

MAINE STATE GRID (WEST ZONE)

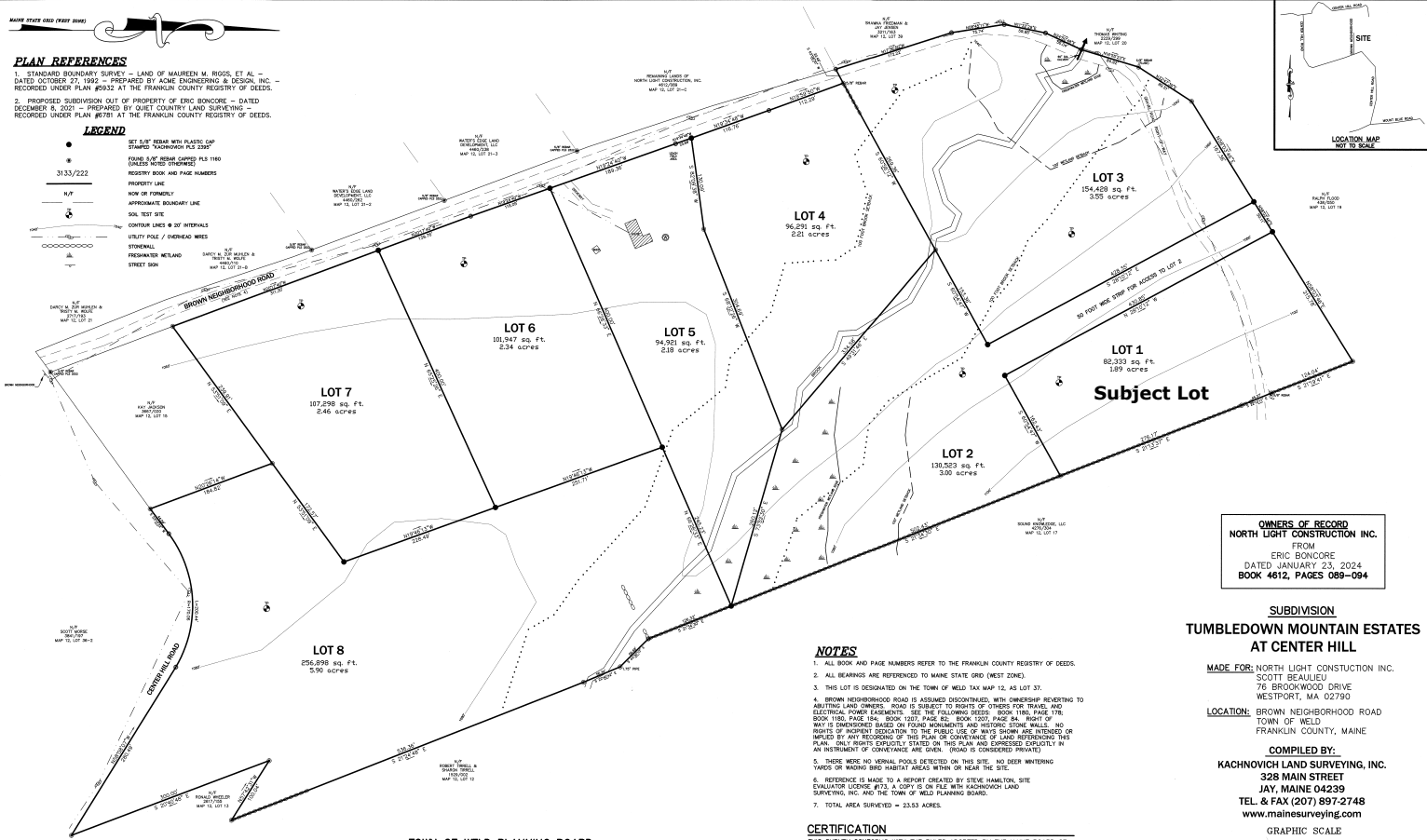


PLAN REFERENCES

- 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.
- REPROSED 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" BEARER WITH PLASTIC CAP STAMPED "NOVEMBER 103 2024"
- ROUND 3/16" BEARER CAPMED PLS 1100 (DIALED "NOV 2024")
- RECOVERY BOOK AND PAGE NUMBERS
- PROPERTY LINE
- HOW OR FORMALLY APPROXIMATE BOUNDARY LINE
- SOIL TEST SITE
- CONTOUR LINES @ 20' INTERVALS
- UTILITY POLE / OVERHEAD WIRES
- STONEWALL
- FRESHWATER WETLAND
- STREET SIGN



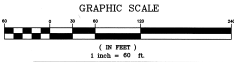
OWNERS OF RECORD
NORTH LIGHT CONSTRUCTION INC.
 FROM
 ERIC BONCORE
 DATED JANUARY 23, 2024
 BOOK 4612, PAGES 089-094

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

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 AGREEMENT TO ADJOINING LAND OWNERS. ROAD IS SUBJECT TO RIGHTS OF OTHERS FOR TRAVEL AND ELECTRICAL POWER EXERCISES. SEE THE FOLLOWING DEEDS: BOOK 1190, PAGE 178; BOOK 1191, PAGE 186; BOOK 1207, PAGE 84. RIGHT OF WAY IS DIMENSIONED BASED ON FOUND MONUMENTS AND METEOROLOGICAL WALLS. NO WAY IS DIMENSIONED EXCEPT FOR PUBLIC USE WITH SHOWN. INTENDED OR IMPLIED BY ANY RECORDED OF THIS PLAN OR COVERAGE OF LAND REFERENCING THIS PLAN, ONLY RIGHTS EXPLICITLY GRANTED ON THIS PLAN AND CORRESDS EXPLICITLY IN AN INSTRUMENT OF COVENANCE ARE GIVEN. (ROAD IS CONSIDERED PRIVATE)
- THERE WERE NO HERBAL ROADS EXISTED ON THIS SITE. NO BEAR WRITINGS 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)

- NO WRITTEN REPORT PREPARED AT THIS TIME.
- NO LOCAL DESCRIPTIONS WRITTEN AT THIS TIME.

IF NO EMBOSSED SEAL IS PRESENT, PLAN IS INVALID.
 TOST J. KACHNOVICH P.L.S. #2395 5-21-2024
 DATE



TOWN OF WELD PLANNING BOARD

APPROVED DATE: 7/10/24

David Omas
Stephanie Gauthier
Angela Smith

RECORDING DATA

STATE OF MAINE
 FRANKLIN COUNTY REGISTRY OF DEEDS
 RECEIVED 30 May 14 2024
 AT 12:05 PM 2024
 FILE NUMBER 2024
 ATTEST Susan G. Clark REGISTERAR