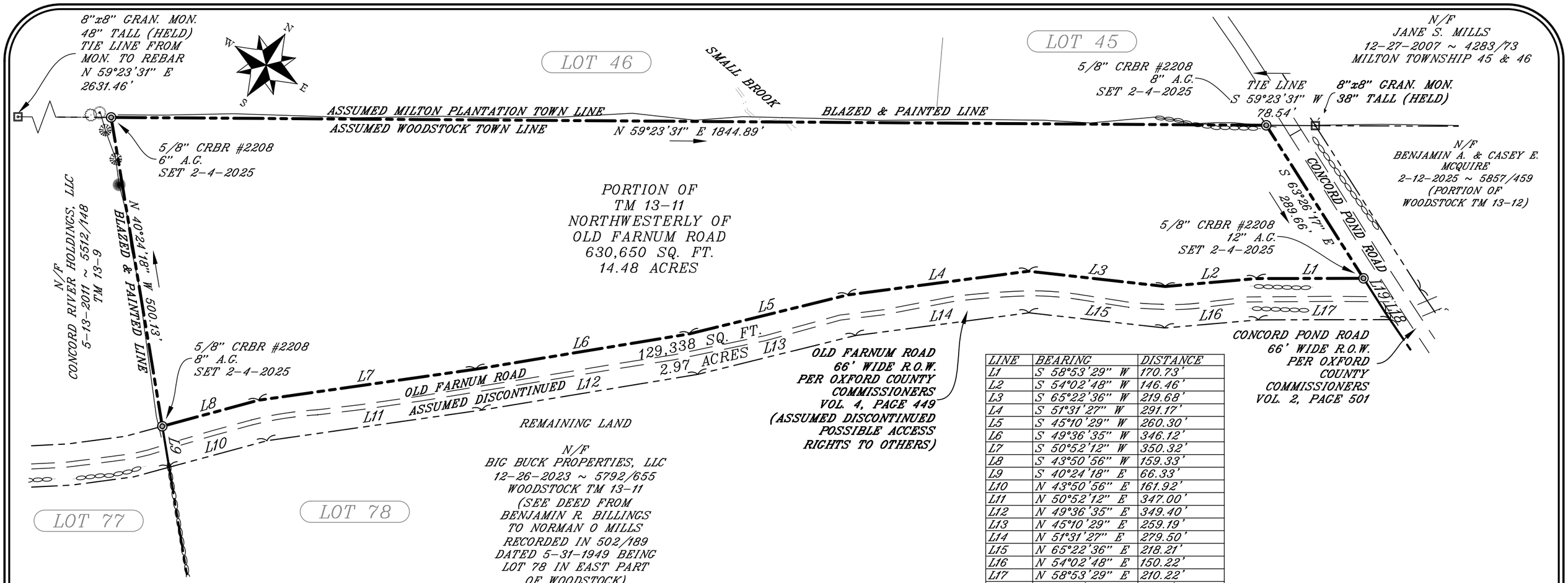

LINE	BEARING	DISTANCE
L1	S 58°53'29" W	170.73'
L2	S 54°02'48" W	146.46'
L3	S 65°22'36" W	219.68'
L4	S 51°31'27" W	291.17'
L5	S 45°10'29" W	260.30'
L6	S 49°36'35" W	346.12'
L7	S 50°52'12" W	350.32'
L8	S 43°50'56" W	159.33'
L9	S 40°24'18" E	66.33'
L10	N 43°50'56" E	161.92'
L11	N 50°52'12" E	347.00'
L12	N 49°36'35" E	349.40'
L13	N 45°10'29" E	259.19'
L14	N 51°31'27" E	279.50'
L15	N 65°22'36" E	218.21'
L16	N 54°02'48" E	150.22'
L17	N 58°53'29" E	210.22'
L18	N 65°11'35" W	14.13'
L19	N 63°26'17" W	64.26'

NOTES:

1. BEARINGS ARE REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD83(2011), WEST ZONE.
2. DEED REFERENCES ARE MADE TO THE OXFORD COUNTY REGISTRY OF DEEDS.

REFERENCES:

1. CPS BOUNDARY SURVEY PROPERTY LOCATED ON CONCORD POND ROAD, MILTON PLANTATION, MAINE PREPARED FOR JANE MILLS SURVEYED BY PLUMBACO LAND SURVEYS DATED APRIL 25, 2011, REVISED MAY 17, 2011 RECORDED AT THE OXFORD COUNTY RECISTRY OF DEEDS (OCRD) IN PLAN FILE #4722.
2. BOUNDARY RETRACEMENT SURVEY OF LAND OF STATE OF MAINE BOOK 5733, PAGE 626, WOODSTOCK FOR DEPARTMENT OF AGRICULTURE, CONSERVATION AND FORESTRY PREPARED BY QUIET COUNTRY LAND SURVEYING DATED JUNE 13, 2023, SHEETS 2, 3 & 4 RECORDED AT OCRD IN PLAN FILE 5895, 5896, & 5897.
3. LAND OF PATTEN REALTY CORPORATION OF MAINE, WOODSTOCK, MAINE PREPARED BY D. BRUCE VERRILL ASSOCIATES, INC. DATED JANUARY 23, 1984 RECORDED AT OCRD IN PLAN FILE #1985.
4. A SURVEY OF TOWN LINE BETWEEN WOODSTOCK & MILTON PLANTATION AND WOODSTOCK & PERU IN OXFORD COUNTY SURVEY DATED MAY & JUNE 1957 RECORDED AT OCRD IN PLAN FILE #670 F-36.
5. WOODSTOCK LOTTING PLAN COPIED BY ALTON WHEELER 1903, RECORDED AT OCRD IN PLAN FILE #21 A-11.
6. PERIMETER BOUNDARY SURVEY "11.0 ACRE PORTION OF PARCEL CONVVEYD TO BENJAMIN A. & CASEY E. MCQUIRE AND 5.8 ACRE PORTION OF PARCEL TO BE CONVEYED DATED APRIL 22, 2025 PREPARED FOR BIG BUCK PROPERTIES, LLC PREPARED BY DAVIS LAND SURVEYING RECORDED AT OCRD IN PLAN FILE #25-6118.

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORDINARY AND PRUDENT CONDUCT EXPECTED OF PROFESSIONAL LAND SURVEYORS AND THE RESULTS SHOWN HERE REPRESENT THE LICENSEE'S RESPONSIBILITY TO THE PUBLIC AS REQUIRED UNDER THE STANDARDS OF PRACTICE AS DEFINED BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (M.R.S.A. TITLE 32, CHAPTER 141) AND MAINE DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION (02), BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (360), STANDARDS OF PRACTICE (CHAPTER 90).

EXCEPT AS FOLLOWS:
1) NO WRITTEN REPORT TO DATE.

THIS PLAN IS NOT VALID UNLESS EMBOSSED

STATE OF MAINE
STUART A. DAVIS
2208
PROFESSIONAL
LAND SURVEYOR

RECORDING INFORMATION:

STATE OF MAINE, OXFORD, ss
REGISTRY OF DEEDS

RECEIVED _____ 20__

AT __HR __MIN _M AND RECORDED

IN PLAN FILE # _____

ATTEST: _____
REGISTER

PERIMETER BOUNDARY SURVEY

PROPOSED 14.48 ACRE PARCEL
PORTION OF TAX MAP 13, LOT 11
CONCORD POND ROAD
WOODSTOCK, MAINE

PREPARED FOR
BIG BUCK PROPERTIES LLC
200 AUBURN ROAD
TURNER, ME 04082

DAVIS LAND SURVEYING, LLC
990 MINOT AVENUE
AUBURN, MAINE 04210
OFFICE PHONE (207) 345-9991
CELL (207) 240-9949
EMAIL: stuart@davislandsurveying.net
www.davislandsurveying.net

FEBRUARY 5, 2025
REVISED MAY 19, 2025

JOB #24-116

SCALE : 1" = 150'
0 FT 150 FT 300 FT