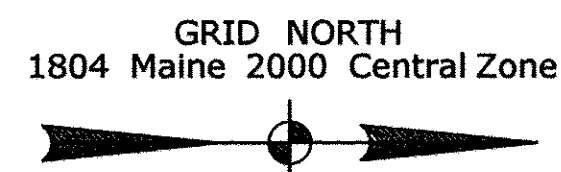
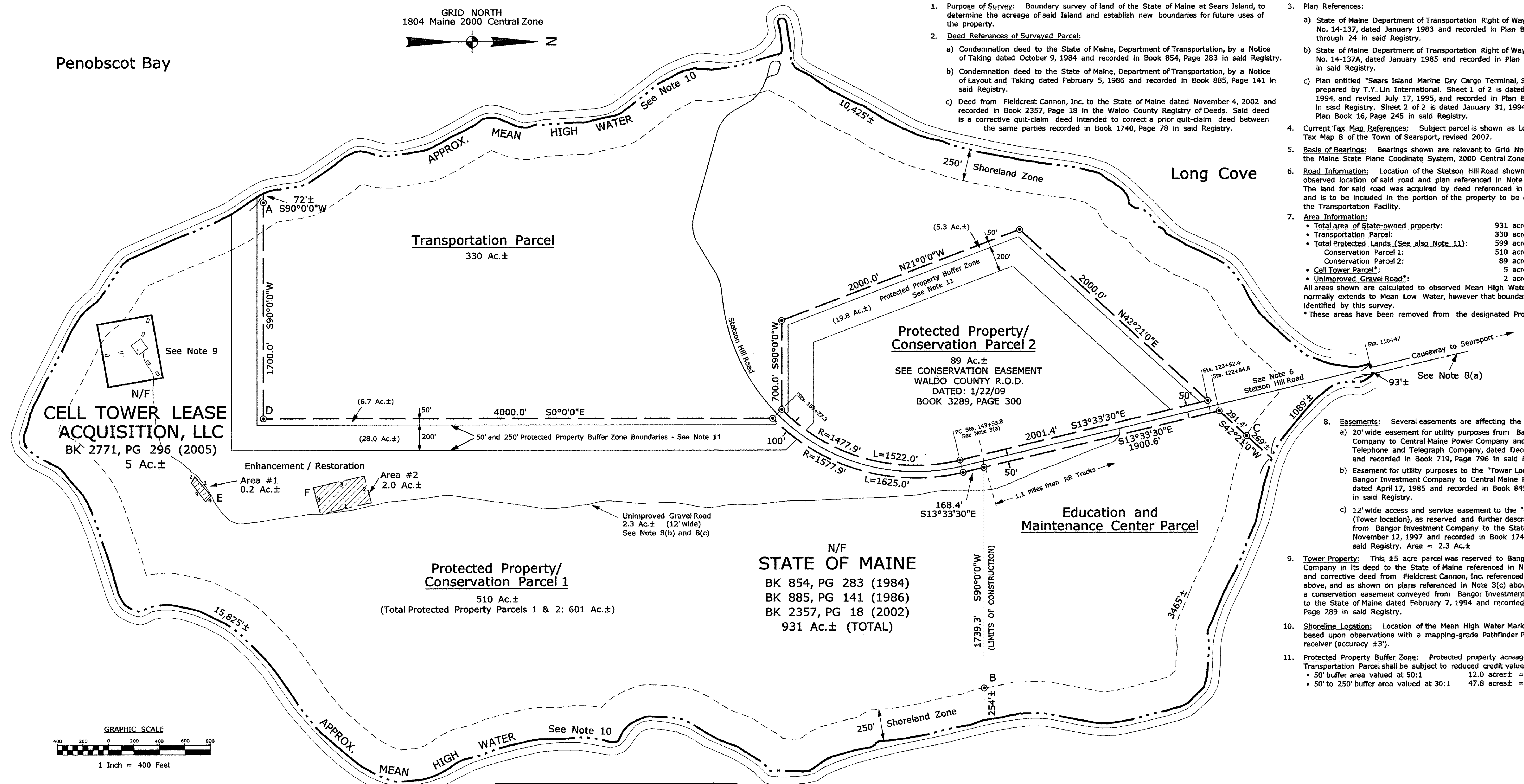


Username: benjamin.darrah Date: 11/24/2010
 Division: ROW
 Filename: ... \Searsisland_PL_SPlan_Revision2.dgn

NOTES:

- Purpose of Survey:** Boundary survey of land of the State of Maine at Sears Island, to determine the acreage of said Island and establish new boundaries for future uses of the property.
- Deed References of Surveyed Parcel:**
 - Condemnation deed to the State of Maine, Department of Transportation, by a Notice of Taking dated October 9, 1984 and recorded in Book 854, Page 283 in said Registry.
 - Condemnation deed to the State of Maine, Department of Transportation, by a Notice of Layout and Taking dated February 5, 1986 and recorded in Book 885, Page 141 in said Registry.
 - Deed from Fieldcrest Cannon, Inc. to the State of Maine dated November 4, 2002 and recorded in Book 2357, Page 18 in the Waldo County Registry of Deeds. Said deed is a corrective quit-claim deed intended to correct a prior quit-claim deed between the same parties recorded in Book 1740, Page 78 in said Registry.
- Plan References:**
 - State of Maine Department of Transportation Right of Way Map, DOT File No. 14-137, dated January 1983 and recorded in Plan Book 14, Pages 19 through 24 in said Registry.
 - State of Maine Department of Transportation Right of Way Map, DOT File No. 14-137A, dated January 1985 and recorded in Plan Book 15, Page 53 in said Registry.
 - Plan entitled "Sears Island Marine Dry Cargo Terminal, Searsport, Maine" prepared by T.Y. Lin International. Sheet 1 of 2 is dated January 31, 1994, and revised July 17, 1995, and recorded in Plan Book 17, Page 39 in said Registry. Sheet 2 of 2 is dated January 31, 1994 and recorded in Plan Book 16, Page 245 in said Registry.
- Current Tax Map References:** Subject parcel is shown as Lots 1 and 1A on Tax Map 8 of the Town of Searsport, revised 2007.
- Basis of Bearings:** Bearings shown are relevant to Grid North as defined by the Maine State Plane Coordinate System, 2000 Central Zone, NAD83(1996).
- Road Information:** Location of the Stetson Hill Road shown is based upon observed location of said road and plan referenced in Note 3(a) above. The land for said road was acquired by deed referenced in Note 2(b) above and is to be included in the portion of the property to be designated as the Transportation Facility.
- Area Information:**
 - Total area of State-owned property: 931 acres±
 - Transportation Parcel: 330 acres±
 - Total Protected Lands (See also Note 11): 599 acres±
 - Conservation Parcel 1: 510 acres±
 - Conservation Parcel 2: 89 acres±
 - Cell Tower Parcel*: 5 acres±
 - Unimproved Gravel Road*: 2 acres±

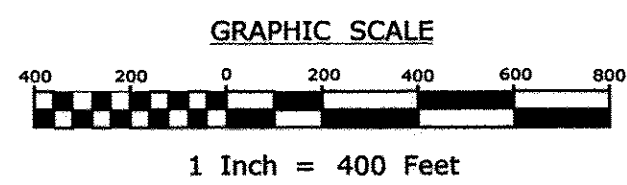
All areas shown are calculated to observed Mean High Water. Ownership normally extends to Mean Low Water, however that boundary was not identified by this survey.
 *These areas have been removed from the designated Protected Lands.
- Easements:** Several easements are affecting the subject parcel:
 - 20' wide easement for utility purposes from Bangor Investment Company to Central Maine Power Company and New England Telephone and Telegraph Company, dated December 6, 1974 and recorded in Book 719, Page 796 in said Registry.
 - Easement for utility purposes to the "Tower Location" from Bangor Investment Company to Central Maine Power Company, dated April 17, 1985 and recorded in Book 845, Page 315 in said Registry.
 - 12' wide access and service easement to the "Reserved Property" (Tower location), as reserved and further described in a deed from Bangor Investment Company to the State of Maine dated November 12, 1997 and recorded in Book 1740, Page 78 in said Registry. Area = 2.3 Ac.±
- Tower Property:** This ±5 acre parcel was reserved to Bangor Investment Company in its deed to the State of Maine referenced in Note 8(c) above, and corrective deed from Fieldcrest Cannon, Inc. referenced in Note 2(c) above, and as shown on plans referenced in Note 3(c) above. It is under a conservation easement conveyed from Bangor Investment Company to the State of Maine dated February 7, 1994 and recorded in Book 1435, Page 289 in said Registry.
- Shoreline Location:** Location of the Mean High Water Mark is approximate, based upon observations with a mapping-grade Pathfinder Pro-XR GPS receiver (accuracy ±3').
- Protected Property Buffer Zone:** Protected property acreage that abuts the Transportation Parcel shall be subject to reduced credit value:
 - 50' buffer area valued at 50:1 12.0 acres± = 0.24 credit acres
 - 50' to 250' buffer area valued at 30:1 47.8 acres± = 1.59 credit acres



Penobscot Bay

Long Cove

Stockton Harbor



TIE LINES

LINE	BEARING	LENGTH
A - B	N34°04'15"E	6830.7'
A - C	N13°23'25"E	7936.9'
B - C	N43°56'55"W	2865.5'
D - E	S55°44'55"E	738.7'
D - F	N54°18'05"E	684.6'

ENHANCEMENT / RESTORATION AREAS COURSE TABLE

AREA #1		AREA #2			
BEARING	DISTANCE	BEARING	DISTANCE		
1	S49°31'W	197'	1	N13°01'W	410'
2	S62°26'E	56'	2	S74°42'W	218'
3	N53°00'E	185'	3	S13°01'E	410'
4	N47°46'W	64'	4	N74°42'E	218'

EXHIBIT B

BOUNDARY SURVEY OF LAND OF THE
STATE OF MAINE
 LOCATED AT
 SEARS ISLAND, SEARSPORT, MAINE (WALDO COUNTY)

REVISIONS:

- REMOVED ACREAGE OF 12' RW FROM TOTAL ACREAGE OF PARCEL 1; CHANGES TO NOTE 7.
- ADDED 50' AND 250' BUFFER ZONE BOUNDARIES; ADDED NOTE 11; CHANGED NOTE LAYOUT.

STATE OF MAINE
 REGISTRY OF DEEDS

COUNTY _____ RECEIVED 10/17/17 at _____ h _____ m _____ M and recorded in Plan Book 23, Page 163
 Attest: _____ REGISTER

LEGEND:

- PROPERTY BOUNDARY LINE
- NEW BOUNDARY
- MEAN HIGH WATER
- SHORELAND ZONE 250' FROM M.H.W.
- ⊙ CAPPED IRON ROD SET
- N/F NOW OR FORMERLY OF
- BK 854, PG 283 (1984) BOOK AND PAGE IN THE WALDO COUNTY REGISTRY WITH YEAR OF INSTRUMENT EXECUTION

To the best of my knowledge and belief, this survey conforms to the Standards of Practice promulgated by the Maine Board of Licensure for Professional Land Surveyors, 02-360 CMR Chapter 90.

Benjamin M. Darrah
 Professional Land Surveyor #2399
 MaineDOT

DATE: JUNE 25, 2008 SCALE: 1" = 400' SHEET NO. 1 OF 1 SHEET

MAINE DOT STATE OF MAINE DEPARTMENT OF TRANSPORTATION
 16 STATE HOUSE STATION - AUGUSTA, ME 04333-0016

REVISION: (2) NOVEMBER 23, 2010 DOT FILE NO. 14-137C