



LINE	BEARING	DISTANCE
L1	N10°-52'-41"W	102.75'
L2	S53°-56'-08"E	164.37'
L3	S54°-51'-53"E	54.50'
L4	S56°-03'-20"E	50.36'
L5	S48°-29'-40"E	64.22'
L6	S32°-48'-24"E	105.44'
L7	S43°-26'-28"E	76.75'
L8	S46°-11'-24"E	127.93'
L9	S45°-27'-07"E	56.47'
L10	S54°-25'-22"E	90.53'

- Notes:**
- Deed Reference:**
    - Leave E. Brown to Richard E. Valentino dated January 15, 1969 and recorded at the York County Registry of Deeds in book 833 page 116.
    - Ernest L. Brown to Richard E. Valentino dated February 11, 1969 and recorded at the York County Registry of Deeds in book 833 page 114.
    - William Giddens, et al to Peter V. Benson dated April 23, 1958 and recorded at the York County Registry of Deeds in book 924 page 141.
    - Alta E. Jacobs to Clara E. Allen & Orville Day dated January 13, 1919 and recorded at the York County Registry of Deeds in book 661 page 160.
    - George Jacobs to Fred E. Jacobs dated May 5, 1916 and recorded at the York County Registry of Deeds in book 614 page 119.
    - Theodore Jacobs to George Jacobs dated April 5, 1843 and recorded at the York County Registry of Deeds in book 112 page 145.
    - Judson Woodard to Theodore Jacobs dated March 26, 1835 and recorded at the York County Registry of Deeds in book 141 page 180.
    - Thomas Parsons to William Phillips (Marriage) dated February 27, 1809 and recorded at the York County Registry of Deeds in book 84 page 204.
    - John Parsons to Thomas Parsons dated May 9, 1806 and recorded at the York County Registry of Deeds in book 75 page 105.
    - William Giddens to George Jacobs dated February 6, 1822 and recorded at the York County Registry of Deeds in book 108 page 262.
    - William Giddens to George W. & Theodore Tripp dated July 23, 1824 and recorded at the York County Registry of Deeds in book 116 page 70.
    - Mary F. Heaton to George Jacobs dated June 11, 1847 and recorded at the York County Registry of Deeds in book 486 page 22.
    - George Jacobs to Mary F. Heaton dated June 11, 1847 and recorded at the York County Registry of Deeds in book 486 page 21.
    - Theodore Atherton to John Parsons dated July 6, 1772 and recorded at the York County Registry of Deeds in book 42 page 134 (Lot #3).
    - William Phillips to Theodore Atherton dated August 5, 1676 and recorded at the York County Registry of Deeds in book 3 page 5 (1,000 Acres).
    - Phillis (Indian) to William Phillips dated March 15, 1661 and recorded at the York County Registry of Deeds in book 8 page 220.
    - George Tripp to Theodore Tripp dated April 2, 1824 and recorded at the York County Registry of Deeds in book 125 page 79.
    - Joseph Heard to Elihu Parsons dated May 4, 1819 and recorded at the York County Registry of Deeds in book 142 page 164.
    - George Jacobs to Theodore Jacobs dated January 5, 1830 and recorded at the York County Registry of Deeds in book 140 page 64.

- Plan Reference:**
  - "Plan of Land For Isaac J. & Louise Berube" dated January 22, 1990, surveyed by TETON Land Consultants, Inc. and recorded at the York County Registry of Deeds in plan book 194 page 1.
  - "After The Fact Subdivision Plan County Club Meadows" dated December 7, 1983, surveyed by All-Around Surveying and recorded at the York County Registry of Deeds in plan book 215 page 15.
  - "Land of Ernest Katt's" dated January, 1980, revised March 18, 1980, surveyed by A.H.I. Engineering Co. and recorded at the York County Registry of Deeds in plan book 494 page 44.
  - "Maine State Highway Commission Right of Way Map State Highway 105" dated January, 1965 and recorded at the York County Registry of Deeds in plan book 42 page 48.
  - "Plan Describing The Results Of A Boundary Survey Prepared For Robert R. Curry" dated July 9, 2008 and surveyed by Middle Branch, LLC. This plan is unrecorded and a copy of this plan was supplied by Middle Branch, LLC.
  - "Plan Showing A Boundary Survey For Sanford Airport Development Realty Trust" dated June 16, 2006 and surveyed by Corner Post Land Surveying, Inc. This plan is unrecorded.
  - "Plan Showing A Boundary Survey For Stephen Westfield" dated November 4, 2006 and surveyed by Great Hill Survey Company. This plan is unrecorded and a copy of this plan was supplied by Great Hill Survey Company.
  - "Land Surveyed For Richard Gessert Inc." dated July 11, 2003 and surveyed by Thomas H. Bullard, P.L.S. 1066. This plan is unrecorded and a copy of this plan was supplied by Mr. Bullard.
  - "See 'Plan Describing The Results Of A Boundary Survey Prepared For Robert R. Curry' dated July 9, 2008 and surveyed by Middle Branch, LLC. This plan is unrecorded and a copy of this plan was supplied by Middle Branch, LLC.
  - "Bearing By Country Club Inc." dated October, 1940 and surveyed by Frank M. Clark. This plan is unrecorded and is on file at the Town of Sanford, Public Works Department.
  - "Final Subdivision of Property on Route 109 Sanford, Maine Made For York Homes Inc." dated November 21, 1988, surveyed by Tilcomb Associates, Inc. and recorded at the York County Registry of Deeds in plan book 175 page 34.

- Basis of Bearings:**

Bearings shown hereon are Grid North and refer to the Maine State Plane Coordinate System, Maine West Zone 400, FIPS Zone 1802, North American Datum 1983; Unit Feet. Determined utilizing a Leica System 1200 "RTX" GPS Unit (Real Time Kinematic Global Positioning System).
- Road Record:**

State Route 4, 3 rods wide (49.50'). See layout dated November 26, 1830 on file at the York County Commissioners Office in volume 16 page 481. To determine accurate digitized location from Plan Reference 2b.
- Certification:**

The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Underground Utilities:**

No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any underground utility, municipal or public service. For information concerning these utilities or facilities please contact the appropriate agencies.
- Abutter Lines:**

The abutter lines shown hereon are for reference purposes only. Any conflicts between the abutter lines shown hereon and existing monumentation should be resolved with a boundary survey, no assumptions should be made based on these abutter lines.
- Conditions:**

Plan Reference 2c, as well as, all deeds after Plan Reference 2c include a portion of the surveyed premises. This area is defined herein as the area shaded purple within Corners and is not included in this survey. No deed was found conveying this area from the surveyed premises to the predecessors in title of the Parcel/Parcel Lot. However, this area has been used and occupied by the owners of the Parcel/Parcel Lot since Plan Reference 2c and may be subject to Adverse Possession or Acquisitive.

**Abutters Table**

Map/Lot	Name	Address	Book/Page
R18/11A	Sax Roc, LLC	77 Falmouth Road, Falmouth ME 04105	1518/4527
R18/11D	The Seven T's, LLC	77 Falmouth Road, Falmouth ME 04105	1518/4530
R18/11J	Reno J. Berube & Edger Moran	396 Country Club Road, Sanford, ME 04073	8982/241
R18/11A	Reno J. & Louise Berube	378 Country Club Road, Sanford, ME 04073	2631/232
R18/11B	Hancy Morin & Christopher Morin	378 Country Club Road, Sanford, ME 04073	15283/446
R18/2	Robert R. Curry, Trustee	185 Mills Road, Epsworth, ME 04945	1098/223
R18/4	Ronald & Phyllis Gagnon	61 Airport Road, Sanford, ME 04073	5323/50
R18/5	Ronald & Phyllis Gagnon	61 Airport Road, Sanford, ME 04073	3739/222
R18/46A	Brendt G. Atkins, Trustee	330 Route 106, State 210, Sowerworks, WI 03876	14600/888
R18/49B	The Roc, LLC	77 Falmouth Road, Falmouth ME 04105	13722/282

Plan Showing A Boundary Survey For  
**Richard E. Valentino**  
 P.O. Box 140, Saco, Maine 04072  
 Of Property Located On  
**State Route 4**  
 in  
**Sanford, Maine**

Scale: As Noted  
 October 29, 2010

Survey File Name: "281988.dwg"  
 CAD File Name: "281988.dwg"  
 Drawn By: KAL  
 Job Number: 281988

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 Voice: (207) 324-2119 Fax: (207) 460-3946  
 Email: cps@mainesurveyors.com  
 Web: www.mainesurveyors.com

I hereby certify that this boundary survey conforms to the Rules Board of Licensure for Professional Land Surveyors, Chapter 40, Standards of Practice.

*Richard E. Valentino*  
 Date: A. Libby  
 Professional Land Surveyor 1950  
 07-14-2017

THIS PLAN IS VALID ONLY IF PRINT HAS ORIGINAL EMBOSSED SEAL OF SURVEYOR

Revisions Date By

Embosmed Seal Above Line