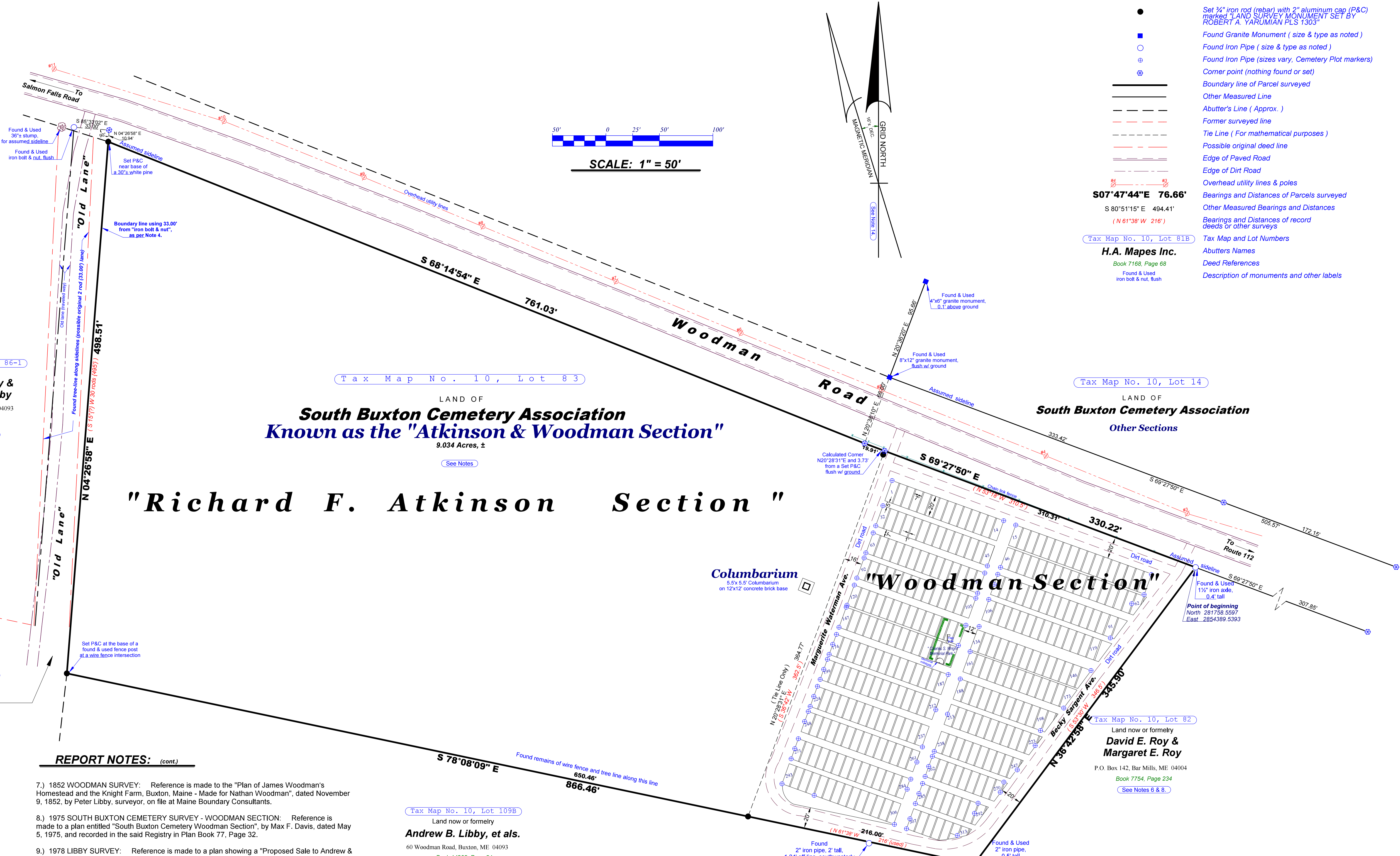


**LOCATION MAP:**  
Scale 1" = 500' ±



**SYMBOLS:**

- Set 1/2" iron rod (rebar) with 2" aluminum cap (P&C) marked LAND SURVEY MONUMENT SET BY ROBERT A. YARUMIAN PLS 1303
- Found Granite Monument (size & type as noted)
- Found Iron Pipe (size & type as noted)
- ⊙ Found Iron Pipe (sizes vary, Cemetery Plot markers)
- ⊕ Corner point (nothing found or set)
- Boundary line of Parcel surveyed
- - - Other Measured Line
- · - Abutter's Line (Approx. )
- · - Former surveyed line
- · - Tie Line ( For mathematical purposes )
- · - Possible original deed line
- · - Edge of Paved Road
- · - Edge of Dirt Road
- · - Overhead utility lines & poles
- Bearings and Distances of Parcels surveyed
- Other Measured Bearings and Distances
- Bearings and Distances of record deeds or other surveys
- Tax Map No. 10, Lot 81B
- H.A. Mapes Inc.
- Book 7168, Page 68
- Found & Used iron bolt & nut, flush
- Description of monuments and other labels

**REPORT NOTES:**

1.) PURPOSE: The purpose of this survey is to provide a boundary survey of the South Buxton Cemetery Association property, located along the southerly side of Woodman Road, so-called, known as the "Woodman Section" and was determined to be 9.034 acres.±. This survey also shows the Charles S. Wright Memorial Section (within the Woodman Section) and the layout of the plots.

2.) DEED REFERENCE: Record ownership of the parcel of land surveyed can be found in the deed of Alma H. Pinkham to South Buxton Cemetery Association, dated August 7, 1945, and recorded in the York County Registry of Deeds in Book 1052, Page 209.

3.) WOODMAN ROAD: Woodman Road, formerly known as Usher's Bridge Road, so-called, was laid out and accepted by the York County Commissioners in April 1808, found in their records in Volume 14, Page 287, as a 66.00' wide road. The found monuments (iron pipes, large trees or stumps, and granite monument) were used to determine an assumed sideline.

4.) BOUNDARY LINE ALONG OLD LANE: The creation of the boundary line between the parcel of land surveyed and the land now or formerly of Andrew B. Libby and Charlene E. Libby (Book 3149, Page 134) was not determined as a result of this survey; however, this boundary line is shown on the 1852 WOODMAN SURVEY referenced herein below. The said boundary line is the easterly sideline of a two (2) rods (33 feet) wide lane. To determine the location of this line, the "Found & Used iron bolt & nut, flush" was held for the westerly sideline of the lane, and the width of two rods, or 33 feet, was used with the intersection of a line from a "Set P&C at the base of a found & used fence post at a wire fence intersection." The said iron bolt seems to agree with the 1978 LIBBY SURVEY reference herein below, as to the location of this line. A possible conflict may exist, thus also shown as a result of this survey, is the "Found tree-line along sidelines (possible original 2 rod (33.00') lane)".

5.) SOUTHERLY BOUNDARY LINE: The creation of the southerly boundary line of the parcel surveyed along the land now or formerly of Andrew B. Libby et als. (Book 14265, Page 54) was not determined as a result of this survey. This line was determined by using the said "Found & Used 2" iron pipe" at the southeasterly corner and the "Found & Used 1 1/2" iron axle" at the northeasterly corner, and is as shown on the 1975 SOUTH BUXTON CEMETERY SURVEY-WOODMAN SECTION, referenced herein below, as shown on the 1975 SOUTH BUXTON CEMETERY SURVEY.

**REPORT NOTES: (cont.)**

7.) 1852 WOODMAN SURVEY: Reference is made to the "Plan of James Woodman's Homestead and the Knight Farm, Buxton, Maine - Made for Nathan Woodman", dated November 9, 1852, by Peter Libby, surveyor, on file at Maine Boundary Consultants.

8.) 1975 SOUTH BUXTON CEMETERY SURVEY - WOODMAN SECTION: Reference is made to a plan entitled "South Buxton Cemetery Woodman Section", by Max F. Davis, dated May 5, 1975, and recorded in the said Registry in Plan Book 77, Page 32.

9.) 1978 LIBBY SURVEY: Reference is made to a plan showing a "Proposed Sale to Andrew & Charlene Libby", by Glenn R. Foye, RLS 108, apparently dated 1978, on file at Maine Boundary Consultants.

10.) 1994 H.A. MAPES, INC.: Reference is made to the "Plan showing a Standard Boundary Survey for H. A. Mapes, Inc.", dated June 8, 1994, by Dana A. Libby, PLS 1350, unrecorded.

11.) 1995 TORY HILL CHURCH SURVEY: Reference is made to the "Standard Boundary & Topographical Survey for Tory Hill Congregational Church", dated March 17, 1995, by Robert A. Yarumian II, PLS 1303, unrecorded, on file at Maine Boundary Consultants.

12.) 1995 SMITH SURVEY: Reference is made to the "Standard Boundary for Ansel E. Smith & Gertrude I. Smith", dated May 4, 1995, and revised August 30, 1995, by Robert A. Yarumian II, PLS 1303, unrecorded, on file at Maine Boundary Consultants.

13.) METHOD: The method of the survey work used to determine the boundaries of the property surveyed was done by using a Leica TPS 1200 Robotic total station instrument survey for all points.

14.) BASIS OF BEARING: The basis of bearing for this survey is GRID NORTH determined by locating MDOT control points "9493-30" and "9493-31", on the west side of Route 202/4, with a Leica Robotic Total Station. The coordinate for "9493-30" is NORTH 281038.0108, EAST 2854553.5660. A tie line from this point, to the "Found & Used 1 1/2" iron axle" at the northeasterly corner of the parcel of land surveyed labeled as "Point of Beginning" (at a coordinate of NORTH 281758.5597, EAST 2854389.5393) is N 12°49'27.6" W and 738.983 feet. The observed 2006 magnetic Meridian, determined by hand compass, was found to be 16°00± west of Grid North.

15.) WOODMAN SECTION: The Woodman Section was laid out and based on the 1975 SOUTH BUXTON CEMETERY SURVEY referenced herein above. During this survey, iron pipes were located at certain plot corners, and are shown on this Survey. Apparently, only a few of these iron pipes were set based on the said 1975 SOUTH BUXTON CEMETERY SURVEY, and the majority were set at a later date. As a result, some of the plots don't match the 1975 SOUTH BUXTON CEMETERY SURVEY, so the plots have been adjusted on this survey to fit the location of the found iron pipes. Measurements between the iron pipes and plots can be provided upon request.

Tax Map No. 10, Lot 109B  
Land now or formerly  
**Andrew B. Libby, et als.**  
60 Woodman Road, Buxton, ME 04093  
Book 14265, Page 54  
See also Book 4996, Page 78  
See Notes 5 & 12.

Tax Map No. 10, Lot 81B  
Land now or formerly  
**H.A. Mapes Inc.**  
P.O. Box 157, Springvale, ME 04083  
Book 7168, Page 68  
See Note 8.

Tax Map No. 10, Lot 82  
Land now or formerly  
**David E. Roy & Margaret E. Roy**  
P.O. Box 142, Bar Mills, ME 04004  
Book 7754, Page 234  
See Notes 6 & 8.

**REVISION NOTES: December 13, 2022**

This Map was revised on December 13, 2022, to show the location of the Columbarium, and to name the westerly section the "Richard F. Atkinson Section". The former Woodman Section of the South Buxton Cemetery contains two sections: the Woodman Section and the Richard F Atkinson Section.

THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, RULES, OF APRIL 2001, CHAPTER 90, "STANDARDS OF PRACTICE."

ROBERT A. YARUMIAN II, PLS 1303 DATE

**BOUNDARY SURVEY MAP**

For  
**South Buxton Cemetery Association**  
(MAILING ADDRESS: c/o Richard (Senaj) Atkinson, President, P.O. Box 405, Bar Mills, ME 04004-0405)

Of the  
**"Woodman and Richard F Atkinson Sections"**  
And showing the  
**Columbarium and the Charles S Wright Memorial"**  
Located along the southerly side of  
**Woodman Road**  
In the  
**Town of Buxton, County of York,  
State of Maine**  
BY  
**MAINE BOUNDARY CONSULTANTS**  
**ROBERT A. YARUMIAN II, PLS**  
*Professional Land Surveyor*  
MODERATION CENTER, 8 RIVER ROAD, ROUTE 112, P.O. BOX 67,  
BUXTON, MAINE 04093-0067  
December 13, 2022 Revision 207-727-5359  
May 11, 2006 **Scale 1" = 50'**