

Survey Documents for Deer Creek Crossing

George Theborge <townplanner@durhammaine.gov>

Wed 8/31/2022 8:59 AM

To: **Planning Board** <PlanningBoard@durhammaine.gov>

Cc: Alan Plummer <aplummer@durhammaine.gov>; Charles Burnham <edwinburnham@gmail.com>; Jack Doughty <jacktdoughty@gmail.com>; Jonny Snell <jonny.m.snell@gmail.com>

 1 attachments (8 MB)

Survey Documents 8-30-2022.pdf;

Planning Board Members,

Late yesterday afternoon, after the posting of the agenda packet, the applicant for Deer Creek Crossing submitted the attached survey information. Hard copies of the documents are available in the Code/Assessing Office on top of the files for Deer Creek Crossing to the right of the Assessor's work station.

The cover letter from the surveyor explains the details of the boundary line and corner discrepancies discussed at your meetings and calculates the questionable area between remnants of a fence referenced in early deeds and monuments used to establish the property line. That area was calculated to be 1145 sq. ft. The surveyor points out that if that area were determined by a court to be part of an abutting lot, there would likely be an offsetting transfer between the parcels based on the fence remnants.

The surveyor's cover letter also explored and explained the differences in the survey between the location of a corner pin of the adjoining Timber Oaks subdivision plan. The difference per the surveyor is less than one foot and does not materially affect the proposed subdivision plan.

Finally, the surveyor has clarified the CMP easement on the property for the utility poles serving the home that is under construction on the abutting lot of Jonathan Snell.

The Planning Board does not have responsibility or authority to settle boundary disputes. The three questions for the Board in reviewing an application for subdivision approval are:

1. Has the applicant met the submission requirements of Section 6.7.C.2,3,and 4?
2. Has the applicant demonstrated sufficient right, title, or interest in the land proposed for subdivision based on the submitted documents?
3. Has the applicant demonstrated that the proposed dedicated open space will meet the area requirements of Section 6.33.5 (50 percent of entire parcel or tract)?

Please note that the applicant is still asking the Planning Board to waive the requirement of Section 6.7.C.3 that the corners of the parcel be marked by monuments. The applicant has asked for permission to set those monuments when the rest of the monuments are installed on the individual lots after final subdivision approval.

George

George Theborge AICP

Durham Town Planner
630 Hallowell Rd
Durham, ME 04222
townplanner@durhammaine.gov
207-353-2561

original



**Cornerstone
Professional
Land Surveying, Inc.**

28 Cornerstone Drive • Bowdoin, Maine 04287 • (207) 666-8015 phone
E-mail: cornerstonepls@gmail.com
Website: www.cornerstoneprofessionallandsurveying.com

August 23, 2022

Jonathan M. Snell, Jr.
735 Hallowell Road
Durham, Maine 04222

Jonathan,

Attached please find 7 signed and sealed prints of our revised boundary survey plan of your and Dean Smith's land on the Hallowell Road in Durham that we created for you. I've also attached to a previous e-mail to you copies of the recorded Timber Oakes plan and the deed of the Timber Oaks Association, as well as a copy of Easement of Record #1 on our plan, which is for the 2 utility poles entering Dean's parcel along the 50' right of way to your lot.

I thought I would take a minute and review some of revisions, and the questions and concerns that you mentioned the Durham Planning Board has had. In terms of the boundaries of Dean's parcel running along lands now or formerly of Herling and Pruzansky, I've added some notes and reworded others to help clarify the information on those bounds.

The boundary shown on our plan as running along the land now or formerly of Herling is recommended for agreement since it follows a line of iron pipes and pins, as noted, that appear to have been set to replace an old barbed wire fence line that formerly ran along that line (which is called for in a 1924 deed). The date at which the pipes and pins were installed is unknown. We were only able to locate a few random pieces of that old fence line as shown on the plan, the remainder apparently having been removed at some unknown date. The pieces of fence line located on the locus side of the boundary shown, lie between two to four feet off that boundary. The estimated area of land on the locus side of the boundary line shown, lying between that boundary and the pieces of wire fence found and located, would be approximately 1,145 square feet (if the pieces of fence found are connected by straight lines). This would mean that if a court decided that the remains of wire fence were the boundary rather than the pipes and pins found, that it appears likely that the locus parcel would lose at most approximately 1,145 square feet of land. However, the Herling parcel would also lose some land as well since the remains of wire fence also meander over the boundary shown onto the Herling parcel, as indicated on our plan, and that area would be added to the locus parcel.

The boundary shown on our plan as running along the land now or formerly of Seth L. Pruzansky runs from an iron pin set in the remains of the stone wall that runs along the southeasterly line of land now or formerly of Robert E. Marstaller, southeasterly following a line of large uncut stones that we found to the last stone found and labeled Point "A" on our plan. It then continues on a straight line that runs between that last stone found at Point "A," and the last granite fence post found in a line of posts running northwesterly from the Hallowell Road at Point "B", to Point "C" at its intersection with the northwesterly line of the Timber Oaks subdivision as shown on the recorded plan of that project in Reference #1 of our plan.

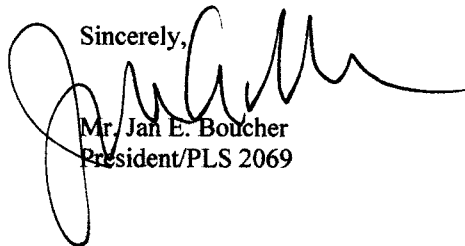
The Timber Oakes plan appears to hold a line fit through the cut granite fence posts and a short section of stone-wall as shown on that plan, for its southwesterly boundary. The boundaries shown on our plan running along the Timber Oaks subdivision are in the same location as the lines shown on that plan (based upon the iron pins found for that project and shown on our plan). The only difference is the distance of 914.51' that our plan shows versus the distance of 915.54' that the Timber Oaks plan shows along the

northwesterly line of the Timber Oaks plan (both distances are noted on our plan). The shorter distance of 914.51' is the calculated distance from the iron pin that we set at the northerly corner of the Timber Oaks subdivision, to the iron pin we set (Point "C") at the intersection of the northwesterly line of that subdivision, with the straight line run from the last uncut stone found at Point "A," to the last cut granite fence post found at Point "B." The Timber Oaks plan distance of 915.54' (0.93' longer) is the distance from that same pin set at the northerly corner of the Timber Oaks subdivision, run down the northwesterly line of that subdivision to its intersection with a calculated fit line through the same granite fence posts and the short section of remains of stone wall as shown Timber Oaks plan for the southwesterly line of that project. However, they did not apparently locate or hold either the remains of wire fence or line of stones that we found and show on our plan. The difference of 0.93' in the distances along the northwesterly line of the Timber Oaks subdivision is solely the difference in the way in which the location of the southwesterly line of the Timber Oaks subdivision was calculated as just noted, and the way that we calculated the southwesterly line of the locus parcel. The result is a different terminus of the calculated southwesterly end of the northwesterly line of the Timber Oaks boundary. This difference does not affect the location of the Timber Oaks boundaries as shown on the plan nor the deeds in that project referring to that plan. The difference is only that we believe the location of the corner of the locus parcel lies 0.93' northeasterly of the corner shown on the Timber Oaks plan, as measured along the northwesterly subdivision line shown on the Timber Oaks plan.

Other revisions to our plan include updated abutter title references, as well as the updated title reference of your tax map 7 lot 32L (and deletion of former Note 7 referring to the need for boundary agreements that were performed after the original plan date of 1/31/2018), creation of a new Note #7 related to revisions, addition of Reference #6 for the 1/31/2018 plan, correction of some typographical errors, removal of the former shed and trailer that have since been removed from your lot and addition of utility pole numbers and a note referencing that utility line as being described in Easement of Record #1 on our plan. I have also attached a copy of this utility easement which gives the details of what rights were granted to the utility company(s). This easement is not dimensioned (these minor distribution lines are never dimensioned on survey plans, only major cross country lines which are well defined) since the easement grants rights that cannot be specifically dimensioned, such as the right of entry to maintain and repair structures etc. The specific easement language is referenced in the easement deed, and the location of the poles with numbers is shown for reference on our plan.

We have added symbols (see our plan legend) for iron pins to be set for your parcel, that we can set when we set the pins for the subdivision you are currently proposing to the town, should you be granted approval. We have also added another detail (Detail "B") showing information on the southerly corner of your lot. The new survey certification block and Note #7 indicate that no additional field-work was performed for this revision, and the record review shows that the lines for the locus parcel(s) have not been altered from those shown on the original 1/31/2018 plan. Any additional information that you might be required to show on the final subdivision plan we will be producing for you, that would require field location work, can be located and added to that plan as your review by the Planning Board progresses.

Let me know if you have any other questions or concerns.

Sincerely,

Mr. Jan E. Boucher
President/PLS 2069

Corrective Release Deed

Know All By These Presents:

That: Norway Savings Bank of 261 Main Street, Norway, County of Oxford and State of Maine 04268, as successor to Coastal Savings Bank

Releases Unto:

Timber Oak Association a Maine non-profit corporation with a mailing address of 17 Timber Oaks Drive, Durham, State of Maine 04222

Certain lots or parcels of land situated in the Town of Durham, County of Androscoggin and State of Maine, more particularly described as follows:

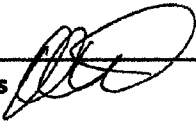
Being the three common areas depicted on a Plan entitled "Final Plan - Revised of Timber Oaks, Route 9, Durham, Maine" dated July 25th, 1988 recorded Androscoggin County Registry of Deeds Plan Book 34, Page 32, said parcels being shown as Lots 32K, 33BB and 32JJ on Durham Tax Map 7.

The purpose of this deed is to convey to the Timber Oak Association the common area in the Timber Oak Subdivision as contemplated by the original developer pursuant to the Declaration of Covenants, Conditions and Restrictions dated August 9th, 1988 recorded Androscoggin County Registry of Deeds Book 2295, Page 286.

Reference is made to a Quit-Claim Deed from Coastal Savings Bank to Coastal Savings Bank dated October 12th, 1990 recorded Androscoggin County Registry of Deeds Book 2618, Page 289.

In Witness Whereof the said Norway Savings Bank has caused this instrument to be signed in its name by Brian E. Shibles, its Vice President, thereunto duly authorized this 5th day of February, 2008.

Norway Savings Bank

Witness 

By: 
Brian E. Shibles, Vice President

State of Maine
Oxford, ss.

February 5th 2008

Then personally appeared the above named Brian E. Shibles, Vice President of said grantor corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of said corporation

Before me 
David C. Dow - Attorney at Law

Corporation Easement Deed

Buildings Inc.

Dewitt Building Inc., a Maine corporation with a mailing address of 212 Davis Rd., Durham, ME, 04222 ('Grantor(s)'), for consideration given, grants to CENTRAL MAINE POWER COMPANY, a Maine Corporation with an office at 83 Edison Drive, Augusta, Maine 04336, and VERIZON NEW ENGLAND INC., A New York corporation with a mailing address of 125 High Street, Boston, MA 02110, and their respective successors and assigns (collectively 'Grantees'), with warranty covenants, the right and easement to erect, bury, maintain, rebuild, respace, patrol, operate, and remove and do all other actions involving electric and communication distribution equipment and facilities, consisting of wires, cables, anchors, guywires or pushbraces, together with all necessary fixtures and appurtenances over, across and under the surface of the land of the Grantor(s) in the City/Town of Durham, Androscoggin County, Maine. The said equipment and facilities are attached to a line commencing at Pole(s)/Pad(s) 16, West Durham Rd., Durham and extending to include Pole(s)/Pad(s) Poles 16.01 and 16.02 to serve Grantor(s) and others. This easement affects land or rights conveyed to the Grantor(s), in a deed from Dewitt Corporation, dated Aug. 24, 2001, and recorded in the Androscoggin County Registry of Deeds in Book 4759 Page 66. The rights granted herein include the right to cut down and trim trees and other vegetation and to use formulations registered with the Environmental Protection Agency or its successor to eliminate vegetation, and modify the growth of trees, which vegetation or growth, in the judgement of Grantees, may interfere with the operation and maintenance of its equipment or facilities; and the right to restrict the construction of buildings, structures and improvements within 15 feet of its equipment and facilities; and the right to keep the surface of ground above its underground cables and other electrical equipment free from structures, improvements and growth which, in the judgment of the Grantees, may interfere with the proper operation or maintenance of said underground cables; and the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

WITNESS the hand(s) and seal(s) of Grantor(s) duly authorized representatives on April 26, 2004

Signed, Sealed and Delivered in the presence of:

Witness(es)
John F. White
Printed: John F White

Buildings
Dewitt Building Inc.
Roy A. Dewitt
Roy A. Dewitt
President of Dewitt *Buildings* Inc.



State of Maine

County of ANDROSCOGGIN

The above-named Roy A Dewitt, personally appeared before me this 26th day of APRIL, 2004 and acknowledged the foregoing instrument to be their free act and deed in their said capacity and the free act and deed of said Dewitt Building Inc..

Sandra Parades
Notary Public/Attorney
Printed Name:
My Commission Expires:

ANDROSCOGGIN COUNTY
Tha M. Chaurand
REGISTER OF DEEDS

WR# 0401423240

WOW 01407784

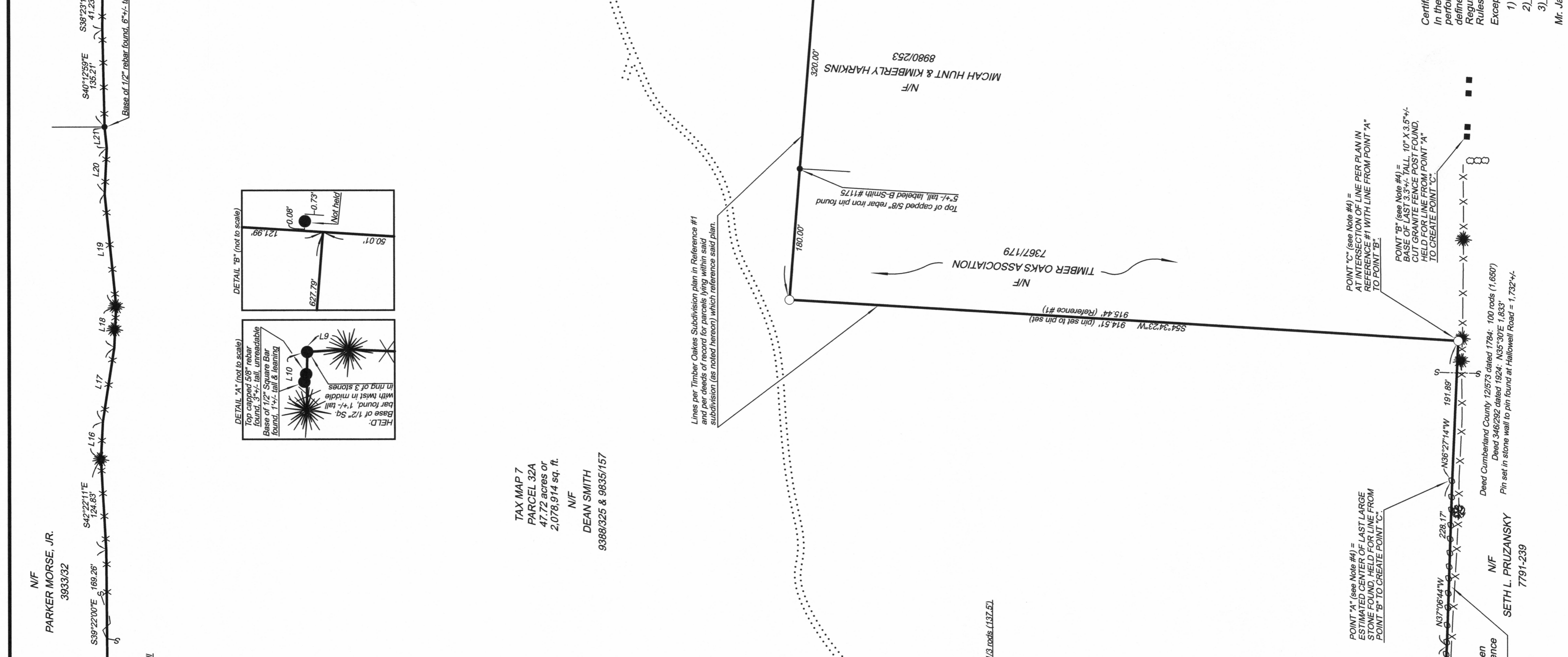
FRANLINE L. PARADES
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 10, 2005

STATE OF MAINE, ANDROSCOGGIN, SS
REGISTRY OF DEEDS

Received _____ at _____ h _____ m _____ and recorded in _____
Page _____
OR
Plan Book _____
File Number _____
Attest: _____
Register _____

LINE TABLE

NUM	BEARING	DISTANCE
L1	N35°29'17"W	62.92
L2	N82°03'21"W	22.69
L3	N42°03'21"W	35.00
L4	N42°03'21"W	35.00
L5	N42°03'21"W	35.00
L6	N42°03'21"W	35.00
L7	N42°03'21"W	35.00
L8	N42°03'21"W	35.00
L9	N42°03'21"W	35.00
L10	N42°03'21"W	35.00
L11	N42°03'21"W	35.00
L12	N42°03'21"W	35.00
L13	N42°03'21"W	35.00
L14	N42°03'21"W	35.00
L15	N42°03'21"W	35.00
L16	N42°03'21"W	35.00
L17	N42°03'21"W	35.00
L18	N42°03'21"W	35.00
L19	N42°03'21"W	35.00
L20	N42°03'21"W	35.00
L21	N42°03'21"W	35.00
L22	N42°03'21"W	35.00
L23	N42°03'21"W	35.00
L24	N42°03'21"W	35.00



REFERENCES

- 1) Final revised plan of Timber Oaks subdivision made for Dewitt Corp. by Brian Smith Surveying, Inc. dated 7/25/1985 and recorded in the Androscoggin County Registry of Deeds in Plan Book 34, Page 32.
- 2) Plan of property survey made for Russell A. Wing, Sr. et. al., by Wright & Pierce, dated 12/9/1983 and recorded in the Androscoggin County Registry of Deeds in Plan Book 16, Page 36.
- 3) Moyses plan of Royalborough, dated 5/22/1766, an image of which was found at the United States Library of Congress Division of Maps, with a recording stamp date of 11/8/1835, and with several catalogue numbers including 74-684605, 480192, and 63734-28/46-1760-N6-Vault.
- 4) Plan of Route 9 as recorded in the Cumberland County Commissioner's records in Volume 3, Page 329 dated 1805 (no width given) and in the Androscoggin County Commissioner's records in Volume 4, Page 575 dated 1802 (varying widths).
- 5) Plan of Foxboro Woods subdivision made for Coastal Construction Services and Bowe Home Construction by Brian Smith Surveying, Inc. dated 6/12/2002 and recorded in the Androscoggin County Registry of Deeds in Plan Book 42, Page 85.
- 6) Plan of "Boundary Survey prepared for Dean Smith" by Cornerstone Professional Land Surveying, Inc., dated 1/31/2018.

EASEMENTS OF RECORD

- 1) Utility easement as recorded in the Androscoggin County Registry of Deeds in Book 5919, Page 338.
- 2) Fifty foot wide common right of way over Parcel 32A for access to lot 32L, as recorded in the Androscoggin County Registry of Deeds in Book 9381, Page 313.

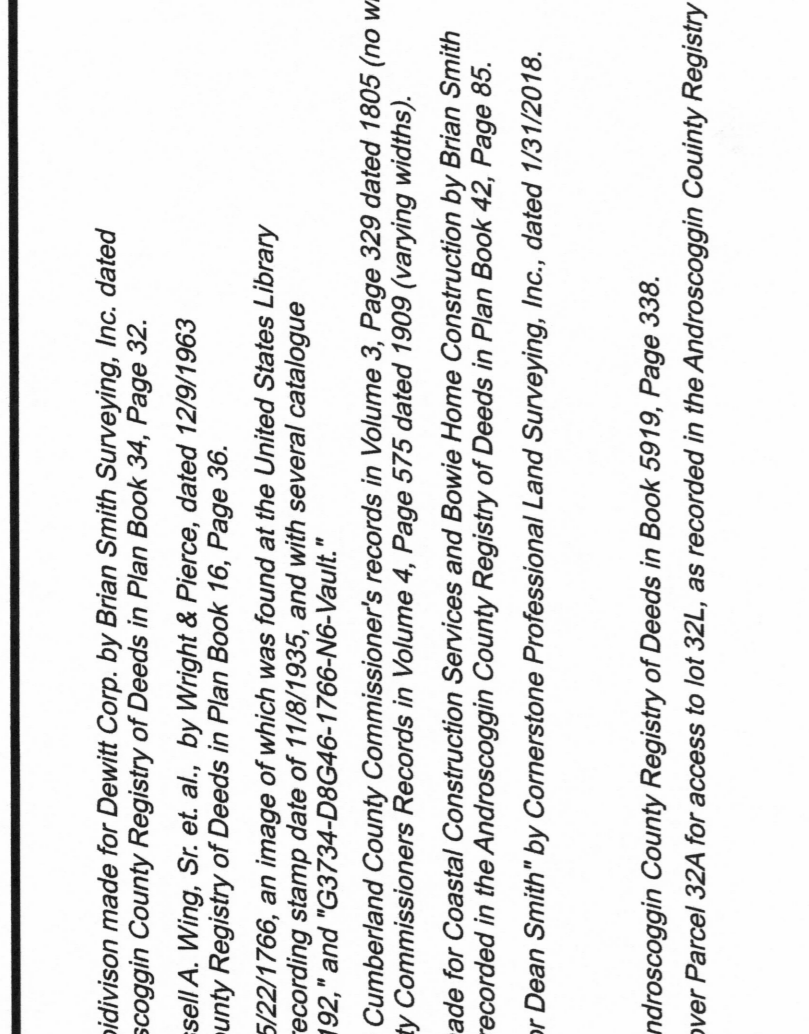
NOTES

- 1) Bearings are based upon those shown on the plan in Reference #1.
- 2) Equipment used: Nikon DTM 520 Total Station, Theodolite and internal data collector.
- 3) The right of way limits of Route 9 shown hereon are based upon those shown on the plan in Reference #1, and the monuments found along said way as shown hereon. This surveyor was unable to re-locate the way as it is specifically described in the Reference #1, due in part to a lack of original monumentation and the poor quality of the descriptions in said layouts. The surveyor believes that the remains of the existing old stone walls located along portions of the way are the best existing evidence of the long standing occupied right of way limits in those locations (reference is made to M.F.S.A. Title 23, Chapter 301, Chapter 6, SS 2962). The plan in Reference #1 appears to use those walls to best fit a four road wide right of way along the frontage of the locus parcel reasonably well, and those limits have been held as an assumed adjacent edge of right of way for the purposes of this survey.
- 4) The southerly line of the locus parcel along and now or formerly of Seth L. Pruzansky is shown hereon as running southeasterly from an iron pin set in a stone wall and land now or formerly of Robert E. Marstaller, along a line of granite fence posts found on the southeasterly line of the Timber Oaks subdivision (point B hereon), to a point on the northwesterly line of said Timber Oaks subdivision (point C hereon) as defined on said plan in Reference #1. The plan in Reference #2 appears to have used the remains of a barbed wire fence (also shown hereon) as a line of long standing possession, rather than the line of stones found during this survey (the line of stones is not shown hereon as it is not a monument). The surveyor believes it to be the likely intended historic boundary between the parcel and more permanent than the wire fence remains. The area lying southeasterly of the line of stones and granite fence posts (held as the locus parcel boundary hereon along and now or formerly of Seth L. Pruzansky) up to the said wire fence remains, appears to be an area of potential questionable title since the fence remains were apparently held as a boundary on the said plan in Reference #2. The client may wish to have an attorney review the above and (if possible/desirable) confirm the boundary line shown hereon by quit-claim deed exchange between abutting property owner and any other relevant parties.
- 5) This surveyor believes that the remains of stone wall and/or wire fence lines as they run along lands now or formerly of Marstaller, St. Amand and Morse, represent physical evidence of long standing lines of possession/occupation, and the best evidence existing today of the location of these boundaries. Courses and distances shown hereon are for area and closure calculations, and to indicate major angle points in the wall and fence remains as located.
- 6) The area lying between the existing wire fence line remains, and the line defined by iron poles, shafts and pins (of varying descriptions), along land now or formerly of Heeling as shown hereon, appears to be a potential area of questionable title. The wire fence line (which is described in the locus deed beginning in 1924 in Book 346, Page 292) along this line appears to have been mostly removed, and the surveyor was only able to locate a few short segments of that fence (as shown hereon). It appears likely that the line of iron poles, shafts and pins was established at some time after 1924, since the deed states that the description was taken from a survey made that day by William Plummer, C.E., and it seems likely that if the pins had existed at the time of this survey, Mr. Plummer would have found them and noted them as being an evident line of occupation. The iron poles, shafts and pins were found by this surveyor in the area of the locus parcel, and are shown hereon as being set at each of the corners of heeling that about the locus parcel. Since some of the pins found on the common line are rebar, it is possible that the line of pins and corner pins were set at or near the line of this deed over 33 years ago. For these reasons, the surveyor recommends review by an attorney and the establishment of this boundary (if possible) by quit-claim deed exchange between abutting property owners, and any other relevant parties. The estimated area of land located between the said line of pipes and pins found and the few remains of wire fence found, that lies southeasterly (the locus side) of that line of pipes and pins found, is approximately 1,146 square feet.
- 7) This plan revises the plan in Reference #6 and was created at the request of the client Jonathan M. Snell. No additional field work has been performed since creation of the original plan in 2018. The sole purpose of this revision is to add updated record and other information, and record some notes for clarification.

LEGEND

- IRON PIPE OR PIN FOUND, AS NOTED
- IRON PIN SET IN 2018 (capped 5/8" rebar labeled "Cornerstone PLS 2068")
- IRON PIN TO BE SET (capped 5/8" rebar labeled "Cornerstone PLS 2069")
- ⊕ EXISTING UTILITY POLE FOUND
- ⊗ EXISTING GUY ANCHOR FOUND (not all located/shown)
- ☼ CONIFEROUS TREE WITH WIRE FENCE FOUND
- ☼ DECEIDUOUS TREE WITH WIRE FENCE FOUND
- BASE OF TALL OLD CUT GRANITE FENCE POST FOUND
- DRILLED WELL CASE FOUND
- EXISTING LARGE DIAMETER STONE FOUND
- ⊗⊗⊗⊗⊗ REMAINS OF BARBED AND/OR BOX WIRE FENCE FOUND (see Notes #3, 4, 5, and 6)
- ⊗⊗⊗⊗⊗ REMAINS OF STONE WALL FOUND
- - - APPROXIMATE EDGE OF EXISTING PAVEMENT
- - - APPROXIMATE EDGE OF EXISTING GRAVEL DRIVE OR WOODS ROAD/TRAIL
- - - APPROXIMATE EDGE OF TREENLINE (not all located or shown)
- - - APPROXIMATE LOCATION OF OVERHEAD UTILITIES (not all located/shown)
- S - - - APPROXIMATE LOCATION OF STREAM (not all located/shown)

NF - NOW OR FORMERLY OF
20081229 - (TYPICAL FORM) ANDROSCOGGIN COUNTY REGISTRY OF DEEDS BOOK AND PAGE NUMBER.



REVISED BOUNDARY SURVEY
Prepared for
JONATHAN M. SNELL, JR.
Owner of record of Parcel 32A = Dean Smith per deeds recorded in the Androscoggin County Registry of Deeds in Book 9386, Page 326 & Book 8635, Page 151.
Residence Address = 98 Falmer Way, Durham, Maine 04222.
Owner of record of Parcel 32L = Jonathan M. Snell, Jr. & McKenzie L. Rogers per deed recorded in the Androscoggin County Registry of Deeds in Book 1030, Page 220.
Residence Address = 735 Hollowell Rd. Durham, Maine 04222.
Project address: Route 9, Durham, Maine 04222.
Date: January 31, 2018 & revised through August 8, 2022. Job #201718. Field Book D-13

Cornerstone Professional Land Surveying, Inc.
28 CORNERSTONE DRIVE
BOWDOIN, MAINE 04287
Web = www.cornerstonelandsurveying.com Tel = 1-207-666-8015

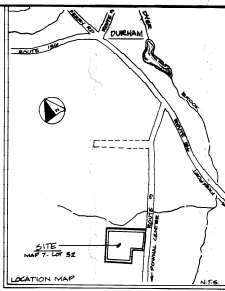
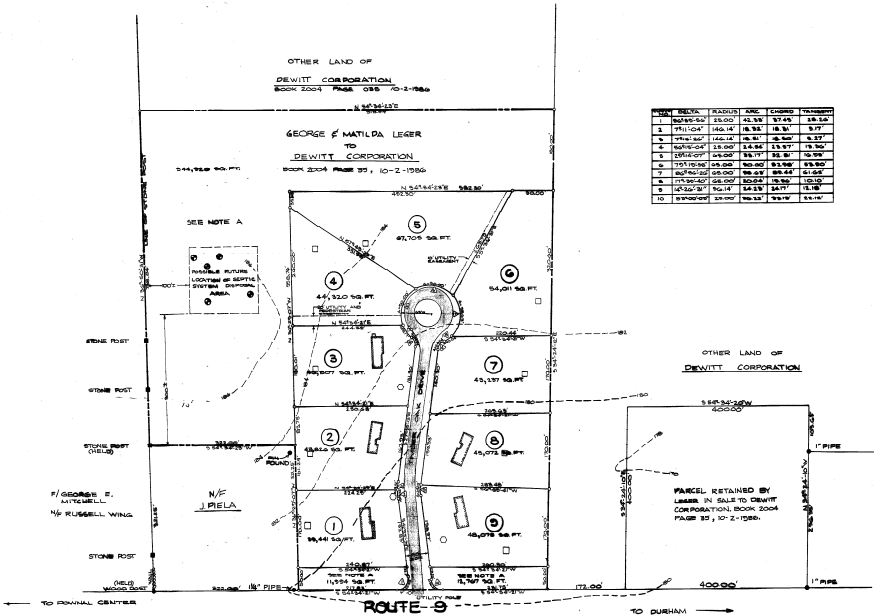
Mr. Jan E. Boucher
PLS 2069

Certification to: Jonathan M. Snell, Jr.
In the best opinion of the surveyor, this survey work has been performed in accordance with the Standards of Practice as set forth in the Rules and Regulations of the Maine Board of Licensure for Professional Land Surveyors, Chapter 90, effective April 1, 2001, except as noted.
Exceptions:
1) No field work performed since 1/31/2018 (See Note #7).
2) _____
3) _____

1) No field work performed since 1/31/2018 (See Note #7).
2) _____
3) _____

DETAIL "A" (not to scale)
Base of 1-1/4" square iron stake found with hole in top and hole along sides. 47-72" tall. Held for line from Point "A" to create Point "C".
DETAIL "B" (not to scale)
Base of 1-1/4" square iron stake found with hole in top and hole along sides. 47-72" tall. Held for line from Point "A" to create Point "C".

DETAIL "C" (not to scale)
Point "A" (See Note #4) is the intersection of line per plan in Reference #1 with line from Point "A" to create Point "C".
Point "B" (See Note #4) is the intersection of line per plan in Reference #1 with line from Point "B" to create Point "C".



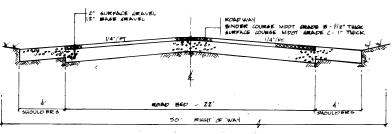
- LEGEND**
- PROPERTY LINE
 - IRON PIPE/PIN FOUND
 - - - CONTOUR LINES
 - STONE FOOT
 - TO BE SET
 - TEST PIT
 - NOT TO SCALE
 - - - EASEMENT LINE
 - LOT LINE
 - ▲ WELL SITE
 - LEAVE NUMBER (DATA TAKEN)
 - WELL SITE
 - POTENTIAL SITE FOR SEPTIC SYSTEMS
 - PREVIOUS LOCATED

NOTES

ALTHO LAND IS TO BE OWNED BY THE TIMBER TRACT CORPORATION. ONE SIX TOTAL EXISTING AREA LOTS THROUGH COMMON AREA, AND ROAD TO 30 ACRES.

DATE PREPARATION OF THIS FINAL DEWITT CORPORATION PLAN HAS NOT BEEN SURVEYED.

EXISTING ONE DRIVE IS A PRIVATE ROAD TO BE DEMO AND MAINTAINED BY AN ASSOCIATED AT THE REQUEST OF LINDSEY ONE. THIS ONE DRIVE IS NOT TO BE MAINTAINED BY THE DEWITT CORPORATION. THE LOT LINES AND ROAD LINES SHOWN THAT THE EXISTING ONE DRIVE SHALL NOT BE MAINTAINED BY THE DEWITT CORPORATION. THESE ARE OUTSIDE OF THE 80 FEET OF MAXIMUM DRIVE AND OUTSIDE OF THE 80 FEET OF MAXIMUM DRIVE AND MAINTENANCE OF ROAD POLES.



CERTIFICATION

TO THE BEST OF MY KNOWLEDGE THIS PLAN IS CORRECT TO THE DATA SUBMITTED TO ME AND TO THE BEST OF MY KNOWLEDGE OF THE RECORDS OF THE PLANNING BOARD OF THE TOWN OF DURHAM, MAINE. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY WITH THE EXCEPTING EXCEPTIONS LISTED HEREIN.

Brian A. Smith
BRIAN A. SMITH K.L.G. NO. 078

*See B. 2518
B. 2519
B. 2524*

AUTUMN MAINE REGISTERED SURVEYOR RECEIVED AUG 10, 1988

AT 11 WYOMING AND RECORDED IN BOOK 34, PAGE 3A

ATTEST: [Signature] REGISTER

FINAL PLAN - REVISED

TIMBER OAKS

ROUTE 9 TAX MAP 0. LOT NO. 32
DURHAM, MAINE

SCALE: 1" = 100' DATE: JULY 25 1988

DEWITT CORPORATION (OWNER/DEVELOPER)

FOR BY **BRIAN SMITH SURVEYING, INC.**
OLD POST ROAD, BOWDOINHAM, MAINE 04008

FINAL APPROVAL

TOWN OF DURHAM PLANNING BOARD

[Signature]
DATE: _____

