

LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP
STAMPED "KACHNOVICH PLS 2395"
- ⊙ IRON ROD OR PIPE FOUND
- PROPERTY LINE
- - - APPROXIMATE PROPERTY LINE
- 4234/001
N/F
— REGISTRY BOOK AND PAGE NUMBERS
- NOW OR FORMERLY
- STONEWALL
- ANGLE POINT (NO MONUMENT SET)

PLAN REFERENCE

1. LAND TO BE CONVEYED TO E. DOUGLAS RYAN — DATED AUGUST 2016 —
COMPILED BY KACHNOVICH LAND SURVEYING, INC. — RECORDED AT THE OXFORD
COUNTY REGISTRY OF DEEDS AS PLAN #5213.

OWNER OF RECORD

RYAN RANCH, LLC

FROM

MARGARET E. BRADFORD

BY A WARRANTY DEED

DATED MAY 7, 2026

RECORDED IN BOOK 5938, PAGES 146-147

SURVEY PLAN

**LAND DIVISION OF
RYAN RANCH, LLC**

TOTAL AREA = 31.71 ACRES +/-

MADE FOR: RYAN RANCH LLC
P.O. BOX 223
SOUTH PARIS, MAINE 04281

LOCATION: GOODRICH ROAD &
STONE HILL ROAD
TOWN OF HEBRON
OXFORD COUNTY, MAINE

COMPILED BY:

KACHNOVICH LAND SURVEYING, INC.

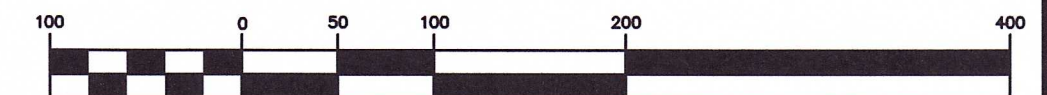
328 MAIN STREET

JAY, MAINE 04239

TEL. & FAX (207) 897-2748

WWW.MAINESURVEYING.COM

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

Subject Lot

LOT B
AREA = 19.28 acres +/-

LOT A
AREA = 12.43 acres +/-

RECORDING DATA

STATE OF MAINE
OXFORD COUNTY REGISTRY OF DEEDS
RECEIVED _____
AT ____ h ____ m ____ M. RECORDED IN
FILE NUMBER _____
ATTEST _____
REGISTRAR

PROJECT NAME RYAN-26
DATE OF SURVEY JUNE 2026
DATE OF PLAN JUNE 2026
DC TD 2026

D2825

NOTES

- ALL BOOK AND PAGE NUMBERS REFER TO THE OXFORD
COUNTY REGISTRY OF DEEDS.
- ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID
NORTH — NAD 83 — WEST ZONE.
- ROADS SHOWN HEREON ARE ASSUMED TO BE DISCONTINUED
OR ABANDONED. EXCEPTING AND RESERVING ANY RIGHT, TITLE,
OR INTEREST THE TOWN OR OTHERS MAY CLAIM ON THE ROADS.
TITLE MAY EXTEND TO THE CENTER OF THE ROADS.
- THIS LOT IS DESIGNATED ON THE TOWN OF HEBRON
TAX MAP R-7, AS LOT 25-1.
- BEFORE ANY CONVEYANCE IS MADE, IT IS ADVISED TO MEET
WITH THE LOCAL CODE ENFORCEMENT OFFICER TO MAKE SURE
NO TOWN APPROVALS ARE NEEDED.



CERTIFICATION

THIS SURVEY CONFORMS WITH THE RULES ADOPTED BY THE MAINE BOARD OF
LICENSURE FOR PROFESSIONAL LAND SURVEYORS (APRIL 1, 2001) WITH
ANY EXCEPTION TAKEN TO CHAPTER 90, PART 2, (TECHNICAL STANDARDS)
NOTED HEREON. 32 MRSA 13903 (2)

- NO WRITTEN REPORT PREPARED AT THIS TIME.
IF NO EMBOSSED SEAL IS PRESENT, PLAN IS INVALID.

Toby J. Kachnovich
TOBY J. KACHNOVICH P.L.S. #2395

6-26-2026
DATE