

April 5, 2017

Proposed Legal Description
Sewer and Driveway Easement
Tall Trees Construction Corp.
Foreside Road
Falmouth, Maine

A certain easement located on the westerly side of Foreside Road in the Town of Falmouth, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the westerly sideline of Foreside Road, said point of beginning being located Northerly by said Foreside Road, following a curve to the left having a radius of Six Hundred Fifty-Eight and 98/100 (658.98) feet, an arc distance of Nineteen and 06/100 (19.06) feet from the easterly corner of land now or formerly of G. Richard Polkinghorn and Lizbeth Polkinghorn as described in a deed recorded in the Cumberland County Registry of Deeds in Book 14224, Page 3, said point of beginning also being located N 22°34'56" E a distance of Nineteen and 06/100 (19.06) feet from the said easterly corner of said land of Polkingham. Thence:

- 1) N 34°19'07" W through land designated as "Proposed Parcel 3" (Parcel 3) and land designated as "Proposed Parcel 1" (Parcel 1) as depicted on a plan entitled "Tall Trees Development-Lot Development Plan" made for Tall Trees Construction Corp. by Land Design Solutions dated February 2, 2017 a distance of Three Hundred Eleven and 25/100 (311.25) feet to a point;
- 2) N 60°12'36" W through said Parcel 1 a distance of Two Hundred Ninety-Five and 97/100 (295.97) feet to a point;
- 3) N 69°23'44" W through said Parcel 1 and land designated as "Proposed Parcel 2" as shown on said plan a distance of Two Hundred Nineteen and 70/100 (219.70) feet to a point;
- 4) N 12°10'53" W through said Parcel 2 a distance of Thirty-Four and 00/100 (34.00) feet to a point;
- 5) Easterly through said Parcel 2 and said Parcel 1, following a curve to the right having a radius of One Hundred Ninety-Seven and 00/100 (197.00) feet, an arc distance of One Hundred Forty-Three and 07/100 (143.07) feet to a point, said point being located S 81°22'32" E a distance of One Hundred Thirty-Nine and 95/100 (139.95) feet from the last described point;
- 6) S 60°34'11" E through said Parcel 1 a distance of Three Hundred Seventy-Three and 94/100 (373.94) feet to a point of curvature;
- 7) Southeasterly through said Parcel 1, following a curve to the right having a radius of Three Hundred Seventeen and 00/100 (317.00) feet, an arc distance of One Hundred Sixty-One and 94/100 (161.94) feet to a point of tangency,
- 8) S 31°18'00" E through said Parcel 1 a distance of Eighty-One and 45/100 (81.45) feet to a point;

- 9) Southwesterly through said Parcel 1, following a curve to the left having a radius of One Hundred Thirteen and 00/100 (113.00) feet, an arc distance of Sixty-Eight and 78/100 (68.78) feet to a point on the westerly side of said Foreside Road, said point being located S 48°44'15" E a distance of Sixty-Seven and 72/100 (67.72) feet from the last described point;
- 10) Southerly by said Foreside Road, following a curve to the right having a radius of Six Hundred Fifty-Eight and 98/100 (658.98) feet, an arc distance of Eighty-Eight and 62/100 (88.62) feet to the point of beginning, said point of beginning being located S 17°54'03" W a distance of Eighty-Eight and 56/100 (88.56) feet from the last described point.

Bearings are referenced to grid north, Maine State Plane Coordinate System NAD83, West Zone.

Reference is made to a plan entitled "Tall Trees Development-Sanitary Sewer Easement Sketch" made for Tall Trees Construction Corp. by Land Design Solutions dated February, 2017.

The above described parcel contains 41,158 square feet or 0.94 acres, more or less, and lying over a portion of property now or formerly of Tall Trees Construction Corp. as described in a deed recorded in the Cumberland County Registry in Book 33583, Page 334.