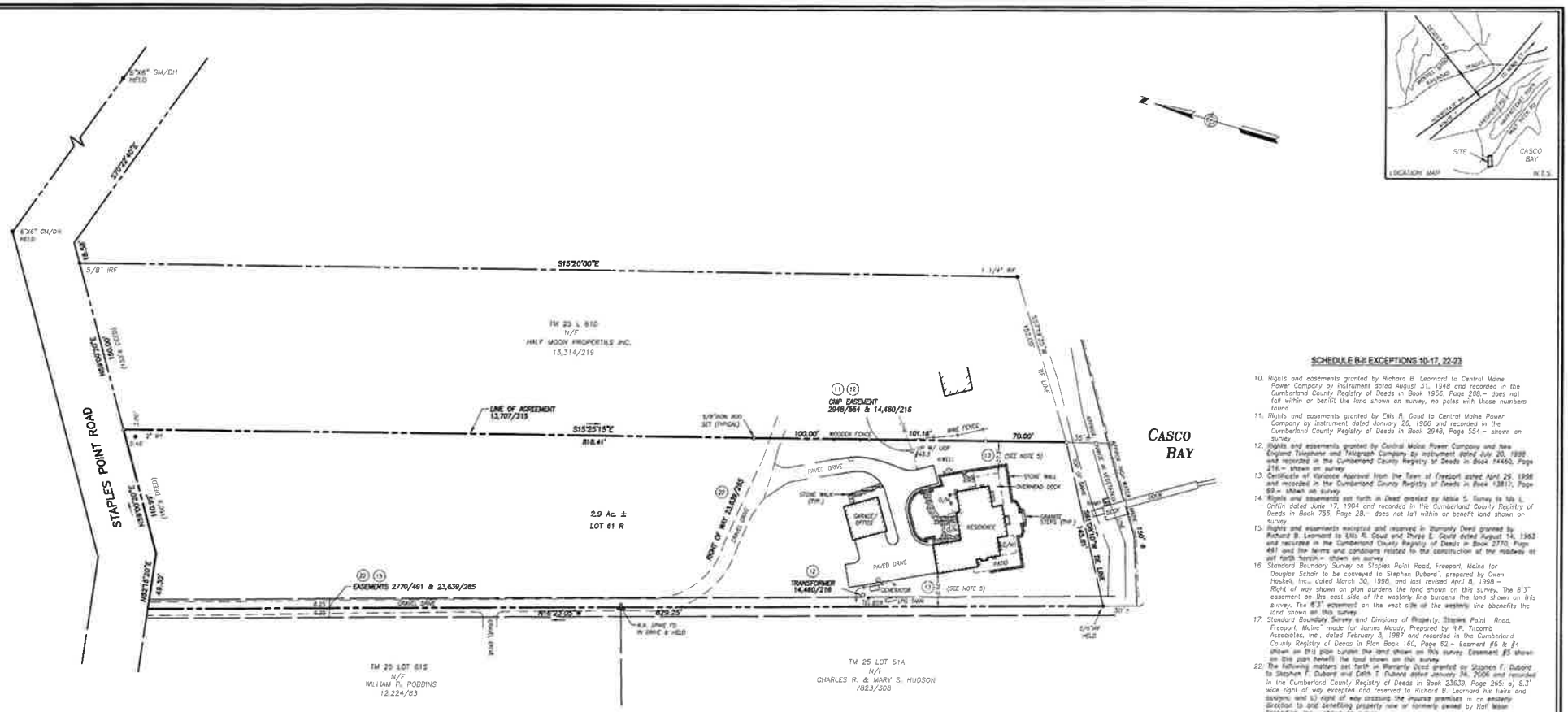


SCHEDULE B-II EXCEPTIONS 10-17, 22-23

10. Rights and easements granted by Richard B. Leonard to Central Maine Power Company by instrument dated August 21, 1948 and recorded in the Cumberland County Registry of Deeds in Book 1956, Page 288.– does not fall within or benifit the land shown on survey, no poles with those numbers found
11. Rights and easements granted by Ellis R. Gould to Central Maine Power Company by instrument dated January 25, 1966 and recorded in the Cumberland County Registry of Deeds in Book 2948, Page 554.– shown on survey
12. Rights and easements granted by Central Maine Power Company and New England Telephone and Telegraph Company by instrument dated July 20, 1998 and recorded in the Cumberland County Registry of Deeds in Book 14480, Page 216.– shown on survey
13. Certificate of Variance Approval from the Town of Freeport dated May 29, 1956 and recorded in the Cumberland County Registry of Deeds in Book 1381, Page 69.– shown on survey
14. Rights and easements set forth in Deed granted by Addie S. Torrey to Ida L. Griffin dated June 17, 1904 and recorded in the Cumberland County Registry of Deeds in Book 755, Page 28.– does not fall within or benefit land shown on survey
15. Rights and easements excepted and reserved in Warranty Deed granted by Richard B. Leonard to Ellis R. Gould and Phyllis E. Gould dated August 14, 1963 and recorded in the Cumberland County Registry of Deeds in Book 2770, Page 491 and the terms and conditions related to the construction of the roadway as set forth herein.– shown on survey
16. Standard Boundary Survey on Staples Point Road, Freeport, Maine for Douglas Schair to be conveyed to Stephen Dubord", prepared by Owen Haskell, Inc., dated March 30, 1998, and last revised April 8, 1998 – Right of way shown on plan burdens the land shown on this survey. The 8'3" easement on the east side of the westerly line burdens the land shown on this survey. The 6'3" easement on the west side of the westerly line bbenefits the land shown on this survey
17. Standard Boundary Survey and Divisions of Property, Staples Point Road, Freeport, Maine" made for James Moody, Prepared by R.P. Titcomb Associates, Inc., dated February 3, 1987 and recorded in the Cumberland County Registry of Deeds in Plan Book 160, Page 62.– Easement #5 & #4 shown on this plan burden the land shown on this survey. Easement #3 shown on this plan benefit the land shown on this survey
22. The following matters set forth in Warranty Deed granted by Stephen F. Dubord to Stephen F. Dubord and Edith T. Dubord dated January 24, 2006 and recorded in the Cumberland County Registry of Deeds in Book 23639, Page 265: a) 8.3' wide right of way excepted and reserved to Richard B. Leonard his heirs and assigns, and b) right of way crossing the insurce premises in an easterly direction to and benefiting property now or formerly owned by Half Moon Properties, Inc.– shown on survey
23. Rights and easements granted by Richard B. Leonard to Central Maine Power Co. dated July 1958 recorded in said Registry of Deeds in Book 3052, Page 717.– does not fall within or benefit the land shown on survey

LEGEND

- IRON PIPE OR ROD FOUND
- UTILITY POLE
- CATCH BASIN
- FENCE
- STONE WALL
- CURB
- OVERHEAD WIRES
- O/H OVERHANG
- UGP UNDERGROUND POWER
- ICV IRRIGATION CONTROL VALVE
- (1) SCHEDULE B-II ITEMS

GRAPHIC SCALE

0 20' 40' 80' 160'

PLAN REFERENCES

1. "STANDARD BOUNDARY SURVEY ON STAPLES POINT ROAD, FREEPORT, MAINE FOR DOUGLAS SCHAIR DATE APRIL 26, 1996 REV. 2-3-98" BY OWEN HASKELL, INC.
2. "DIVISION OF PROPERTY, STAPLES POINT ROAD, FREEPORT, MAINE, MADE FOR JAMES MOODY" FEB. 3, 1987, R.P. TITCOMB ASSOC., INC. RECORDED IN PLAN BOOK 160, PAGE 62.
3. "PLAN OF STAPLES POINT ROAD IN THE TOWN OF FREEPORT AS REDEFINED BY THE COMMISSIONERS OF CUMBERLAND COUNTY, DEC. 12, 1955. H.N. SWEETSER".
4. "STANDARD BOUNDARY SURVEY ON STAPLES POINT ROAD, FREEPORT, MAINE FOR STEPHEN DUBORD DATE MARCH 30, 1998 REV. 4-8-98" BY OWEN HASKELL, INC.

NOTES

1. OWNER OF RECORD: STEPHEN F. & EDITH T. DUBORD STAPLES POINT RD. FREEPORT, MAINE, C.C.R.D. 23,639/265.
2. LOCUS IS SHOWN AS LOT 61 R ON FREEPORT ASSESSORS MAP 25.
3. BEARINGS ARE TRUE NORTH AS BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE 2
4. NO DETERMINATION IS MADE AS TO DIVISION OF OWNERSHIP BELOW HIGH WATER.
5. STEPHEN F. DUBORD WAS GRANTED A VARIANCE DATED APRIL 22, 1998 TO REDUCE SIDE SETBACKS FOR CONSTRUCTION OF A MODIFIED HOME, C.C.R.D. 13,817/69.
6. THE UTILITY POLES THAT CROSS THE LOCUS AS SHOWN ON PLAN REFERENCE #4 AND #2 NO LONGER EXIST. WE CAN ONLY ASSUME THAT THE UTILITY SERVICE IS FROM THE FAST BASED ON THE ASSUMPTION THAT THE POWER FLOWS IN THE SAME DIRECTION OF THE POLE NUMBERS.

CERTIFICATE

CERTIFICATE IS MADE TO DENNIS & LINDA JACOBUS AND FIRST AMERICAN TITLE INSURANCE COMPANY.

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

10-14-11
DATE

JOHN E. SWAIL, PLS NO. 1058

STATE OF MAINE
JOHN E. SWAIL
2058
REGISTERED
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY

ON

STAPLES POINT ROAD, FREEPORT, MAINE

MADE FOR

DENNIS & LINDA JACOBUS

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207)774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By:	RHL	Date:	Job No.:
Trace By:	JLH	OCTOBER 12, 2011	3011-141 F
Check By:	JES	Scale:	Dwg. No.:
Book No.:	27,1107	1" = 40'	1

S:\2011\2011-141 staples pt rd\2011-141.dwg, 10/17/2011 8:19:32 AM, SAVIN 2404WD RPCS