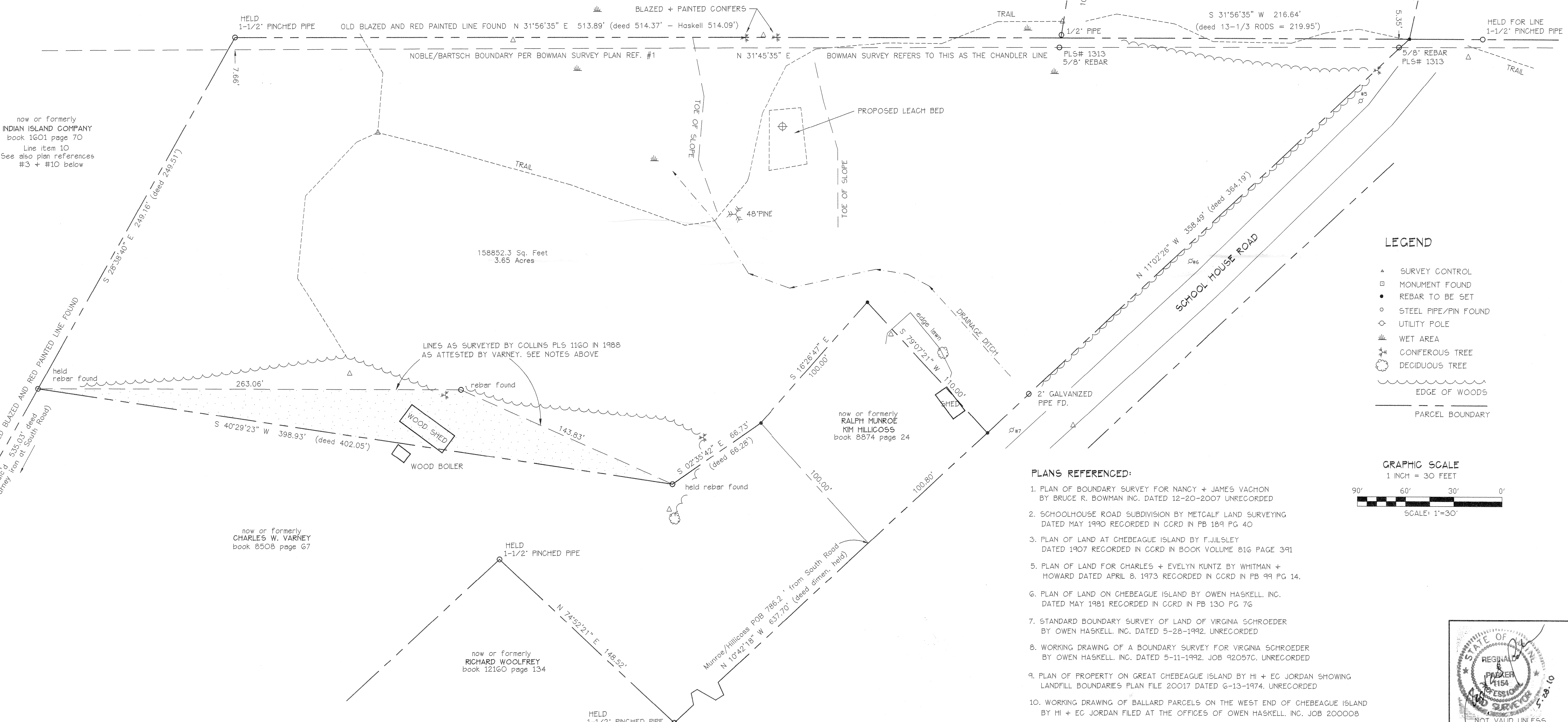
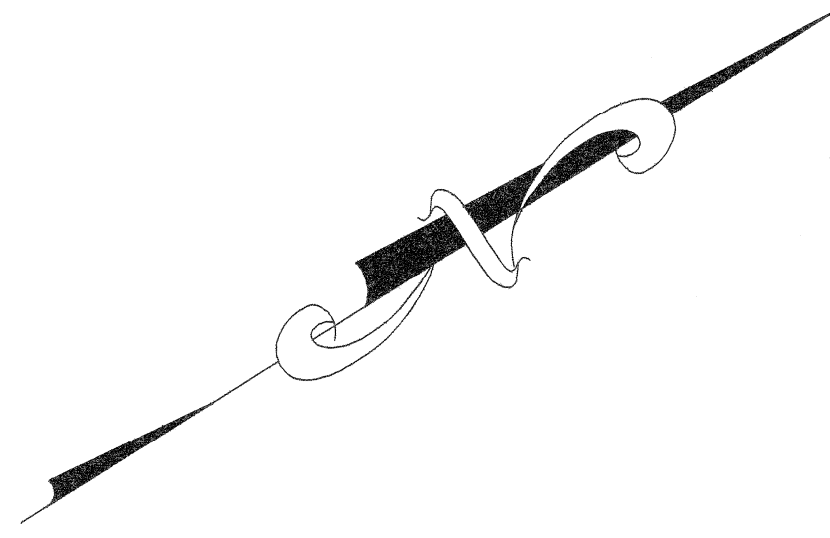
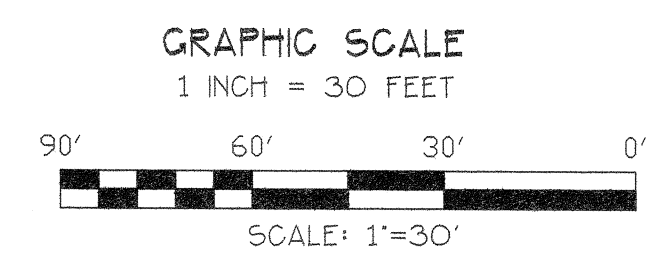


GENERAL NOTES

- THIS SURVEY WAS COMMISSIONED AS A RE-TRACEMENT SURVEY OF THE PARCEL DESCRIPTION RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 14285 PAGE 164. THE SURVEY REVEALED TWO ISSUES IN CONFLICT WITH THAT RECORDED DESCRIPTION.
 - CHARLES VARNEY ENCROACHES ON APPROXIMATELY THREE TENTHS OF AN ACRE ALONG THE SOUTHEAST BOUNDARY. THE STIPULED AREA SHOWN REPRESENTS A CLAIM BY VARNEY OF SURVEY WORK PERFORMED BY PLS 1160 TO ADJUST THE COMMON LINE WITH THE LOCUS. BEYOND THE MARKER FOUND, NO WRITTEN EVIDENCE OF THAT ADJUSTMENT WAS LOCATED.
 - THE DESCRIPTION SET FORTH IN BOOK 14285 PAGE 164 CONFLICTS WITH THE LOCATION OF THE CHANDLER LINE SHOWN HERE AS SURVEYED BY BRUCE R. BOWMAN, INC. MORE EXTENSIVE SURVEY WORK IS REQUIRED BEYOND A PARCEL RETRACEMENT SURVEY TO ASCERTAIN THE ACCURACY OF EITHER INTERPRETATION OF LOCATION, AND MAY NOT RENDER A POSITIVE OUTCOME OR CONCLUSION. A BOUNDARY AGREEMENT IS RECOMMENDED.
- THE MUNROE/HILLCROSS DEED DESCRIPTION REFERS TO AN UNRECORDED LOTTING PLAN BY A.E. SKILLIN DONE IN NOVEMBER 1909, FOR WALKER, HILBORN + RAND. THAT DESCRIPTION PLACES NUMBERED LOTS ON THAT PLAN WITHIN THE LOCUS.
- ACCORDING TO TESTIMONY BY VARNEY, THE DRAINAGE DITCH NORTH OF MUNROE/HILLCROSS WAS DUG BY MUNROE'S PREDECESSOR DOUGHTY WITH PERMISSION FROM THE TOWN OF CUMBERLAND.
- AN APPARENT ENCROACHMENT EXISTS ALONG THE NORTHERLY BOUNDARY OF MUNROE/HILLCROSS

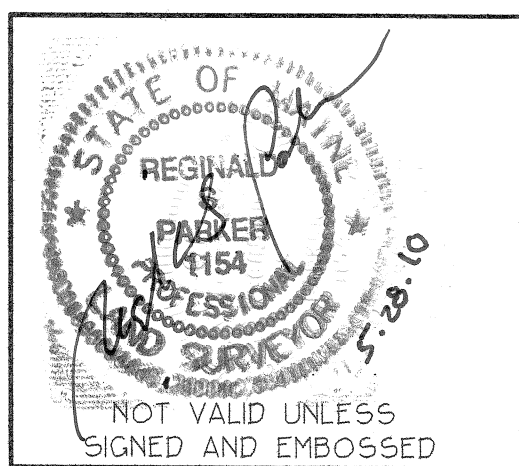


- LEGEND**
- ▲ SURVEY CONTROL
 - MONUMENT FOUND
 - REBAR TO BE SET
 - STEEL PIPE/PIN FOUND
 - UTILITY POLE
 - WET AREA
 - ✪ CONIFEROUS TREE
 - DECIDUOUS TREE
 - ~ EDGE OF WOODS
 - PARCEL BOUNDARY



PLANS REFERENCED:

- PLAN OF BOUNDARY SURVEY FOR NANCY + JAMES VACHON BY BRUCE R. BOWMAN INC. DATED 12-20-2007 UNRECORDED
- SCHOOLHOUSE ROAD SUBDIVISION BY METCALF LAND SURVEYING DATED MAY 1990 RECORDED IN CORD IN PB 189 PG 40
- PLAN OF LAND AT CHEBEAGUE ISLAND BY F.J.JLSLEY DATED 1907 RECORDED IN CORD IN BOOK VOLUME 816 PAGE 391
- PLAN OF LAND FOR CHARLES + EVELYN KUNTZ BY WHITMAN + HOWARD DATED APRIL 8, 1973 RECORDED IN CORD IN PB 99 PG 14.
- PLAN OF LAND ON CHEBEAGUE ISLAND BY OWEN HASKELL, INC. DATED MAY 1981 RECORDED IN CORD IN PB 130 PG 76
- STANDARD BOUNDARY SURVEY OF LAND OF VIRGINIA SCHROEDER BY OWEN HASKELL, INC. DATED 5-28-1992, UNRECORDED
- WORKING DRAWING OF A BOUNDARY SURVEY FOR VIRGINIA SCHROEDER BY OWEN HASKELL, INC. DATED 5-11-1992, JOB 92057C, UNRECORDED
- PLAN OF PROPERTY ON GREAT CHEBEAGUE ISLAND BY HI + EC JORDAN SHOWING LANDFILL BOUNDARIES PLAN FILE 20017 DATED 6-13-1974, UNRECORDED
- WORKING DRAWING OF BALLARD PARCELS ON THE WEST END OF CHEBEAGUE ISLAND BY HI + EC JORDAN FILED AT THE OFFICES OF OWEN HASKELL, INC. JOB 20000B



SHEET 1 of 1

DATE	REVISION
5-26-2010	ADDED NOTE #4

OWNER OF RECORD: TOWN OF CHEBEAGUE ISLAND via TOWN OF CUMBERLAND
See book 14285 page 164

PLAN OF RETRACEMENT SURVEY OF PROPERTY BOUNDARY
SCHOOL HOUSE ROAD, CHEBEAGUE ISLAND, MAINE
MADE FOR CHEBEAGUE ISLAND COMMUNITY ASSOCIATION
c/o Robert Earnest 12 Rose Point Road, Chebeague Island, Maine 04017

ROYAL RIVER SURVEY CO.
107 GRAY ROAD, NO. YARMOUTH, MAINE 04097
tel: 207-829-5829 fax: 207-829-2777 email: rrs@royalriversurvey.com

SURVEY DATE:	PLAN DATE:	CAD FILE:	COLLECTION:	JOB NO.:
5/20-21/2010	5/24/2010	CICA	ALLEGRO CE	2010-28
ORIENTATION:	DATUM - H.B.	DATUM - VERT.	CONTOUR INT:	SCALE:
MAGNETIC 2010	ASSUMMED	N/A	N/A	1"=30'