

LEGEND

IRS	1/8-INCH IRON ROD SET CAPPED "THAYER ENGINEERING COMPANY"
IRDHS	3/8-INCH IRON ROD IN DRILL HOLE SET CAPPED "THAYER ENGINEERING COMPANY"
IRF(T)	IRON ROD FOUND CAPPED "THAYER ENGINEERING COMPANY"
IRF	IRON ROD FOUND
IRP	IRON PIPE FOUND
GIRF	GALVANIZED IRON ROD FOUND
HMF	HIGHWAY MONUMENT FOUND (6"x6" GRANITE)
DHF	DRILL HOLE FOUND
N/F	NOT FORMERLY OF
5586/44	BOOK 5586, PAGE 44, KENNEBEC COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
=	MORE OR LESS
CMP 207	CENTRAL MAINE POWER COMPANY UTILITY POLE NUMBER 207
—O—	OVERHEAD UTILITIES
-----	STONE WALL
(H)	DRILLED WELL
—/—/—	COMMON OWNERSHIP
□	WOOD STAKE

PLAN REFERENCES:

- 1.) MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP, STATE AID HIGHWAY '0', GARDINER, KENNEBEC COUNTY, FEDERAL AID PROJECT NO. F1-01-2(1), DATED JUNE 1953, S.H.C. FILE NO. 6-55
- 2.) FINAL SUBDIVISION PLAN, PLEASANT ROCK SUBDIVISION, FOR PLEASANT ROCK REALTY TRUST, ROUTE 201 & PLEASANT POND, GARDINER, MAINE, DATED APRIL 1980 REVISED THROUGH NOVEMBER 30, 1980, BY THAYER ENGINEERING COMPANY, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS PLAN BOOK 1989, PAGE 6
- 3.) SUBDIVISION, LEON G. AND SHIRLEY J. BOWIE, BRUNSWICK ROAD, CITY OF GARDINER, KENNEBEC COUNTY, MAINE, DATED NOVEMBER 24, 1976, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS PLAN BOOK 1976, PAGE 150
- 4.) PROPERTY SUBDIVISION PLAN, SCHOPPE ASSOCIATES, CITY OF GARDINER, COUNTY OF KENNEBEC, STATE OF MAINE, DATED MARCH 29, 1976, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS PLAN BOOK 1976, PAGE 28

NOTES:

- 1.) MATTERS REGARDING TITLE AND LEGAL ASPECTS SHOULD BE REFERRED TO AN ATTORNEY.
- 2.) SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A TITLE SEARCH.
- 3.) STATEMENTS MADE HEREON ARE NOT STATEMENTS OF WARRANTY BUT ARE STATEMENTS OF OPINION MADE TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF.
- 4.) UNDERGROUND UTILITIES HAVE NOT BEEN INVESTIGATED AS PART OF THIS SURVEY. CONTRACTORS SHALL VERIFY PRIOR TO COMMENCING ANY SUBSURFACE ACTIVITIES.



REVISED JUNE 2, 2016 EASEMENT

THAYER ENGINEERING COMPANY
 Land Surveyors Civil Engineers Planners
 17 Hoxton Street Farmingdale, Maine 04344-1613
 (207)582-7762 fax (207)582-8113 thayereng.com

PLAN OF BOUNDARY SURVEY
LLOYD F. MONROE & DEBBRA M. MONROE
 1283 & 1293 BRUNSWICK AVENUE & PLEASANT POND
 GARDINER, KENNEBEC COUNTY, MAINE

Date: APRIL 27, 2016 Drawn by: NM Chkd. by: AD
 Scale: 1" = 50' Drawing # 1 Proj # 160080

PRELIMINARY WORK SHEET 10/24/16 NO. 184

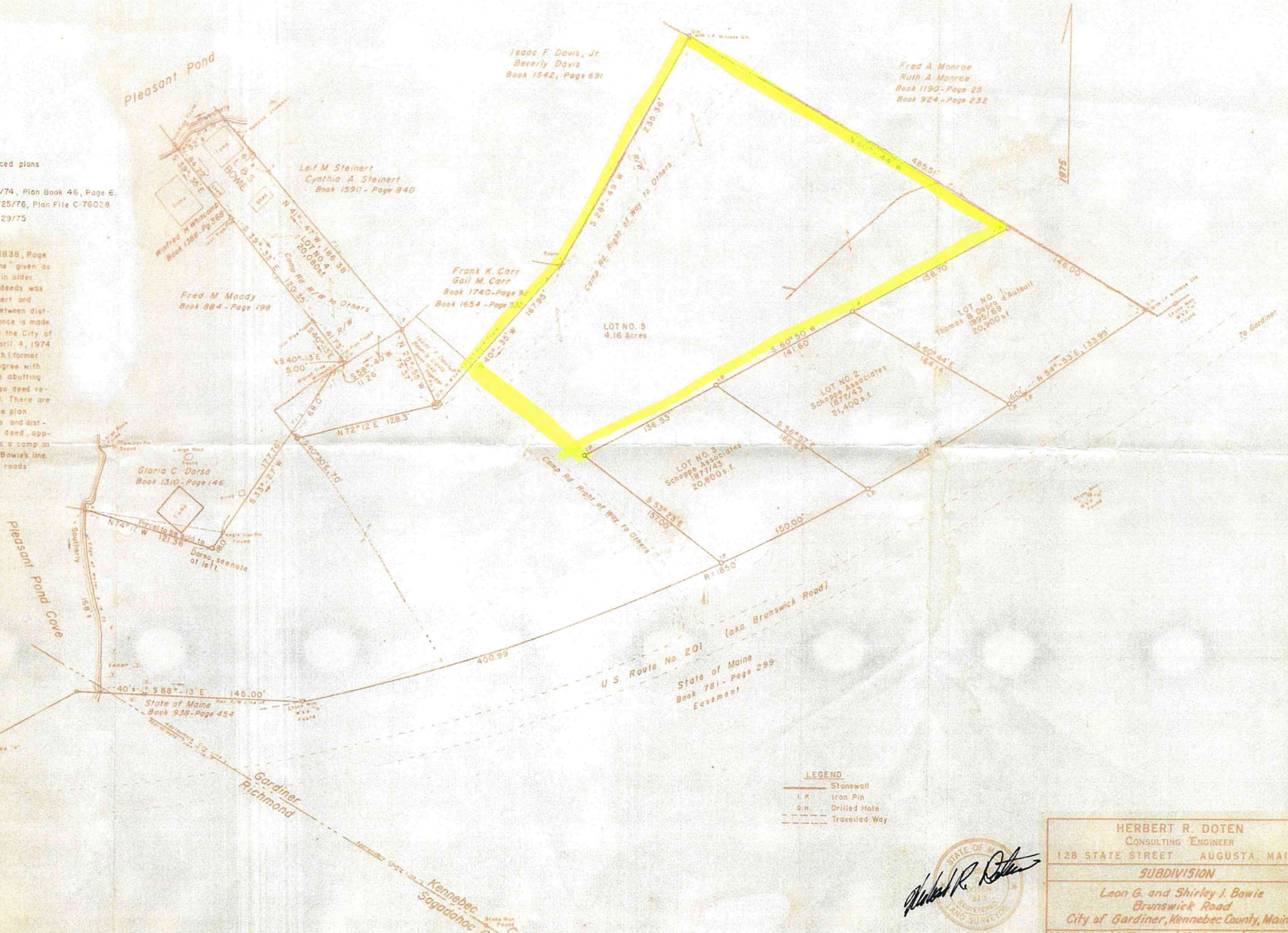
GENERAL NOTES

This plan is a combination of the three referenced plans listed here with the addition of lots 4 and 5.
 1. Property of Frank & Gail Carr by E.S. Coffin 4/4/74, Plan Book 46, Page 6.
 2. Property of Schoppe Associates by W.L. Libby 3/25/76, Plan File C-76028.
 3. Property of Leon & Shirley Bowie by W.L. Libby 9/29/75.

Deed research back to 1836 was done. In Book 1838, Page 227, in the first parcel the course along "Weeks" line given as southwesterly should be northwesterly as called for in older deeds. No discrepancy between Monroe and Bowie deeds was found. Small discrepancies between Davis-Carr-Steinert and Bowie deeds were noted, mostly minor differences between distance calls and measurements on the ground. Reference is made to a plan titled "Property of Frank & Gail Carr in the City of Gardiner, Kennebec County" by E.S. Coffin dated April 4, 1974 which was signed by Carr, Steinert, Davis & Vannah (former owner of Bowie lot). Moody and Whitcomb deeds agree with evidence on the ground and the Bowie deed. The line abutting Dorsa is shown as called for in their deed. The Dorsa deed refers to a plan recorded in Plan Book 28, Page 40. There are discrepancies between angles in the deed and on the plan. Large variances were noted between distance calls and distances on the ground. The starting point in the Dorsa deed, apparently overlaps the Moody lot. The Dorsa lot has a camp on it, the southerly corner of the camp is 7' over Bowie's line. Several parties have rights in and/or over the camp roads shown hereon. No other encumbrances were noted.

Zoning: Lot 4: Shoreland, Lots 1, 2, 3 & 5: Rural

Title to Lots 4 & 5 vested in Leon G. & Shirley J. Bowie, found in book 1838, page 227.



CITY OF GARDINER PLANNING BOARD
 APPROVED 12/3/76
Russell E. Hall
Arthur French
Donald R. Doten

Kennebec City Registry of Deeds - File No. D76150

LEGEND
 [Symbol] Stonewall
 [Symbol] Iron Pin
 [Symbol] Drilled Hole
 [Symbol] Travelled Way

Donald R. Doten
 STATE OF MAINE
 REGISTERED LAND SURVEYOR

HERBERT R. DOTEN
 CONSULTING ENGINEER
 128 STATE STREET AUGUSTA, MAINE
SUBDIVISION
 Leon G. and Shirley J. Bowie
 Brunswick Road
 City of Gardiner, Kennebec County, Maine
 DRAWN BY: LJS DATE: 11/24/76 SCALE: 1"=50' PROJECT: 76118