

FOR REGISTRY USE ONLY

REMAINING UNLEASED LAND
CONTAINING APPROX. 37 ACRES

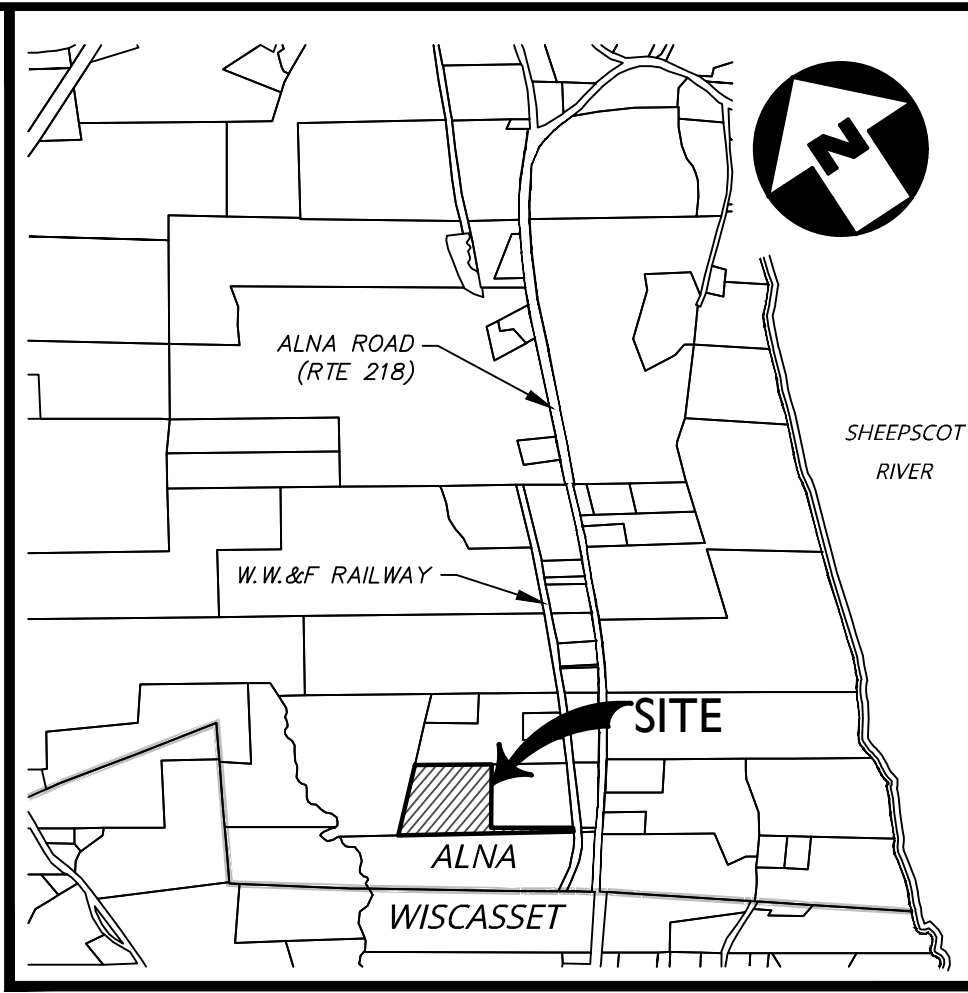
PROPOSED LEASE AREA
CONTAINING ±612,360 S.F. (±14.06 ACRES)

LEGEND

- EXISTING PROPERTY LINE
- LEASE BOUNDARY
- ABUTTER LINE
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- TIE LINE
- SETBACK
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- UTILITY POLE W/ OVERHEAD WIRES
- STONEWALL
- MINOR CONTOUR
- MAJOR CONTOUR
- DELINEATED WETLANDS (NOTE 11)
- DELINEATED STREAM (NOTE 11)
- CULVERT
- OLD RAILROAD BED
- SURVEY CONTROL
- IRON MARKER FOUND
- SIGN
- COMMON OWNERSHIP

ABBREVIATIONS

- N/F NOW OR FORMERLY
- A.G./B.G. ABOVE/BELOW GRADE
- B./P. BOOK/PAGE REFERENCE
- S.F. SQUARE FEET
- C.M.P. CO. CENTRAL MAINE POWER COMPANY
- P.O.B./P.O.C. POINT OF BEGINNING/COMMENCEMENT



VICINITY MAP
TOWN OF ALNA
TAX MAP
SCALE: 1"=2,000'

LINE TABLE

SEGMENT	DIRECTION	LENGTH
L1	N 55° 58' 03" W	50.00'
L2	N 34° 49' 20" E	20.00'
L3	S 55° 58' 03" E	50.00'
L4	N 34° 49' 20" E	30.00'

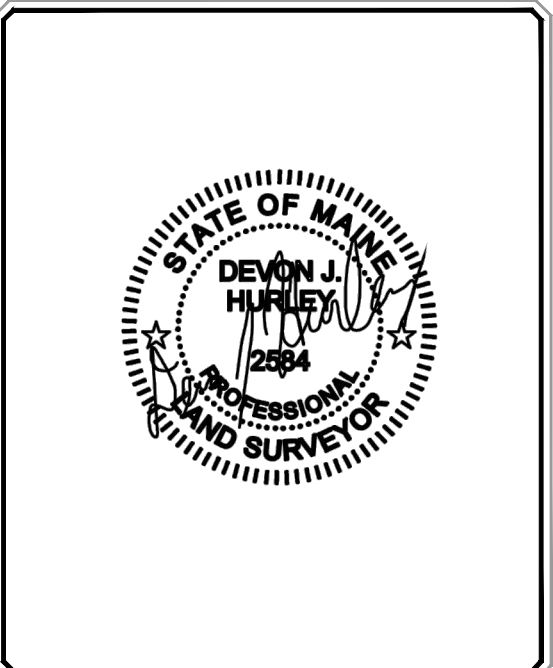
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REV.	DATE	DRAWN BY	DESCRIPTION



ALTA/NSPS LAND TITLE SURVEY
FOR
MIDCOAST SOLAR
9 BALSAM CIR
NEW HARBOR, ME 04554

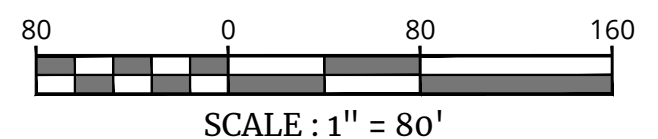
RECORD OWNERS:
CHARLES USSERY AND
BEVERLY B. USSERY
BOOK 4455, PAGE 42

ALNA ROAD, ALNA
LINCOLN COUNTY
MAINE

Colliers
Engineering & Design
BRUNSWICK
41 Church Road
Brunswick, ME 04011
Phone: 207.481.7080
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN DATE: 6/6/23 DRAWN BY: PHB CHECKED BY: DJH
PROJECT NUMBER: 23004727A DRAWING NAME: W-23004727A-ALNA SOLAR-ALTA.TBC

SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY
SHEET NUMBER: 1 of 2



Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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GENERAL NOTES:

- 1. THE RECORD OWNERS OF THE SURVEYED PROPERTY ARE CHARLES & BEVERLY B. USSERY BY DEED DATED 27 OCTOBER 2011 AND RECORDED AT THE LINCOLN REGISTRY OF DEEDS IN BOOK 4455 PAGE 42 AND IS SHOWN AS LOT 9 ON THE TOWN OF ALNA TAX MAP R-1
2. THE SURVEYED PROPERTY IS NOT LOCATED IN A NAMED SHORELAND ZONE DISTRICT:
MINIMUM LOT SIZE: 2 ACRES
MINIMUM FRONT SETBACK: 50 FT FROM CENTERLINE OF ROAD
MINIMUM SIDE/REAR SETBACK: 20 FT
**SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
***NO ZONING REPORT/LETTER HAS BEEN PROVIDED TO THIS SURVEYOR. LAND USE REGULATIONS LISTED ABOVE ARE BASED SOLELY UPON A PRELIMINARY REVIEW OF DIMENSIONAL REQUIREMENTS FOR THE TOWN OF ALNA AND MAY NOT NECESSARILY REPRESENT ALL LAND USE REGULATIONS APPLICABLE TO THE PROPERTY. ALL LAND USE REGULATIONS MUST BE CONFORMED WITH THE APPROPRIATE FEDERAL, STATE AND/OR LOCAL REGULATORY ENTITY TO DETERMINE THE EFFECT THESE MAY HAVE ON THE PERMITTED USE OF THE PROPERTY.
3. TOTAL AREA OF THE PARENT PROPERTY IS APPROXIMATELY 53 ACRES, THE TOTAL AREA OF THE PROPOSED LEASE AREA IS APPROXIMATELY 14.06 ACRES AND THE PROPOSED ACCESS & UTILITY EASEMENT IS APPROXIMATELY 1.42 ACRES, AND THE REMAINING UN-LEASED LAND IS APPROXIMATELY 37 ACRES.
4. BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83), BASED GPS OBSERVATIONS.
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND SURVEY COMPLETED BY COLLIER'S ENGINEERING & DESIGN IN MARCH 2023.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PUBLICLY AVAILABLE LIDAR DATA SOURCED THROUGH THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA), DATED 2020 WITH A PUBLISHED VERTICAL ACCURACY OF 19.6 CM FOR NON-VEGETATED AREAS AND 25.3 CM FOR VEGETATED AREAS, GROUND-TRUTHED TO FIELD MEASUREMENTS OBSERVED BY COLLIER'S ENGINEERING & DESIGN IN MARCH, 2023.
6.1. THIS SURVEY WAS COMPLETED DURING WINTER CONDITIONS WITH SNOW COVER, AND AS SUCH NOT ALL SITE AND TOPOGRAPHIC FEATURES MAY BE SHOWN. ADDITIONAL FIELDWORK IS RECOMMENDED AFTER SNOW MELT TO CONFIRM ANY MISSING FEATURES.
7. BOOK AND PAGE REFERENCES SHOWN HEREON ARE IN REFERENCE TO THE LINCOLN COUNTY REGISTRY OF DEEDS (L.C.D.).
8. PLAN REFERENCES:
A. "EXHIBIT B - COMPOSITE PLAN OF LAND BELONGING TO MARITA FAIRFIELD AND LOUIS & ELIZABETH BROWN (COMPILED FROM EXISTING SURVEY PLANS, ALNA TAX MAP & GPS DATA) DATED JANUARY 6, 2004 AND ATTACHED TO DEED FROM MARITA FAIRFIELD TO CHARLES USSERY & BEVERLY B. USSERY DATED OCTOBER 27, 2011 AND RECORDED IN DEED BOOK 4455, PAGE 42.
B. CENTRAL MAINE POWER COMPANY RIGHT OF WAY PLAN "SECTION 25A - SECTION 25 TO SHEEPSCOOT, MILE 2" FILE NO. 513-52. UNRECORDED, ON-FILE AT THE OFFICE OF CENTRAL MAINE POWER COMPANY.
C. MAINE D.O.T. PLANS:
C.1. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP - STATE HIGHWAY '1 & 2' - STATE PROJECT NO. 162(501)' S.H.C. FILE NO. 8-67 DATED JULY, 1964 (SHEET 2 OF 4), RECORDED IN PLAN BOOK 13, PAGES 40-43.
9. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL SURFACE EVIDENCE LOCATED IN THE FIELD IN CONJUNCTION WITH ANY RECORD INFORMATION AVAILABLE AT THE TIME OF THIS SURVEY (SUE LEVEL, CL) AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
10. THE SURVEYED PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF ALNA, MAINE, LINCOLN COUNTY, COMMUNITY-PANEL NUMBER 23015C0245 D, HAVING AN EFFECTIVE DATE OF JULY 16, 2015. THE ENTIRETY OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.
11. WETLANDS AND STREAMS HAVE BEEN DELINEATED ON-SITE AND ARE SHOWN BASED ON SPATIAL DATA PROVIDED BY BIODIVERSITY RESEARCH INSTITUTE AND HAVE NOT BEEN VERIFIED BY THIS SURVEY.
12. NO BUILDINGS WERE FOUND ON THE SURVEYED PROPERTY.
13. NUMBER OF PARKING SPACES: 0 (NONE DELINEATED).
14. NO EVIDENCE OF RECENT EARTHWORK WAS OBSERVED DURING THE COURSE OF THE SURVEY.
15. NO EVIDENCE OF ENCROACHMENTS WERE OBSERVED DURING THE COURSE OF THE SURVEY, WITH THE EXCEPTION OF THE FOLLOWING POSSIBLE ENCROACHMENTS:
15.A. WOODS ROAD LEADING FROM LAND NOW OR FORMERLY OF RALPH A. HILTON (TAX MAP R-1, LOT 4) ACROSS THE SURVEYED PROPERTY TO LAND NOW OR FORMERLY OF RONALD E. BROWN & MARILYN DAY (TAX MAP R-1, LOT 8A). NO EASEMENT HAS BEEN FOUND FOR ANY USE OF THIS ROAD.
16. THE SURVEYED PROPERTY HAS DIRECT ACCESS TO ALNA ROAD (ROUTE 218), A PUBLIC WAY, AS SHOWN HEREON.
17. THE PROPERTY SHOWN HEREON IS THE SAME AS DESCRIBED IN TITLE COMMITMENT FILE NUMBER 22000330797 ISSUED BY STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JUNE 7, 2022 AT 4:00 P.M. THE PARCEL FORMS A MATHEMATICALLY CLOSED FIGURE, WHICH CONSTITUTES ONE CONTIGUOUS PARCEL OF LAND WITHOUT GAPS, GORES OR OVERLAPS.
18. ROAD NOTES:
18.A. ALNA ROAD (ROUTE 218): ORIGINALLY LAID OUT WITH A WIDTH OF 66' (4 RODS) ACCORDING TO THE LINCOLN COUNTY COMMISSIONER'S LAYOUT (VOL. 6, PAGE 295). THE RIGHT OF WAY WAS NOT ALTERED BY THE MAINE STATE HIGHWAY COMMISSION IN THE VICINITY OF THE SURVEYED PREMISES. THE LOCATION OF THE RIGHT-OF-WAY IS ASSUMED AND HAS BEEN ESTABLISHED BASED UPON A BEST-FIT LINE OF SECONDARY EVIDENCE FOUND ALONG THE NORTHWESTERLY SIDELINE OF THE RIGHT-OF-WAY.
19. BOUNDARY NOTES:
19.A. THE CENTRAL MAINE POWER COMPANY EASEMENT FOR TRANSMISSION LINE SECTION 25A IS 100' WIDE PER DEED BOOK 611, PG. 437. THE LOCATION OF THE EASEMENT HAS BEEN ESTABLISHED BASED ON A BEST-FIT LINE OF THE EXISTING TRANSMISSION POLES, WHICH ARE DEPICTED AS LYING IN THE CENTER OF THE EASEMENT ON PLAN REF. 8A.
19.A.1. TIES TO THE SURVEY BASE LINE (CENTER OF EASEMENT) DESCRIBED IN BOOK 611, PAGE 437 CONFLICT WITH PLAN REF. 8B AND HAVE BEEN DISCARDED. THE LOCATION OF THE EXISTING TRANSMISSION POLES HAVE, INSTEAD, BEEN HELD AS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL SURVEY BASELINE.
19.B. THE SURVEYED PREMISES (PARCEL 2) IS SUBJECT TO AN EASEMENT (66' WIDE) IN THE FORMER LOCATION OF THE WISCASSET, WATERVILLE AND FARMINGTON RAILWAY COMPANY AS SHOWN HEREON.
19.C. RECORD DESCRIPTIONS OF THE SOUTHWESTERLY BOUNDARY OF THE SURVEYED PROPERTY (BORDERING W/F RALPH A. HILTON - TAX MAP R-1, LOT 4)

RECORD LEGAL DESCRIPTION:

(BK. 4455, PAGE 42)

THE LAND IS DESCRIBED AS FOLLOWS:

TWO CERTAIN LOTS OR PARCELS OF LAND SITUATED IN ALNA, COUNTY OF LINCOLN AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

PARCEL ONE:

BEGINNING ON THE WESTERLY LINE OF LAND WHICH JOHN F. WRIGHT CONVEYED TO IDA COFFIN ANGELL, AT THE NORTHERLY LINE OF LAND FORMERLY OF LEMUEL CHANEY AND NOW OR FORMERLY OF ALBERT E. WEST HEIRS;
THENCE BY SAID LAST NAMED LAND WESTERLY TO MILL BROOK, SO-CALLED;
THENCE NORTHERLY BY SAID BROOK TO LAND FORMERLY OF HENRY SMITH AND NOW OR FORMERLY OF CHARLES COFFIN;
THENCE BY SAID LAST NAMED LAND EASTERLY TO SAID LINE OF LAND CONVEYED BY SAID WRIGHT TO SAID ANGELL;
THENCE BY SAID ANGELL'S LAND SOUTHERLY TO THE POINT BEGUN AT.

PARCEL TWO:

BEGINNING AT AN IRON ROD ON THE NORTHWESTERLY SIDE OF ROUTE #218 AT THE NORTHEAST CORNER OF LAND NOW OR FORMERLY OF RALPH HILTON;
THENCE N 37° 29' 20" W BY LAND OF HILTON ONE THOUSAND ONE HUNDRED EIGHTY (1,180) FEET, MORE OR LESS, TO A 5/8 INCH ROD SET AT LAND NOW OR FORMERLY OF POULOS;
THENCE N 53° 18' 30" E BY SAID LAND OF POULOS FIFTY (50) FEET, MORE OR LESS, TO A POINT WHICH IS FIFTY (50) FEET (MEASURED ON THE PERPENDICULAR) FROM THE FIRST DESCRIBED LINE OR ITS NORTHWESTERLY EXTENSION;
THENCE S 37° 29' 20" E BY REMAINING LAND OF ROSS, ONE THOUSAND ONE HUNDRED EIGHTY (1,180) FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY SIDE OF ROUTE #218;
THENCE S 52° 57' 50" W BY SAID ROUTE #218 FIFTY (50) FEET, MORE OR LESS, TO A 5/8 INCH IRON ROD SET AT THE POINT OF BEGINNING.

BEING SUBJECT TO AN EASEMENT GRANTED BY MARCIA J. ROSS TO HARRY E. PERCIVAL, JR. BY INSTRUMENT DATED SEPTEMBER 13, 1988 AND RECORDED IN BOOK 1500, PAGE 229 IN THE LINCOLN COUNTY REGISTRY OF DEEDS WHICH GRANTS AN EASEMENT FOR RAILROAD PURPOSES OVER THE ABOVE DESCRIBED PREMISES. ALSO GRANTING HERewith THE RIGHT RECORDED IN BOOK 1975, PAGE 214 AND BEING SUBJECT TO THE LIMITATIONS CONTAINED THEREIN.

EXCEPTING FROM THE ABOVE MENTIONED PARCELS THE OUTSALE OF PROPERTY CONVEYED FROM MARITA FAIRFIELD TO LOUIS AND ELIZABETH BROWN RECORDED IN THE LINCOLN COUNTY REGISTRY OF DEEDS IN BOOK 3453, PAGE 149.

AS-SURVEYED LEGAL DESCRIPTION - PROPOSED LEASE:

A CERTAIN LEASE AREA, SITUATED NORTHWESTERLY OF, BUT NOT ADJOINING, ALNA ROAD (A.K.A. ROUTE 218), SO CALLED, IN THE TOWN OF ALNA, COUNTY OF LINCOLN, AND STATE OF MAINE, AND BEING SHOWN ON A PLAN TITLED "ALTA/NSPS LAND TITLE SURVEY FOR MIDCOAST SOLAR, RECORD OWNERS: CHARLES USSERY AND BEVERLY B. USSERY BOOK 4455, PAGE 42"; PREPARED BY COLLIER'S ENGINEERING AND DESIGN, PROJECT NO. 23004727A, DATED TBD, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT AN EXISTING #5 REBAR W/ SURVEYOR'S I.D. CAP (PLS # 2101) FOUND ON THE NORTHWESTERLY SIDELINE OF SAID ALNA ROAD AT THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF RALPH A. HILTON (DEED REFERENCE: BOOK 828, PAGE 145) AND THE SOUTHEASTERLY CORNER OF LAND OF THE GRANTORS HEREIN (DEED REFERENCE: BOOK 4455, PAGE 42 - PARCEL 2), HAVING MAINE STATE PLANE, WEST ZONE COORDINATES OF N:439518.91, E:3092187.90;

THENCE N 55°58'03" W, 1183.02 FEET ALONG THE NORTHEASTERLY LINE OF SAID HILTON TO AN EXISTING #5 REBAR W/ SURVEYOR'S I.D. CAP (PLS #2101) FOUND AT THE SOUTHEASTERLY CORNER OF OTHER LAND OF THE GRANTORS HEREIN (DEED REFERENCE: BOOK 4455, PAGE 42 - PARCEL 1);

THENCE N 34°49'20" E, 50.00 FEET ALONG THE SOUTHEASTERLY CORNER OF SAID OTHER LAND OF THE GRANTORS TO THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF RONALD E. BROWN & MARILYN DAY (DEED REFERENCE: BOOK 2006, PG. 289) AND THE POINT OF BEGINNING.

THENCE THROUGH SAID LAND OF THE GRANTORS THE FOLLOWING COURSES AND DISTANCES:

- 1. N 55°58'03" W, 50.00 FEET;
2. S 34°49'20" W, 20.00 FEET;
3. N 55°58'03" W, 862.30 FEET TO THE SOUTHEASTERLY LINE OF A 100-FOOT-WIDE TRANSMISSION LINE EASEMENT ASSOCIATED WITH C.M.P. CO. SECTION 25A (DEED REFERENCE: BOOK 611, PAGE 437);
4. N 49°02'43" E, 781.19 FEET BY THE SOUTHEASTERLY LINE OF SAID C.M.P. CO. EASEMENT TO THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY SHANE D. SUKEFORTH (DEED REFERENCE: BOOK 5642, PAGE 59 - PARCEL 2).

THENCE S 55°10'40" E, 720.28 FEET BY THE SOUTHWESTERLY LINE OF SAID SUKEFORTH TO THE NORTHWESTERLY LINE OF OTHER LAND OF SAID SUKEFORTH (DEED REFERENCE: BOOK 5642, PAGE 59 - PARCEL 1), BEARING N 34°49'20" E, 58.00 FEET FROM AN EXISTING #5 REBAR W/ SURVEYOR'S I.D. CAP (PLS # 2101) FOUND AT THE NORTH-WESTERLY CORNER OF RONALD E. BROWN & MARILYN DAY (DEED REFERENCE: BOOK 2006, PAGE 289);

THENCE S 34°49'20" W, 724.66 FEET ALONG THE NORTHWESTERLY LINE OF SAID LAND OF SUKEFORTH AND SAID BROWN & DAY, PASSING THROUGH THE LAST MENTIONED #5 REBAR AT 58.00 FEET, TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 612,360 SQUARE FEET (±14.06 ACRES), MORE OR LESS.

TOGETHER WITH A 50-FOOT-WIDE ACCESS & UTILITY EASEMENT LEADING FROM ALNA ROAD (ROUTE 118) TO THE ABOVE-DESCRIBED LEASE AREA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT AN EXISTING #5 REBAR W/ SURVEYOR'S I.D. CAP (PLS # 2101) FOUND ON THE NORTHWESTERLY SIDELINE OF SAID ALNA ROAD AT THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF RALPH A. HILTON (DEED REFERENCE: BOOK 828, PAGE 145) AND THE SOUTHEASTERLY CORNER OF LAND OF THE GRANTORS HEREIN (DEED REFERENCE: BOOK 4455, PAGE 42 - PARCEL 2), HAVING MAINE STATE PLANE, WEST ZONE COORDINATES OF N:439518.91, E:3092187.90;

THENCE N 55°58'03" W, 1183.02 FEET ALONG THE NORTHEASTERLY LINE OF SAID HILTON TO AN EXISTING #5 REBAR W/ SURVEYOR'S I.D. CAP (PLS #2101) FOUND AT THE SOUTHEASTERLY CORNER OF OTHER LAND OF THE GRANTORS HEREIN (DEED REFERENCE: BOOK 4455, PAGE 42 - PARCEL 1);

THENCE CONTINUING N 55°58'03" W, 50.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID HILTON TO A POINT;

THENCE N 34°49'20" E, 30.00 FEET THROUGH REMAINING LAND OF THE GRANTOR TO A CORNER IN THE ABOVE-DESCRIBED LEASE AREA;

THENCE ALONG THE ABOVE-DESCRIBED LEASE AREA THE FOLLOWING COURSES AND DISTANCES:

- 1. N 34°49'20" E, 20.00 FEET;
2. S 55°58'03" E, 50.00 FEET TO THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF RONALD E. BROWN & MARILYN DAY (DEED REFERENCE: BOOK 2006, PG. 289);

THENCE S 55°58'03" E, 1182.72 FEET ALONG THE SOUTHWESTERLY LINE OF LAND NOW OR FORMERLY OF SAID BROWN & DAY TO THE NORTHWESTERLY SIDELINE OF SAID ALNA ROAD;

THENCE S 34°28'44" W, 50.00 FEET ALONG SAID ALNA ROAD TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 61,645 SQUARE FEET (±1.42 ACRES), MORE OR LESS.

SUBJECT TO A 66-FOOT-WIDE RAILROAD EASEMENT DESCRIBED IN DEED FROM MARCIA J. ROSS TO HARRY E. PERCIVAL, JR. DATED SEPTEMBER 13, 1988 AND RECORDED IN DEED BOOK 1500, PAGE 229.

TOGETHER WITH THE RIGHTS TO CROSS SAID RAILROAD EASEMENT AS DESCRIBED IN DEED FROM HARRY E. PERCIVAL, JR. TO MARCIA J. ROSS, RECORDED ON APRIL 28, 1994 IN DEED BOOK 1975, PAGE 214.

BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED FROM MARITA FAIRFIELD TO CHARLES USSERY & BEVERLY B. USSERY DATED OCTOBER 27, 2011 AND RECORDED IN DEED BOOK 4455, PAGE 42.

UNLESS OTHERWISE NOTED:

- BEARINGS ARE IN REFERENCE TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83, AS DEPICTED ON THE ABOVE-REFERENCED PLAN.
• BOOK AND PAGE NUMBERS ARE IN REFERENCE TO THE LINCOLN COUNTY REGISTRY OF DEEDS.
• ALL REFERENCES TO A "CAPPED IRON ROD SET" ARE #5 REBAR SET WITH SURVEYOR'S I.D. CAP STAMPED "HURLEY PL 2584".

SCHEDULE B-II EXCEPTIONS:
(COMMITMENT FILE NO. CLUP#2836.1.27.19 - DATED JUNE 6, 2022)

ITEMS 1 - 6 INTENTIONALLY OMITTED.

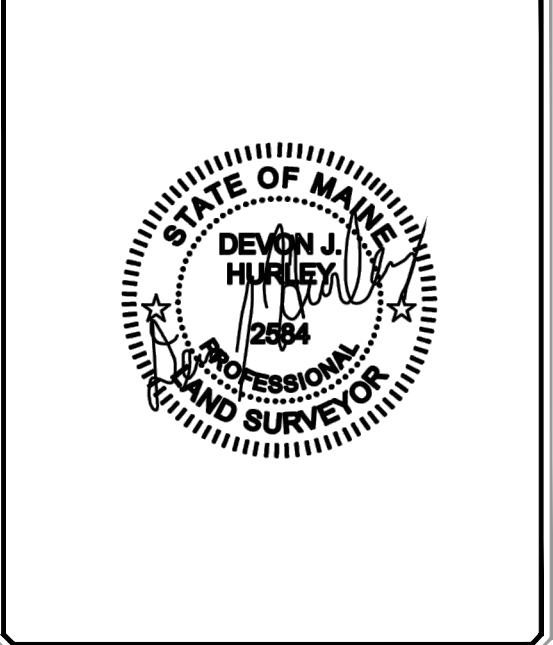
- 7. RIGHTS AND EASEMENTS RELATING TO A TRANSMISSION LINE FROM W. CLIFTON MUNSEY TO CENTRAL MAINE POWER COMPANY DATED JULY 21, 1965 AND RECORDED IN BOOK 611, PAGE 437, AFFECTING PARCEL ONE.
SURVEY FINDINGS: DOES ENCUMBER THE PARENT PARCEL; DOES NOT ENCUMBER THE LEASE AREA. THE DEED DESCRIBES A 100' WIDE EASEMENT FOR A TRANSMISSION LINE CONVEYED TO CENTRAL MAINE POWER WHICH ABUTS THE NORTHWESTERLY BOUNDARY OF THE LEASE AREA.
8. TERMS AND PROVISION OF A USE AGREEMENT BY AND BETWEEN CENTRAL MAINE POWER COMPANY AND MARITA FAIRFIELD DATED DECEMBER 8, 2004 AND RECORDED IN BOOK 3410, PAGE 254.
SURVEY FINDINGS: DOES NOT ENCUMBER THE PARENT PARCEL OR THE LEASE AREA. ACCORDING TO CORRESPONDENCE WITH CENTRAL MAINE POWER'S REAL ESTATE DEPARTMENT, THIS AGREEMENT, WHICH WAS CONVEYED TO MARITA FAIRFIELD, IS NON-TRANSFERABLE TO NEW OWNERS AND HAS, THEREFORE, EXPIRED. A NEW AGREEMENT IS REQUIRED FOR THE RIGHT TO CROSS THE TRANSMISSION CORRIDOR.
9. RIGHTS AND EASEMENTS GRANTED BY MARCIA J. ROSS TO HARRY E. PERCIVAL, JR. IN AN INSTRUMENT DATED SEPTEMBER 13, 1988 AND RECORDED IN BOOK 1500, PAGE 229, AFFECTING PARCEL TWO.
SURVEY FINDINGS: DOES ENCUMBER THE PARENT PARCEL AND THE LEASE AREA AS SHOWN. DESCRIBES A 66' WIDE EASEMENT FOR THE CONSTRUCTION OF A RAILROAD, CLEARING OF VEGETATION, AND RIGHT TO REGULATE OR PROHIBIT THE CONSTRUCTION OF ANY STRUCTURES OR PLACEMENT OF ANY MATERIAL WITHIN SAID EASEMENT. THE RIGHT TO CONSTRUCT (1) 20' WIDE CROSSING AND (2) 10' WIDE CROSSINGS ACROSS SAID EASEMENT.
10. TERMS AND PROVISIONS OF AN EASEMENT FROM HARRY E. PERCIVAL, JR. TO MARCIA J. ROSS IN AN INSTRUMENT RECORDED MAY 12, 1994 AND RECORDED IN BOOK 1975, PAGE 214, AFFECTING PARCEL TWO.
SURVEY FINDINGS: DOES NOT ENCUMBER THE PARENT PARCEL OR THE LEASE AREA. THE EASEMENT DESCRIBES BENEFITS THE SURVEYED PROPERTY, AND DESCRIBES THE RIGHT TO CROSS THE RAILROAD EASEMENT WITHIN THE 50' WIDE STRIP NORTHERLY OF LAND OF RALPH A. HILTON (TAX MAP R-1, LOT 4).
11. MATTERS SHOWN OR DEPICTED ON EXHIBIT B TO DEED FROM MARITA FAIRFIELD TO CHARLES USSERY AND BEVERLY B. USSERY DATED OCTOBER 2, 2011 AND RECORDED IN BOOK 4455, PAGE 42.
SURVEY FINDINGS: EXHIBIT B IS A COMPOSITE PLAN OF LAND OF MARITA FAIRFIELD AND LOUIS & ELIZABETH BROWN WHICH DEPICTS THE PARENT PARCEL. PERTINENT FACTS THEREFROM ARE SHOWN HEREON.

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Table with 10 columns: REV, DATE, DRAWN BY, DESCRIPTION. The table is currently empty.



ALTA/NSPS LAND TITLE SURVEY
FOR MIDCOAST SOLAR 9 BALSAM CIR NEW HARBOR, ME 04554
RECORD OWNERS: CHARLES USSERY AND BEVERLY B. USSERY BOOK 4455, PAGE 42
ALNA ROAD, ALNA LINCOLN COUNTY MAINE

BRUNSWICK 41 Church Road Brunswick, ME 04011
Phone: 207.481.7080
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

Table with 4 columns: SCALE, DATE, DRAWN BY, CHECKED BY. Values: N.T.S., 6/6/23, PHB, DH.

ALTA/NSPS LAND TITLE SURVEY

2 of 2

SURVEYORS CERTIFICATION:

TO CELTIC BANK CORPORATION, ITS SUCCESSORS AND ASSIGNS, STEWART TITLE GUARANTY COMPANY, AND SUNRAY POWER, LLC.
TITLE COMMITMENT FILE NUMBER 22000330797 WITH AN EFFECTIVE DATE OF JUNE 7, 2022. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5 (LIDAR), 6(A), 6(B), 8, 11(A), 13, 14, 16, 17, 18, 19 & 20 (WETLANDS) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MARCH, 2023.

Devon J. Hurley
MAINE PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: PL2584
COLLIERS ENGINEERING & DESIGN, INC.

6/6/23

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.