

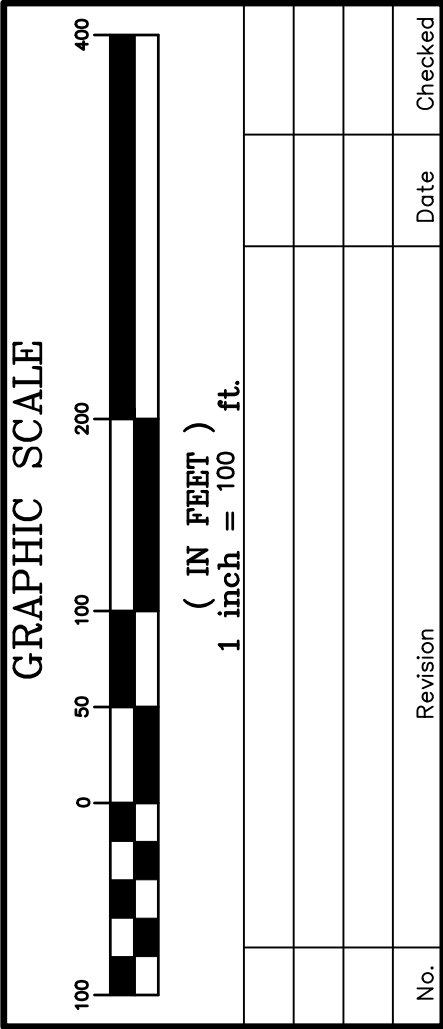
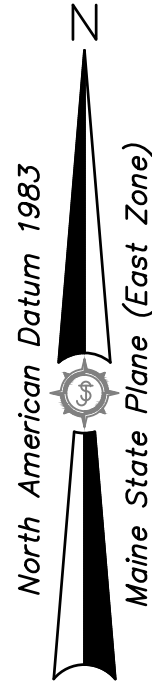
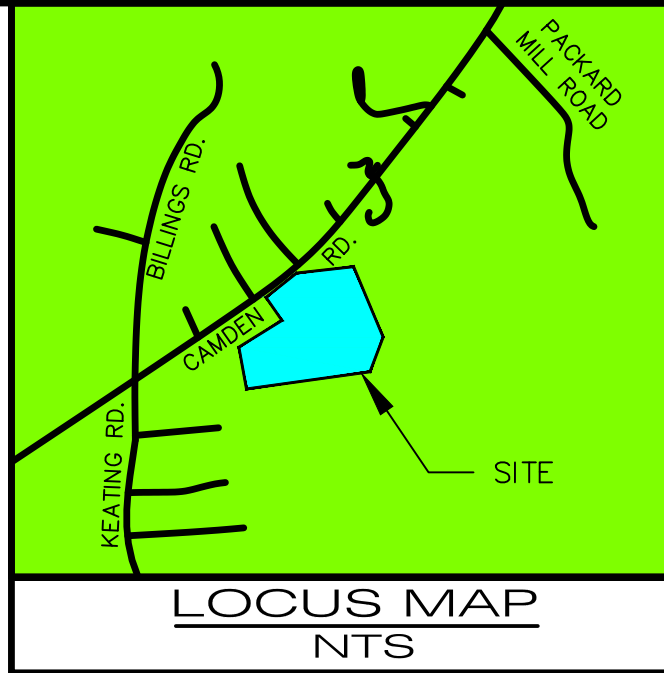
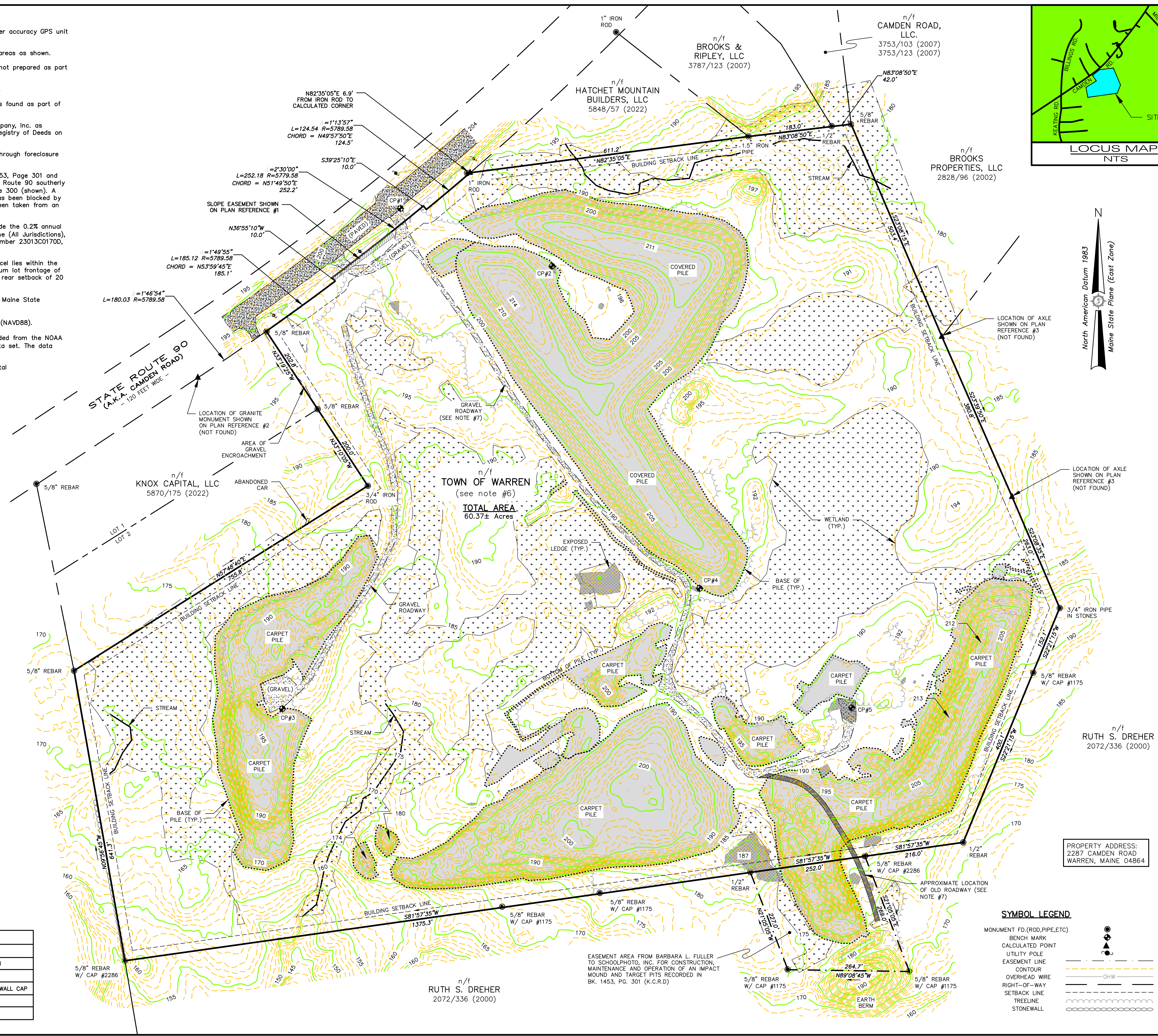
NOTES:

- This survey was conducted on the ground using a Topcon Hiper VR centimeter accuracy GPS unit in May and June of 2026.
- At the time of the survey the locus parcel was primarily wooded with open areas as shown.
- Monuments have not been set at missing corners and a written report was not prepared as part of this survey.
- Only Select utilities are shown. Underground or buried utilities are not shown.
- The right of way for Route 90 (a.k.a. Camden Road) is based on monuments found as part of this survey and on plans referenced by this plan.
- Source Deed: Robin Overlock & Susan Overlock to Steamship Navigation Company, Inc. as described in Deed Book 2189, Page 156 and recorded at the Knox County Registry of Deeds on December 31, 1997.
According to the Town Manager, the Town of Warren acquired the property through foreclosure proceedings on January 20, 2023.
- The Locus Parcel is subject to a right of way as described in Deed Book 1453, Page 301 and recorded at the Knox County Registry of Deeds. Said right of way runs from Route 90 southerly through the Parcel to the easement area described in Deed Book 1453, Page 300 (shown). A portion of the gravel roadway that was formerly used as the right of way has been blocked by carpet piles. The approximate location of that portion of the roadway has been taken from an aerial photo dated May of 1996 and shown on this plan.
- The locus parcel is in Flood Hazard Zone X, an area determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map, Knox County, Maine (All Jurisdictions), Panel 164 and Panel 170 of 925, on Map Number 23013C0164D and Map Number 23013C0170D, both with an effective date of July 6, 2016.
- According to the Land Use ordinance for the Town of Warren, the Locus Parcel lies within the Rural District. This district has a minimum lot size of 40,000 sq.ft, a minimum lot frontage of 150 feet, a minimum front yard setback of 30 feet, and a minimum side & rear setback of 20 feet.
- Horizontal coordinates refer to the North American Datum of 1983 (NAD83), Maine State Coordinate System – East Zone (1801), in US Survey Feet.
- Elevations for contours refer to the North American Vertical Datum of 1988 (NAVD88).
- Elevation values are shown in feet. Contours (1-foot intervals) were downloaded from the NOAA website and are based on the "2021–2022 USGS LIDAR: Midcoast Maine" data set. The data overall are accurate to RSMEx 3.6cm.
- Wetlands and streams shown were delineated and supplied by FB Environmental Associates of Portland, Maine.

PLAN REFERENCES:

- "State of Maine Department of Transportation Bureau of Highways Right of Way Map, State Highway '35', Warren, Knox County, Federal Aid Project No. FR-035-(3), Date: October 1979...D.O.T File No. 7-91" Sheets 2 & 3 of 5.
- "Deer Run Subdivision, Plan Revised Property of Carl Anders Van Saltza, Warren, Maine" dated Feb. 6, 1990, Revised April 22, 1991 and recorded in Cabinet 9, Sheet 69 at the K.C.R.D.
- "Standard Boundary Survey, Portion of Dr. Robert Dreher and Ruth S. Dreher Property, Packard Mill Road and Route 90, Warren, Maine: dated June 18, 1999 and prepared by Brian Smith Surveying, Inc. of Bowdoinham, Maine.
- Plan View of Land Parcel to be Transferred to 'J. Arthur Jura', Located on Route #90, Warren, Maine" dated June 1972 and prepared by Theodore Overlook, Surveyor.
- "On The Road Proposed Addition, Route 90, Warren, Maine, Site Plan, dated October 4, 1994 and prepared by Wayne A. Sainio of Warren, Maine.

CONTROL POINT COORDINATE TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP #1	176,729.34	802,793.28	203.41	MAG NAIL IN PAVED APRON
CP #2	176603.86	803,123.44	201.59	MAG NAIL IN LEDGE
CP #3	175,639.71	802,536.33	189.32	5/8" IRON REBAR WITH SEWALL CAP
CP #4	175,901.96	803,444.67	190.70	MAG NAIL IN LEDGE
CP #5	175,641.88	803,775.97	189.93	MAG NAIL IN LEDGE



SURVEY STANDARD

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEYOR LICENSED IN THE STATE OF MAINE. THE SURVEYOR HAS REVIEWED THE TECHNICAL STANDARDS CONTAINED IN CHAPTER 90, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.

JOHN ALLEN
No. 2311
PROFESSIONAL LAND SURVEYOR

DATE: 06/17/2026

REVISION: No.

CHECKED: No.

Boundary and Existing Conditions Plan

For Property of
The Town of Warren
IN
Warren, Maine
Knox County

Sewall Engineering

77 Exchange Street
Suite 401 Bangor, ME 04401
TEL 207.827.4466
www.sewall-engineers.com

Drawn by: R. PRESCOTT
Checked by: J. ALLEN
Project No.: 241379.07
Date: 06/17/2026

Prepared for: The Town of Warren
Owner Address: Town of Warren
167 Western Road
Warren, Maine 04864

Drawing Scale: 1" = 100'

SHEET NO.: 1 OF 1

DRAWING NO.: P69-93.01