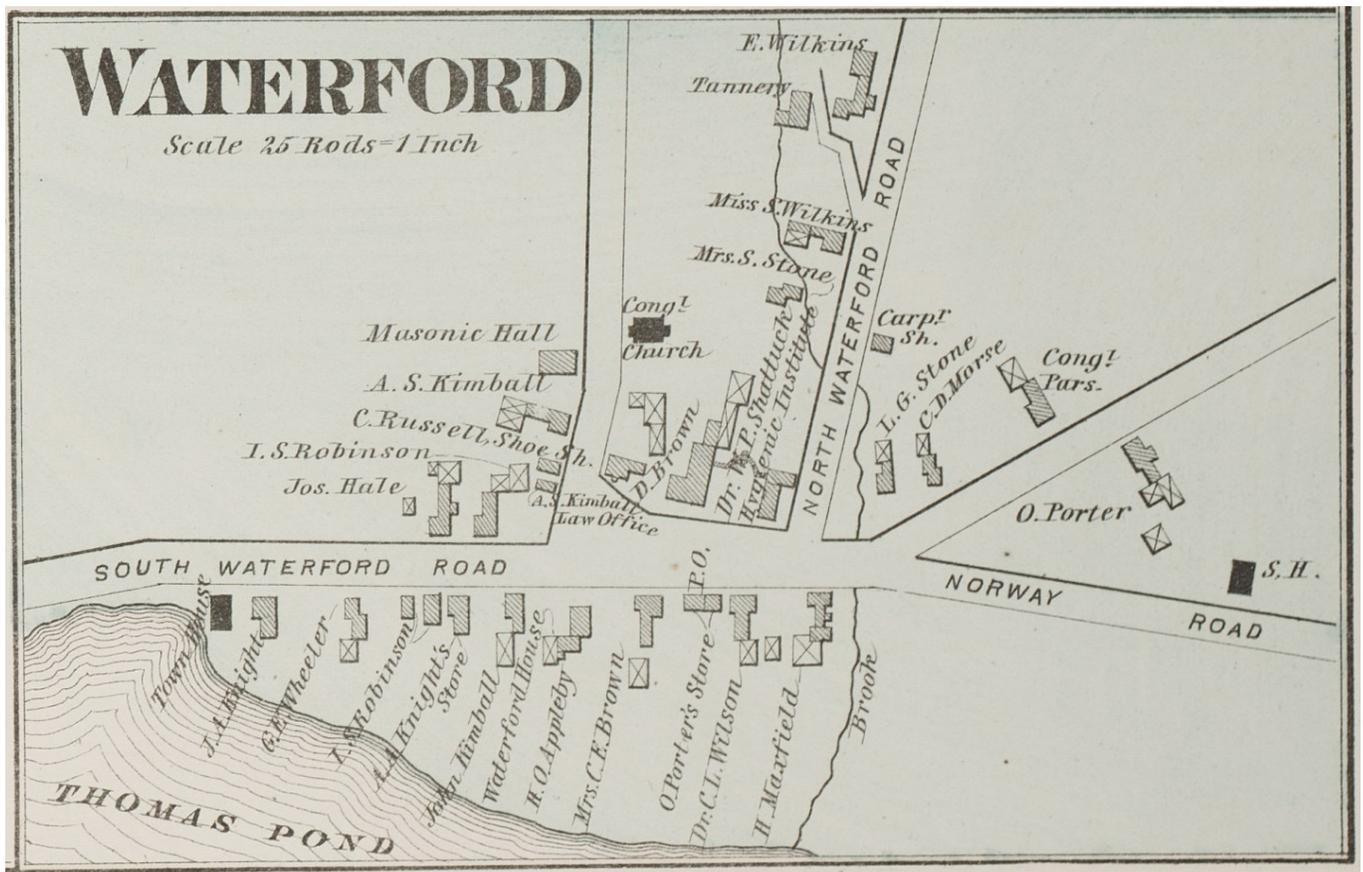


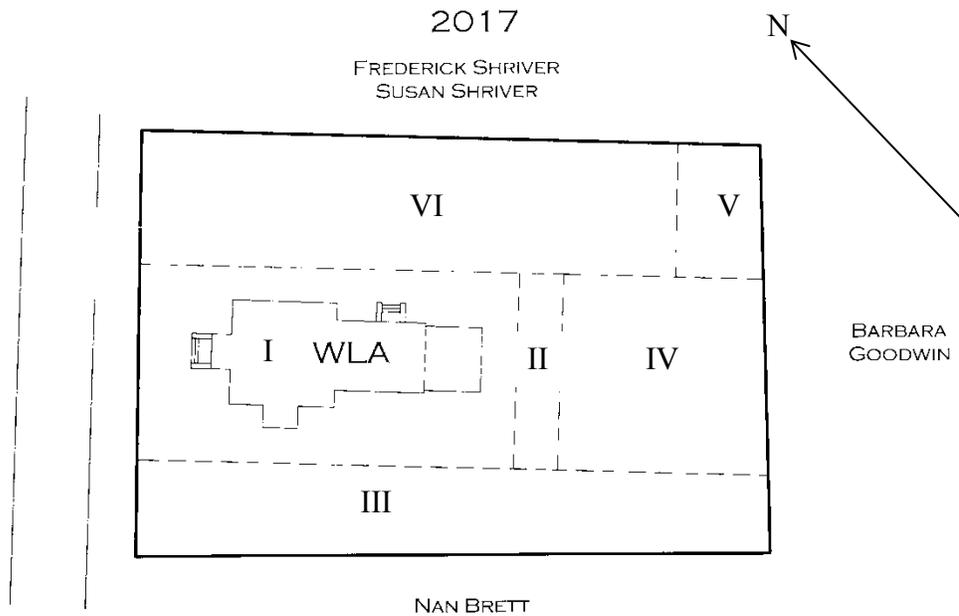
# BELL LAND SERVICES, INC.

83 BELL ROAD WATERFORD, MAINE 04088  
PH: (207) 583-2622

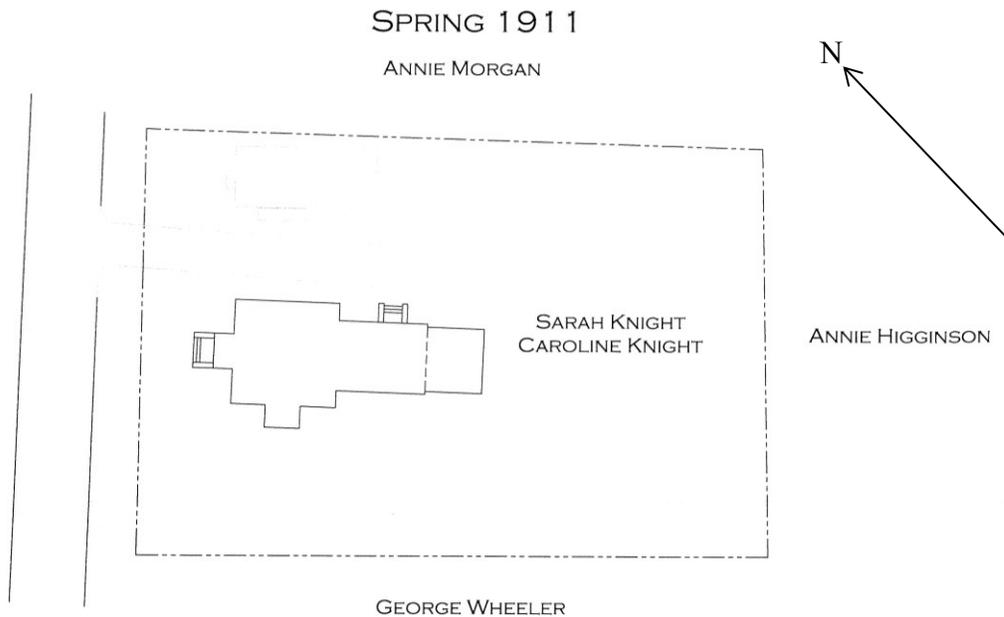
SURVEYOR'S REPORT  
FOR THE  
WATERFORD LIBRARY ASSOCIATION  
MARCH 29, 2017



1880 Oxford County Atlas



The Waterford Library Association (WLA) property is a compilation of six individual properties as shown on the above sketch. Much of the challenge of this survey was determining where these properties were and their approximate dimensions.

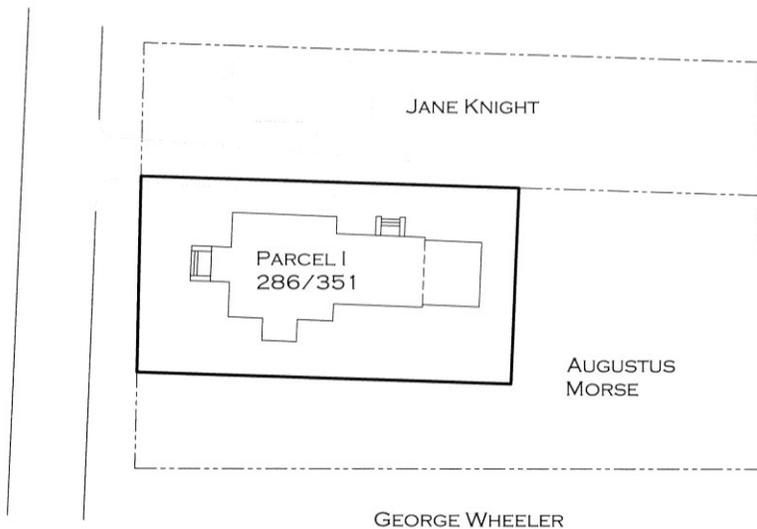


This is the way the boundaries of the lot looked in early 1911. The property would have included the Knight store on the northeasterly side of the lot (abutting Annie Morgan), which was owned and operated by Sarah and Carrie Knight. According to the *Waterford, Maine 1875-1976* the store hosted a lending library under the name of “The Ladies Library Association of Waterford”. When more room was needed for books “...the Knight sisters started to build a stone building on the front of their lot, but both died only a few weeks apart in August of 1911.”

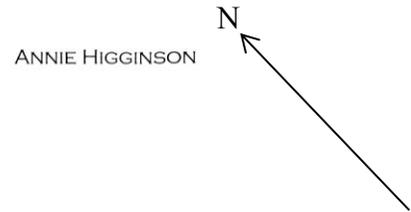
This lot would have also contained a cottage previously owned by Cornelia Collamore, located near the southerly corner of the lot.

FALL 1911

ANNIE MORGAN



NOTE: Deeds are referred by the book/page of the deed as recorded in the Oxford County Registry of Deeds, e.g. 286/351.

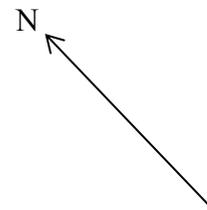
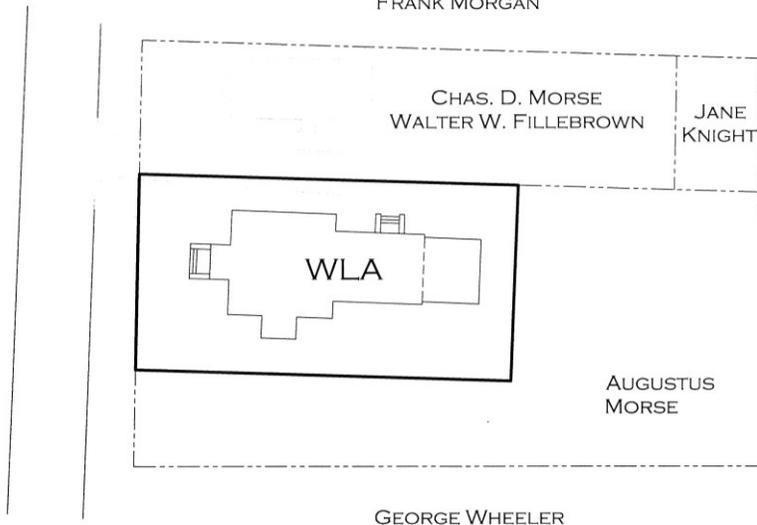


Carrie Knight died first and left her share of ownership to Sarah. When Sarah died, she bequeathed the lot to the Waterford Library Association (Parcel I, 286/351), the lot to Augustus Morse, and the remainder (including the store and property) to her sister Jane.

The description of this original parcel included the building and "...the land on which it stands together with a space of ten feet around it, except on the street end." Since according to the aforementioned reference to the Knight sisters having started the stone building prior to their death, it seems safe to assume the building referenced in the deed is substantially the same as the building in existence today.

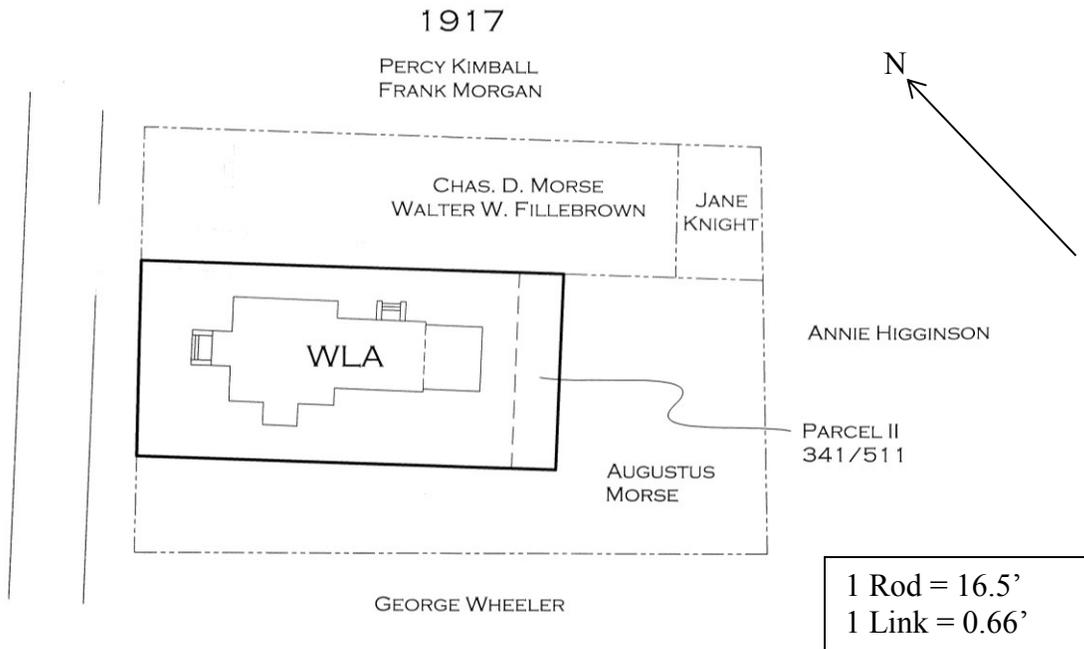
1915

PERCY KIMBALL  
FRANK MORGAN

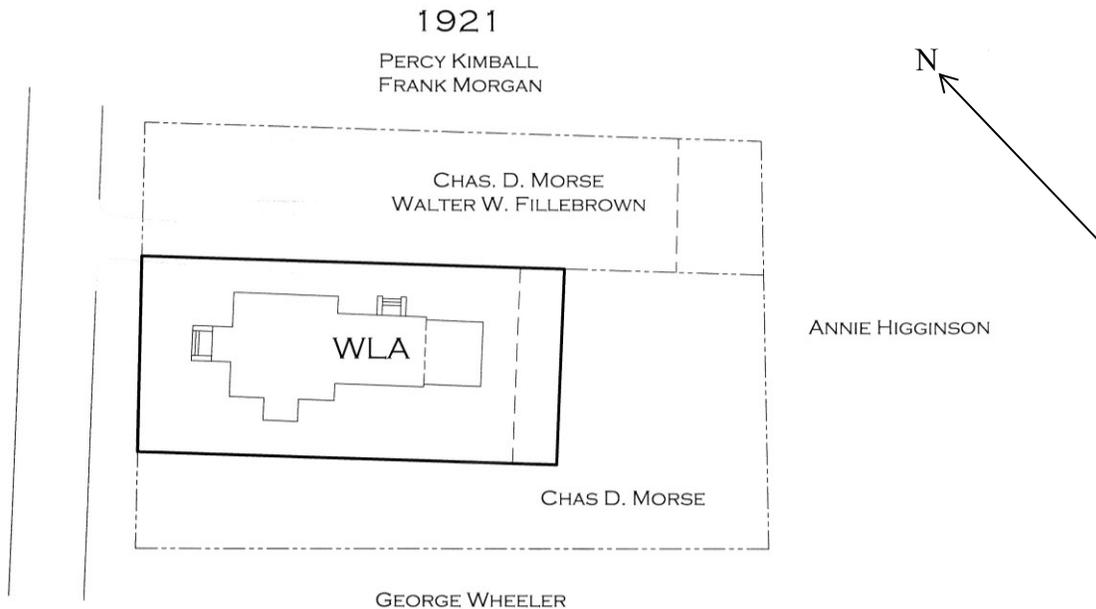


ANNIE HIGGINSON

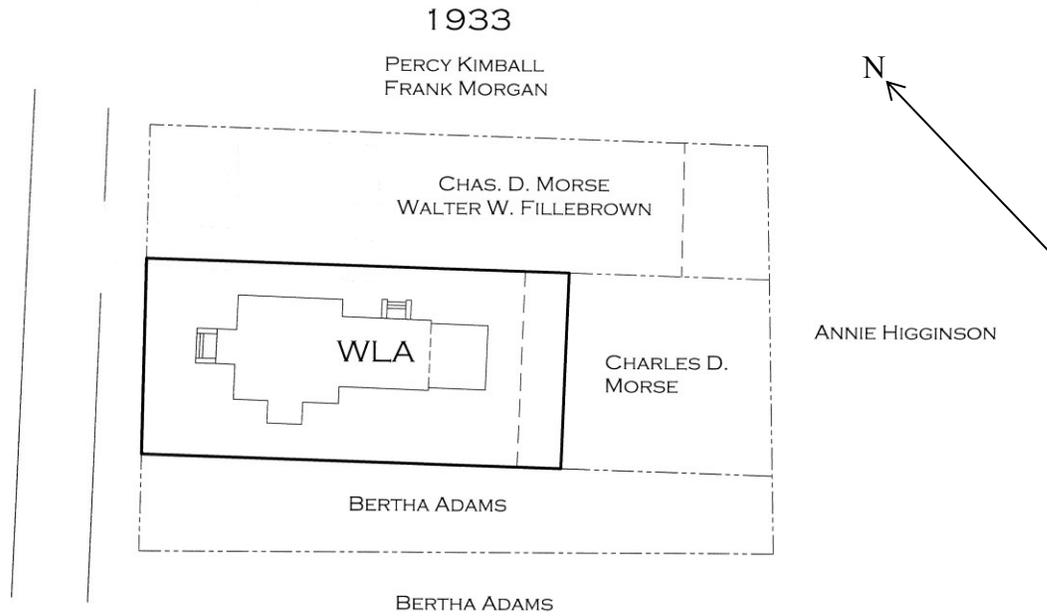
In June, 1915, Jane Knight deeded the store and lot to Charles Morse and Walter Fillebrown (330/477), but retained the small lot in the easterly corner.



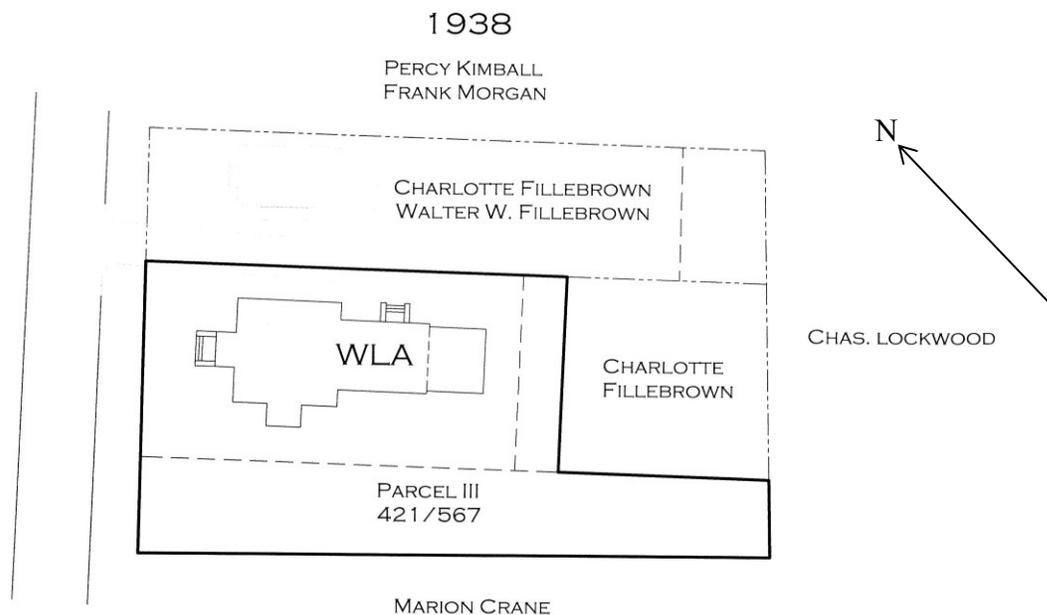
The second parcel deeded to the WLA was from Augustus Morse in September of 1917 (Parcel II, 341/511). It was a small piece added to the back of the WLA lot that was 19 links deep, by 2 rods and 8 links wide (the width of the library lot). This was a small piece of the parcel left to Augustus Morse by Sarah Knight in her will which was described as being the remainder of the “Cornelia Collamore Cottage lot...except what has herein been devised to the Waterford Library Association.”



In January, 1921 Jane Knight deeded the remaining portion of the store property to Chas. Morse and Walter Fillebrown (358/93). In the fall of 1921, Augustus Morse died and his heirs sold the “Cornelia Collamore cottage lot” to Charles Morse for \$333.32.

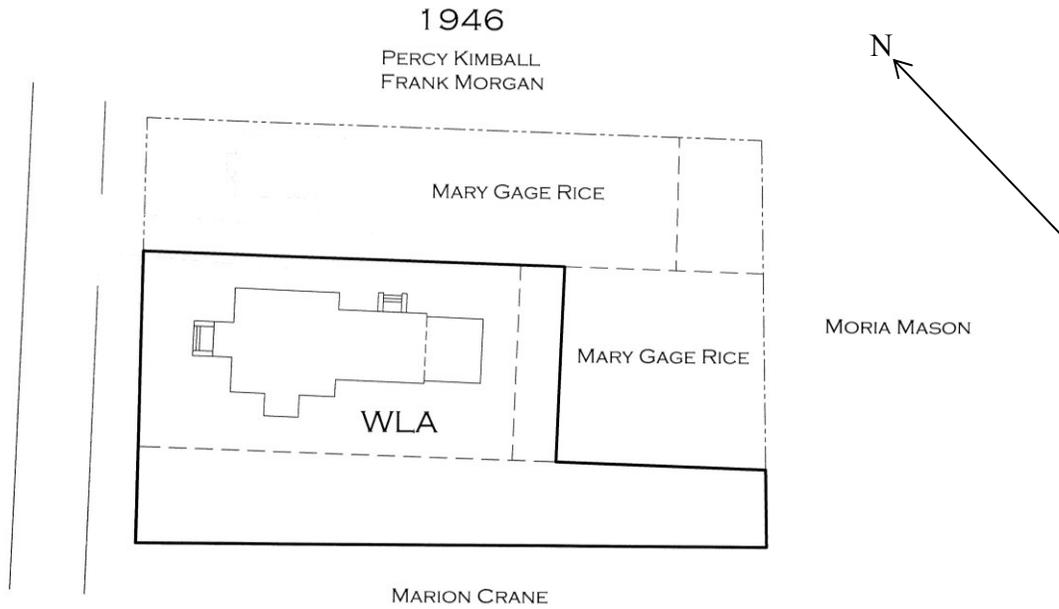


In 1933 Charles Morse sold a strip of land to Bertha Adams (405/254), who was an abutter at that time having acquired the former George Wheeler lot (now Nan Brett).

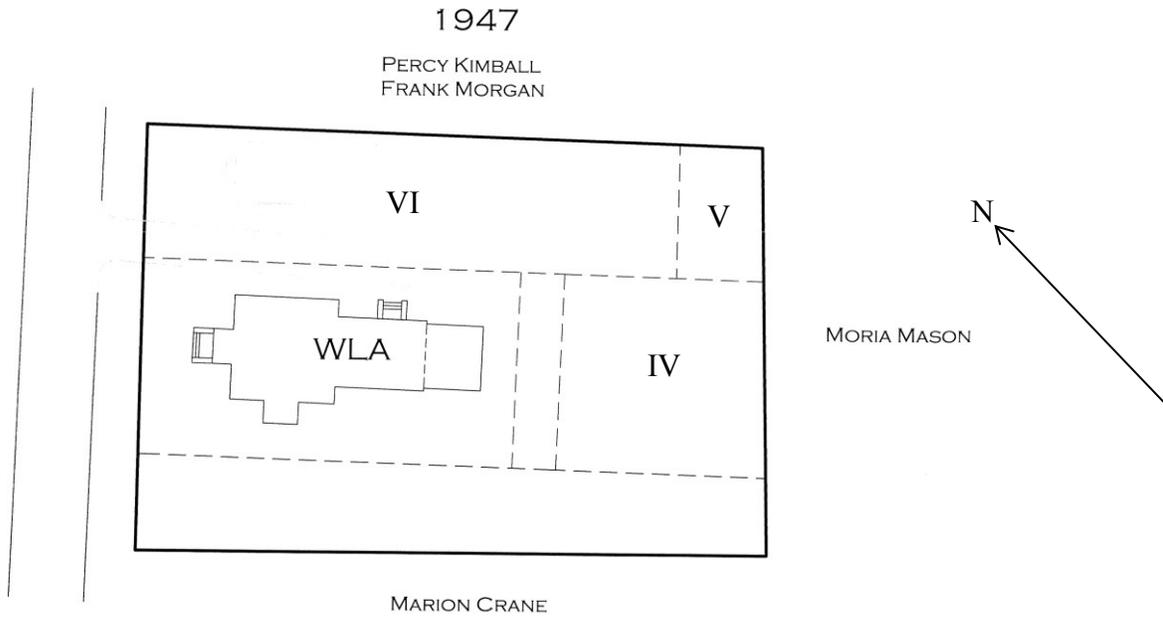


In 1937 the Knight store burned, heavily damaging the library and destroying a cottage behind the library belonging to Bertha Adams. Neither the store nor the cottage was rebuilt. Subsequently, the third parcel deeded to the WLA was from Bertha Adams in May of 1938 (Parcel III, 421/567), in which the deed states "...made possible through the generosity of Mabel Gage."

Charles Morse died in July, 1937, and his daughter Charlotte Fillebrown inherited the remainder of the "Cornelia Collamore cottage lot" as well as Charles's share in the former Knight store property.



In December, 1946, Charlotte deeded the remainder of the “Cornelia Collamore cottage lot” to Mary Gage Rice (488/238). On the same day she and Walter Fillebrown also deeded to Mary Gage Rice (477/415 & 417) their respective interests in the two store properties acquired from Jane Knight.



In September, 1947, Mary Gage Rice deeded parcels IV, V, VI to the WLA (478/472), creating the lot as it exists today.