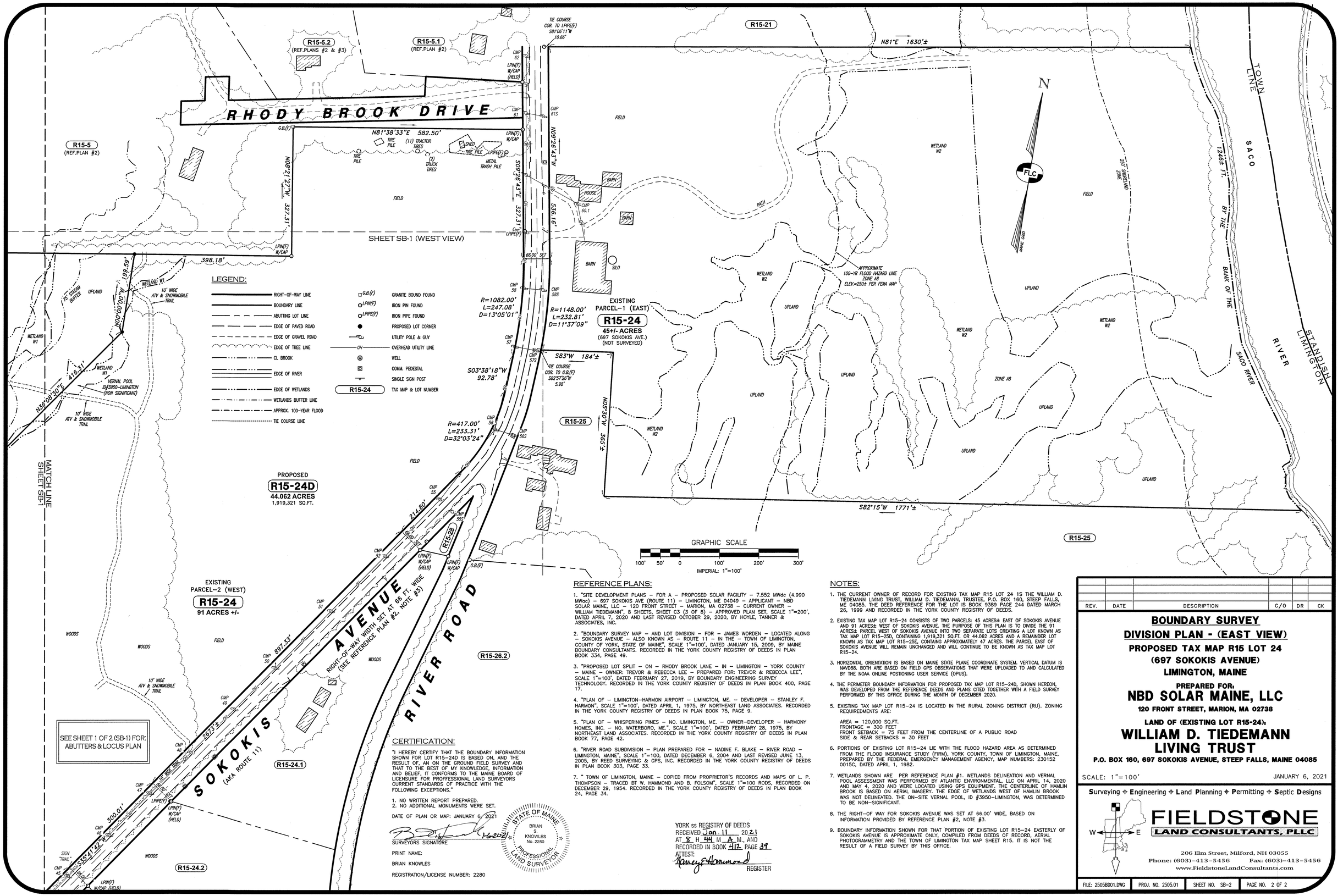

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- EDGE OF TREE LINE
- CL BROOK
- EDGE OF RIVER
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- APPROX. 100-YEAR FLOOD
- TIE COURSE LINE
- C.B.(F) GRANITE BOUND FOUND
- LPIN(F) IRON PIN FOUND
- LPIPE(F) IRON PIPE FOUND
- PROPOSED LOT CORNER
- UTILITY POLE & GUY
- OH OVERHEAD UTILITY LINE
- WELL
- COMM. PEDESTAL
- SINGLE SIGN POST
- R15-24 TAX MAP & LOT NUMBER

REFERENCE PLANS:

1. "SITE DEVELOPMENT PLANS – FOR A – PROPOSED SOLAR FACILITY – 7.552 MWdc (4.990 MWac) – 697 SOKOKIS AVE (ROUTE 11) – LIMINGTON, ME 04049 – APPLICANT – NBD SOLAR MAINE, LLC – 120 FRONT STREET – MARION, MA 02738 – CURRENT OWNER – WILLIAM TIEDEMANN", 8 SHEETS, SHEET C3 (3 OF 8) – APPROVED PLAN SET, SCALE 1"=200', DATED APRIL 7, 2020 AND LAST REVISED OCTOBER 29, 2020, BY HOYLE, TANNER & ASSOCIATES, INC.

2. "BOUNDARY SURVEY MAP – AND LOT DIVISION – FOR – JAMES WORDEN – LOCATED ALONG – SOKOKIS AVENUE – ALSO KNOWN AS – ROUTE 11 – IN THE – TOWN OF LIMINGTON, COUNTY OF YORK, STATE OF MAINE", SCALE 1"=100', DATED JANUARY 15, 2009, BY MAINE BOUNDARY CONSULTANTS. RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 334, PAGE 49.

3. "PROPOSED LOT SPLIT – ON – RHODY BROOK LANE – IN – LIMINGTON – YORK COUNTY – MAINE – OWNER: TREVOR & REBECCA LEE – PREPARED FOR: TREVOR & REBECCA LEE", SCALE 1"=100', DATED FEBRUARY 27, 2019, BY BOUNDARY ENGINEERING SURVEY TECHNOLOGY. RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 400, PAGE 17.

4. "PLAN OF – LIMINGTON–HARMON AIRPORT – LIMINGTON, ME. – DEVELOPER – STANLEY F. HARMON", SCALE 1"=100', DATED APRIL 1, 1975, BY NORTHEAST LAND ASSOCIATES. RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 75, PAGE 9.

5. "PLAN OF – WHISPERING PINES – NO. LIMINGTON, ME. – OWNER–DEVELOPER – HARMONY HOMES, INC. – NO. WATERBORO, ME.", SCALE 1"=100', DATED FEBRUARY 28, 1975, BY NORTHEAST LAND ASSOCIATES. RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 77, PAGE 42.

6. "RIVER ROAD SUBDIVISION – PLAN PREPARED FOR – NADINE F. BLAKE – RIVER ROAD – LIMINGTON, MAINE", SCALE 1"=100, DATED DECEMBER 6, 2004 AND LAST REVISED JUNE 13, 2005, BY REED SURVEYING & GPS, INC. RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 303, PAGE 33.

7. " TOWN OF LIMINGTON, MAINE – COPIED FROM PROPRIETOR'S RECORDS AND MAPS OF L. P. THOMPSON – TRACED BT W. HAMMOND AND B. FOLSOM", SCALE 1"=100 RODS, RECORDED ON DECEMBER 29, 1954. RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 24, PAGE 34.

CERTIFICATION:

"I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN FOR LOT R15–24D IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE WITH THE FOLLOWING EXCEPTIONS."

1. NO WRITTEN REPORT PREPARED.
2. NO ADDITIONAL MONUMENTS WERE SET.

DATE OF PLAN OR MAP: JANUARY 6, 2021

SURVEYORS SIGNATURE

PRINT NAME:

BRIAN KNOWLES

REGISTRATION/LICENSE NUMBER: 2280

STATE OF MAINE — BRIAN S. KNOWLES No. 2280 — PROFESSIONAL LAND SURVEYOR

YORK ss REGISTRY OF DEEDS
RECEIVED Jan 11 2021
AT 8 H 44 M A M., AND
RECORDED IN BOOK 412 PAGE 39
ATTEST:
REGISTER

NOTES:

1. THE CURRENT OWNER OF RECORD FOR EXISTING TAX MAP R15 LOT 24 1S THE WILLIAM D. TIEDEMANN LIVING TRUST, WILLIAM D. TIEDEMANN, TRUSTEE, P.O. BOX 160, STEEP FALLS, ME 04085. THE DEED REFERENCE FOR THE LOT IS BOOK 9389 PAGE 244 DATED MARCH 26, 1999 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS.
2. EXISTING TAX MAP LOT R15–24 CONSISTS OF TWO PARCELS: 45 ACRES± EAST OF SOKOKIS AVENUE AND 91 ACRES± WEST OF SOKOKIS AVENUE. THE PURPOSE OF THIS PLAN IS TO DIVIDE THE 91 ACRES± PARCEL WEST OF SOKOKIS AVENUE INTO TWO SEPARATE LOTS CREATING A LOT KNOWN AS TAX MAP LOT R15–25D, CONTAINING 1,919,321 SQ.FT. OR 44.062 ACRES AND A REMAINDER LOT KNOWN AS TAX MAP LOT R15–25E, CONTAING APPROXIMATELY 47 ACRES. THE PARCEL EAST OF SOKOKIS AVENUE WILL REMAIN UNCHANGED AND WILL CONTINUE TO BE KNOWN AS TAX MAP LOT R15–24.
3. HORIZONTAL ORIENTATION IS BASED ON MAINE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD88. BOTH ARE BASED ON FIELD GPS OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSTIONING USER SERVICE (OPUS).
4. THE PERIMETER BOUNDARY INFORMATION FOR PROPOSED TAX MAP LOT R15–24D, SHOWN HEREON, WAS DEVELOPED FROM THE REFERENCE DEEDS AND PLANS CITED TOGETHER WITH A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF DECEMBER 2020.
5. EXISTING TAX MAP LOT R15–24 IS LOCATED IN THE RURAL ZONING DISTRICT (RU). ZONING REQUIREDMENTS ARE:

   AREA = 120,000 SQ.FT.
   FRONTAGE = 300 FEET
   FRONT SETBACK = 75 FEET FROM THE CENTERLINE OF A PUBLIC ROAD
   SIDE & REAR SETBACKS = 30 FEET
6. PORTIONS OF EXISTING LOT R15–24 LIE WITH THE FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), YORK COUNTY, TOWN OF LIMINGTON, MAINE, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS: 230152 0015C, DATED APRIL 1, 1982.
7. WETLANDS SHOWN ARE PER REFERENCE PLAN #1. WETLANDS DELINEATION AND VERNAL POOL ASSESSMENT WAS PERFORMED BY ATLANTIC ENVIRONMENTAL, LLC ON APRIL 14, 2020 AND MAY 4, 2020 AND WERE LOCATED USING GPS EQUIPMENT. THE CENTERLINE OF HAMLIN BROOK IS BASED ON AERIAL IMAGERY. THE EDGE OF WETLANDS WEST OF HAMLIN BROOK WAS NOT DELINEATED. THE ON–SITE VERNAL POOL, ID #3950–LIMINGTON, WAS DETERMINED TO BE NON–SIGNIFICANT.
8. THE RIGHT–OF WAY FOR SOKOKIS AVENUE WAS SET AT 66.00' WIDE, BASED ON INFORMATION PROVIDED BY REFERENCE PLAN #2, NOTE #3.
9. BOUNDARY INFORMATION SHOWN FOR THAT PORTION OF EXISTING LOT R15–24 EASTERLY OF SOKOKIS AVENUE IS APPROXIMATE ONLY, COMPILED FROM DEEDS OF RECORD, AERIAL PHOTOGRAMMETRY AND THE TOWN OF LIMINGTON TAX MAP SHEET R15. IT IS NOT THE RESULT OF A FIELD SURVEY BY THIS OFFICE.

REV.	DATE	DESCRIPTION	C/O	DR	CK

BOUNDARY SURVEY
DIVISION PLAN - (EAST VIEW)
PROPOSED TAX MAP R15 LOT 24
(697 SOKOKIS AVENUE)
LIMINGTON, MAINE

PREPARED FOR:
NBD SOLAR MAINE, LLC
120 FRONT STREET, MARION, MA 02738

LAND OF (EXISTING LOT R15-24):
WILLIAM D. TIEDEMANN LIVING TRUST
P.O. BOX 160, 697 SOKOKIS AVENUE, STEEP FALLS, MAINE 04085

SCALE: 1"=100' JANUARY 6, 2021

Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603)-413-5456 Fax: (603)-413-5456
www.FieldstoneLandConsultants.com

FILE: 2505BD01.DWG	PROJ. NO. 2505.01	SHEET NO. SB-2	PAGE NO. 2 OF 2