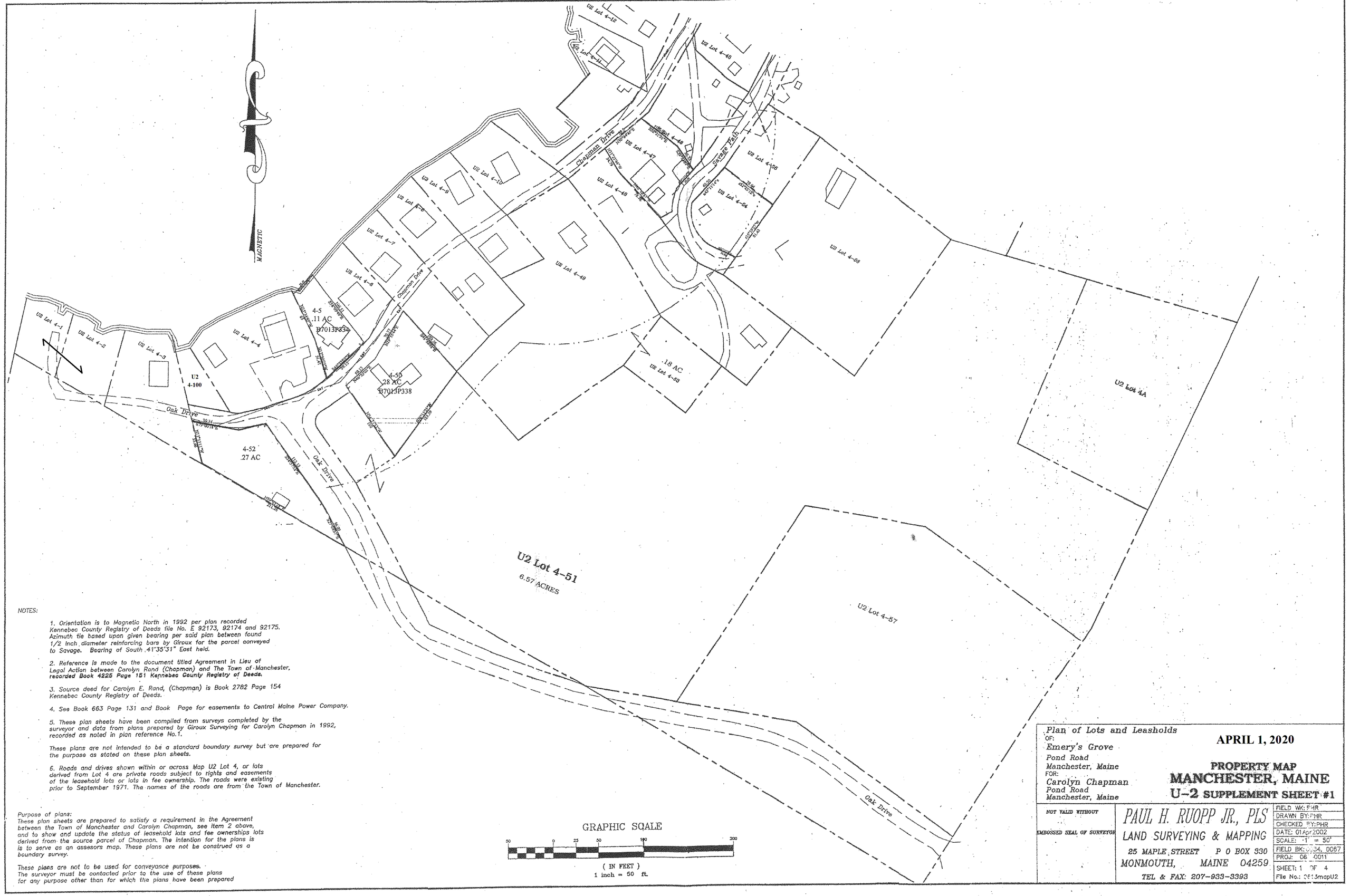

NOTES:

1. Orientation is to Magnetic North in 1992 per plan recorded Kennebec County Registry of Deeds file No. E 92173, 92174 and 92175. Azimuth tie based upon given bearing per said plan between found 1/2 inch diameter reinforcing bars by Giroux for the parcel conveyed to Savage. Bearing of South 41°35'31" East held.

2. Reference is made to the document titled Agreement in Lieu of Legal Action between Carolyn Rand (Chapman) and The Town of Manchester, **recorded Book 4225 Page 151 Kennebec County Registry of Deeds.**

3. Source deed for Carolyn E. Rand, (Chapman) is Book 2782 Page 154 Kennebec County Registry of Deeds.

4. See Book 663 Page 131 and Book Page for easements to Central Maine Power Company.

5. These plan sheets have been compiled from surveys completed by the surveyor and data from plans prepared by Giroux Surveying for Carolyn Chapman in 1992, recorded as noted in plan reference No.1.

These plans are not intended to be a standard boundary survey but are prepared for the purpose as stated on these plan sheets.

6. Roads and drives shown within or across Map U2 Lot 4, or lots derived from Lot 4 are private roads subject to rights and easements of the leasehold lots or lots in fee ownership. The roads were existing prior to September 1971. The names of the roads are from the Town of Manchester.

Purpose of plans:
These plan sheets are prepared to satisfy a requirement in the Agreement between the Town of Manchester and Carolyn Chapman, see item 2 above, and to show and update the status of leasehold lots and fee ownerships lots derived from the source parcel of Chapman. The intention for the plans is is to serve as an assessors map. These plans are not be construed as a boundary survey.

These plans are not to be used for conveyance purposes. The surveyor must be contacted prior to the use of these plans for any purpose other than for which the plans have been prepared

Plan of Lots and Leaseholds
OF:
Emery's Grove
Pond Road
Manchester, Maine
FOR:
Carolyn Chapman
Pond Road
Manchester, Maine

APRIL 1, 2020

PROPERTY MAP
MANCHESTER, MAINE
U-2 SUPPLEMENT SHEET #1

NOT VALID WITHOUT EMBOSSED SEAL OF SURVEYOR

PAUL H. RUOPP JR., PLS
LAND SURVEYING & MAPPING
25 MAPLE STREET P O BOX 330
MONMOUTH, MAINE 04259
TEL & FAX: 207-933-3393

FIELD WK: PHR	
DRAWN BY: PHR	
CHECKED BY: PHR	
DATE: 01Apr2002	
SCALE: 1" = 50'	
FIELD BK: 0034, 0067	
PROJ: 06 -0011	
SHEET: 1 OF 4	
File No.: 06113mapU2	