FISH" DATED JUNE 1949 AND RECORDED IN THE CUMBERLAND REGISTRY IN PLAN BOOK 35, PAGE 58. IN ADDITION, A 25 FOOT TURN-AROUND FOR THE PURPOSES OF TURNING SNOWPLOWS AND OTHER ROAD MAINTENANCE EQUIPMENT, WAS RESERVED TO THE TOWN OF CUMBERLAND AT THE SOUTHEASTERLY TERMINUS OF THE ABOVE MENTIONED ROAD ACCEPTANCE AND EXTENDING INTO THE PRIVATE RIGHT OF WAY PORTION OF STURDIVANT ROAD AS DEPICTED HEREON.
- 11 A REDEFINITION OF FORSIDE ROAD IS ON FILE IN THE DIRECTOR OF PUBLIC WORKS OFFICE IN THE TOWN OF CUMBERLAND. THE REDFINITION APPEARS TO HAVE TAKEN A SMALL PORTION OF THE NORTHWESTERLY END OF THE ORIGINAL STURDIVANT ROAD.
- 12 THE INTENT OF THIS LAND SURVEY WAS TO DETERMINE THE LOCATION OF STURDIVANT ROAD AS DEPICTED ON THE PLAN RECORDED IN PLAN BOOK 96, PAGE 7. SPECIFICALLY, WHERE THE TOWN ACCEPTED PORTION OF STURDIVANT ROAD ENDS AND THE PRIVATE PORTION OF STURDIVANT ROAD BEGINS TO ITS EASTERLY TERMINUS AS SHOWN ON SAID PLAN.
- 13 AN APPARENT ENCROACHMENT INTO THE PRIVATE PORTION OF STURDIVANT ROAD WAS FOUND BY A ONE STORY WOOD FRAMED GARAGE. ON JULY 24, 1989 A BUILDING PERMIT FOR RENOVATIONS TO THIS GARAGE WAS ISSUED BY THE TOWN OF CUMBERLAND. NO VARIANCE WAS FOUND FOR THE EXISTING LOCATION OF THE GARAGE.
- 14 STURDIVANT ROAD- PRIVATE RIGHT OF WAY PORTION IS 0.73 ACRES, MORE OR LESS.

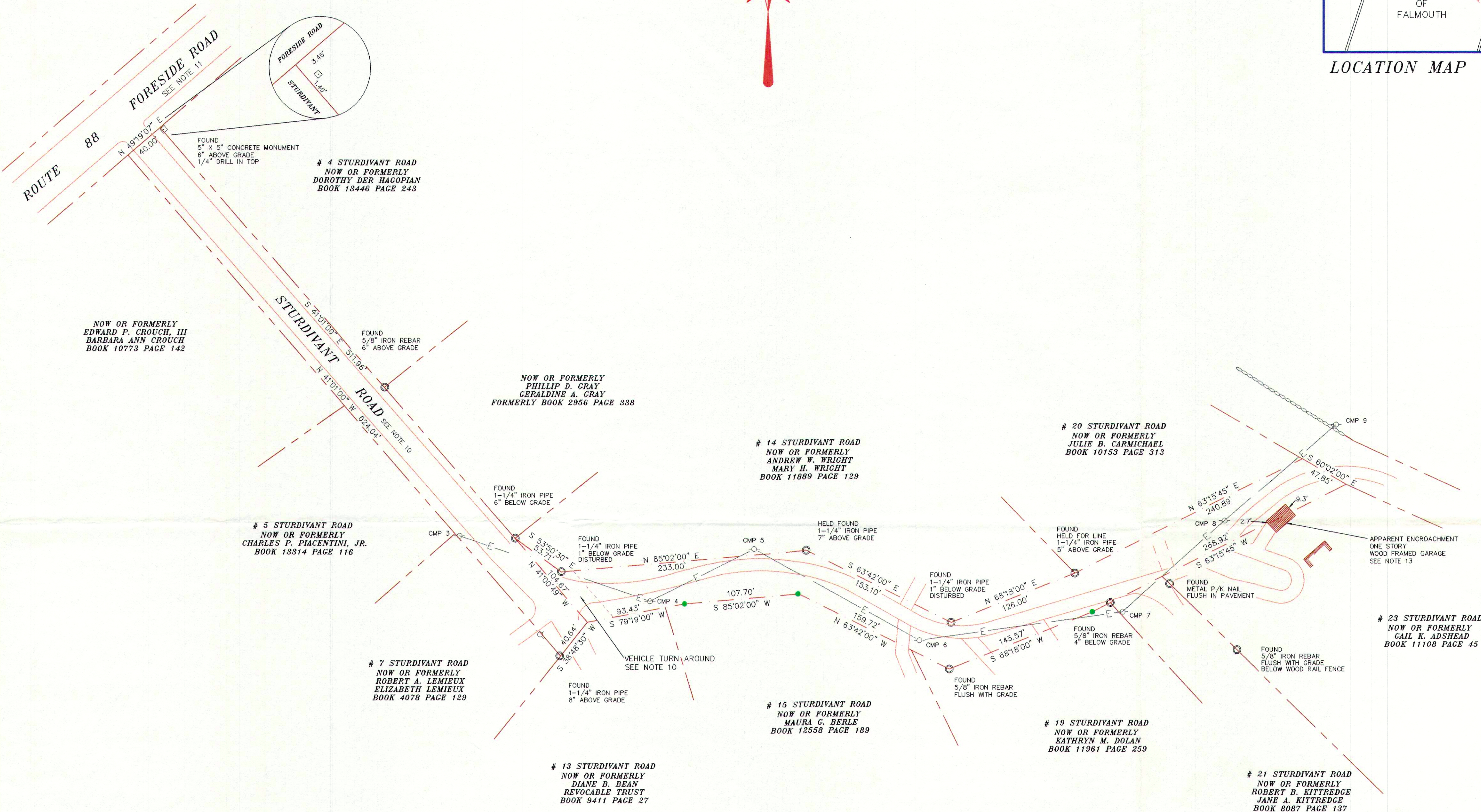
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE	---
---	VEHICLE TURN AROUND	---
---	PRIVATE RIGHT OF WAY	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	WATER	---
---	SEWER	---
---	OVERHEAD WIRES	---
---	GATE VALVE	---
---	UTILITY POLE	---
---	HYDRANT	---
---	MANHOLE	---

GRAPHIC SCALE



LOCATION MAP



STANDARD BOUNDARY SURVEY
FOR
ROBERT KITTREDGE
OF PRIVATE RIGHT OF WAY
OFF STURDIVANT ROAD
CUMBERLAND FORESIDE MAINE
DECEMBER 31, 1998 SCALE 1" = 60'

BOUNDARY POINTS
PROFESSIONAL LAND SURVEYING
P.O. BOX 1023
WESTBROOK MAINE 04098-1023
207-854-0182

DAVID BOUFFARD
PROFESSIONAL LAND SURVEYOR 2282