

# Survey, Inc.

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A certain lot or parcel of land located southeasterly of, but not adjacent to, *Main Street* in the Town of Gray, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a 5/8" rebar marked PLS 2390 marking the northerly corner of land now or formerly Town of Gray as described in deed book 25592, page 7 recorded in Cumberland County Registry of Deeds (CCRD); said point lies  $N51^{\circ}-05'-00''E$ , 23.86 feet from a 5/8" rebar marked PLS 2390 marking the easterly corner of land now or formerly Avaunt as described in deed book 22166, page 326 (CCRD); thence  $N52^{\circ}-09'-06''E$  across land of Grantor herein as described in deed book 13017, page 81 CCRD, 90.70 feet to a 5/8" rebar marked PLS 2390; thence  $S37^{\circ}-50'-54''E$  along the southwesterly sideline of a 60-foot right-of-way, 40.00 feet to a 5/8" rebar marked PLS 2390 marking the terminus of said right-of-way; thence  $S33^{\circ}-09'-31''E$  continuing across land of the Grantor, 170.00 feet to a 5/8" rebar marked PLS 2390; thence  $S37^{\circ}-50'-54''E$  continuing across land of the Grantor, 172.03 feet to a 5/8" rebar marked PLS 2390 in a stone wall marking the westerly sideline of land now or formerly Central Maine Power Company; thence southerly following said stone wall and land of Central Maine Power Company along tie-line bearing  $S08^{\circ}-10'-56''W$ , 44.04 feet to the end of said stone wall; thence continuing along land of Central Maine Power Company along a tie-line bearing  $S01^{\circ}-48'-20''E$ , 64.25 feet to a 1" iron pipe at Town of Gray; thence along land of said Town of Gray  $N38^{\circ}-45'-00''W$ , 464.05 feet to the point of beginning. Bearings herein are magnetic of the year 1982. Parcel contains 32,562 Sq. Ft. and is a portion of land described in deed book 13017, page 81 CCRD. Parcel is conveyed with and benefited by any easements and/or right-of-ways of record.

Parcel herein described is conveyed with a **60-foot access and utility right-of-way** for ingress, egress and the installation and maintenance of all utilities leading from the southeasterly sideline of said *Main Street* to the above described parcel, bounded and described as follows:

Beginning at a 5/8" rebar marked PLS 2390 located on the southeasterly sideline of said *Main Street* marking the westerly corner of land now or formerly Young as described in deed book 4986, page 162 CCRD; thence  $S37^{\circ}-50'-54''E$  along land of said Young, 252.54 feet to a 5/8" rebar marked PLS 2390 marking the terminus of said right-of-way herein described; thence  $S52^{\circ}-09'-06''W$  along said right-of-way, 60.00 feet to a 5/8" rebar marked PLS 2390 marking the terminus of said right-of-way; thence  $N37^{\circ}-50'-54''W$ , along the southwesterly sideline of said right-of-way, 40.00 feet to a 5/8" rebar marked PLS 2390; thence continuing  $N37^{\circ}-50'-54''W$  along the southwesterly sideline of said right-of-way, 211.91 feet to a 5/8" rebar marked PLS 2390 marking the southeasterly sideline of said *Main Street*; thence  $N51^{\circ}-33'-12''E$  along the sideline of said *Main Street*, 60.00 feet to the point of beginning.

Parcel herein described is also conveyed with a **24-foot access and utility easement** for ingress, egress and the installation and maintenance of all utilities leading from the southeasterly sideline of said *Main Street* to adjacent land laying southeasterly of said parcel, bounded and described as follows:

Beginning at a point located on the southeasterly sideline of *Main Street*; said point lies  $N51^{\circ}-33'-12''E$ , 10.00 feet from a 5/8" rebar marked PLS 2390 located on the southeasterly sideline of *Main Street* marking the northeasterly corner of land now or formerly Avaunt as described in deed book 22166, page 326 recorded in CCRD; thence  $N51^{\circ}-33'-12''E$ , along the southeasterly sideline of said *Main Street*, 24.00 feet; thence  $S38^{\circ}-20'-25''E$  across land of Grantor herein as described in deed book 13017, page 81 CCRD, 182.82 feet; thence  $S71^{\circ}-51'-06''E$ , continuing

across land of Grantor, 34.07 feet to the northwesterly sideline of the above described parcel; thence  $S52^{\circ}-09'-06''W$  along the northwesterly sideline of the above described parcel, 28.95 feet to a 5/8" rebar marked PLS 2390 marking the northerly corner of land of Town of Gray; thence  $N71^{\circ}-51'-06''W$  across land of Grantor, 25.10 feet; thence  $N38^{\circ}-20'-25''W$  continuing across land of Grantor, 190.00 feet to the point of beginning.