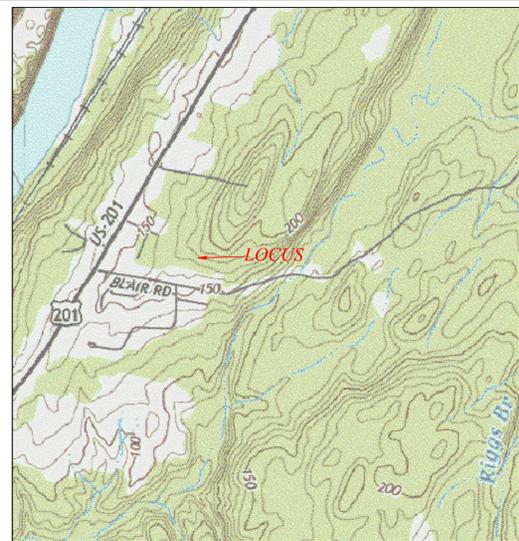


**LEGEND**

● IRON ROD FOUND	--- EXISTING CONTOUR
○ IRON PIPE FOUND	— SURVEYED LINE
○ DRILL HOLE IN LEDGE	— STOCKADE FENCE
■ GRANITE MONUMENT FOUND	— WIRE FENCE
○ 5/8" REBAR PROPOSED	— GUARDRAIL
□ 4"x4" GRANITE MONUMENT PROPOSED	— STONE WALL
○ UTILITY POLE	— CATCH BASIN
○ GUY ANCHOR	— STORM PIPE
— OVERHEAD UTILITY LINE	— PLAN REFERENCE I
— BELOW GROUND ELECTRIC	— SANITARY PUMP STATION
○ LIGHT	— SANITARY LINE
○ HYDRANT	— SETBACK
○ WATER VALVE	— FLAG
○ WELL	— TEST PIT
○ MONITORING WELL	○ CONIFEROUS TREE
— UNDERGROUND WATER LINE	○ DECIDUOUS TREE
— SIGN	○ VEGETATION
○ PRIORITY OWNER	○ APPROXIMATE WETLANDS



**LOCUS MAP**  
TOUGS POND  
USGS QUAD SHEET  
SCALE 1"=1000'

**SURVEYOR'S REPORT:**

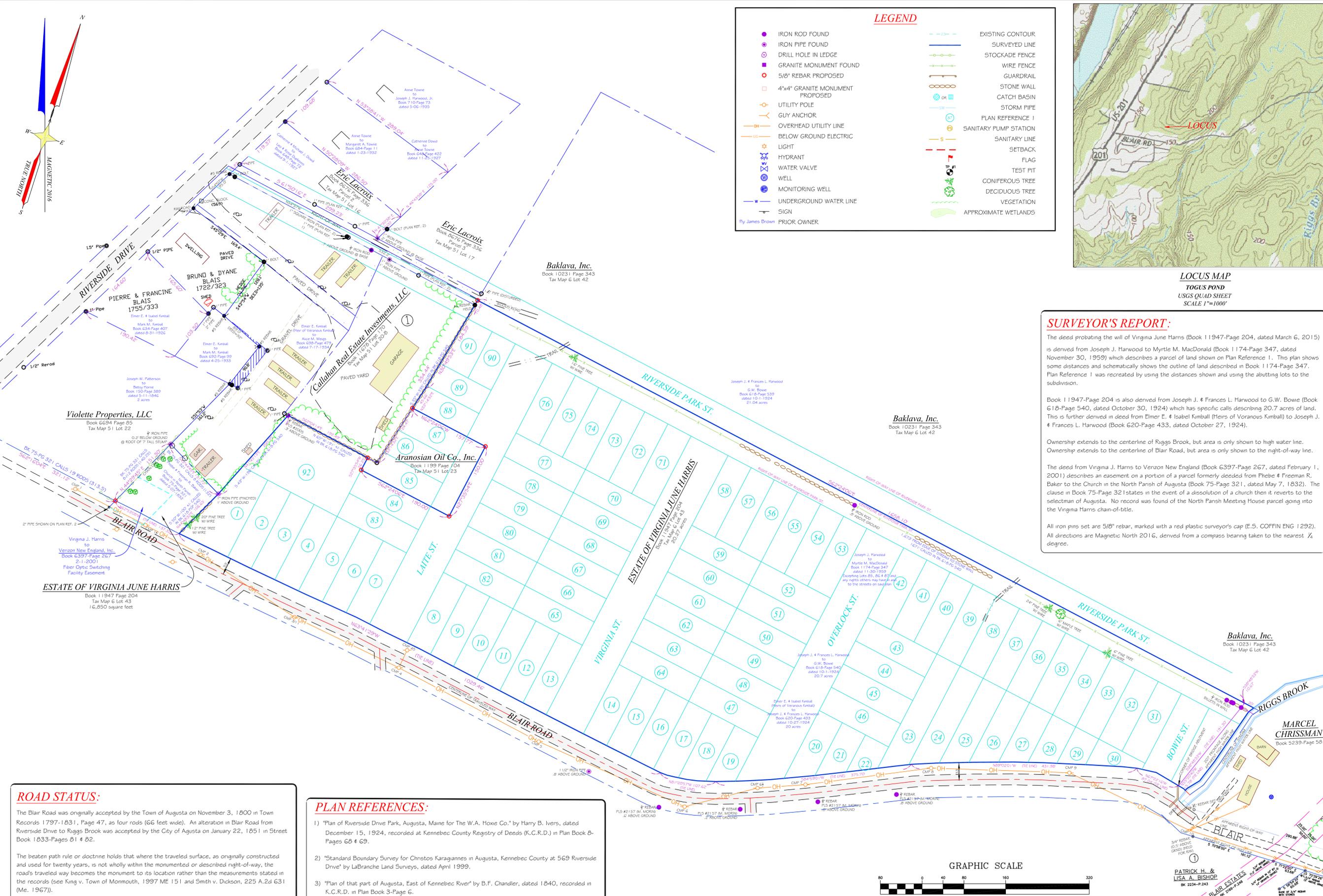
The deed probating the will of Virginia June Harris (Book 11947-Page 204, dated March 6, 2015) is derived from Joseph J. Harwood to Myrtle M. MacDonald (Book 1174-Page 347, dated November 30, 1959) which describes a parcel of land shown on Plan Reference 1. This plan shows some distances and schematically shows the outline of land described in Book 1174-Page 347. Plan Reference 1 was recreated by using the distances shown and using the abutting lots to the subdivision.

Book 11947-Page 204 is also derived from Joseph J. & Frances L. Harwood to G.W. Bowie (Book 618-Page 540, dated October 30, 1924) which has specific calls describing 20.7 acres of land. This is further derived in deed from Elmer E. & Isabel Kimball (Heirs of Varanus Kimball) to Joseph J. & Frances L. Harwood (Book 620-Page 433, dated October 27, 1924).

Ownership extends to the centerline of Riggs Brook, but area is only shown to high water line. Ownership extends to the centerline of Blair Road, but area is only shown to the right-of-way line.

The deed from Virginia J. Harris to Verzon New England (Book 6397-Page 267, dated February 1, 2001) describes an easement on a portion of a parcel formerly deeded from Phebe & Freeman R. Baker to the Church in the North Parish of Augusta (Book 75-Page 321, dated May 7, 1832). The clause in Book 75-Page 321 states in the event of a dissolution of a church then it reverts to the selectman of Augusta. No record was found of the North Parish Meeting House parcel going into the Virginia Harris chain-of-title.

All iron pins set are 5/8" rebar, marked with a red plastic surveyor's cap (E.S. COFFIN ENG 1922). All directions are Magnetic North 2016, derived from a compass bearing taken to the nearest 1/4 degree.



**ROAD STATUS:**

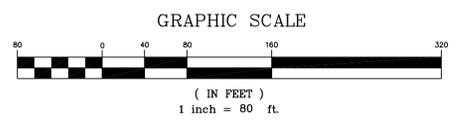
The Blair Road was originally accepted by the Town of Augusta on November 3, 1800 in Town Records 1797-1831, Page 47, as four roads (66 feet wide). An alteration in Blair Road from Riverside Drive to Riggs Brook was accepted by the City of Augusta on January 22, 1851 in Street Book 1833-Pages 81 & 82.

The beaten path rule or doctrine holds that where the traveled surface, as originally constructed and used for twenty years, is not wholly within the monumented or described right-of-way, the road's traveled way becomes the monument to its location rather than the measurements stated in the records (see King v. Town of Monmouth, 1997 ME 151 and Smith v. Dickson, 225 A.2d 631 (Me. 1967)).

Ownership adjoining the paper streets shown on Plan Reference 1 extend to the centerline of the road according to Dnscoil et al. v. Mains et al., Docket Cum-04-583, Maine Supreme Judicial Court, dated April 8, 2005, 2005 ME 52.

**PLAN REFERENCES:**

- "Plan of Riverside Drive Park, Augusta, Maine for The W.A. Hoxie Co." by Harry B. Ivers, dated December 15, 1924, recorded at Kennebec County Registry of Deeds (K.C.R.D.) in Plan Book 6- Pages 68 & 69.
- "Standard Boundary Survey for Christos Karagiannes in Augusta, Kennebec County at 569 Riverside Drive" by LaBranche Land Surveys, dated April 1999.
- "Plan of that part of Augusta, East of Kennebec River" by B.F. Chandler, dated 1840, recorded in K.C.R.D. in Plan Book 3-Page 6.
- "Maine State Highway Commission Right Of Way Map, State Highway 11, Augusta, Kennebec County, S.H.C. File No. 6-45", dated March 1950, recorded at K.C.R.D. in Plan Book 17-Page 66.



**E.S. COFFIN**  
ENGINEERING & SURVEYING  
432 Camp Road, P.O. Box 4087, Augusta, Maine 04330  
Ph: (207) 625-9473 Fax: (207) 625-9002 Toll Free: 1-800-444-9473

NO.	DATE	REVISIONS

**BOUNDARY SURVEY**  
SCALE: 1 INCH=80 FEET  
DRAWN BY: KFC  
CHECKED BY: MJG  
DATE: APRIL 21, 2016

**VIRGINIA JUNE HARRIS ESTATE  
RICHARD RHEA PURCHASE**  
LOCATION: BLAIR ROAD  
TOWN: AUGUSTA COUNTY KENNEBEC STATE: MAINE  
PROJ. NO. 2015-250

