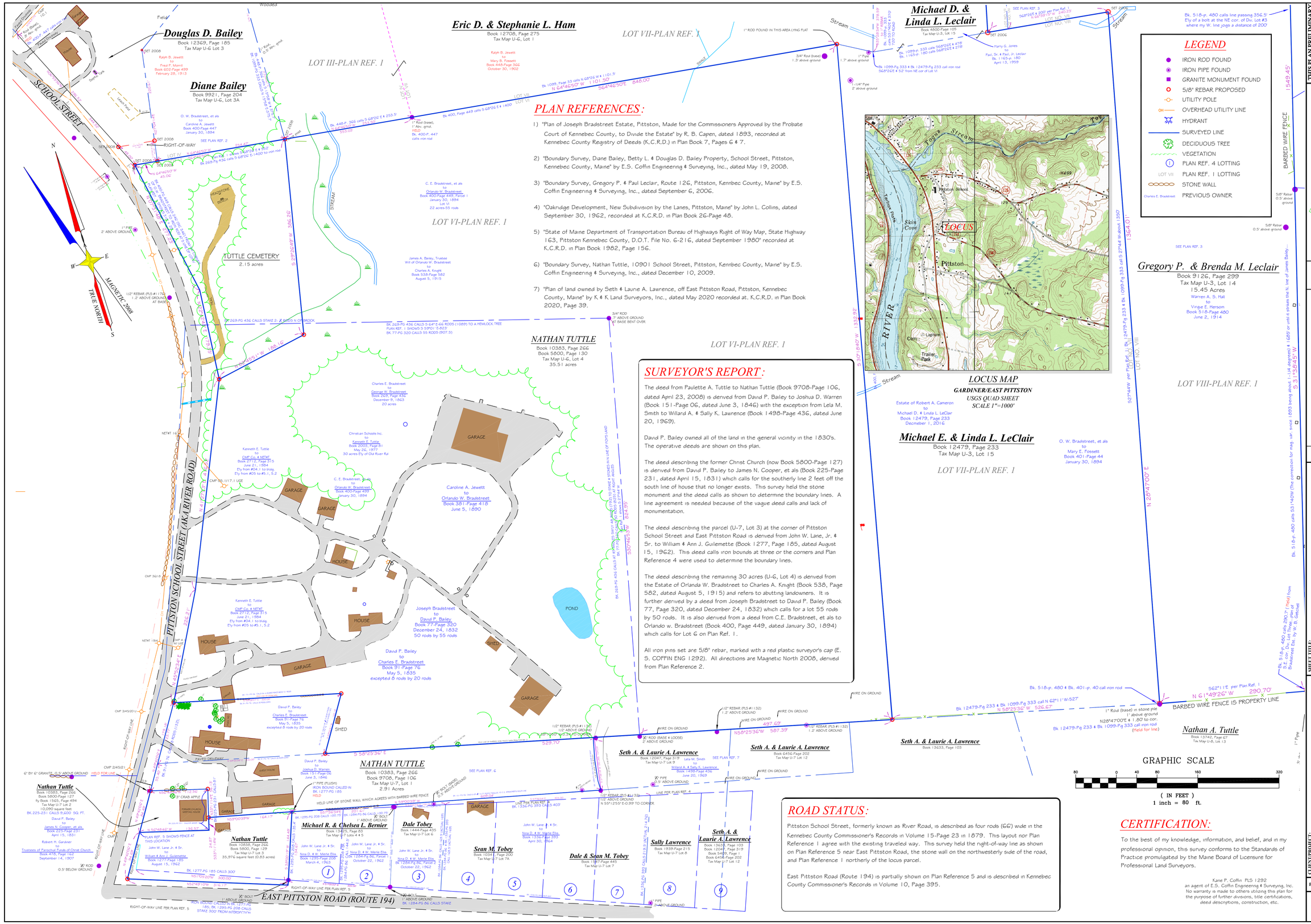

PLAN REFERENCES:

1) "Plan of Joseph Bradstreet Estate, Pittston, Made for the Commissioners Approved by the Probate Court of Kennebec County, to Divide the Estate" by R. B. Capen, dated 1893, recorded at Kennebec County Registry of Deeds (K.C.R.D.) in Plan Book 7, Pages 6 & 7.

2) "Boundary Survey, Diane Bailey, Betty L. & Douglas D. Bailey Property, School Street, Pittston, Kennebec County, Maine" by E.S. Coffin Engineering & Surveying, Inc., dated May 19, 2008.

3) "Boundary Survey, Gregory P. & Paul Leclair, Route 126, Pittston, Kennbec County, Maine" by E.S. Coffin Engineering & Surveying, Inc., dated September 6, 2006.

4) "Oakridge Development, New Subdivision by the Lanes, Pittston, Maine" by John L. Collins, dated September 30, 1962, recorded at K.C.R.D. in Plan Book 26-Page 48.

5) "State of Maine Department of Transportation Bureau of Highways Right of Way Map, State Highway 163, Pittston Kennebec County, D.O.T. File No. 6-216, dated September 1980" recorded at K.C.R.D. in Plan Book 1982, Page 156.

6) "Boundary Survey, Nathan Tuttle, 10901 School Street, Pittston, Kennbec County, Maine" by E.S. Coffin Engineering & Surveying, Inc., dated December 10, 2009.

7) "Plan of land owned by Seth & Laurie A. Lawrence, off East Pittston Road, Pittston, Kennebec County, Maine" by K & K Land Surveyors, Inc., dated May 2020 recorded at. K.C.R.D. in Plan Book 2020, Page 39.

SURVEYOR'S REPORT:

The deed from Paulette A. Tuttle to Nathan Tuttle (Book 9708-Page 106, dated April 23, 2008) is derived from David P. Bailey to Joshua D. Warren (Book 151-Page 06, dated June 3, 1846) with the exception from Lela M. Smith to Willard A. & Sally K. Lawrence (Book 1498-Page 436, dated June 20, 1969).

David P. Bailey owned all of the land in the general vicinity in the 1830's. The operative deeds are shown on this plan.

The deed describing the former Christ Church (now Book 5800-Page 127) is derived from David P. Bailey to James N. Cooper, et als (Book 225-Page 231, dated April 15, 1831) which calls for the southerly line 2 feet off the south line of house that no longer exists. This survey held the stone monument and the deed calls as shown to determine the boundary lines. A line agreement is needed because of the vague deed calls and lack of monumentation.

The deed describing the parcel (U-7, Lot 3) at the corner of Pittston School Street and East Pittston Road is derived from John W. Lane, Jr. & Sr. to William & Ann J. Guilemette (Book 1277, Page 185, dated August 15, 1962). This deed calls iron bounds at three or the corners and Plan Reference 4 were used to determine the boundary lines.

The deed describing the remaining 30 acres (U-6, Lot 4) is derived from the Estate of Orlanda W. Bradstreet to Charles A. Knight (Book 538, Page 582, dated August 5, 1915) and refers to abutting landowners. It is further derived by a deed from Joseph Bradstreet to David P. Bailey (Book 77, Page 320, dated December 24, 1832) which calls for a lot 55 rods by 50 rods. It is also derived from a deed from C.E. Bradstreet, et als to Orlando w. Bradstreet (Book 400, Page 449, dated January 30, 1894) which calls for Lot G on Plan Ref. 1.

All iron pins set are 5/8" rebar, marked with a red plastic surveyor's cap (E. S. COFFIN ENG 1292). All directions are Magnetic North 2008, derived from Plan Reference 2.

ROAD STATUS:

Pittston School Street, formerly known as River Road, is described as four rods (66') wide in the Kennebec County Commissioner's Records in Volume 15-Page 23 in 1879. This layout nor Plan Reference 1 agree with the existing traveled way. This survey held the right-of-way line as shown on Plan Reference 5 near East Pittston Road, the stone wall on the northwesterly side of the road, and Plan Reference 1 northerly of the locus parcel.

East Pittston Road (Route 194) is partially shown on Plan Reference 5 and is described in Kennebec County Commissioner's Records in Volume 10, Page 395.

LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- GRANITE MONUMENT FOUND
- 5/8" REBAR PROPOSED
- UTILITY POLE
- OVERHEAD UTILITY LINE
- HYDRANT
- SURVEYED LINE
- DECIDUOUS TREE
- VEGETATION
- PLAN REF. 4 LOTTING
- LOT VII — PLAN REF. 1 LOTTING
- STONE WALL
- Charles E. Bradstreet — PREVIOUS OWNER

CERTIFICATION:

To the best of my knowledge, information, and belief, and in my professional opinion, this survey conforms to the Standards of Practice promulgated by the Maine Board of Licensure for Professional Land Surveyors.

Kane P. Coffin PLS 1292
an agent of E.S. Coffin Engineering & Surveying, Inc.
No warranty is made to others utilizing this plan for the purpose of further divisions, title certifications, deed descriptions, construction, etc.

THIS PLAN PRELIMINARY

STATE OF MAINE — KANE P. COFFIN #1292 — PROFESSIONAL LAND SURVEYOR

E.S. COFFIN ENGINEERING & SURVEYING, INC.
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ENGINEERING SURVEYING
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REVISIONS	DATE

SHEET TITLE: BOUNDARY SURVEY

SCALE: 1 INCH=80 FEET

DRAWN BY: KPC

DATE: MAY 1, 2023

CLIENT/PROJECT: NATHAN TUTTLE

LOCATION: PITTSTON SCHOOL STREET
PITTSTON KENNEBEC MAINE

PROJ. NO. 2023-035

BS