

PLAN REFERENCE

1. CHURCHILL ESTATES - DATED FEBRUARY 1988 - PREPARED BY ROBERT F. BRADFORD - RECORDED AT THE OXFORD COUNTY REGISTRY OF DEEDS AS PLAN #2307.

LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "KACHNOVICH PLS 2395"
- ⊙ IRON ROD OR PIPE FOUND
- PROPERTY LINE
- - - APPROXIMATE PROPERTY LINE
- 5852/863 REGISTRY BOOK AND PAGE NUMBERS
- N/F NOW OR FORMERLY
- STONEWALL
- ANGLE POINT (NO MONUMENT SET)
- - - APPARENT SIDELINE OF OLD ROAD

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.
- THIS LOT IS DESIGNATED ON THE TOWN OF BUCKFIELD TAX MAP 5, BLOCK 1, AS LOT 2.
- NO DEED FOUND FOR THE CEMETERY AREA SHOWN HEREON. EXCEPTING AND RESERVING ALL RIGHTS OTHERS HAVE TO ACCESS CEMETERY AND MAINTAIN.
- BEFORE ANY CONVEYANCE IS MADE, IT IS ADVISED TO MEET WITH THE LOCAL CODE ENFORCEMENT OFFICER TO MAKE SURE NO TOWN APPROVALS ARE NEEDED.

OWNER OF RECORD

RYAN RANCH LLC
FROM
ALWAYS AFFORDABLE LAND LLC
BY A WARRANTY DEED
DATED JANUARY 29, 2025
RECORDED IN BOOK 5856, PAGES 140-141

SURVEY PLAN

LAND DIVISION OF
RYAN RANCH LLC
TOTAL AREA = 13.25 ACRES

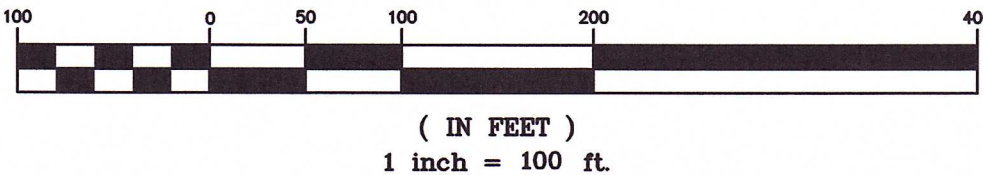
MADE FOR: RYAN RANCH LLC
P.O. BOX 223
SOUTH PARIS, MAINE 04281

LOCATION: MOUNTAIN ROAD
TOWN OF BUCKFIELD
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



RECORDING DATA

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



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)

1. NO WRITTEN REPORT PREPARED AT THIS TIME.

IF NO EMBOSSING SEAL IS PRESENT, PLAN IS INVALID.

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

5-17-2025
DATE

PROJECT NAME RYAN-25
DATE OF SURVEY MARCH 2025
DATE OF PLAN MAY 2025
DC TD 2025

D2682