

MAINE STATE GRID (FRESH SURVEY)

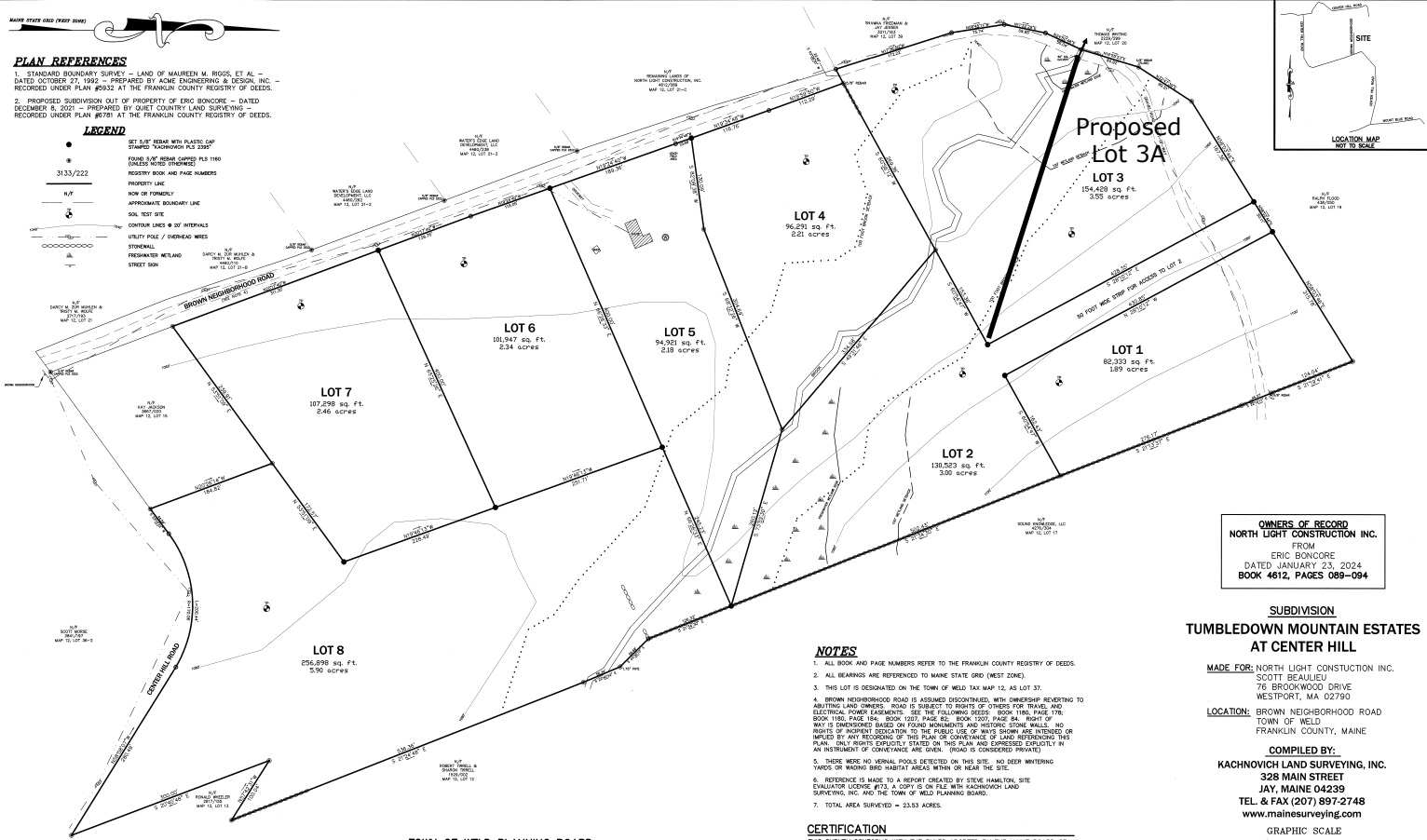


PLAN REFERENCES

- STANDARD BOUNDARY SURVEY - LAND OF MAUREN M. ROSS, ET AL - DATED OCTOBER 27, 1992 - PREPARED BY ACME ENGINEERING & DESIGN, INC. - RECORDED UNDER PLAN #9932 AT THE FRANKLIN COUNTY REGISTRY OF DEEDS.
- REPROVED SUBDIVISION OUT OF PROPERTY OF ERIC BONCORE - DATED DECEMBER 8, 2022 - PREPARED BY QUIET COUNTRY LAND SURVEYING - RECORDED UNDER PLAN #6741 AT THE FRANKLIN COUNTY REGISTRY OF DEEDS.

LEGEND

- SET 3/16" BEARING WITH PLASTIC CAP STAMPED "NOVEMBER 183 2022"
- ROUND B/W BEARING CAPED PLS 1100 (DIALED W/OTR FURNACE)
- PROPERTY BOOK AND PAGE NUMBERS
- PROPERTY LINE
- ROW OR FRONTYD APPROXIMATE BOUNDARY LINE
- SOIL TEST SITE
- CONTOUR LINES @ 20' INTERVALS
- UTILITY PALE / OVERHEAD WIRES
- STONEWALL
- FRESHWATER WETLAND
- STREET SIGN



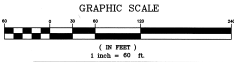
OWNERS OF RECORD
NORTH LIGHT CONSTRUCTION INC.
 FROM
 ERIC BONCORE
 DATED JANUARY 23, 2024
 BOOK 4612, PAGES 089-094

SUBDIVISION
TUMBLEDOWN MOUNTAIN ESTATES
AT CENTER HILL

MADE FOR: NORTH LIGHT CONSTRUCTION INC.
 SCOTT BEAULIEU
 76 BROOKWOOD DRIVE
 WESTPORT, MA 02790

LOCATION: BROWN NEIGHBORHOOD ROAD
 TOWN OF WELD
 FRANKLIN COUNTY, MAINE

COMPILED BY:
KACHNOVICH LAND SURVEYING, INC.
 328 MAIN STREET
 JAY, MAINE 04239
 TEL & FAX (207) 897-2748
 www.mainesurveying.com



DATE OF SURVEY: APRIL 2024
 DATE OF PLAN: MAY 2024
 PROJECT NAME: BEAULIEU-24
 TO: 2024

D2549

RECORDING DATA

STATE OF MAINE
 FRANKLIN COUNTY REGISTRY OF DEEDS
 RECEIVED 30 MAY 14 2024
 AT 12:05 PM FILED IN 2024
 ATTEST Susan O'Connell REGISTRAR

TOWN OF WELD PLANNING BOARD

APPROVED DATE: 7/10/24
David Omas
Stephanie Gauthier
Angela Smith



NOTES

- ALL BOOK AND PAGE NUMBERS REFER TO THE FRANKLIN COUNTY REGISTRY OF DEEDS.
- ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID (WEST ZONE).
- THIS LOT IS DESIGNATED ON THE TOWN OF WELD TAX MAP 12, AS LOT 37.
- BROWN NEIGHBORHOOD ROAD IS ASSUMED DISCONTINUED, WITH OVERSEER RIGHTS TO ADJOINING LAND OWNERS. ROAD IS SUBJECT TO RIGHTS OF OTHERS FOR TRAVEL AND ELECTRICAL POWER EXERCISES. SEE THE FOLLOWING DEEDS: BOOK 1193, PAGE 178; BOOK 1194, PAGE 186; BOOK 1207, PAGE 84. RIGHT TO WAY IS DIMENSIONED BASED ON FOUND MONUMENTS AND MONUMENTING WALLS. NO WAY IS DIMENSIONED EXCEPT TO PUBLIC USE. THIS SURVEY IS INTENDED OR IMPLIED BY ANY RECORDED OF THIS PLAN OR COVERAGE OF LAND REFERENCING THIS PLAN. ONLY RIGHTS EXPLICITLY GRANTED ON THIS PLAN AND COVERSED EXPLICITLY BY AN INSTRUMENT OF COVENANCE ARE GIVEN. (ROAD IS CONSIDERED PRIVATE)
- THERE WERE NO HERBAL ROADS EXISTING ON THIS SITE. NO BEAR WHITING YARDS OR WADING BIRD HABITAT AREAS WITHIN OR NEAR THE SITE.
- REFERENCE IS MADE TO A REPORT CREATED BY STEVE HAMILTON, SITE EVALUATOR LICENSE #724, A COPY IS ON FILE WITH KACHNOVICH LAND SURVEYING, INC. AND THE TOWN OF WELD PLANNING BOARD.
- TOTAL AREA SURVEYED = 33.53 ACRES.

CERTIFICATION

THIS SURVEY CONFORMS WITH THE RULES ADOPTED BY THE MAINE BOARD OF LICENSES FOR PROFESSIONAL LAND SURVEYORS (APRIL 1, 2003) WITH ANY EXCEPTION TAKEN TO CHAPTER 80, PART 2, (TECHNICAL STANDARDS) NOTED HEREON. 32 M.S.A. - 13003 (C)

1. NO WRITTEN REPORT PREPARED AT THIS TIME.
 2. NO LOCAL DESCRIPTIONS WRITTEN AT THIS TIME.
 IF NO EMBOSSED SEAL IS PRESENT, PLAN IS INVALID.
TOBY J. KACHNOVICH P.L.S. #2395 DATE: 5-14-2024