

CARL B. ERICKSON

v.

TRACY B. AHLHOLM et al.

Submitted on Briefs May 27, 2004

Decided July 2, 2004

Panel: SAUFLEY, C.J., and CLIFFORD, RUDMAN, DANA, ALEXANDER,
CALKINS, and LEVY, JJ.

MEMORANDUM OF DECISION

Tracy and Lucinda Ahlholm appeal from a judgment entered in the Superior Court (Lincoln County, *Atwood, J.*) in favor of Carl Erickson, in which the court declared the course of a disputed road and awarded Erickson nominal trespass damages. We conclude, contrary to the Ahlholms' contentions, that the court's judgment articulately addressed the applicable facts and law, and that the court did not err by finding that (1) the course of Parcel A proceeds in a nearly straight path from the Manktown Road in an easterly direction to the Waldoboro/Warren town line, *see Markley v. Semle*, 1998 ME 145, ¶ 4, 713 A.2d 945, 946-47; (2) the Ahlholms failed to prove the existence of a prescriptive easement from Parcel A to

the Tolman Lot, *see Eaton v. Town of Wells*, 2000 ME 176, ¶ 33, 760 A.2d 232, 244; and (3) the Ahlholms trespassed on Erickson's property when accessing the Tolman Lot, *see Hayes v. Bushey*, 160 Me. 14, 16-17, 196 A.2d 823, 824-25 (1964).

The entry is:

Judgment affirmed.

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