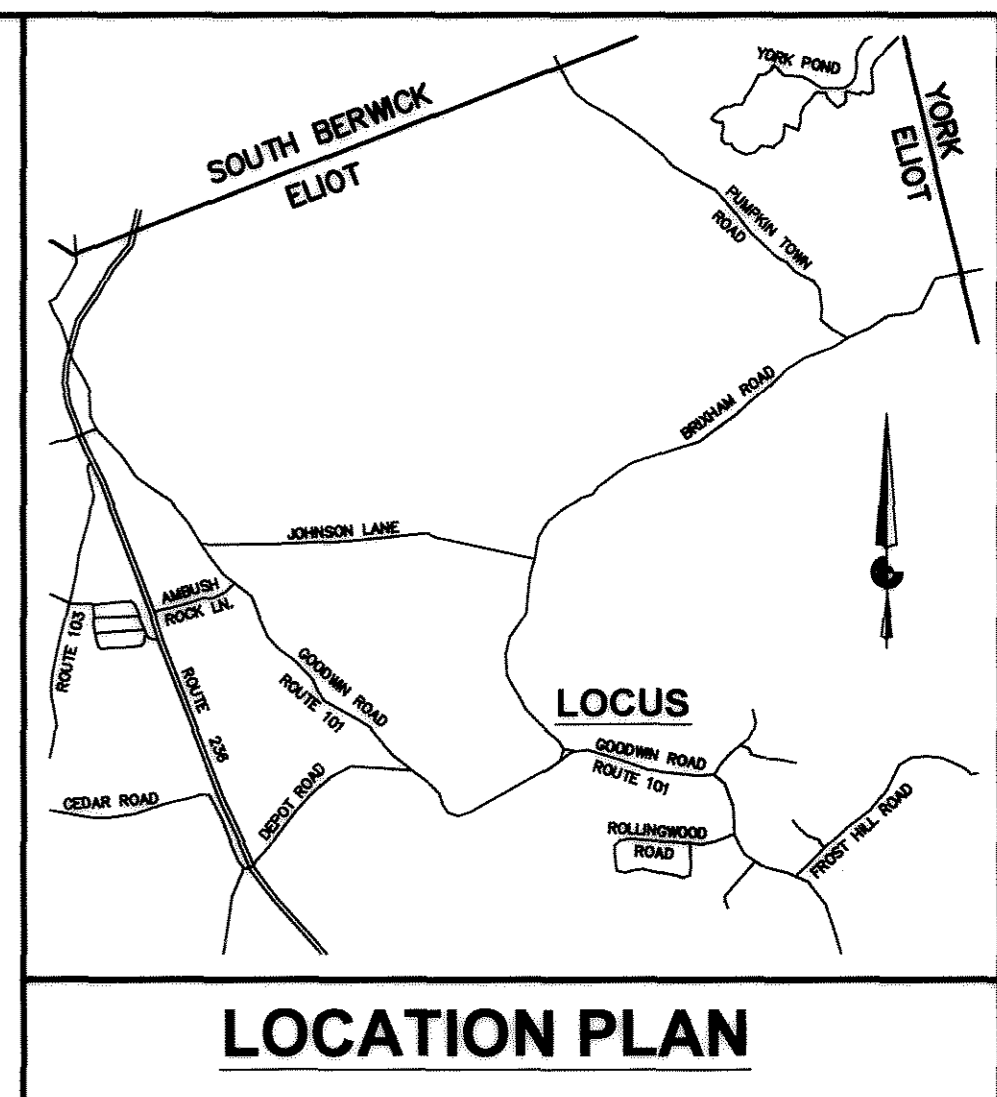


REFERENCE PLANS:

- 1) PLAN OF A PORTION OF PROPERTY OF ELAINE RAYMOND, BRIXHAM ROAD, ELIOT, MAINE, BY JAMES C. ROGERS, DATED SEPTEMBER 1977, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 88, PAGE 32.
- 2) PLAN OF LAND FOR ALLAN B. DAME, CELIA DAME & ELROY L. DAME, ELIOT, MAINE, BY FRANK EMERY ENGINEERS/SURVEYORS, DATED SEPTEMBER 10, 1986, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 156, PAGE 32.



- LEGEND:**
- ☆ LAMP POST
 - ☐ MAIL BOX
 - N:120504.05 FEET E:278908.44 FEET MAIN STATE PLANE COORDINATES
 - 5/8" DIA. REBAR SET W/ CAP - PLS 1302
 - DRILL HOLE SET
 - IRON PIPE FOUND
 - CORNER IDENTIFIER
 - UTILITY POLE W/ NUMBER
 - UNDERGROUND WIRE
 - OVERHEAD WIRE
 - STONE WALL
 - BARBED WIRE FENCE
 - LOCUS PERIMETER BOUNDARY
 - APPROX. BOUNDARY ABUTTING PARCEL
 - OTHER BOUNDARY BY PLAN OR DEED
 - Y.C.R.D. 1112/125 - DEED REFERENCE - YORK COUNTY REGISTRY OF DEEDS

NOTES:

- 1) FIELD SURVEY PERFORMED ON FEBRUARY 17 & 20, 2011 WITH AN ELECTRONIC TOTAL STATION AND PRECISE G.P.S. EQUIPMENT. AT THE TIME OF THE SURVEY, THE GROUND WAS COVERED WITH 24"+ OF SNOW. CONDITIONS OCCURRED BY SNOW COVER MAY NOT BE REPRESENTED HEREON.
- 2) DISTANCES, BEARINGS AND COORDINATES AS SHOWN HEREON ARE ALL GRID QUANTITIES BASED ON THE MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83. TO CONVERT GRID DISTANCES TO HORIZONTAL GROUND DISTANCES MULTIPLY BY AN AVERAGE COMBINED SCALE FACTOR OF 1.000002090. COORDINATES AS SHOWN ARE DERIVED FROM PRECISE G.P.S. METHODS USING THE FOLLOWING CORRS STATIONS: BOSTON WAAS 1 CORRS (ZBW1), BARTLETT CORRS (BARN) AND BRUNSWICK 1 CORRS (BRU1). THE HORIZONTAL DATUM IS NAD83 (CORRS96-EPOCH 2002.0000).
- 3) NO RECORDS RELATING TO THE LAYOUT OF BRIXHAM ROAD WERE FOUND. FOR THE PURPOSE OF THIS SURVEY, THE SIDELINE OF THE PUBLIC RIGHT-OF-WAY IS SHOWN AT THE ROAD-SIDE FACE OF THE EXISTING ANCIENT STONE WALL. BRIXHAM ROAD IS A PUBLIC HIGHWAY MAINTAINED BY THE TOWN OF ELIOT. THE SURFACE IS PAVED WITH 20 FOOT WIDE ASPHALT.
- 4) THE LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE STRUCTURES. NO INVESTIGATION OF BURIED UTILITIES WAS PERFORMED. PRIOR TO WORKING ON THIS SITE CONTRACTORS OR OTHERS PERFORMING EXCAVATION WORK SHOULD CONTACT DIG-SAFE.
- 5) THE TITLE HISTORY FOR THE SUBJECT PARCEL HAS BEEN INVESTIGATED BACK TO THE ESTATE OF JOHN RAITT (CIRCA 1827). SEE YORK COUNTY PROBATE DOCKET #15596. CONDITIONS REFLECTED BY EARLIER DEEDS HAVE NOT BEEN INVESTIGATED AS PART OF THIS SURVEY.
- 6) THE PURPOSES OF THIS PLAN ARE TO DETAIL THE LOCATION OF THE BOUNDARIES OF THE DOROTHY R. HABIF REVOCABLE FAMILY TRUST PROPERTY AND A PROPOSED BOUNDARY LINE AGREEMENT FOR THE BOUNDARY COMMON TO LANDS OF THE DOROTHY R. HABIF REVOCABLE FAMILY TRUST (HABIF) AND LANDS OF ELAINE R. MICHAUD (MICHAUD). BY DEED RECORDED AT VOLUME 2270, PAGE 308 AT THE YORK COUNTY REGISTRY OF DEEDS, MICHAUD (THEN ELAINE RAYMOND) CONVEYED A 20.8 ACRE PARCEL OF LAND TO THOMAS P. AND DOROTHY R. HABIF (NOW HABIF). THAT DEED CREATED THE SEVERANCE BOUNDARIES BETWEEN THE LANDS CONVEYED AND REMAINING LANDS OF MICHAUD. THE PARCEL DESCRIPTION EMPLOYED IN THAT DEED IS BASED ON REFERENCE PLAN 1 HEREON (THE ROGERS PLAN). THE ROGERS PLAN CONTAINS CERTAIN ERRORS, NAMELY IT MATHEMATICALLY MISCLOSES BY 17.27 FEET, AND IT REPRESENTS THE SOUTHERLY CORNER OF THE 20.8 ACRE PARCEL IN A MANNER INCONSISTENT WITH THE FACTS ON THE FACE OF THE EARTH. THE LINE DIMENSIONED ON THE ROGERS PLAN AS 555'71" W, 394.8 FEET CROSSES THE DRIVEWAY LEADING TO THE MICHAUD HOME AND TERMINATES AT GOODWIN ROAD, NOT BRIXHAM ROAD AS SPECIFIED ON THE ROGERS PLAN. FURTHERMORE, THE PIPE SHOWN AT THE SOUTHWESTERLY TERMINUS IS IN FACT PHYSICALLY LOCATED ON THE FACE OF THE EARTH SOME 100 FEET TO THE NORTHWEST OF THE REPRESENTED POSITION. THIS STATE OF AFFAIRS IS REFLECTED HEREON.
- 7) AREA B, DEFINED BY CORNERS A, B & C IS EXCLUDED FROM THE OVERALL PARCEL ACREAGE OF 20.32 ACRES. LINE A-B IS BASED ON THE OLDEST RECORDS (1848) WHICH DESCRIBE THIS LINE COMMON TO TAX MAP 74, LOT 9 AND TAX MAP 81, LOT 8. THE LOCATION OF THIS COMMON BOUNDARY AT LINE A-C ORIGINATES IN A LATER DESCRIPTION (1891). CURRENT DEEDS AND PLANS FOR THE TWO LOTS ALL PLACE THE COMMON BOUNDARY AT LINE A-C, HOWEVER NO RECORD WAS FOUND ON FILE WHEREIN AREA B WAS CONVEYED FROM AN OWNER IN THE CHAIN OF TITLE FOR TAX MAP 81, LOT 8 TO AN OWNER IN THE CHAIN OF TITLE FOR MAP 74, LOT 9.
- 8) THE BUILDINGS SHOWN HEREON ARE LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, BASED ON NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP, PANEL #2301490005B, DATED JUNE 05, 1989, FOR THE TOWN OF ELIOT, YORK COUNTY, MAINE.
- 9) THE SUBJECT PROPERTY IS LOCATED IN THE RURAL ZONING DISTRICT. DIMENSIONAL REQUIREMENTS IMPOSED BY THE TOWN OF ELIOT ARE AS FOLLOWS: MINIMUM LOT SIZE-3 ACRES, MINIMUM STREET FRONTAGE-200 FEET, MINIMUM FRONT SETBACK-30 FEET, MINIMUM SIDE SETBACK-20 FEET, MINIMUM REAR SETBACK-30 FEET, MINIMUM SETBACK FOR ACCESSORY BUILDINGS-10 FEET, MAXIMUM BUILDING HEIGHT-35 FEET, MAXIMUM LOT COVERAGE-10%. SEE THE ELIOT MUNICIPAL CODE FOR COMPLETE DETAILS.

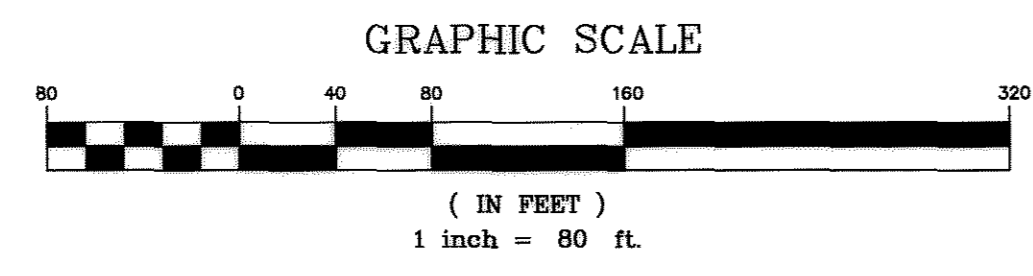
CHAIN OF TITLE

- DOROTHY R. HABIF REV. FAMILY TRUST 15873/12
- DOROTHY R. HABIF 2482/1
- THOMAS P. & DOROTHY R. HABIF 2270/308
- ELAINE RAYMOND (BROUILLARD, PETERSON) 1482/468
- DANIEL J. & ARDELLE L. TAYLOR 1482/313
- FRED E. & MARY M. RINCK 1442/288
- ANNIE E. RAITT 1450/425
- 1450/424
- 637/292
- 357/60
- 356/518
- HEIRS OF JEFFERSON RAITT
- CYRUS MELVILLE RAITT (SON)
- SARAH H. RAITT (WIDOW)
- ANNIE EDNA RAITT (DAU.)
- ISABEL K. RAITT (PADDOCK, HUNNEWELL) (DAU.)
- MARY E. RAITT (LEAVITT) (DAU.)
- PROBATE 15594
- JEFFERSON RAITT
- PROBATE 15597
- JOHN RAITT
- 214/438
- SARAH ANN RAITT (WIDOW)
- REARRIED (PROST)
- PROBATE 15589
- (SEE 206/162 & 206/159)
- ALEXANDER RAITT
- PROBATE 15589
- JOHN RAITT

CERTIFICATION:

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (02-360 CMR CHAPTER 90, PART I & PART II - SEE NOTES HEREON FOR EXCEPTIONS, IF ANY).

CHRISTOPHER H. MENDE
 MAINE PROFESSIONAL LAND SURVEYOR #1302
 CIVIL CONSULTANTS
 SOUTH BERWICK, MAINE 03908



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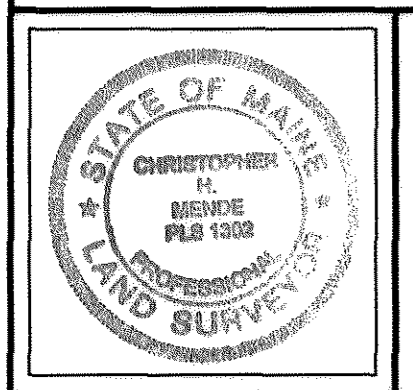
DRAWN CHM	CALC. CHM
DATE FEB. 25, 2011	
CHECKED MPP	
APPROVED CHM	
SCALE 1"=80'	
FIELD BOOK	
NB 393A, PAGE 36	

SHEET TITLE:
 BOUNDARY REVISION

BOUNDARY SURVEY OF LAND OF THE DOROTHY R. HABIF REVOCABLE FAMILY TRUST & PROPOSED BOUNDARY AGREEMENT WITH ELAINE R. MICHAUD 16 BRIXHAM ROAD AND GOODWIN ROAD, ELIOT, YORK COUNTY, MAINE

PREPARED FOR:
DOROTHY R. HABIF, TRUSTEE
 MAILING ADDRESS: 20 CHESTNUT STREET, APT. #12, EXETER, NEW HAMPSHIRE 03833

SHEET NUMBER:
B1
 SHEET 1 OF 1
 PROJECT # 11-105.00



CIVIL CONSULTANTS
 Engineers
 Planners
 Surveyors
 P.O. Box 100
 South Berwick
 Maine
 03909
 207-384-2550
 chmcan@ciwcon.com