

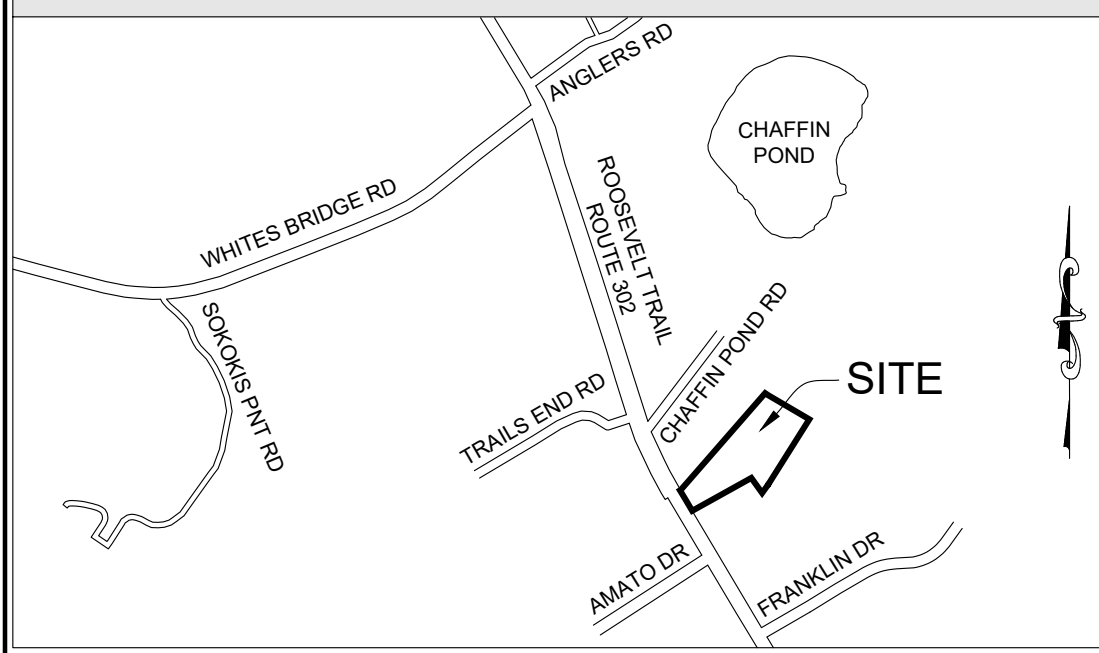
ITEMS CORRESPONDING TO SCHEDULE B-II

- 9 EASEMENT TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY DATED SEPTEMBER 24, 1984 AND RECORDED AT BOOK 6616, PAGE 332. - LIES WITHIN THE SURVEYED PROPERTY AS SHOWN.
- 10 SUBJECT TO THE STATE OF MAINE, MAINE STATE HIGHWAY COMMISSION, NOTICE OF LAYOUT & TAKING DATED SEPTEMBER 13, 1994 AND RECORDED IN BOOK 11639, PAGE 317. - AN APPROXIMATE 5' X 119' TAKING ALONG ROOSEVELT TRAIL IS REFLECTED IN THE BOUNDARY AS SHOWN, THE TEMPORARY GRADING RIGHTS ARE NOT SHOWN.
- 11 SUBJECT TO THE CONDOMINIUM PLAT FOR COMMERCIAL CONDOMINIUM AT 847 ROOSEVELT TRAIL, WINDHAM, MAINE FOR SEBAGO LAKE HOLDINGS, LLC DATED JULY 28, 2023 AND RECORDED IN PLAN BOOK 223 PAGE 230. -SEE REFERENCED PLAN
- 12 SUBJECT TO THE DECLARATION OF 847 ROOSEVELT TRAIL COMMERCIAL CONDOMINIUM IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS DATED _____ AND RECORDED IN PLAN BOOK _____, PAGE _____.
- 13 MATTERS DEPICTED ON SURVEY ENTITLED "ALTAINSPS LAND TITLE SURVEY FOR RT WINDHAM- UNIT 1, 847 ROOSEVELT TRAIL, WINDHAM, ME" PREPARED BY BOCK & CLARK CORPORATION AN NV5 COMPANY, PROJECT NUMBER 202302655-001, SURVEY DRAWN JULY 31, 2023, LAST REVISED _____, 2023.
- A) ENCROACHMENT OF ABUTTERS LANDSCAPE BED ONTO SUBJECT PREMISES.
B) RECENT EXCAVATION AND VEGETATION REMOVAL ONTO SUBJECT PREMISES.
C) CRUSHED STONE CONSTRUCTION ENTRANCE THROUGH SUBJECT PREMISES.
D) ENCROACHMENT OF ABUTTERS LIGHT POLE ONTO SUBJECT PREMISES
-SEE THIS PLAN

LEGEND OF SYMBOLS & ABBREVIATIONS

	POWER POLE		SIGN (AS NOTED)		RECORD
	LIGHT POLE		WATER VALVE		MEASURED
	GUY WIRE		FIRE HYDRANT		LANDSCAPE
	TRANSFORMER		WATER MANHOLE		P.O.B. POINT OF BEGINNING
	AIR CONDITIONER UNIT		STORM DRAIN INLET		C.M.P. CORRUGATE METAL PIPE
	FOUND IRON PIPE OR ROD, UNLESS OTHERWISE NOTED		CE COMMON ELEMENT		LCE LIMITED COMMON ELEMENT
	OVERHEAD WIRES		UNDERGROUND ELECTRIC LINE		
	WATER LINE		STORM DRAIN LINE		
	SEWER LINE				

VICINITY MAP - NOT TO SCALE



ZONING INFORMATION

ZONING REPORT BY: BOCK & CLARK CORPORATION, AN NV5 COMPANY
ZONING REPORT NO. 7202301527 AUGUST 10, 2023

ZONING DISTRICT: C-1 COMMERCIAL-1
SETBACKS: FRONT: 10' MIN., 20' MAX.
SIDE: 6' MIN.
REAR: 6' MIN.
MAXIMUM BUILDING HEIGHT: NONE
MINIMUM LOT AREA: 100'
MINIMUM LOT FRONTAGE: NO REQUIREMENT NOTED
MINIMUM LOT DEPTH: NO REQUIREMENT NOTED
MAXIMUM LOT COVERAGE: NO REQUIREMENT NOTED
MAXIMUM FLOOR AREA RATIO: NO REQUIREMENT NOTED
PARKING FORMULA: NO MINIMUM

MISCELLANEOUS NOTES (CONT.)

- MN10 THERE ARE NO DELINEATED PARKING SPACES ON SITE.
- MN10 THERE WERE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THIS SURVEYOR AS A PART OF THE SURVEY.
- MN10 AT THE TIME OF THE SURVEY, THERE WERE NO OBSERVABLE EVIDENCE OF CEMETERIES, GRAVE SITES, AND/OR BURIAL GROUNDS.
- MN10 NO PARTY WALLS WERE OBSERVED AT THE TIME OF THE SURVEY.
- MN10 THE PROPERTY LINE OF THE CONDOMINIUM COMMON LAND IS BASED ON PLAN REFERENCE 1 EXCEPT FOR THE FRONTAGE BOUNDARY ALONG ROOSEVELT TRAIL WHICH IS APPROXIMATE AND BASED ON PLAN REFERENCES 3 AND 4.

MISCELLANEOUS NOTES

- MN1 SURVEY PREPARED BY OWEN HASKELL, INC., 390 U.S. ROUTE 1, UNIT 10, FALMOUTH, MAINE 04105 TEL. 207-774-0424
- MN2 THERE IS ACCESS TO THE SUBJECT PROPERTY VIA ROOSEVELT TRAIL, A PUBLIC RIGHT-OF-WAY.
- MN3 THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE AND EXISTING PLANS.
- MN4 THE POSTED ADDRESS ON SITE IS 847 ROOSEVELT TRAIL.
- MN5 AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS EXCEPT AS SHOWN HEREON ALONG THE SOUTHEASTERLY PROPERTY LINE SHARED WITH HANNA REALTY ASSOCIATES, LLC.
- MN6 AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
- MN7 AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
- MN8 AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- MN9 BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, NAD83.
- MN10 OWNER OF RECORD: SEBAGO LAKE HOLDINGS, LLC, 847 ROOSEVELT TRAIL, WINDHAM, ME 04062, CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 22505 PAGE 28, PARCEL ID: 018-0258.
- MN11 PLAN REFERENCES: (1) BOUNDARY SURVEY, 847 ROOSEVELT TRAIL, WINDHAM, MAINE FOR SEBAGO LAKE AUTOMOTIVE, 847 ROOSEVELT TRAIL, WINDHAM, MAINE 04062 DECEMBER 2022 BY SURVEY, INC.
- (2) CONDOMINIUM PLAT, COMMERCIAL CONDOMINIUM, 847 ROOSEVELT TRAIL, WINDHAM, ME FOR DECLARANT: SEBAGO LAKE HOLDINGS, LLC, 7-28-2023 BY DM ROMA - RECORDED IN PLAN BOOK 223, PAGE 230
- (3) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE HIGHWAY "14", WINDHAM, CUMBERLAND COUNTY, FEDERAL AID PROJECT NO. NH-014P(79), D.O.T. FILE NO. 3-407, DATED DECEMBER 1993.
- (4) MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY "14", WINDHAM, CUMBERLAND COUNTY, FEDERAL AID PROJ. NO. F-014-1(3), S.H.C. FILE NO. 3-94, DATED JULY 1964.

RECORD DESCRIPTION

UNIT 1 TOGETHER WITH ITS LIMITED COMMON ELEMENT ("LCE") AREA 1 ON THAT CERTAIN "CONDOMINIUM PLAT COMMERCIAL CONDOMINIUM 847 ROOSEVELT TRAIL, WINDHAM, MAINE FOR: SEBAGO LAKE HOLDINGS, LLC" (THE "PLAN") RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 223, PAGE 230, MORE PARTICULARLY DESCRIBED AS:

A CERTAIN AREA OF LAND, INCLUDING THE IMPROVEMENTS THEREON, SITUATED NORTHEASTERLY OF, BUT NOT ADJACENT TO, ROOSEVELT TRAIL IN THE TOWN OF WINDHAM, COUNTY OF CUMBERLAND, STATE OF MAINE, DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTHEASTERLY SIDELINE OF ROOSEVELT TRAIL AT LAND NOW OR FORMERLY OF RDA ASSOCIATES, LLC AS DESCRIBED IN A DEED RECORDED IN BOOK 28117 PAGE 95 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS:

THENCE N 53° 18' 07" E, BY AND ALONG LAND OF RDA ASSOCIATES, LLC, A DISTANCE OF 273.63 FEET;
THENCE N 57° 28' 42" E A DISTANCE OF 99.53 FEET TO THE POINT OF BEGINNING OF UNIT 1;
THENCE S 36° 41' 14" E A DISTANCE OF 76.14 FEET;
THENCE S 53° 18' 46" W A DISTANCE OF 186.32 FEET;
THENCE N 36° 41' 14" W A DISTANCE OF 76.14 FEET;
THENCE N 53° 18' 46" E A DISTANCE OF 186.32 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE GRID NORTH.

THE PERIMETER DESCRIPTION SET FORTH ABOVE IS LOCATED 2 FEET, MORE OR LESS, FROM THE EXTERIOR OF THE EXTERIOR WALLS OF THE PRESENTLY EXISTING BUILDING LOCATED ON SAID AREA, AS SHOWN ON THE PLAN.

LIMITED COMMON ELEMENT ("LCE") AREA 1

A CERTAIN AREA OF LAND SITUATED SHOWN ON THE PLAN ON THE NORTHEASTERLY SIDE OF ROOSEVELT TRAIL IN THE TOWN OF WINDHAM, COUNTY OF CUMBERLAND, STATE OF MAINE, DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTHEASTERLY SIDELINE OF ROOSEVELT TRAIL AT LAND NOW OR FORMERLY OF HANNA REALTY ASSOCIATES, LLC AS DESCRIBED IN A DEED RECORDED IN BOOK 34365 PAGE 90 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS:

THENCE N 30° 50' 25" W, BY AND ALONG THE NORTHEASTERLY SIDELINE OF ROOSEVELT TRAIL, A DISTANCE OF 147.90 FEET;
THENCE NORTHERLY, BY AND ALONG THE NORTHEASTERLY SIDELINE OF ROOSEVELT TRAIL, ALONG A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 364.44 FEET, AN ARC DISTANCE OF 9.00 FEET TO LAND NOW OR FORMERLY OF RDA ASSOCIATES, LLC AS DESCRIBED IN A DEED RECORDED IN BOOK 28117 PAGE 95 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS;
THENCE N 53° 18' 07" E, BY AND ALONG LAND OF RDA ASSOCIATES, LLC, A DISTANCE OF 273.63 FEET;
THENCE N 57° 28' 42" E, BY AND ALONG LAND OF RDA ASSOCIATES, LLC, A DISTANCE OF 204.85 FEET;
THENCE S 36° 41' 14" E A DISTANCE OF 142.43 FEET;
THENCE S 53° 18' 46" W A DISTANCE OF 149.70 FEET TO LAND OF HANNA REALTY ASSOCIATES, LLC;
THENCE S 59° 44' 00" W, BY AND ALONG LAND OF HANNA REALTY ASSOCIATES, LLC, A DISTANCE OF 390.71 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE GRID NORTH.

ALTA/NSPS LAND TITLE SURVEY

for
RT WINDHAM - UNIT 1
NV5 PROJECT NO. 202302655-001
CONDOMINIUM UNIT 1
847 ROOSEVELT TRAIL, WINDHAM, ME

BASED UPON TITLE COMMITMENT NO. 847 ROOSEVELT TR-2
OF FIDELITY NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF JULY 17, 2023 @ 4:00 P.M.

Surveyor's Certification

To: Fidelity National Title Company; and Bock & Clark Corporation, an NV5 Company;

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, 6A, 6B, 7A, 7B, 7C, 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 30, 2023.

PRELIMINARY

SAMUEL D. GLIDDEN
REGISTRATION NO. 2520
IN THE STATE OF MAINE
DATE OF FIELD SURVEY: AUGUST 01, 2023
DATE OF LAST REVISION: AUGUST 30, 2023
NETWORK PROJECT NO. 202302655-001 BJK

XX-XX-2023
DATE

SHEET 1 OF 1

Bock & Clark Corporation
an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)

3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP 158, COMMUNITY PANEL NO. 230189, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 2, 1981 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
7/31/2023	FIRST DRAFT	8/31/2023	UPDATED TITLE AND DESCRIPTION
8/4/2023	NETWORK COMMENTS		
8/21/2023	ADD ZONING INFORMATION		
FIELD WORK: SDG	DRAFTED: J.L.W	CHECKED BY: SDG	FB & PG: N/A

SIGNIFICANT OBSERVATIONS

- A LANDSCAPE BED 4.7' ± ONTO SURVEYED PREMISES
- B EXCAVATION AND VEGETATION REMOVAL 2.7' ± ONTO SURVEYED PREMISES.
- C CRUSHED STONE CONSTRUCTION ENTRANCE THROUGH SURVEYED PROPERTY

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION