

LOCATION MAP 1" = 1/2 MILE
NOTES

- LOCUS DEED CAN BE FOUND AT THE PISCATAQUIS COUNTY REGISTRY OF DEEDS BY DURP, LLC, BY DEED DATED APRIL 29, 2025, AND RECORDED IN BOOK 3032, PAGE 82.
- MEASUREMENTS WERE CAPTURED USING ANY COMBINATION OF TOTAL STATION, LASER SCANNING, UNMANNED AERIAL SYSTEM (UAS) AERIAL SURVEY PHOTOGRAMMETRIC COMPILATION, AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS ON MARCH 11, 2024 USING TRIMBLE SURVEY EQUIPMENT AND/OR A DJI MAVIC 3E RTK UAS.
- NORTH REFERENCE, BEARINGS, AND DISTANCES AS SHOWN ARE ORIENTED TO GRID NORTH OF THE MAINE STATE PLANE COORDINATE SYSTEM, EAST ZONE, AND REFERENCES THE NORTH AMERICAN DATUM OF 1983 (NAD83 (2011 REALIZATION)).
- OWNERSHIP INFORMATION DEPICTED HEREON SHOULD BE CONSIDERED ASSUMED. OWNERS WERE IDENTIFIED USING THE TOWN OF GREENVILLE 2025 COMMITMENT BOOKS, ACQUIRED FROM WWW.GREENVILLEME.GOV
- AREA SUMMARY: UNITS 1-5 1.77 ACRES, MORE OR LESS.
UNIT 6 0.14 ACRES, MORE OR LESS.
UNIT 7 0.12 ACRES, MORE OR LESS.
UNIT 8 1.97 ACRES, MORE OR LESS.
TOTAL AREA 4.00 ACRES, MORE OR LESS.
- ABUTTER METES & BOUNDS SHOWN ARE BASED OFF OF GRID BEARINGS OBSERVED IN THE FIELD AND MAY OR MAY NOT REFLECT RECORD CALLS FROM ABUTTING DEEDS OR SURVEY PLANS UNLESS THE METE(S) & BOUND(S) ARE INDICATED TO BE RECORD BEARINGS & DISTANCES.
- ONLY IMPROVEMENTS (AND PORTIONS OF IMPROVEMENTS) POTENTIALLY BURDENING THE SUBJECT PARCEL WERE SURVEYED OR COMPILED.
- DOCUMENTS REFERENCED IN THIS PLAN REFER TO DOCUMENTS RECORDED IN THE PISCATAQUIS COUNTY REGISTRY OF DEEDS UNLESS NOTED OTHERWISE.
- WATERLINE SHOWN IS APPROXIMATE AND WAS DIGITIZED ALONG THE ICE LINE FROM A WINTER UAS FLIGHT BY MAIN-LAND.
- FIELD WORK WAS PERFORMED BY MAIN-LAND UNDER SNOW COVER CONDITIONS. MAIN-LAND MAY ADJUST PLAN AND FINDINGS IF ADDITIONAL EVIDENCE BECOMES AVAILABLE.
- NO APPARENT ENCROACHMENTS WERE OBSERVED AT TIME OF SURVEY.
- LOWER WILSON POND IS A GREAT POND. ACCORDING TO THE COLONIAL ORDINANCES OF 1647-1647, THE OWNERSHIP OF PROPERTY ALONG GREAT PONDS (>10 ACRES) EXTENDS TO THE SEASONAL NORMAL AND NATURAL LOW WATER LINE AT THE TIME OF THE ORIGINAL CONVEYANCE. APPURTENANT TO THIS OWNERSHIP ARE CERTAIN RIGHTS TO THE USE OF ADJACENT WATERS IN COMMON WITH THE PUBLIC. SINCE LOWER WILSON POND HAS BEEN DAMMED AND THE WATER LEVELS HAVE VARIED SINCE THE ORIGINAL CONVEYANCE DATAE, THE PRE-DAM LOCATION OF THE NATURAL LOW WATER LINE COULD NOT BE DETERMINED AT THE TIME OF THIS SURVEY. INSTEAD, OWNERSHIP ALONG THE LAKE HAS BEEN MONUMENTED AND DRAWN HEREON ACCORDING TO THE CURRENT DAMMED WATER LEVEL CONDITIONS. THE DISTANCE ALONG THE POND AND TOTAL LOT AREA SHOWN ON THIS PLAN IS THE SURVEY LOCATION OF THE APPARENT HIGH WATER LINE BASED ON VISUAL EVIDENCE OF VEGETATION, WATER STAINING, AND SCOURING.

PLAN REFERENCES

- LOT PLAN, DATED JUNE 1986, SURVEYED BY FORREST WHITMAN, AND RECORDED IN PLAN BOOK H, PAGE 111 ON JUNE 18, 1986.
- "PLAN SHOWING RT/WAY", DATED AUGUST 1982, SURVEYED BY FORREST WHITMAN, AND RECORDED IN PLAN BOOK G, PAGE 114 ON FEBUARY 9, 1982.
- "ALTA/ACSM LAND TITLE SURVEY", DATED JANUARY 2008, SURVEYED BY GSV SURVEYING & LAND SERVICES, INC., AND RECORDED IN PLAN BOOK 2010, PAGE 29 ON JUNE 16, 2010.

LEGEND

- EXISTING IRON PIPE, ROD, OR REBAR, AS NOTED
- 5/8 REBAR CAPPED, "PLS 2576"
- UTILITY POLE
- OVERHEAD UTILITY
- BOUNDARY LINE (SURVEYED)
- PROPOSED CONDO LINES (SURVEYED)
- ABUTTING BOUNDARY LINES (APPROX.)
- EASEMENT LINE
- DEED DISTANCES (100'±)
- EDGE OF GRAVEL
- WIRE FENCE
- WOODEN FENCE
- APPROXIMATE SEPTIC TANK
- LCE LIMITED COMMON ELEMENT
- CE COMMON ELEMENT
- ① UNIT NUMBER
- A LOT CORNERS (TIE LINE START POINT)
- 10 BUILDING CORNER (TIE LINE END POINT)

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED DURING A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF THE MAINE BOARD OF PROFESSIONAL SURVEYORS STANDARDS OF PRACTICE AND TECHNICAL STANDARDS CONTAINED IN CHAPTER 90, PARTS 1& 2 (02-360-90). THIS SURVEY AND THE RESULTS PLOTTED ON THIS ORIGINAL 24" X 36" PLAN WERE PREPARED IN ACCORDANCE WITH THE CHAPTER 90 STANDARDS OF PRACTICE EFFECTIVE ON THE "SURVEY DATE" INDICATED HEREON. CERTIFIED ORIGINALS ARE WET STAMPED AND SIGNED IN BLUE INK. ANY OTHER CERTIFICATION MEANS LIKELY INDICATED A NON-ORIGINAL DOCUMENT CONTAINING ALTERATIONS FROM THE ORIGINAL SURVEY.

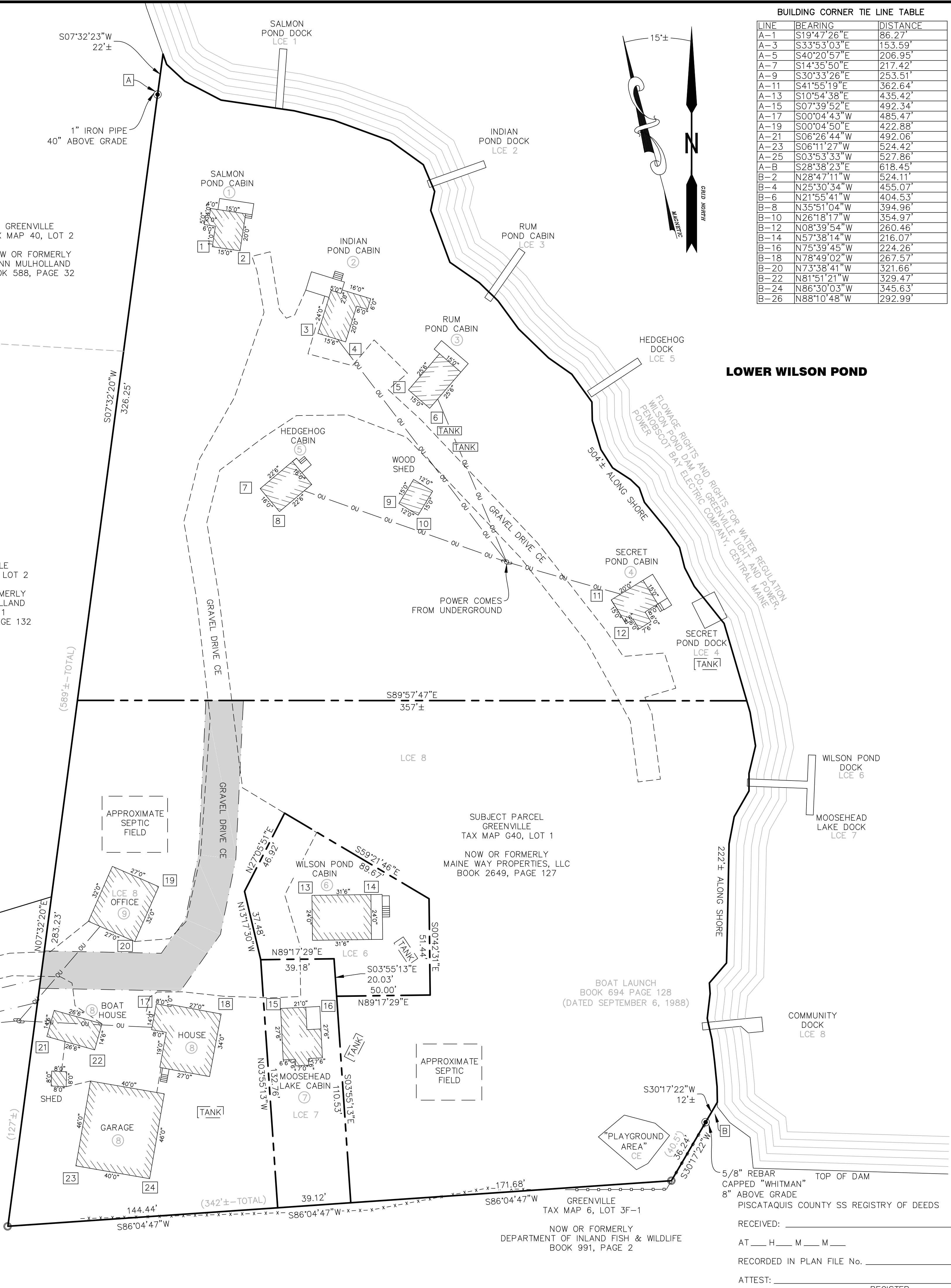
LEVI K. LADD, PLS #2576
182A MOOSEHEAD TRAIL
NEWPORT, ME, 04953

4/14/2025
DATED

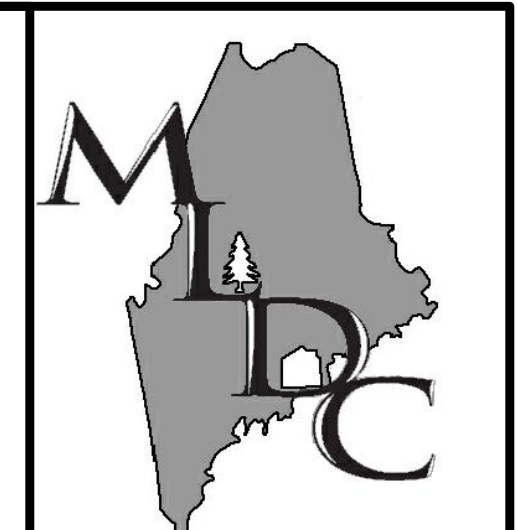
GREENVILLE
TAX MAP 40, LOT 2
NOW OR FORMERLY
LYNN MULHOLLAND
BOOK 588, PAGE 32

GREENVILLE
TAX MAP 40, LOT 2
NOW OR FORMERLY
LYNN MULHOLLAND
PARCEL 1
BOOK 586, PAGE 132

GREENVILLE
TAX MAP 6, LOT 3F-1
NOW OR FORMERLY
DEPARTMENT OF INLAND
FISH & WILDLIFE
BOOK 991, PAGE 2



BUILDING CORNER TIE LINE TABLE		
LINE	BEARING	DISTANCE
A-1	S19°47'26"E	86.27'
A-3	S33°53'03"E	153.59'
A-5	S40°20'57"E	206.95'
A-7	S14°35'50"E	217.42'
A-9	S30°33'26"E	253.51'
A-11	S41°55'19"E	362.64'
A-13	S10°54'38"E	435.42'
A-15	S07°39'52"E	492.34'
A-17	S00°04'43"W	485.47'
A-19	S00°04'50"E	422.88'
A-21	S06°26'44"W	492.06'
A-23	S06°11'27"W	524.42'
A-25	S03°53'33"W	527.86'
A-B	S28°38'23"E	618.45'
B-2	N28°47'11"W	524.11'
B-4	N25°30'34"W	455.07'
B-6	N21°55'41"W	404.53'
B-8	N35°51'04"W	394.96'
B-10	N26°18'17"W	354.97'
B-12	N08°39'54"W	260.46'
B-14	N57°38'14"W	216.07'
B-16	N75°39'45"W	224.26'
B-18	N78°49'02"W	267.57'
B-20	N73°38'41"W	321.66'
B-22	N81°51'21"W	329.47'
B-24	N86°30'03"W	345.63'
B-26	N88°10'48"W	292.99'



MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
182A MOOSEHEAD TRAIL NEWPORT, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

CONDOMINIUM PLAN

WILSON POND CONDOMINIUMS

15 WILSON POND RD, TOWN OF GREENVILLE, COUNTY OF PISCATAQUIS, STATE OF MAINE

OWNER OF RECORD

DURP, LLC

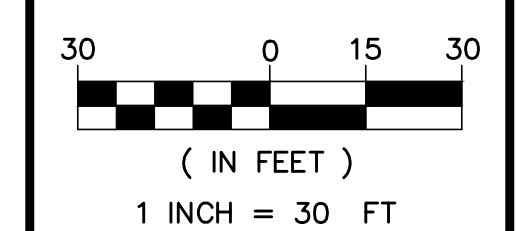
C/O SCOTT DUREPO
PO BOX 883,
CUMBERLAND, ME, 04021

MADE FOR

DURP, LLC

C/O SCOTT DUREPO
PO BOX 883,
CUMBERLAND, ME, 04021

DRAWING SCALE:



REVISION NOTES:

PROJ. MGR: LKL
DRAWN BY: DCL
CHECKED BY: LKL
REVISION NO: N/A
SURVEY DATE: 2025-03-11
SUBMISSION DATE: 2025-05-21
SUBMITTED FOR: FINAL

BOUNDARY RETRACEMENT SURVEY & CONDOMINIUM LAYOUT

SEAL:

DRAFT

RECEIVED: _____
AT ____ H ____ M ____
RECORDED IN PLAN FILE NO. _____
ATTEST: _____
REGISTER

LEVI K. LADD PLS #2576
DRAWING NO.
S1.1
MLDC NO. 25-066 1 OF 1