

LINE	BEARING	DISTANCE	LEGEND (FOR TRACING)
A-B	S 37° 16' E	162.4'	STONEWALL
B-C	S 37° 29' E	241.4'	OLD WIRE FENCE ON GROUND AND IN TREES
C-D	S 36° 08' E	299.5'	
D-E	S 37° 00' E	140.6'	
E-F	S 39° 25' E	268.9'	
F-G	S 37° 35' E	193.1'	SWAMP
G-H	S 37° 44' E	142.4'	
H-I	S 37° 09' E	91.3'	DRAINAGE AND DIRECTION OF FLOW
I-J	S 35° 25' E	238.0'	
J-K	S 42° 11' E	53.1'	
K-L	S 36° 04' E	73.9'	TRANSIT POINT
L-M	S 13° 20' E	137.7'	
M-N	S 35° 48' E	162.4'	
N-O	S 36° 54' E	93.5'	
O-P	S 33° 52' E	73.0'	
TOTAL A-P = S 37° 46' E 2369.6'			

### SURVEY REPORT / PARCEL HISTORY

The SUBJECT PARCEL WAS RESEARCHED BACK TO 1815. THE PARCEL SURVEYED IS COMPRISED MAINLY OF THE NORTH HALF OF LOT 71 SHOWN ON PLAN REFERENCE 5. DEED REFERENCE: Book 89, Page 49, DATED 6-24-1815. COMMONWEALTH OF MASSACHUSETTS TO SAMUEL LEEHMAN.

1815-1819. VARIOUS DEEDS DESCRIBE THE SOURCE PARCEL AS A RECTANGULAR LOT BOUNDED ON THE EASTERN END BY MUSCONGUS SOUND. IN 1819 THE WESTERN END OF THE SOURCE PARCEL WHICH HAD HERETOFORE BEEN A STRAIGHT LINE RUNNING NORTHEAST, 52. POLES OR RODS (658'), WITH A STAKE AND STONES AT EACH END, BECAME TURNED BOW, SO CALLED. DEED REFERENCE: Book 181, Page 106 DATED 7-8-1819. JOHN H. KENNEDY TO SAMUEL HINDS.

1844-1898. THE SOURCE PARCEL IS DESCRIBED BY ADDING OWNERS, MUSCONGUS SOUND AND BULL BECK.

1898. SOURCE PARCEL IS "SPLIT" IN TWO, LENGTHWISE (NORTHWEST TO SOUTHWEST). PERRY PREDECESSOR IN TITLE RECEIVES THE NORTH HALF. DEED REFERENCE: Book 302, Page 578, DATED 12-30-1898 AND Book 303, Page 206 DATED 12-30-1898. BOTH RECORDED 1-3-1899.

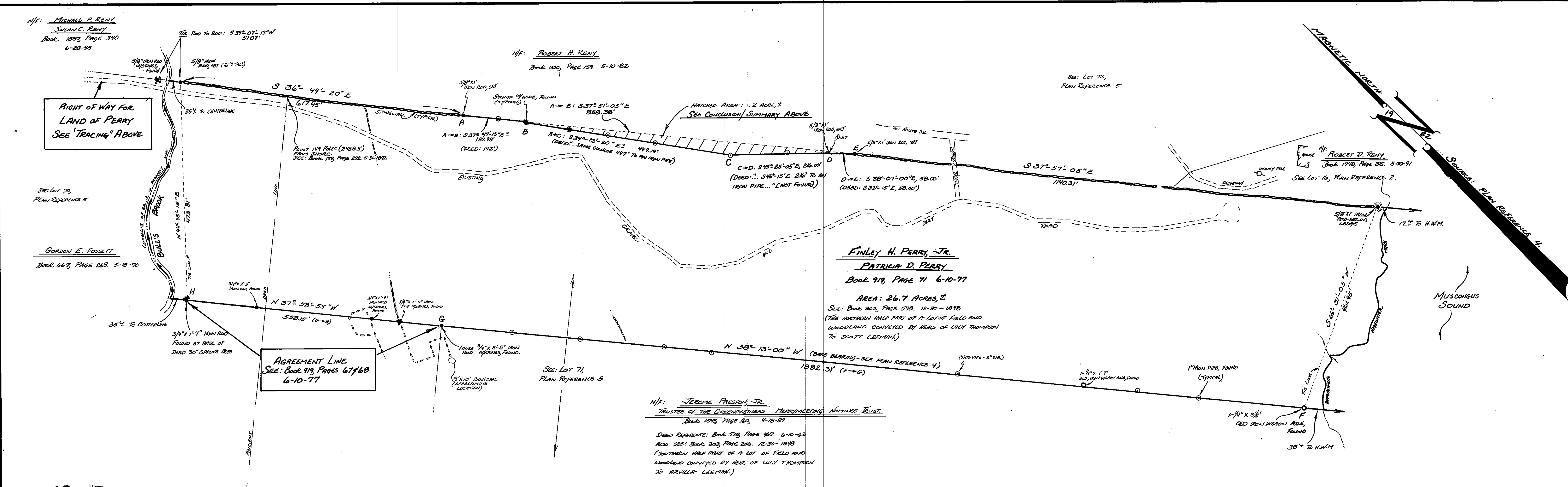
1818-1977. DEEDS DESCRIBE THE NORTH LINE OF THE PERRY LOT AS: "... S 37° 30' E ON A WALL AND BY SAID MORRISON LINE..." FOR LAST DEED TO USE THIS DESCRIPTION SEE BOOK 671, PAGE 189, DATED 8-12-70. CARROLL F. LEEHMAN TO CARROLL F. LEEHMAN AND GLENN B. LEEHMAN.

1977-1996. PRIOR TO THE CONVEYANCE FROM LEEHMAN TO PERRY A RIGHT OF WAY IS GRANTED OVER LAND OF FOSSETT FROM ROUTE 32 TO LAND OF LEEHMAN. (SEE TRACING ABOVE.) DEED REFERENCE: Book 919, Page 69 DATED 6-10-77. ON THE SAME DAY LEEHMAN AND FOSSETT EXCHANGE DEEDS GRANTING ALL LAND NORTHEASTERLY OF LINE "G-H" SHOWN BELOW TO LEEHMAN AND ALL LAND SOUTHWESTERLY OF LINE "G-H" SHOWN BELOW TO FOSSETT. DEED REFERENCES: Book 919, PAGES 67 AND 68.

THE DESCRIPTION OF THE "PERRY" PARCEL CHANGES WITH THE CONVEYANCE FROM LEEHMAN TO PERRY AND REFLECTS THE AGREEMENT LINE AND INFORMATION SHOWN ON PLAN REFERENCE 3. DEED REFERENCE: Book 919, PAGE 71 DATED 6-10-77.

CONCLUSIONS/SUMMARY. THE SOUTHERLY BOUNDARY OF THE PERRY PROPERTY IS CLEARLY MARKED BY A BORED AND CHISELED LINE ON WHICH A SERIES OF OLD IRON WAGON AXLES, IRON PIPES AND IRON RODS WERE FOUND. A STRAIGHT LINE FROM POINT "I" TO POINT "G" SHOWN BELOW WAS HELD WITH IRON PIPES FALLING ON BOTH SIDES OF THE LINE. THE SOUTHERLY LINE AVERAGES ABOUT 145' FROM THE NORTHERLY LOT LINE MARKED BY STONEWALL. AS THE PERRY PROPERTY IS THE NORTH HALF OF A 32 ROD (658') WIDE LOT IT WOULD APPEAR THAT THE OVERALL WIDTH OF THE PERRY LOT IS WIDER THAN 26 RODS BY ABOUT 26'. INFORMATION SHOWN ON PLAN REFERENCE 4 SUGGESTS THAT THE OVERALL WIDTH OF THE SOURCE PARCEL WAS WIDER THAN THE 52 RODS CALLED FOR BY DEED. LINE "F-G" SHOWN BELOW CORRESPONDS TO THE SAME BOUNDARY AS DEPICTED ON PLAN REFERENCE 4. THE IRON RODS FOUND AT POINTS "G" AND "H" BELOW APPEAR TO BE THE IRON RODS REFERENCED IN THE AGREEMENT DEEDS BETWEEN LEEHMAN AND FOSSETT. DEED REFERENCE: Book 919, PAGES 67 AND 68, DATED 6-10-77.

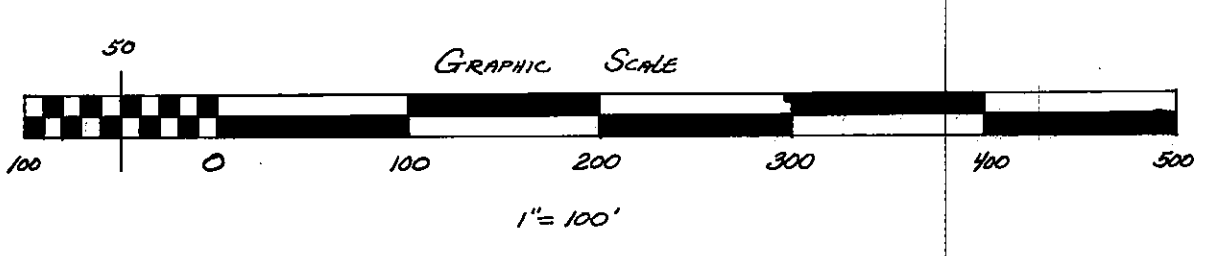
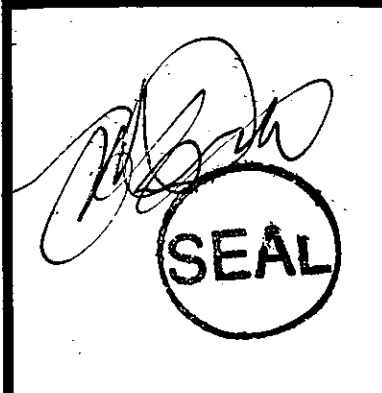
ON THE NORTH BOUNDARY OF THE PERRY PROPERTY AN OLD STUMP WITH WIRE (POINT "B" BELOW) AND AN IRON PIPE (POINT "C" BELOW) WERE FOUND. BOTH CORRESPOND MORE OR LESS TO DISTANCES FOR THE SAME MONUMENTS AS REFERENCED IN THE DEED TO PERRY AND AS SHOWN ON PLAN REFERENCE 3. IN THE SAME AREA OTHER PIPES NOT REFERENCED IN DEED OR ON PLAN WERE FOUND. THE PIPES FOUND DEVIATE SUBSTANTIALLY FROM THE OLD LOT LINE AS MARKED BY STONEWALL. AS THE DEED LIMITS OWNERSHIP TO THAT WHICH IS DESCRIBED IT APPEARS THAT A "GOSE" EXISTS BETWEEN LAND OF RENY AND LAND OF PERRY. OWNERSHIP OF "GOSE" MAY RESIDE WITH LEEHMAN (PERRY GRANTEE) OR WITH RENY BY VIRTUE OF ADVERSE POSSESSION. THE PERRY DEED CALLS FOR AN IRON PIPE AT POINT "D" BELOW. POINT "D" HAS BEEN RELOCATED USING DISTANCES RECITED IN THE DEED. BEARINGS AS THE PHYSICAL EVIDENCE FOUND MATCHED DISTANCES BETTER THAN BEARINGS.



State of Maine  
LINCOLN, ss  
RECEIVED  
AT 47  
RECORDED IN BOOK 62 PAGE 79  
ATTEST  
J. H. Brown, Deputy Register

THIS SURVEY AND PLAN CONFORM TO SURVEY CATEGORY 1, CONDITION 1 AS DEFINED BY THE TECHNICAL STANDARDS OF PRACTICE OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH THE FOLLOWING EXCEPTIONS: 1. DRAFTING ERROR MAY IN SOME INSTANCES EXCEED 1/16" OF ONE INCH. 2. IN SOME INSTANCES DEED CALLS ARE NOT REFERENCED HEREIN. 3. IN SOME INSTANCES DISCREPANCIES BETWEEN DEED CALLS AND MEASUREMENTS BY THE UNDERSIGNED ARE NOT REFERENCED HEREIN.

14 JANUARY 1999



PLAN REFERENCES. 1. SURVEY FOR GORDON E. FOSSETT ROUND POND MAINE (TOWN OF BRISTOL) MARCH 24, 1976 1"=100'. L.L. BROWN ASSOCIATES FILE NO. 335 (NOT ON RECORD).

2. PLAN BOOK 14, PAGE 29. REVISED PLAN OF MUSCONGUS SOUND ESTATES. PLAN BY RICHARD H. SHELLEY 1"=50'. DECEMBER 21, 1966.

3. SEARCH OF PROPERTY FOR CARROLL LEEHMAN NOT TO SCALE. LINCOLN ENGINEERING CO. FILE NO. 374 (NOT ON RECORD).

4. PLAN OF THE ESTATE OF RICHARD H. MCCANN. 1"=200'. 1986. L.L. BROWN ASSOCIATES FILE NO. 679 (NOT ON RECORD).

5. 1815 SURVEY OF THE TOWN OF BRISTOL BY WM. MCCLINTOCK. 100 RODS TO THE INCH. PLAN IS STORED IN CHAMBER AT REGISTRY.

NOTES: 1. THE RIGHT OF WAY "TRACING" SHOWN HEREIN IS NOT THE RESULT OF FIELDWORK, RESEARCH OR CALCULATIONS BY THE UNDERSIGNED. ALL INFORMATION OR DATA SHOWN WAS EITHER TRACED OR COPIED FROM PLAN REFERENCE 1 WITH THE EXCEPTION OF RIGHT OF WAY LINES AND DEED CALLS. IT IS INCLUDED HEREIN FOR ILLUSTRATIVE PURPOSES ONLY. 2. IRON RODS SET ARE 5/8" REBAR, PAINTED ORANGE AND CAPPED WITH A YELLOW PLASTIC CAP EMBOSSED: "PLS 2129 MARK H. DAUTE." 3. PLAN AND DEED REFERENCES ARE TO THE LINCOLN COUNTY, MAINE REGISTRY OF DEEDS. 4. DUE TO A SNOW COVER OF EIGHTEEN INCHES OR MORE DURING FIELDWORK IT IS POSSIBLE THAT SOME RELEVANT FEATURES WERE MISSED. 5. HIGHWATER MARK WAS LOCATED USING SEVERAL INDICATORS INCLUDING THE SNOW AND DEBRIS LINES AS WELL AS THE "BROWN STAIN" LINE ON LEDGE. FURTHER WORK MAY BE REQUIRED TO LOCATE HIGHWATER MARK FOR SET-BACK PURPOSES.

STANDARD BOUNDARY SURVEY  
PROPERTY OF  
**FINLEY H. PERRY, JR. & PATRICIA D. PERRY**  
(MAILING ADDRESS: 281 ELM ST., HOPKINTON, MA 01908)  
LAND LOCATED SOUTHEASTERLY OF ROUTE 32, ROUND POND VILLAGE  
**BRISTOL, MAINE**

JANUARY 24, 1996 — SCALE: 1"=100'

SURVEY BY: TRUE NORTH SURVEYING SERVICES  
MARK H. DAUTE, PLS 2129, P.O. BOX 491  
WISCASSETT, MAINE 04578  
TELE/FAX: 207-563-1757  
FILE NO. 013