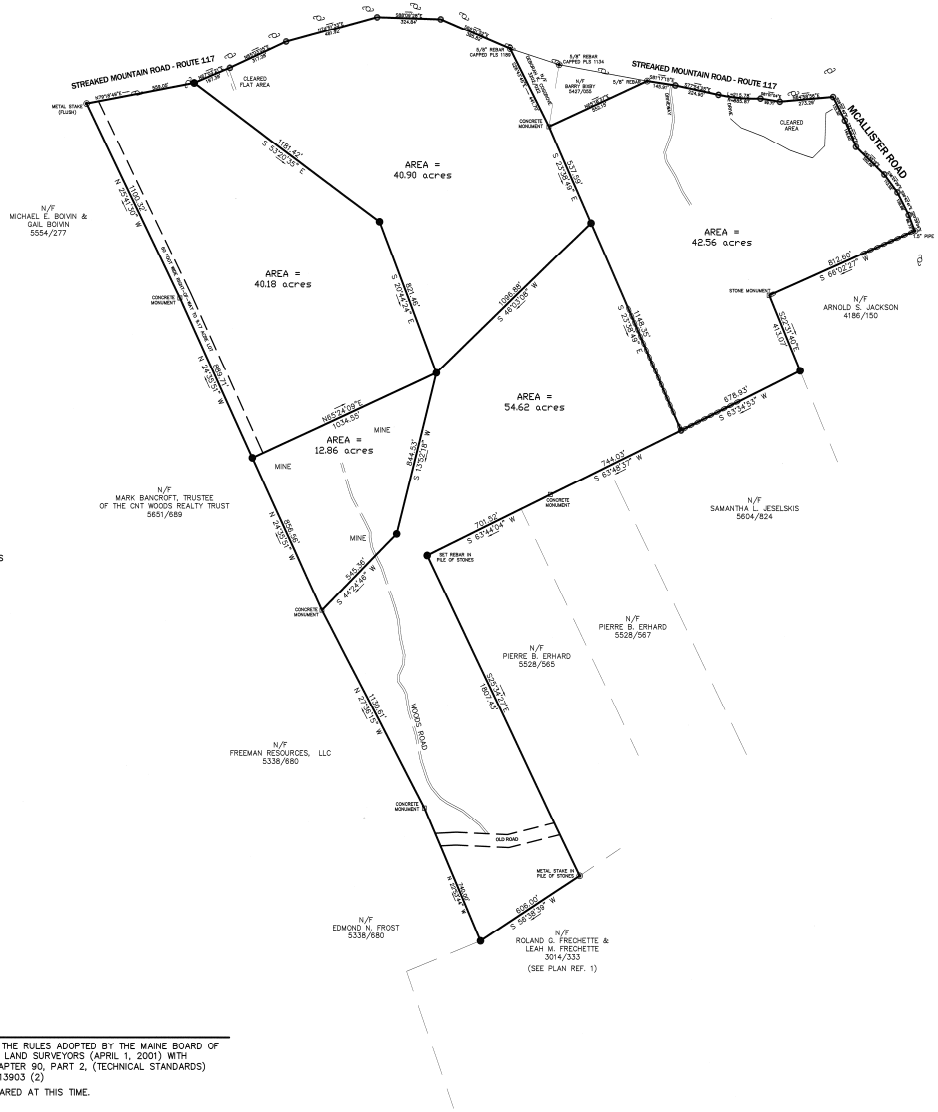

LEGEND

●	SET 5/8" DIAMETER REBAR WITH PLASTIC CAP STAMPED "KACHNOVICH PLS 2395"
⊛	FOUND ROD OR PIPE (DESC. NOTED)
4186/150	REGISTRY BOOK AND PAGE NUMBERS
———	PROPERTY LINE
N/F	NOW OR FORMERLY
— — —	APPROXIMATE BOUNDARY LINE
	UTILITY POLE
○○○○○○○○○	STONEWALL

NOTES

1. ALL BOOK AND PAGE NUMBERS REFER TO THE OXFORD COUNTY REGISTRY OF DEEDS.
2. ALL BEARINGS ARE REFERENCED TO NAD 83 MAINE STATE GRID NORTH – WEST ZONE.
3. THIS LOT IS DESIGNATED ON THE TOWN OF BUCKFIELD TAX MAP 5, BLOCK 7, AS LOTS 2, 4, 9.1, 9.2, & 9.5.
4. EXCEPTING AND RESERVING ANY RIGHT, TITLE, OR INTEREST THE STATE OR OTHERS MAY CLAIM ON THE ACTUAL ROAD LIMITS OF ROUTE 117.
5. EXCEPTING AND RESERVING ANY RIGHT, TITLE, OR INTEREST THE TOWN OR OTHERS MAY CLAIM ON THE ACTUAL ROAD LIMITS OF MCALLISTER ROAD.
6. BEFORE ANY CONVEYANCES ARE MADE USING THIS PLAN, IT IS ADVISED TO CHECK ALL LOCAL AND STATE ZONING PERTAINING TO LAND SHOWN HEREON, TO MAKE SURE NO FURTHER APPROVALS ARE NEEDED.
7. TOTAL AREA SURVEYED = 191.12 ACRES.

PLAN REFERENCES

1. A PORTION OF LAND OF ROLAND G. FRECHETTE & LEAH M. FRECHETTE – DATED SEPTEMBER 2023 – COMPILED BY KACHNOVICH LAND SURVEYING, INC. – RECORDED AT THE OXFORD COUNTY REGISTRY OF DEEDS AS PLAN #5908.
2. BUCKFIELD HEIGHTS SUBDIVISION – DATED OCTOBER 1983 – PREPARED BY DAVID E. BUKER – RECORDED AT THE OXFORD COUNTY REGISTRY OF DEEDS AS PLAN #1974.
3. PLAN OF G. E. LOT – DATED AUGUST 27, 1987 – PREPARED BY ROBERT F. BRADFORD – RECORDED AT THE OXFORD COUNTY REGISTRY OF DEEDS AS PLAN #2232.
4. PLAN OF CHURCHILL ESTATES – DATED FEBRUARY 1988 – PREPARED BY ROBERT F. BRADFORD – RECORDED AT THE OXFORD COUNTY REGISTRY OF DEEDS AS PLAN #2307.

OWNER OF RECORD
RYAN RANCH, LLC
FROM
FREEMAN RESOURCES, LLC
DATED AUGUST 25, 2023
BOOK 5772, PAGES 180–182

BOUNDARY SURVEY

PLAN FOR RYAN RANCH, LLC

MADE FOR: DOUGLAS RYAN
P.O. BOX 223
SOUTH PARIS, MAINE 04281

LOCATION: STREAKED MTN ROAD / MCALLISTER ROAD
TOWN OF BUCKFIELD
OXFORD COUNTY, MAINE

COMPILED BY:

KACHNOVICH LAND SURVEYING, INC.
328 MAIN STREET
JAY, MAINE 04239
TEL. & FAX (207) 897-2748
www.mainesurveying.com

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

RECORDING DATA

STATE OF MAINE
OXFORD COUNTY REGISTRY OF DEEDS
RECEIVED _____
AT ____ h ____ m ____ M. RECORDED IN
FILE NUMBER _____
ATTEST _____
REGISTRAR

CERTIFICATION

THIS SURVEY CONFORMS WITH THE RULES ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (APRIL 1, 2001) WITH ANY EXCEPTION TAKEN TO CHAPTER 90, PART 2, (TECHNICAL STANDARDS) NOTED HEREON. 32 MRSA 13903 (2)

1. NO WRITTEN REPORT PREPARED AT THIS TIME.

IF NO EMBOSSING SEAL IS PRESENT, PLAN IS INVALID.

TOBY J. KACHNOVICH P.L.S. #2395 _____ DATE

PROJECT NAME	RYAN–23
DATE OF SURVEY	NOV. 2023
DATE OF PLAN	DEC. 2023
DC	TD 2023

D2516