S A M P L E   S U R V E Y

REPORT NOTES:

1.) PURPOSE: The purpose of this survey is to determine the boundaries of Deer Pond Trailer Park and to determine any burdens or easements and/or any benefits or rights. Also to create a Easement for a Subsurface Waste Water Disposal System that is located on the Deer Pond Trailer Park for the benefit of the C. N. Brown Company Parcel.

2.) SUMMARY: This boundaries of Deer Trailer Park are shown on this map. Deer Pond Trail Park has the benefit to use a strip of land labeled "Future Road". Deer Pond Trail Park is burdened by the following Easements: A.) Deer Pond Lane, being a right of way or easement of others. B.) Central Maine Power Company Transmission Line right of way or easement. This survey shows a proposed Easement to C. N. Brown Company for a Subsurface Waste Water Disposal System.

3.) RECORD OWNERSHIP: Record ownership of the parcel of land surveyed can be found in the deed of Keith H. Nicely and William H. Hanson, Jr. to Robert R. Doyle and Evlyn T. Doyle, dated June 4, 2002, and recorded in the York County Registry of Deeds in Book 11687, Page 30, the said Robert R. Doyle deceased November 10, 2005 (Cumberland County Probate Docket No. 2006-0089) leaving Evlyn T. Doyle as sole surviving joint tenant.

4.) RIGHTS OF C. N. BROWN COMPANY: C. N. Brown Company have or will have certain rights to the Deer Pond Trailer Park property as follows: 1.) C. N. Brown Company currently has a Restrictive Covenant as described in the Negative Easement from Evlyn T. Doyle to C. N. Brown Company, Inc., dat ed April 21, 2006, and recorded in the York County Registry of Deeds in Book 14814, Page 729, which reads as follows: "Grantor shall not use the Subject Premises (Deer Pond Trailer Park) for the ownership or operation of a convenience store or gas station or for the sale of petroleum products". 2.) A subsurface waste water disposal system servicing "Deer Pond Variety" (formerly owned by Evlyn T. Doyle, and now of C. N. Brown Company) was found to be on the "Deer Pond Trailer Park" parcel. A "Proposed Subsurface Waste Water Disposal System Easement" is shown on this survey, and will be conveyed by Evlyn T. Doyle to C. N. Brown Company.

5.) DEER POND LANE (DEER TRAIL): Deer Pond Lane, formerly known as Deer Trail, is a road which bisects the Deer Pond Trailer Park and provides access to the Bartlett-Beaulieu parcel. Deer Pond Lane was first created during the 1972 TRAILER PARK SURVEY referenced herein below, and is labeled as "Deer Trail (private drive)". In 1973, the first conveyance of this right of way is described in the deed of Theodore A. Plummer (now Doyle) to Plummer Associates (now Bartlett-Beaulieu), dated August 8, 1973, and recorded in said Registry in Book 2013, Page 256. This deed grants only a right of way 50 feet in width to land of Plummer Associates that now benefits the Bartlett-Beaulieu parcel and reads as follows: : "Also giving and granting the right to use a right of way, for any and all purposes, a certain lot or parcel of land situated in the Town of Hollis, being a strip of land fifty (50) feet in width and running Southeasterly for a distance of approximately five hundred (500) feet to the above described parcel of land... said right of way is to be for the grantee, his heirs, and assigns, and said Grantee is hereby granted the right to grant to others the right to use said right of way for any and all purposes." The first time the Deer Pond Trailer Park parcel was conveyed, (by Theodore A. Plummer to Brenda G. Beaulieu dated October 24, 1973, and recorded in the said Registry in Book 2017, Page 51), this right of way was described as follows: "Excepting and Reserving from the foregoing described premises the right or easement by Theodore A. Plummer to Plummer Associates which is dated August 8, 1973, and recorded in the York County Registry of Deeds, to use the private Right of Way designated as "Deer Trail," the northeasterly sideline of which commences on said Limerick Road at a point 403 feet distant southwesterly from the sideline of said Cape Road; said reserved way being 50 feet in width for approximately 375 feet of its length and then widening to 150 feet for the remainder of the distance to the boundary line of land of said Plummer Associates (now Beaulieu); the reservation being for usage of said Right of Way for any and all purposes with the right to grant the same to others." This is the similar language that is in the current record ownership. Apparently the Bartlett-Beaulieu parcel's rights is limited to the 50' width and not the expanded width (150' at the end) shown on the 1972 TRAILER PARK SURVEY.

6.) FUTURE ROAD: The parcel of land surveyed has the benefit of the "Future Road" which apparently is a planned road at the southwest end of the Deer Pond Trailer Park next to the Chadbourne Parcel. This Future Road was first created during the 1972 TRAILER PARK SURVEY referenced herein below, and is labeled "Future Road". The said 1973, deed of Theodore A. Plummer (now Doyle) to Plummer Associates (now Lyons), dated August 8, 1973, and recorded in said Registry in Book 2013, Page 256, also conveyed rights to this Future Road and reads as follows: "the right to use a strip of land approximately 62 feet in width which is reserved as a private Right of Way running from said Limerick Road to said land of Plummer Associates (now Lyons) with the northeasterly sideline thereof being located approximately 953 feet southwesterly along said Limerick Road from the Cape Road and forming a portion of the southwesterly boundary of the premises conveyed by this deed. Usage of this last named Right of Way is to be in common with others having like rights therein for any and all purposes..." This is the similar language that is in the current record ownership. Apparently the rights to the Future Road obtained in the 1973 Easement deed to Plummer Associates has been extinguished due to two reasons. First the Plummer Associates and the Deer Pond Trailer Park parcel was later owned in common by Brenda G. Beaulieu, (see Book 2064, Page 105, in 1975, and Book 2017, Page 051, in 1973). Second, in 1995 when the Lyons parcel was created (see Book 7553, Page 168) no mention of any rights were given for the Lyons parcel to use the Future Road. Also, in 1994 when the Chadbourne parcel was created no rights were mentioned. Since this Future Road was not constructed, nor improved, it could be considered a "Paper Street" and the ownership would revert to the abutting land owners. However since the Chadbourne parcel was never part of the Deer Pond Trailer Park apparently they would not obtain any reversionary rights. As result it appears that Deer Pond Trailer Park has more than just a right to use the Future Road. It is recommended that a deed be obtained from the Estate of Theodore A. Plummer and or Brenda G. Beaulieu now known as Brenda G. Plummer, for this Future Road.

7.) CENTRAL MAINE POWER COMPANY TRANSMISSION LINE EASEMENT: A portion of the Deer Pond Trailer Park is burdened or is subject to a Transmission Line Easement now of Central Maine Power Company. This transmission line is known as Section 185, and is currently abandoned by Central Maine Power Company as a transmission line however the easement rights still exist. A portion of the frontage of Deer Pond Trailer Park along this transmission line is affected by an easement that was created in the deed of Fred A. Swett to Cumberland County Power and Light Company (now Central Maine Power Company) dated May 22, 1939, and recorded in the said Registry of Deeds in Book 936, Page 132. This easement is for a strip of land laying 25 feet from the centerline of the utility lines and poles along Waterboro Road, opposite the former Swett parcel. An easement was not obtained for the other portion of this transmission line along Deer Pond Trailer Park between the said 25 strip and Cape Road. The assumed location of this easement is shown on this survey.

8.) WATERBORO ROAD: Waterboro Road was laid out and accepted by the York County Court of General Sessions, in 1792, as a four rod (66') wide road, see their records in Volume 12, Page 353, in the records at the State of Maine Archives, also on file at York County Commissioners Office. The assumed sideline of Waterboro Road were determined during this survey by using the existing center line location of the pavement and using a width of 66.00 feet. Various found monuments and the 1972 Trailer Park Survey appear to be based on a three rod (49.50') wide road.

9.) CAPE ROAD or ROUTE 117: Cape Road or Route 117 was first laid out and accepted by the York County Commissioners, on October 7, 1868, as a three rod (49.50') wide road, see their records in Volume 22, Page 083, in Alfred. This road was redefined by the State of Maine and additional land was acquired, as per the Notice of Layout and Taking, (Commendation) dated May 10, 2000, recorded in the York County Registry of Deeds in Book 10143, Page 167, being Parcel 143. Also see 2000 MDOT RIGHT OF WAY MAPS, referenced herein below. The sidelines Cape Road or Route 117, were determined during this survey by using the 2000 MDOT RIGHT OF MAPS and the MDOT control points shown on this survey.

10.) BOUNDARY LINE ALONG LYONS, BARTLETT-BEAULIEU, & DODGE: The boundary line along the land now or formerly of Shawn Lyons & Lorraine Lyons, and Steven L. Bartlett & Michelle L. Beaulieu, and Byron W. Dodge, Sr., was created during the division of the "State Land" or "Back Lands" so-called, as described in the Warrant for Partition dated April 19, 1806 and recorded in the York County Registry of Deeds in Book 75, Page 77. The Deer Pond Trail Park parcel is part of the "Joseph Haley Plains Lot" and the Lyons-Beaulieu-Dodge parcels are part of the "Joseph Smith Plains Lot." This line also appears to have been re-established in the deed of Plummer Associates to John E. Rossborough and Brenda G. Rossborough, dated June 21, 1993, and recorded in said Registry in Book 6669, Page 01. The found iron rod at the northeasterly corner of Chadbourne and the monument on the northeasterly side of Cape Road was used to determine the location of this line.

11.) BOUNDARY LINE ALONG SMITH & C. N. BROWN: The boundary line along the land of C. N. Brown Company and land of Suzan D. Smith, was created by the deed of Theodore A. Plummer to Brenda G. Beaulieu (now Deer Pond Trailer Park), dated October 24, 1973, and recorded in said Registry in Book 2017, Page 051, The C. N. Brown parcel was created by the deed of Theodore A. Plummer to Norman J. Fogg and Lillian P. Fogg, dated November 06, 1973, and recorded in said Registry in Book 2017, Page 731. The deed of the Smith parcel was created by the deed of Theodore A. Plummer to William R. Laliberte, et al., dated October 30, 1985, recorded in the said Registry in Book 3673, Page 203. All these deeds are apparently based on the 1972 TRAILER PARK SURVEY referenced herein below. However no mention is made to monuments and they are based on the intersection of Cape Road and Waterboro Road. Due to lack of monuments and the 2000 change by the State of Maine in Cape Road, the old intersection of these to roads is impossible to pin point. Therefore the found 1½" iron pipe at the southwesterly corner of Smith and at the southeasterly corner of C. N. Brown was used to determine the location of the Smith - C. N. Brown boundary lines. The southwesterly boundary line of these parcels was determined by using the bearing between the iron pipes on the northeasterly line of the Beesley parcel, and the record deed distances. The southerly-most corner of the Smith parcel was determined by using a bearing-distance intersection from the found iron rod at the northeasterly corner of the land of Chadbourne and the "Found 8"x10" granite monument" on the northeasterly side of Cape Road, and the deed distance of 80 feet. This point was found to be close to the record distance of 290'±, from the assumed sideline of Cape Road (prior to MDOT taking). To determine the northwesterly corner of the C. N. Brown parcel, the bearing of the line between C. N. Brown and Smith was used with the intersection of the southwesterly sideline of said Cape Road.

12.) BOUNDARY LINES ALONG BEESLEY: The boundary lines along the land of Tina M. Beesley and John H. Beesley were created in the deed of Theodore A. Plummer to Florence C. Foster and Merton W. Foster (now Beesley), dated September 9, 1969, and recorded in said Registry in Book 1858, Page 039, which created a 100'x200' parcel of land marked by an iron pipe 453 feet southerly along the road now known as Waterboro Road, from its intersection with Cape Road. Three irons were found marking the corners of the Beesley property; however, the two irons along Waterboro Road, were found to be in the right of way, based on an assumed sideline determined by using 33' from the existing centerline of pavement. The northeasterly line of Beesley was determined by using the found irons, and the intersection of the assumed road sideline. The easterly and southwesterly boundary lines were determined by using the said found irons and the 100'x200' dimension.

13.) BOUNDARY LINE ALONG FUTURE ROAD: The boundary line along the Future Road was created in the deed of Theodore A. Plummer to Brenda G. Beaulieu (now Doyle), dated October 24, 1973, and recorded in said Registry in Book 2017, Page 051, which is apparently based on the 1972 TRAILER PARK SURVEY plan referenced herein below. This line was intended to be along the northeasterly sideline of a 60' wide right of way, labeled "Future Road" on said plan. This line was determined by using a line parallel to and 60 feet northeasterly from the found iron rods marking the northeasterly line of land now or formerly of Cheryl L. Chadbourne and James E. Chadbourne, as surveyed by Timothy O. Brown, PLS 611, of BH2M, Inc., in 1994. The line was then intersected with the assumed easterly sideline of said Waterboro Road, and with the line between the iron at the northeasterly corner of said Chadbourne and the said "Found 8"x10" granite monument" on the northeasterly side of Cape Road.

14.) CONFLICTS: A number of conflicts were found during this survey: 1.) A portion of the trailer and the driveway on "Lot #8" was found to be on the "Future Road" parcel.... 2.) A portion of the trailer on "Lot #10" was found to be on "Lot #5". 3.) A very small portion of the garage on "Lot #9" was found to be within the "Deer Pond Lane", being a 50' wide right of way. 4.) The subsurface wastewater disposal system servicing Deer Pond Variety, being land of C. N. Brown, was found to be on the parcel of land surveyed. An easement for this subsurface wastewater disposal system was created as a result of this survey. 5.) The westerly portion of the gravel & paved parking lot servicing Deer Pond Variety was found to be on the parcel of land surveyed.

15.) 1806 STATE LAND or BACK LANDS PLAN: Reference is made to the Plan of the "State Land" or "Back Lands", found recorded with the "Warrant for Partition", recorded in the York County Registry of Deeds in Book 75, Page 77.

16.) 1939 TRANSMISSION LINE SURVEY: Reference is made to the "Cumberland County Power & Light Co Plan & Profile for Section 184, Mile 4" dated December 1938(?) Mile 4-639-414 found in the records of Central Maine Power Company's records.

17.) 1939 DEER POND LOTS SURVEY: Reference is made to the plan showing the "Deer Pond Lots" for George Swett, dated August 4, 1939, by Max F. Davis, and recorded in the York County Registry of Deeds in Plan Book 15, Page 03.

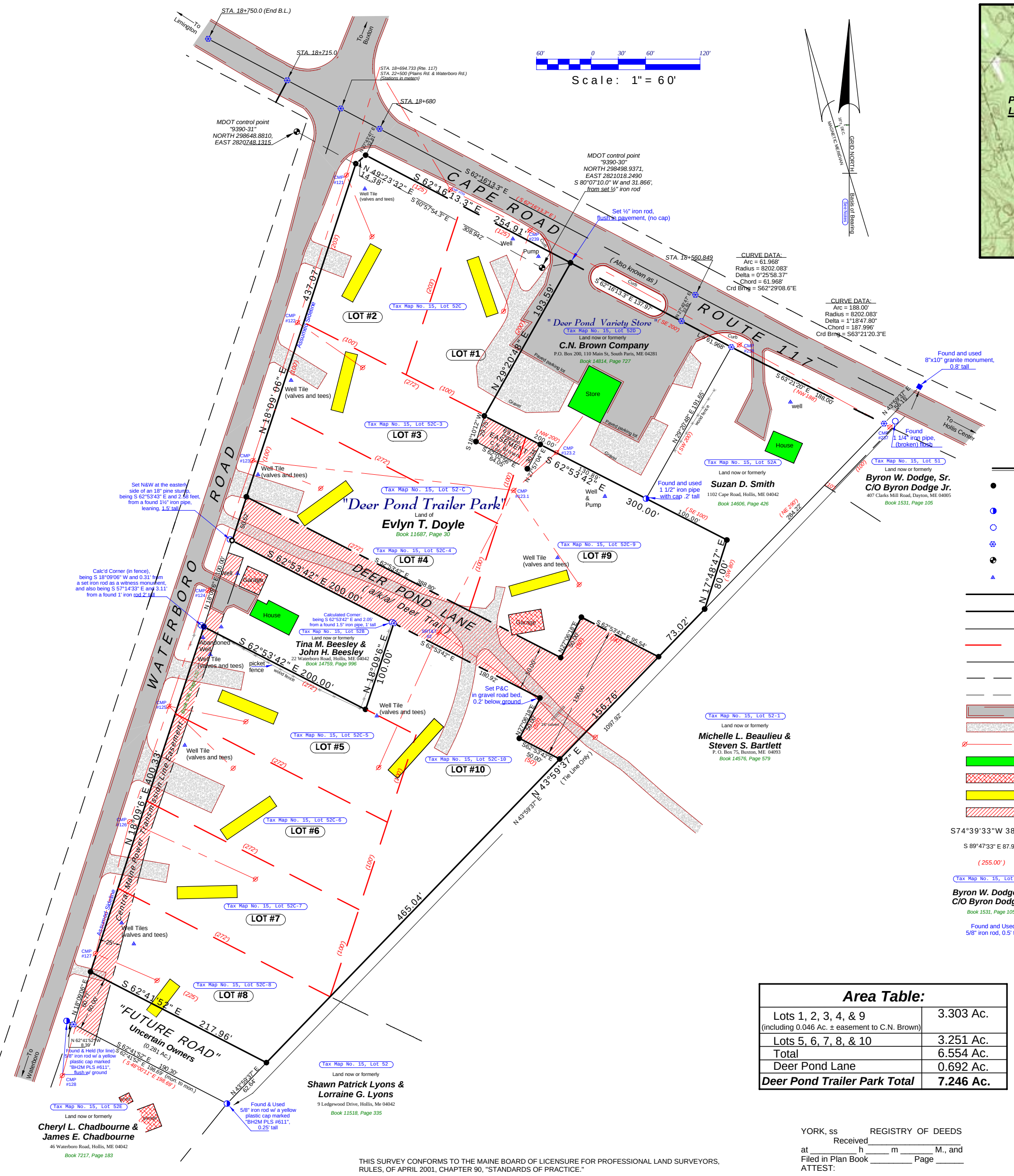
18.) 1972 TRAILER PARK SURVEY: Reference is made to the plan entitled "Deer Pond Trailer Park - Route 117, Hollis, Me.", dated 1972, by John R. Rossborough, RLS 231, and recorded in the said Registry in Plan Book 59, Page 27.

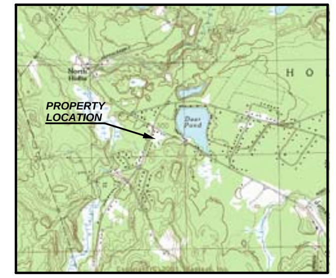
19.) 1998 BICENTENNIAL MAP OF HOLLIS: Reference is made to the 1998 Bicentennial Map of Hollis, formerly Phillipsburg & Littlefalls, showing the original Rights, Divisions, & Land Grants 1667-1809", prepared by Robert A. Yarumian II, PLS 1303, on file at Maine Boundary Consultants.

20.) 2000 MDOT RIGHT OF WAY MAPS: Reference is made to the "State of Maine Department of Transportation Right of Way Maps, State Aid Highway No. 2, (Cape Road, Route 117), Town of Hollis, Federal Aid Project No. STP-9390(00)X (PIN 009390.00)", dated February 2000 (D.O.T. File No. 16-389A), sheets 47 and 48, and recorded in the said Registry of Deeds in Plan Book 283, Pages 1 & 2.

21.) BASIS OF BEARING: The basis of bearing for this survey is GRID North determined by locating MDOT control points "9390-30" and "9390-31", on the southwest side of Route 117 (Cape Road), with a Leica Robotic Total Station. The coordinate for "9390-30" is NORTH 298498.9371, EAST 2821018.2490, and the coordinate for "9390-31" is NORTH 298648.8810, EAST 2820748.1315, a tie line between the two points is N 60°57'54.3" W and 308.944 feet, and the measured distance was found to be 308.942 feet. A tie line from "9390-30", to the "set ½" iron rod" at the northwesterly corner of land of C. N. Brown Company (at a coordinate of NORTH 298504.4051, EAST 2821049.6421) is N 80°07'10.0" E and 31.866 feet. The observed 2006 magnetic Meridian, determined by hand compass, was found to be 16°00± west of Grid North.

22.) UNDERGROUND UTILITIES: The Underground utilities such as water mains and service lines along with the approximate location of the Subsurface Waste Water Disposal System (or Septic Leach Field) for each of the Trailer sites will be located and shown on future copies of this survey.





LOCATION MAP

SCALE 1" = 2000'±

SYMBOLS:

●	Set ¾" iron rod (rebar) with 2" aluminum cap marked "LAND SURVEY MONUMENT SET BY ROBERT A. YARUMIAN PLS 1303"
◑	Found iron rod
○	Found iron pipe
⊛	Corner point (nothing found or set)
◕	M.D.O.T. control point
▲	Well, pump, or well tile
━━	Boundary line parcel surveyed
━━	M.D.O.T. sideline
──	M.D.O.T. baseline
── -	Interior Trailer park lot lines
──	Other Surveyed Line (As per Notes)
— — -	Abutters Line (Aprox Location)
— — -	Tie Line for mathematical purposes
	Edge of Paved Road or driveway
	Edge of Gravel Road or driveway
	Overhead Utility lines and poles
	Building House or store
	Garage
	Trailer
	Easement Area
S74°39'33"W 385.82'	Bearings and Distances of Measurements for this survey
S 89°47'33" E 87.93'	Other Measured Bearings and Distances
(255.00')	Record deed or surveyed measurements
Tax Map No. 15, Lot 52A	Tax Map and Lot Numbers
Byron W. Dodge, Sr. C/O Byron Dodge Jr.	Names of Abutting Land Owners
Book 1531, Page 105	Deed References
Found and Used 5/8" iron rod, 0.5' tall	Description of Monuments and other Labels

Area Table:

Lots 1, 2, 3, 4, & 9 (including 0.046 Ac. ± easement to C.N. Brown)	3.303 Ac.
Lots 5, 6, 7, 8, & 10	3.251 Ac.
Total	6.554 Ac.
Deer Pond Lane	0.692 Ac.
Deer Pond Trailer Park Total	**7.246 Ac.**

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

____
ROBERT A. YARUMIAN II, PLS 1303 DATE

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

BOUNDARY SURVEY MAP

For

E v l y n T. D o y l e

(MAILING ADDRESS: 255 COUNTY ROAD, GORHAM, ME 04038)

Of the

" Deer Pond Trailer Park "

Situated along

WATERBORO ROAD

And along the

CAPE ROAD

In the

Town of Hollis, County of York, State of Maine

BY

MAINE BOUNDARY CONSULTANTS

ROBERT A. YARUMIAN II, PLS

Professional Land Surveyor

MODERATION CENTER, 8 RIVER ROAD, ROUTE 112, P.O. BOX 67, BUXTON, MAINE 04093-0067

207-727-5359

August 9, 2006 **Scale 1 " = 60 '**

c:2006/Doyle/FINAL PRINT 8-14-06.drg

R E D U C E D P R I N T 1" = 200'