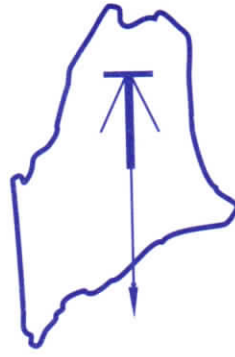


WAYNE

WOOD & co.

PROFESSIONAL LAND SURVEYING
and LAND PLANNING
30 Wood Drive, Gray, Maine 04039



WETLANDS DELINEATION
Telephone (207) 657-3330
wtwco@securespeed.net

PROPERTY DESCRIPTION

For

Claire Langlois

(40.06 acres to the Town of Falmouth)

REVISED 3/23/17

A certain lot or parcel of land situated on the Westerly side of Mast Road in the Town of Falmouth, County of Cumberland and State of Maine being shown on a plan entitled "Plan of Land on Mast Road & Huston Road & McDermott Way, Falmouth, Maine For Owner of Record Claire Langlois" dated February 2017 by Wayne T. Wood & Co. recorded in the Cumberland County Registry of Deeds in Plan Book Page , more particularly described as follows:

Beginning at an iron pipe found set in the ground at the intersection of the Westerly side line of the Mast Road and the Southerly side line of McDermott Way, said point being also the Northeasterly corner of land now or formerly of Stephen J. Parrish as described in a deed recorded in Book 15,816 Page 70);

Thence N 25°02'43" E along the said side line of Mast Road and across the end of McDermott Way 50.79 feet to an iron pipe found set in the ground at the Southeasterly corner of land now or formerly of Maura P. McDermott as described in a deed recorded in Book 15,862 Page 262;

Thence N 75°05'48" W along the Northerly side line of McDermott Way and land of the said Maura P. McDermott 532.62 feet to an iron pipe found set in the ground at the Southeasterly corner of land now or formerly of Sarah A. McDermott as described in a deed recorded in Book 24,300 Page 154 and Book 26,585 Page 144;

Thence N 60°55'39" W continuing along the said side line of McDermott Way and land of the said Sarah A. McDermott 248.61 feet to a 5/8" capped rebar (#2246) found set in the ground;

Thence N 08°35'28" W along land proposed to be conveyed to the said Sarah A. McDermott 100.00 feet to a 5/8" capped rebar (#1328) found set in the ground;

Thence N 40°05'04" W continuing along land proposed to be conveyed to the said Sarah A. McDermott 272.00 feet to a 5/8" capped rebar (#1328) found set in the ground;

Thence N 44°43'14" E continuing along land proposed to be conveyed to the said Sarah A. McDermott 250.00 feet to a 5/8" capped rebar (#1328) found set in the ground;

Thence S 61°43'41" E continuing along land proposed to be conveyed to the said Sarah A. McDermott 325.00 feet to a 5/8" capped rebar (#2246) found set in the ground at the Southerly corner of land now or formerly of the Arthur P. McDermott Revocable Trust as described in a deed recorded in Book 27,819 Page 5;

Thence N 33°22'44" W along land of the said Arthur P. McDermott Revocable Trust 303.30 feet to a 5/8" capped rebar (#2246) found set in the ground;

Thence N 81°31'42" E along land of the said Arthur P. McDermott Revocable Trust 337.32 feet to a 5/8" capped rebar (#2246) found set in the ground;

Thence N 87°39'23" E continuing along land of the said Arthur P. McDermott Revocable Trust 136.56 feet to a 5/8" capped rebar (#1328) set in the ground on the Westerly side line of the Huston Road, also referred to as "Road 3" in instruments of record;

Thence N 25°08'00" W along the said side line of the Huston Road 123.87 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence N 69°47'25" W continuing along the said side line of the Huston Road 290.00 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence N 56°17'54" W continuing along the said side line of the Huston Road 463.75 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence N 66°19'37" W continuing along the said side line of the Huston Road 226.50 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence N 64°17'29" W continuing along the said side line of the Huston Road 288.99 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence S 25°42'31" W across land of the Grantor 25.00 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence N 64°17'29" W continuing across land of the Grantor 139.68 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence N 73°14'30" W continuing across land of the Grantor 57.89 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence S 20°09'30" W continuing across land of the Grantor 173.41 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence S 40°03'31" W continuing across land of the Grantor 380.00 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence S 60°08'25" E continuing across land of the Grantor 177.91 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence S 43°02'47" W continuing across land of the Grantor 275.0 feet more or less to the Easterly shore of Highland Lake;

Thence Southeasterly along the said shore of Highland Lake 187 feet more or less to the lot shown as the "Leighton Lot" on the above referenced Plan;

Thence N 68°58'28" E along the "Leighton Lot" and across land of the Grantor 230 feet more or less to a 5/8" capped rebar (#1328) set in the ground;

Thence S 26°57'39" E across land of the Grantor 157.50 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence S 63°13'44" W continuing across land of the Grantor and across the end of the said McDermott Way 75.00 feet to an iron pipe found set in the ground at the end of McDermott Way on the Easterly side line of land now or formerly of Seth Blanchard as described in a deed recorded in Book 32,929 Page 319;

Thence S 26°42'00" E along the Southwesterly side line of McDermott Way and land of the said Blanchard 40.00 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence S 63°18'00" W continuing along the said McDermott Way and land of the said Blanchard 40.00 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence S 26°42'00" E continuing along the said McDermott Way and land of the said Blanchard 50.00 feet to a 5/8" capped rebar set in the ground;

Thence N 63°18'00" E continuing along the said McDermott Way and land of the said Blanchard 40.00 feet to an iron pipe found set in the ground;

Thence S 26°42'00" E along the said side line of McDermott Way and land of the said Blanchard and land of the Grantor 210.00 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence S 67°22'27" W across land of the Grantor 192.60 feet to a 5/8" capped rebar (#2124) found set in the ground;

Thence S 58°29'45" W continuing across land of the Grantor 143.90 feet to an iron pipe found set in the ground;

Thence N 14°36'37" W continuing across land of the Grantor 101.01 feet to other land of the said Blanchard and a 5/8" capped rebar (#2124) found set in the ground;

Thence S 63°22'23" W along the said other land of the said Blanchard 70 feet more or less to the shore of Highland Lake;

Thence Southerly along the shore of Highland Lake 408 feet more or less to Suckfish Brook;

Thence Southeasterly along Suckfish Brook 2560 feet more or less to the Westerly side line of Mast Road;

Thence N 41°27'01" E along the said side line of Mast Road 193 feet more or less to a 5/8" capped rebar (#1328) and land of the said Parrish as described in a deed recorded in Book 33,517 Page 24;

Thence N 63°08'28" W along land of the said Parrish 462.90 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence N 23°42'19" E continuing along land of the said Parrish 149.40 feet to a 5/8" capped rebar (#1328) on the said side line of McDermott Way;

Thence S 75°05'48" E continuing along land of the said Parrish and along the said side line of McDermott Way 480.00 feet to the point of beginning. Containing 40.06 acres.

All bearings are Magnetic of the year 2005.

This conveyance is made subject to the rights of others in and to the said McDermott Way as it crosses the above described property.

Meaning and intending to convey a portion of the premises conveyed to these Grantors by deeds recorded in the Cumberland County Registry of Deeds in Book 27,774 Page 103 and Book 33,517 Page 28.

216018-46.15
