

SURVEYED DESCRIPTION:

A certain lot or parcel of land situated on the southeasterly side of and adjacent to Route One, in the Town of Edgecomb, County of Lincoln, and State of Maine as shown on the ALTA/NSPS Land Title Survey Plan of Edgecomb Solar Site, for Weston & Sampson Engineers Inc. by Sebago Technics, Inc. (project number 20586) last dated October 27, 2021, and being more particularly bounded and described as follows:

Beginning at the centerline of a gully, near a culvert on the southeasterly side of Route One, being approximately 1,141 feet southwesterly along the southeasterly side of Route One, from the southeasterly side of Dodge Road;

Thence southwesterly along the centerline of a Gully, along land now or formerly of Stephen and Karen Arnone, and land now or formerly of Daniel Nichols as described in deed book 5222 page 286, and land now or formerly of Jeffrey Honings, a total distance of approximately 1,300 feet to land now or formerly of Concord Trust Company, LLC, as described in deed book 4936 page 66;

Thence S 35°10'49" W, along land of the Concord Trust Company, LLC, a distance of approximately 4 feet to a point being S 60°11'36" W, a distance of 1,139.36 feet from the Point of Beginning along a tie line;

Thence S 35°10'49" W, along land of the Concord Trust Company, LLC, a distance of 60.00 feet to the base of a 3/4 inch iron rod found 18 inches above grade;

Thence S 35°10'49" W, along land of the Concord Trust Company, LLC, a distance of 2,173.08 feet, to the base of a 3/4 inch iron rod 35 inches above grade in a stone pile at land now or formerly of the Midcoast Conservancy, as described in deed book 5264 page 43;

Thence S 56°26'32" E, along land of the Midcoast Conservancy and land of Donald Hutchins, a distance of 786.33 feet to a 5/8 inch rebar 8 inches above grade with cap "John Pickett PLS 351" at land now or formerly of Patrice Roth;

Thence N 34°43'24" E, along land of Patrice Roth, a distance of 795.56 feet;

Thence N 34°56'11" E, along land of Patrice Roth, a distance of 230.64 feet;

Thence N 33°57'35" E, along land of Patrice Roth, a distance of 121.58 feet;

Thence N 33°45'14" E, along land of Patrice Roth, a distance of 234.41 feet;

Thence N 52°38'28" E, along land of Patrice Roth, a distance of 889.30 feet to a 5/8 inch rebar to be set at the remaining land of Twisted Iron Customs, LLC;

Thence N 00°53'57" E, along remaining land of Twisted Iron Customs, LLC, a distance of 384.20 feet to a 5/8 inch rebar to be set;

Thence N 16°34'25" E, along remaining land of Twisted Iron Customs, LLC, a distance of 176.93 feet to a 5/8 inch rebar to be set;

Thence N 06°03'45" E, along remaining land of Twisted Iron Customs, LLC, a distance of 232.68 feet to a 5/8 inch rebar to be set;

Thence N 59°47'22" E, along remaining land of Twisted Iron Customs, LLC, a distance of 367.37 feet to a 5/8 inch rebar to be set;

Thence N 05°48'25" W, along remaining land of Twisted Iron Customs, LLC, a distance of 246.01 feet to the base of a 5/8 inch iron 16 inches above grade at the southeasterly side of Route One;

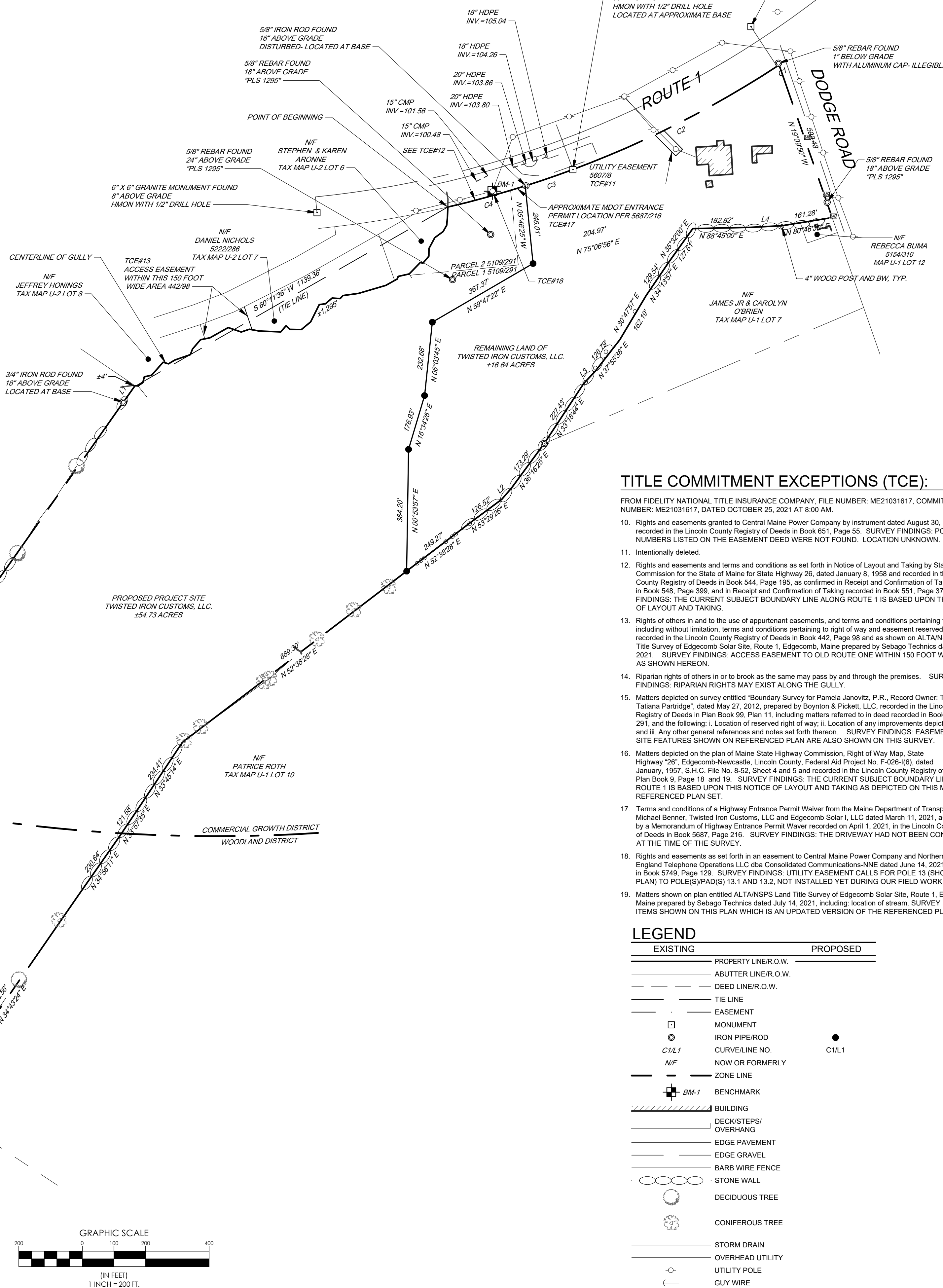
Thence along the southeasterly side of Route One, along a circular curve concave to the North as defined by the following curve elements: having a radius of 3,225.36 feet, an arc length of 253.16 feet, and a chord that bears S 74°41'16" W, a distance of 253.09 feet, to the Point of Beginning.

Containing approximately 54.73 Acres.

Together with and subject to easements and rights of record and shown hereon.

LINE	BEARING	DISTANCE
L1	S 35°10'49" W	60.00'
L2	N 41°06'26" E	47.52'
L3	N 43°28'43" E	51.85'
L4	N 87°04'41" E	97.73'

CURVE	LENGTH	RADIUS	CRD BEARING	CRD LENGTH
C1	7.99'	1555.08'	S 56°39'42" W	7.99'
C2	722.40'	3225.36'	S 63°11'34" W	720.89'
C3	159.32'	3225.36'	S 71°01'27" W	159.30'
C4	253.16'	3225.36'	S 74°41'16" W	253.09'

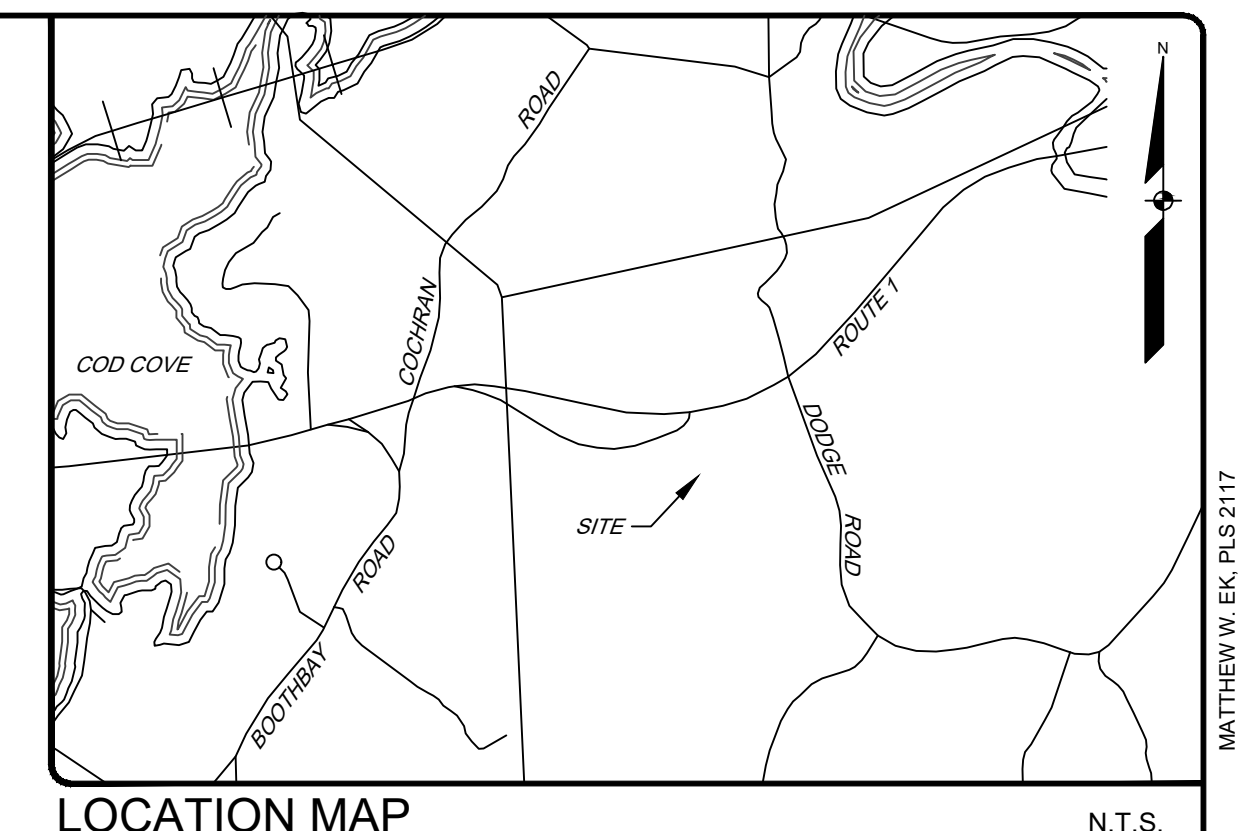


TITLE COMMITMENT EXCEPTIONS (TCE):

- FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER: ME21031617, COMMITMENT NUMBER: ME21031617, DATED OCTOBER 25, 2021 AT 8:00 AM.
- Rights and easements granted to Central Maine Power Company by instrument dated August 30, 1968 and recorded in the Lincoln County Registry of Deeds in Book 651, Page 55. SURVEY FINDINGS: POLE NUMBERS LISTED ON THE EASEMENT DEED WERE NOT FOUND. LOCATION UNKNOWN.
 - Intentionally deleted.
 - Rights and easements and terms and conditions as set forth in Notice of Layout and Taking by State Highway Commission for the State of Maine for State Highway 26, dated January 8, 1956 and recorded in the Lincoln County Registry of Deeds in Book 544, Page 195, as confirmed in Receipt and Confirmation of Taking recorded in Book 548, Page 399, and in Receipt and Confirmation of Taking recorded in Book 551, Page 378. SURVEY FINDINGS: THE CURRENT SUBJECT BOUNDARY LINE ALONG ROUTE 1 IS BASED UPON THIS NOTICE OF LAYOUT AND TAKING.
 - Rights of others in and to the use of appurtenant easements, and terms and conditions pertaining thereto, including without limitation, terms and conditions pertaining to right of way and easement reserved in Deed recorded in the Lincoln County Registry of Deeds in Book 442, Page 98 and as shown on ALTA/NSPS Land Title Survey of Edgecomb Solar Site, Route 1, Edgecomb, Maine prepared by Sebago Technics dated July 14, 2021. SURVEY FINDINGS: ACCESS EASEMENTS TO OLD ROUTE ONE WITHIN 150 FOOT WIDE AREA AS SHOWN HEREON.
 - Riparian rights of others in or to brook as the same may pass by and through the premises. SURVEY FINDINGS: RIPARIAN RIGHTS MAY EXIST ALONG THE GULLY.
 - Matters depicted on survey entitled "Boundary Survey for Pamela Janovitz, P.R. Record Owner: The Estate of Tatiana Partridge", dated May 27, 2012, prepared by Boynton & Pickett, LLC, recorded in the Lincoln County Registry of Deeds in Plan Book 99, Plan 11, including matters referred to in deed recorded in Book 5109, Page 291, and the following: i. Location of reserved right of way; ii. Location of any improvements depicted thereon; and iii. Any other general references and notes set forth thereon. SURVEY FINDINGS: EASEMENT AND SITE FEATURES SHOWN ON REFERENCED PLAN ARE ALSO SHOWN ON THIS SURVEY.
 - Matters depicted on the plan of Maine State Highway Commission, Right of Way Map, State Highway "26", Edgecomb-Newcastle, Lincoln County, Federal Aid Project No. F-026-(6), dated January, 1957, S.H.C. File No. 8-52, Sheet 4 and 5 and recorded in the Lincoln County Registry of Deeds in Plan Book 9, Page 18 and 19. SURVEY FINDINGS: THE CURRENT SUBJECT BOUNDARY LINE ALONG ROUTE 1 IS BASED UPON THIS NOTICE OF LAYOUT AND TAKING AS DEPICTED ON THIS MDOT REFERENCED PLAN SET.
 - Terms and conditions of a Highway Entrance Permit Waiver from the Maine Department of Transportation, Michael Benner, Twisted Iron Customs, LLC and Edgecomb Solar I, LLC dated March 11, 2021, as evidenced by a Memorandum of Highway Entrance Permit Waiver recorded on April 1, 2021, in the Lincoln County Registry of Deeds in Book 5687, Page 216. SURVEY FINDINGS: THE DRIVEWAY HAD NOT BEEN CONSTRUCTED AT THE TIME OF THE SURVEY.
 - Rights and easements as set forth in an easement to Central Maine Power Company and Northern New England Telephone Operations LLC dba Consolidated Communications-NNE dated June 14, 2021 and recorded in Book 5149, Page 129. SURVEY FINDINGS: UTILITY EASEMENT CALLS FOR POLE 13 (SHOWN ON THIS PLAN) TO POLE(S)/PAD(S) 13.1 AND 13.2, NOT INSTALLED YET DURING OUR FIELD WORK.
 - Matters shown on plan entitled ALTA/NSPS Land Title Survey of Edgecomb Solar Site, Route 1, Edgecomb, Maine prepared by Sebago Technics dated July 14, 2021, including: location of stream. SURVEY FINDINGS: ITEMS SHOWN ON THIS PLAN WHICH IS AN UPDATED VERSION OF THE REFERENCED PLAN.

LEGEND

EXISTING	PROPOSED
(Solid line)	PROPERTY LINE, O.W.
(Dashed line)	ABUTTER LINE, O.W.
(Dotted line)	DEED LINE, O.W.
(Thin solid line)	TIE LINE
(Thin dashed line)	EASEMENT
(Square with dot)	MONUMENT
(Circle with dot)	IRON PIPE/ROD
(Circle with 'C1/L1')	CURVE LINE NO.
(Circle with 'N/F')	NOW OR FORMERLY
(Thick dashed line)	ZONE LINE
(Square with 'BM-1')	BENCHMARK
(Rectangle)	BUILDING
(Double line)	DECK/STEPS/OVERHANG
(Line with cross-hatch)	EDGE PAVEMENT
(Line with diagonal hatching)	EDGE GRAVEL
(Line with circles)	BARB WIRE FENCE
(Line with squares)	STONE WALL
(Circle with cross-hatch)	DECIDUOUS TREE
(Circle with dots)	CONIFEROUS TREE
(Line with triangles)	STORM DRAIN
(Circle with cross-hatch)	OVERHEAD UTILITY
(Circle with dot)	UTILITY POLE
(Circle with dot)	GUY WIRE



GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS TWISTED IRON CUSTOMS, LLC BY DEED DATED FEBRUARY 2, 2017 AND RECORDED AT THE LINCOLN COUNTY REGISTRY OF DEEDS (LCRD) IN BOOK 5109, PAGE 291.
- THE PROPERTY IS SHOWN AS LOT 5 ON THE TOWN OF EDGECOMB TAX MAP U2 AND LOT 13 ON THE TOWN OF EDGECOMB TAX MAP U1, AND ARE LOCATED IN THE COMMERCIAL GROWTH AND WOODLAND DISTRICTS.
- SPACE AND BULK CRITERIA FROM TOWN ZONING FOR THE COMMERCIAL GROWTH (GCD) AND WOODLAND DISTRICTS (WD) ARE AS FOLLOWS:

	(GCD)	(WD)
MINIMUM LOT SIZE:	2 AC.	5 AC.
MINIMUM STREET FRONTAGE:	250 FT.	100 FT.
MINIMUM FRONT YARD:	50 FT.	50 FT.
MINIMUM SIDE YARD:	20 FT.	15 FT.
MINIMUM REAR YARD:	20 FT.	15 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.
MAXIMUM LOT COVERAGE:	35%	15%
- * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF EXISTING PROPERTY IS APPROXIMATELY 71.37 ACRES, WITH THE PROPOSED SITE BEING APPROXIMATELY 54.73 ACRES.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN MARCH OF 2021.
- PLAN REFERENCES:
 - "BOUNDARY SURVEY FOR PAMELA JANOVITZ, P.R. OF THE ESTATE OF TATIANA S. PARTRIDGE, DODGE ROAD & U.S. ROUTE 1, EDGECOMB, MAINE" DATED MARCH 27, 2012 BY BOYNTON & PICKETT, LLC AND RECORDED AT THE LCRD IN PLAN BOOK 99, PAGE 11.
 - "PROPOSED CONVEYANCE -TEN ACRE LOT- PROPERTY OF PATRICE A. VEILLEUX, 49 DODGE ROAD, EDGECOMB, LINCOLN COUNTY, MAINE" DATED DECEMBER 7, 2006 BY KARL OLSON & ASSOCIATES, INC. AND RECORDED AT THE LCRD IN PLAN BOOK 87, PAGE 57.
 - "PROPERTY OF CARL PIONTKOWSKI, OLD ROUTE ONE, EDGECOMB, ME." DATED APRIL 24, 1975 BY LINCOLN ENGINEERING AND RECORDED AT THE LCRD IN PLAN BOOK 23, PAGE 1.
 - MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "26" EDGECOMB-NEWCASTLE, LINCOLN COUNTY FEDERAL AID PROJECT NO. F-026-(6) DATE: JANUARY, 1957 SHEET NO. 4 & 5 OF 5 SHEETS S.H.C. FILE NO. 8-52.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-AD03. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
 - BENCHMARK: BM-1 SPIKE IN UTILITY POLE CMP #13 ELEVATION: 104.99' (NAVD83)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C/ASCE 38-02. UTILITIES DEPICTED HEREON 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 WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR EDGECOMB, MAINE, LINCOLN COUNTY, COMMUNITY-PANEL NUMBER 2301502055D, HAVING AN EFFECTIVE DATE OF JULY 16, 2015. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE A, AREAS OF NO BASE FLOOD ELEVATIONS DETERMINED AT THE MARSH RIVER TRIBUTARY 1.2.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE BY POWER ENGINEERS.
- THERE ARE NO BUILDINGS ON THE PROPOSED SITE PROPERTY.
- THERE ARE NO KNOWN RIGHT OF WAY CHANGES WITHIN ROUTE ONE PER THE MAINE DEPARTMENT OF TRANSPORTATION.

CERTIFICATION:

TO GREEN APPLE FARMS V. LLC, EDGECOMB SOLAR I, LLC, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, EACH OF WHOM MAY RELY THEREON.

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: 1, 2, 3, 4, 6A, 6B, 7, 8, 11A, 13, 15, 16, 17, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 25, 2021.

Matthew W. Ek
 MATTHEW W. EK
 MAINE PLS 2117
 SEBAGO TECHNICS, INC.

10/27/2021
 DATE OF PLAT

ALTA/NSPS LAND TITLE SURVEY
 OF:
EDGECOMB SOLAR SITE
 ROUTE 1
 EDGECOMB, MAINE

RECORD OWNER:
 TWISTED IRON CUSTOMS, LLC
 17 DODGE ROAD
 EDGECOMB, MAINE 04556

FOR:
WESTON & SAMPSON ENGINEERS, INC.
 55 WALKERS BROOK DRIVE, SUITE 100
 READING, MA 01867

DESIGNED -
 DRAWN - BKW
 CHECKED - MWE
 DATE - 6/14/2021
 SCALE - 1" = 200'
 PROJECT - 20586

SHEET 1 OF 1

REV.	BY	DATE	STATUS	REVISION
B	MWE	10/27/21	REVISED PER UPDATED TITLE COMMITMENT PROVIDED 10/26/21	
A	MWE	6/14/21	RELEASED FOR CLIENT REVIEW	

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO
 TECHNICS
 WWW.SEBOGOTECHNICS.COM
 75 John Roberts Rd.
 South Portland, ME 04106
 Tel. 207-200-2100

ALTA/NSPS LAND TITLE SURVEY
 OF:
EDGECOMB SOLAR SITE
 ROUTE 1
 EDGECOMB, MAINE

RECORD OWNER:
 TWISTED IRON CUSTOMS, LLC
 17 DODGE ROAD
 EDGECOMB, MAINE 04556

FOR:
WESTON & SAMPSON ENGINEERS, INC.
 55 WALKERS BROOK DRIVE, SUITE 100
 READING, MA 01867

DESIGNED -
 DRAWN - BKW
 CHECKED - MWE
 DATE - 6/14/2021
 SCALE - 1" = 200'
 PROJECT - 20586

SHEET 1 OF 1