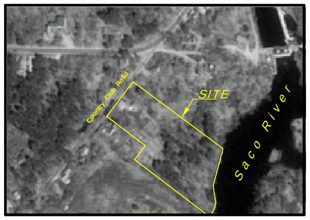
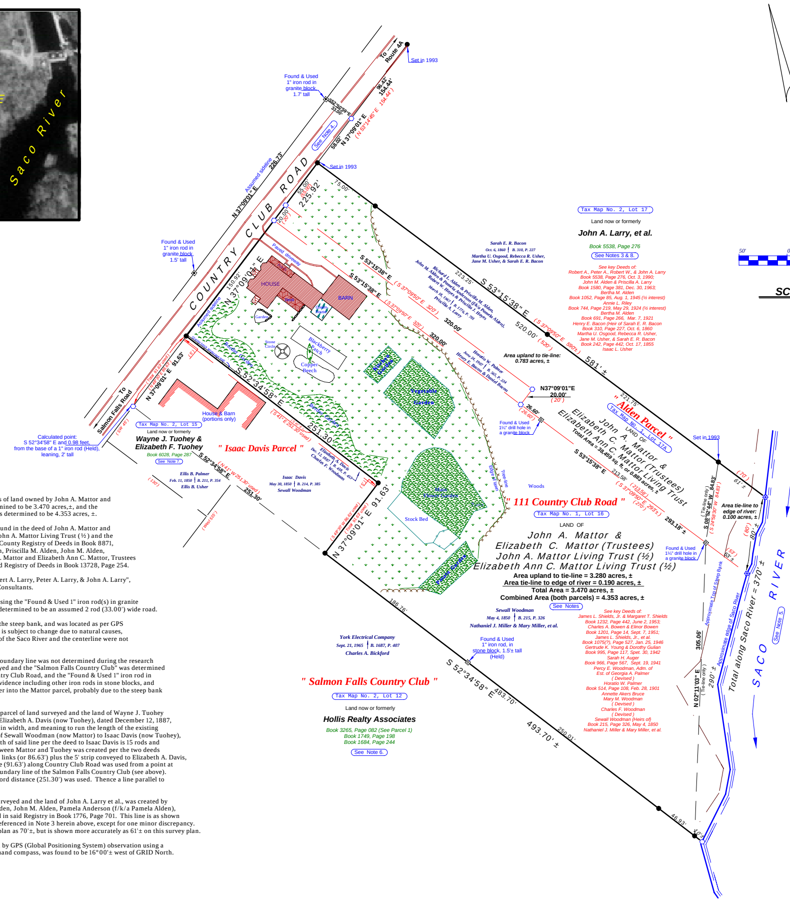
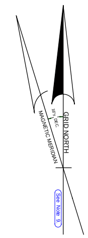
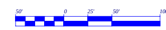
AWARD WINNING MAP



LOCATION MAP:
Scale 1" = 250' ±







SCALE: 1" = 50'

SYMBOLS:

Symbol	Meaning
●	SET ¾" IRON ROD WITH A 2" DIAMETER ALUMINUM CAP MARKED "SET BY ROBERT A. YARUMIAN PLS 1303 LAND SURVEY MONUMENT
○	FOUND IRON ROD OR PIPE (size & type as noted)
▣	FOUND IRON ROD IN STONE BLOCK
▣	FOUND DRILL HOLE IN STONE BLOCK
⬡	CORNER POINT (nothing found or set)
——	BOUNDARY LINE PARCEL SURVEYED
——	OTHER MEASURED LINE
— —	TIE LINE ONLY
——	ABUTTER'S LINE (Approx.)
——	FORMER DEED LINE
——	EDGE OF SACO RIVER (Approx.)
——	EDGE OF PAVEMENT
- · ——	TOP OF STEEP BANK (Approx.)
—x—	GARDEN FENCE
⌒⌒⌒	EDGE OF LAWN & TREE-LINE
▨	BUILDING
S54°21'56"E 309.76'	BEARING and DISTANCE PARCEL SURVEYED
80'±	DISTANCE TO or ALONG EDGE OF RIVER (±)
N 69°31'58" E 236.55'	OTHER BEARING and DISTANCE
(S 41° E 251.30' used)	RECORD DEED or MAP BEARING and DISTANCE
Tax Map No. 1, Lot 17	TAX MAP and LOT NUMBERS
John A. Larry, et al.	NAMES OF ABUTTING LAND OWNERS
Book 5538, Page 276	DEED REFERENCES OF CURRENT OWNERS
Robert A., Peter A., Robert W., & John A. Larry Book 5538, Page 276, Oct. 3, 1990; John M. Alden & Priscilla A. Larry	HISTORICAL DEED REFERENCES
Horatio W. Palmer June 24, 1907 B. 565, P. 224 Henry E. Bacon & Daniel Bacon	PARCEL CREATION or KEY HISTORICAL DEED
Found 1" iron pipe 2.0' tall	DESCRIPTION OF FOUND MONUMENTS
See Note 1.	MAP REFERENCE and REPORT LOCATIONS

REPORT NOTES:

1.) PURPOSE: The purpose of this survey is to determine the boundaries the two parcels of land owned by John A. Mattor and Elizabeth Anne C. Mattor. The house parcel known as "111 Country Club Road" was determined to be 3.470 acres,±, and the "Alden Parcel" was determined to be 0.883 acres, ±. The combined area of both parcel was determined to be 4.353 acres, ±.

2.) DEED REFERENCES: Record ownership of the "111 Country Club Road" parcel is found in the deed of John A. Mattor and Elizabeth Ann C. Mattor to John A. Mattor and Elizabeth Ann C. Mattor, Trustees of the John A. Mattor Living Trust (½) and the Elizabeth Ann C. Mattor Living Trust (½) , dated June 17, 1998, and recorded in the York County Registry of Deeds in Book 8871, Page 299. Record ownership of the "Alden Parcel" is found in the deed of Richard L. Alden, Priscilla M. Alden, John M. Alden, Pamela Anderson (f/k/a Pamela Alden), Robert W. Hayes and Priscilla J. Hayes to John A. Mattor and Elizabeth Ann C. Mattor, Trustees of the Elizabeth Ann C. Mattor Living Trust, dated November 5, 2003, and recorded in said Registry of Deeds in Book 13728, Page 254.

3.) PLAN REFERENCES: Reference is made to the "Standard Boundary Survey for Robert A. Larry, Peter A. Larry, & John A. Larry", dated December 8, 1993, by Robert A. Yarumian II, PLS 1303, on file at Maine Boundary Consultants.

4.) COUNTRY CLUB ROAD: The sidelines of Country Club Road, were determined by using the "Found & Used 1" iron rod(s) in granite block(s)", based on the survey referenced in Note 3 herein above. Country Club Road was determined to be an assumed 2 rod (33.00') wide road.

5.) SACO RIVER: The location of the edge of the Saco River is only approximate due to the steep bank, and was located as per GPS (Global Positioning System) survey on November 15, 2004. The location of the Saco River is subject to change due to natural causes, such as erosion and/or accretion. The sideline boundaries and the area between the edge of the Saco River and the centerline were not determined as a result of this survey.

6.) BOUNDARY LINE WITH SALMON FALLS COUNTRY CLUB: The creation of this boundary line was not determined during the research investigation for this survey; however, this boundary line between the parcel of land surveyed and the "Salmon Falls Country Club" was determined by using the "base of a 1" iron rod (Held)" near the assumed southeasterly sideline of Country Club Road, and the "Found & Used 1" iron rod in stone block" for the direction of this line. The boundary line is marked by other physical evidence including other iron rods in stone blocks, and remains of wire fence. At the southeasterly end of this line, the wire fence was found to veer into the Mattor parcel, probably due to the steep bank along the Saco River, and was not used as evidence for the location of this line.

7.) BOUNDARY LINES WITH TUOHEY: The southwesterly boundary line between the parcel of land surveyed and the land of Wayne J. Tuohey and Elizabeth F. Tuohey was created by the deed of Charles F. Woodman (now Mattor) to Elizabeth A. Davis (now Tuohey), dated December 12, 1887, and recorded in said Registry in Book 418, Page 453. Said deed conveyed a strip of land 5' in width, and meaning to run the length of the existing Elizabeth A. Davis parcel. The existing Elizabeth A. Davis parcel was created by the deed of Sewall Woodman (now Mattor) to Isaac Davis (now Tuohey), dated May 30, 1850, and recorded in said Registry in Book 214, Page 385. The record length of said line per the deed to Isaac Davis is 15 rods and 5¾ links (or 251.30'), and was used for this line. The northwesterly-southeasterly line between Mattor and Tuohey was created per the two deeds referenced above, and was determined by using the record deed distance of 5 rods and 6¼ links (or 86.63') plus the 5' strip conveyed to Elizabeth A. Davis, for a total width of 91.63 feet. To recreate the corners along these lines, the record distance (91.63') along Country Club Road was used from a point at the intersection of the assumed sideline of Country Club Road with the extension of the boundary line of the Salmon Falls Country Club (see above). Thence a line parallel to the boundary line with the Salmon Falls Country Club and the record distance (251.30') was used. Thence a line parallel to Country Club Road and the record distance (91.63') was used.

8.) BOUNDARY LINES WITH LARRY: The boundary line between the parcel of land surveyed and the land of John A. Larry et al., was created by the deed of Priscilla A. Larry (now John A. Larry et al.) to Richard L. Alden, Priscilla M. Alden, John M. Alden, Pamela Anderson (f/k/a Pamela Alden), Robert W. Hayes, and Priscilla J. Hayes (now Mattor), dated March 18, 1967, and recorded in said Registry in Book 1776, Page 701. This line is as shown on the "Standard Boundary Survey for Robert A. Larry, Peter A. Larry, & John A. Larry", referenced in Note 3 herein above, except for one minor discrepancy. The distance between the set ¾" iron rod and the Saco River is shown incorrectly on said plan as 70'±, but is shown more accurately as 61'± on this survey plan.

9.) BASIS OF BEARING: The basis of bearing for this survey is GRID North determined by GPS (Global Positioning System) observation using a SOKKIA STRATUS GPS receiver. The observed 2005 magnetic Meridian, determined by hand compass, was found to be 16°00'± west of GRID North.

Proposed Legal Description:

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on the Southeasterly side of Country Club Road, so-called, in the Town of Hollis, County of York, and the State of Maine, being more particularly bounded and described as follows;
Beginning at a point, being a found ¾" iron rod, at the assumed southeasterly sideline of said Country Club Road, so-called, being at the westerly corner of land now or formerly of John A. Larry et al., as described in the deed recorded in the York County Registry of Deeds in Book 5538, Page 276, said iron rod being S 37°09'01" W, along said Country Club Road, 154.44 feet, from a found ¾" iron rod at the intersection of said Country Club Road and Usher Mill Road, so-called; Thence S 37°09'01" W, along said Country Club Road, 225.92 feet, to a set ¾" iron rod, and the land now or formerly of Wayne J. Tuohey and Elizabeth F. Tuohey, as described in the deed recorded in said Registry of Deeds in Book 6028, Page 287; Thence S 52°34'58" E, along said Tuohey, 251.30 feet, to a set ¾" iron rod; Thence S 37°09'01" W, along said Tuohey, 91.63 feet, to a set ¾" iron rod, and the land now or formerly of Hollis Realty Associates, as described in the deed recorded in said Registry of Deeds in Book 3265, Page 82 (Parcel I), being known as Salmon Falls Country Club; Thence S 52°34'58" E, along said Hollis Realty Associates, 186.76 feet, to a found 1" iron rod in a stone block; Thence continuing S 52°34'58" E, along said Hollis Realty Associates, 250.01 feet, to a set ¾" iron rod; Thence continuing S 52°34'58" E, along said Hollis Realty Associates, 46.93 feet, to a set ¾" iron rod; Thence continuing S 52°34'58" E, along said Hollis Realty Associates, 10 feet, more or less, to the Saco River so-called; Thence Northerly, along said Saco River, 370 feet, more or less, to a point, and the land now or formerly of said Larry et al.; Thence N 53°15'38" W, along said Larry et al., 61 feet, more or less, to a found ¾" iron rod, a series of tie lines from the last said set ¾" iron rod to this point are as follows: N 02°11'03" E and 305.06 feet, to a found 1¼" drill hole in a granite block, thence N 08°52'44" E and 84.83 feet; Thence continuing N 53°15'38" W, along said Larry et al., 221.75 feet, to a set ¾" iron rod; Thence continuing N 53°15'38" W, along said Larry et al., 223.25 feet, to a set ¾" iron rod; Thence continuing N 53°15'38" W, along said Larry et al., 75.00 feet, to the point of beginning;
Containing 4.353 Acres, more or less.

The basis of bearing for this description is GRID North determined by GPS (Global Positioning System) observation using a SOKKIA STRATUS GPS receiver. The observed 2005 magnetic Meridian, determined by hand compass, was found to be 16º00'± west of GRID North.
All said "found ¾" iron rod"(s) are rebar with a 2" diameter aluminum cap marked "SET BY ROBERT A YARUMIAN PLS 1303 LAND SURVEY MONUMENT", and were set in 1993.
All said "set ¾" iron rod"(s) are rebar with a 2" diameter aluminum cap marked "SET BY ROBERT A YARUMIAN PLS 1303 LAND SURVEY MONUMENT".
This description is based on the "Boundary Survey Map for John A. Mattor and Elizabeth C. Mattor", dated May 10, 2005, by Robert A. Yarumian II, PLS 1303 of Maine Boundary Consultants, Moderation Center, 8 River Road, P.O. Box 67, Buxton, Maine, 04093, and conforms to the Maine Board of Licensure for Professional Land Surveyors, Rules, of April 2001, Chapter 90, Standards of Practice.
Meaning and intending to describe the premises as described in the deed of John A. Mattor and Elizabeth Ann C. Mattor to John A. Mattor and Elizabeth Ann C. Mattor, Trustees of the John A. Mattor Living Trust (½ interest) and the Elizabeth Ann C. Mattor Living Trust (½ interest) , dated June 17, 1998, and recorded in the York County Registry of Deeds in Book 8871, Page 299. Also meaning and intending to describe the premises as described in the deed of Richard L. Alden, Priscilla M. Alden, John M. Alden, Pamela Anderson (f/k/a Pamela Alden), Robert W. Hayes and Priscilla J. Hayes to John A. Mattor and Elizabeth Ann C. Mattor, Trustees of the Elizabeth Ann C. Mattor Living Trust, dated November 5, 2003, and recorded in said Registry of Deeds in Book 13728, Page 254.

YORK, ss REGISTRY OF DEEDS
Received__________________
at _________ h _____ m _______ M., and
Filed in Plan Book ________ page ______
ATTEST:
____
Register

BOUNDARY SURVEY MAP

FOR

John A. Mattor &
Elizabeth C. Mattor

(MAILING ADDRESS: P.O. Box 85, Bar Mills, ME 04004-0085)

OF

" 111 Country Club Road " & the " Alden Parcel "

LOCATED ALONG

COUNTRY CLUB ROAD

AND ALONG THE

SACO RIVER

IN THE

TOWN OF HOLLIS, COUNTY OF YORK,
STATE OF MAINE

BY

MAINE BOUNDARY CONSULTANTS
Professional Land Surveyor
ROBERT A. YARUMIAN II, PLS
MODERATION CENTER, 8 RIVER ROAD, ROUTE 112, P.O. BOX 67,
BUXTON, MAINE 04093-0067
207-727-5359

Scale 1" = 50' **May 11, 2005**

THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, RULES OF APRIL 2001, CHAPTER 90, "STANDARDS OF PRACTICE."

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ROBERT A. YARUMIAN II, PLS 1303 DATE

C:\a2005\Mattor\FINAL 5-11-05.drg

2006 NSPS MAP/PLAT DESIGN COMPETITION