

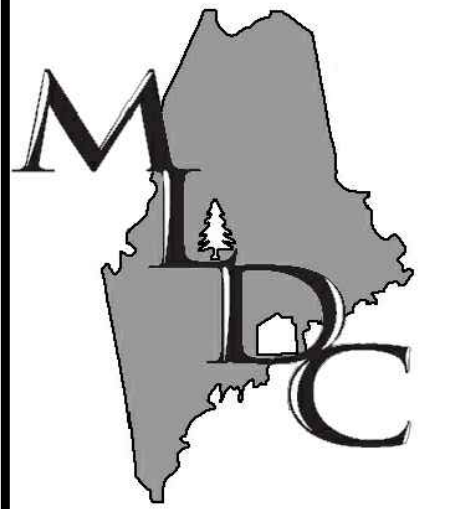
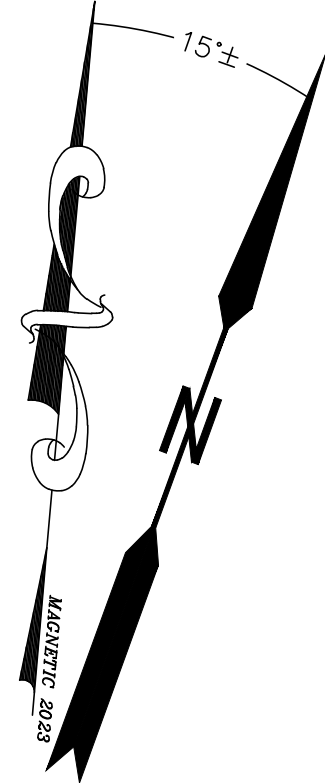
LOCATION MAP 1" = 1/2 MILE

#### NOTES

- ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
- TOWN OF WELD: TAX MAP 6, LOT 13.
- OWNER OF RECORD AT TIME OF SURVEY: REBECCA A. ERRINGTON & NANCY E. CROSBY: BOOK 2123, PAGE 96.
- AREA SUMMARY:  
CONVEYANCE 43.9 ACRES, MORE OR LESS.  
REMAINING LAND 18.3 ACRES, MORE OR LESS.  
TOTAL AREA 62.2 ACRES, MORE OR LESS.
- ALL BOOK AND PAGES REFER TO THE FRANKLIN COUNTY REGISTRY OF DEEDS.
- TREELINES SHOWN ARE APPROXIMATE AND WERE DIGITIZED FROM GOOGLE EARTH AERIAL PHOTOGRAPHY.
- BOUNDARY SURVEY FIELD WORK WAS PERFORMED BY MAIN-LAND UNDER SNOW COVER CONDITIONS. MAIN-LAND MAY ADJUST PLAN AND FINDINGS IF ADDITIONAL EVIDENCE BECOMES AVAILABLE.
- NO APPARENT ENCROACHMENTS WERE OBSERVED AT TIME OF SURVEY.
- LAKE WEBB IS A GREAT POND. IT IS THE OPINION OF THIS SURVEYOR THAT THE RIPARIAN BOUNDARY LINES EXTEND TO THE NORMAL LOW WATER LINE PERPENDICULAR TO THE "BANK" OR ON THIS CASE THE HIGH WATER LINE. THE DISTANCE ALONG THE POND AND TOTAL LOT AREA SHOWN ON THIS PLAN IS THE SURVEY LOCATION OF THE APPARENT HIGH WATER LINE AND BASED ON VISUAL EVIDENCE OF VEGETATION & SCOURING.
- TOGETHER WITH AND SUBJECT TO A 33' RIGHT-OF-WAY FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER A SECTION OF MAUDE YORK CAMP ROAD AS DESCRIBED IN BOOK 2123, PAGE 96.
- TOGETHER WITH AND SUBJECT TO A 33' RIGHT-OF-WAY FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER SNOWMAN COVE ROAD AS DESCRIBED IN BOOK 2123, PAGE 96.
- SUBJECT TO AN EASEMENT TO CENTRAL MAINE POWER COMPANY AS DESCRIBED IN BOOK 434, PAGE 314. THIS EASEMENT IS ASSUMED TO BE THE POLE LINE ALONG SNOWMAN COVE ROAD.

#### PLAN REFERENCES

- "LAND TO BE CONVEYED TO RICHARD D. HALL FROM UNTIED TIMBER CORP. LIQUIDATING TRUST", DATED MARCH 2002, MADE FOR RICHARD D. HALL, SURVEYED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC. AND RECORDED IN PLAN FILE NUMBER 3859 ON JUNE 17, 2002.
- "LAND TO BE CONVEYED TO SNOWMAN BROOK, LLC FROM RICHARD H. STOWELL AS TRUSTEE OF UNITED TIMBER CORP. LIQUIDATING TRUST", DATED JUNE 2002, MADE FOR SNOWMAN BROOK, LLC, SURVEYED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC. AND RECORDED IN PLAN FILE NUMBER 3867 ON JULY 11, 2002.
- "SURVEY PLAN SALE OF LAND TO ABUTTING LAND OWNERS", DATED MARCH 2003, MADE FOR RICHARD H. STOWELL AS TRUSTEE OF UNITED TIMBER CORP. LIQUIDATING TRUST, SURVEYED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC. AND RECORDED IN PLAN FILE NUMBER 4005 ON APRIL 1, 2003.
- "SURVEY PLAN OF LAND TO BE CONVEYED TO SCOTT PULKKINEN, AVIS PULKKINEN, & KATRINA CONNOLLY", DATED SEPTEMBER 1, 2022, MADE FOR NANCY E. CROSBY, SURVEYED BY ACME LAND SURVEYING, LLC. AND RECORDED IN PLAN FILE NUMBER 6937 ON SEPTEMBER 22, 2022.
- "PLAN SHOWING A STANDARD BOUNDARY SURVEY LAND OF CROSBY", DATED JANUARY6, 2023, MADE FOR NANCY E. CROSBY, SURVEYED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC. AND RECORDED IN PLAN FILE NUMBER 6995 ON JANUARY 9, 2023.



**MAIN-LAND**  
DEVELOPMENT  
CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE  
367 US ROUTE 1 FALMOUTH, MAINE  
PH: (207) 897-6752 FAX: (207) 897-5404  
WWW.MAIN-LANDDC.COM

PLAN SHOWING A  
LOT DIVISION  
**LAND OF  
ERRINGTON &  
CROSBY**

WEST SIDE ROAD, TOWN OF WELD,  
COUNTY OF FRANKLIN,  
STATE OF MAINE

OWNER OF RECORD  
**REBECCA A.  
ERRINGTON &  
NANCY E. CROSBY**

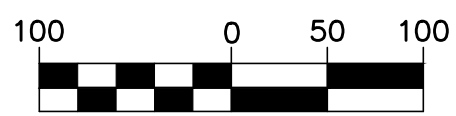
586 WEST SIDE ROAD,  
WELD, MAINE 04285

MADE FOR

**NANCY E. CROSBY**

586 WEST SIDE ROAD,  
WELD, MAINE 04285

DRAWING SCALE:



( IN FEET )

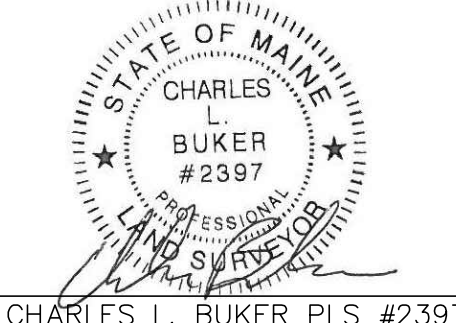
1 INCH = 100 FT

REVISION NOTES:

PROJ. MGR: CLB  
DRAWN BY: CLB  
CHECKED BY: TJG  
REVISION NO. N/A  
SURVEY DATE: 2022-12-19  
SUBMISSION DATE: 2023-11-20  
SUBMITTED FOR: FINAL

**LOT DIVISION**

SEAL:



CHARLES L. BUKER PLS #2397

DRAWING NO.

**S2.1**

MLDC NO. 22-362

1 OF 1

#### LEGEND

- |     |   |        |                          |
|-----|---|--------|--------------------------|
| ●   | EXISTING IRON PIPE, ROD, OR REBAR, AS NOTED | (200') | PLAN DISTANCES (APPROX.) |
| ○   | 5/8" REBAR CAPPED, "BUKER 2397"             | ---    | EASEMENT LINE            |
| ⊙   | WELL, AS NOTED                              | ---    | TIE LINE                 |
| ⊙   | UTILITY POLE                                | ---    | EDGE OF GRAVEL           |
| ou  | OVERHEAD UTILITY                            | ---    | TREELINE (APPROX.)       |
| --- | BOUNDARY LINE (SURVEYED)                    | ---    | PAVEMENT                 |
| --- | ABUTTING BOUNDARY LINES (APPROX.)           |        |                          |

WELD  
TAX MAP 6, LOT 8  
NOW OR FORMERLY  
ARCHIE'S, INC.  
BOOK 2979, PAGE 212  
(SEE PLAN REFERENCE 2)

FRANKLIN COUNTY SS REGISTRY OF DEEDS

RECEIVED: \_\_\_\_\_

AT \_\_\_\_ H \_\_\_\_ M \_\_\_\_ M \_\_\_\_

RECORDED IN PLAN FILE No. \_\_\_\_\_

ATTEST: \_\_\_\_\_ REGISTER