LaLonde Land Surveying, LLC.
PROFESSIONAL LAND SURVEYING SERVICES

October 5. 2025
Courtland Alexander
Limerick. Me 04048

Original Lot Survey

Ref: 6.58 acre parcel on Marston Road, deed reference: book 36185, page 197.

Re: Proposed lot creation, two legal descriptions

This invoice entails the work from April 23, 2025 to October 5, 2025.

Provide two separate proposed legal descriptions:

The "existing house lot" containing 2.65 acres.
The "new house lot" containing 3.94 acres.

This invoice up to April 23, 2025: $300.00

PAID IN FULL 10-5-25 M. LaLonde

Please call if you have any questions.
Sincerely, LaLonde Land Surveying, LLC.

Michael LaLonde. PLS

6 Parsonsfield Road. Limerick. ME 04048 · Tel. 207.793.3727
mdlalonde@myfairpoint.net

Original Deed

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS

THAT NATURE'S WILDERNESS, LLC, a Florida limited liability company, of West Baldwin, Maine, for consideration paid, grants to **COURTLAND D. ALEXANDER,** whose mailing address is P. O. Box 209, Limerick, Maine 04048, ***with Warranty Covenants,*** a certain lot or parcel of land, with any buildings thereon, situated in the Town of West Baldwin, County of Cumberland, State of Maine, and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO
MADE A PART HEREOF AND INCORPORATED BY REFERENCE HEREIN

Being a portion of the same premises conveyed by Warranty Deed from Camp Twain, Inc. and Mary M. Waye, to the Grantor herein, dated April 26, 2016, and recorded in the Cumberland County Registry of Deeds in Book 33066, Page 317, and a portion of the premises conveyed to the Grantor herein by Warranty Deed from William A. Day, Jr. & Sons, Inc. to the Grantor herein, dated April 26, 2016, and recorded in said Registry of Deeds in Book 33067, Page 96.

IN WITNESS WHEREOF, Nature's Wilderness, LLC, has caused this instrument to be executed on this 19th day of November, 2019.

NATURE'S WILDERNESS, LLC

_____
By: Scott A. Efron
Its: Registered Agent and
Authorized Agent

STATE OF MAINE
COUNTY OF CUMBERLAND

CD

Personally appeared before me on this 19th day of November, 2019, the above named Scott A. Efron in his capacity as Registered Agent of Nature's Wilderness, LLC, and acknowledged the foregoing instrument to be its free act and deed.

_____
Christopher J. Ryer/Attorney at Law

EXHIBIT A

A certain parcel of land situated on the southerly side of Marston Road and the easterly side of Deacons Road in the Town of Baldwin, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the southerly sideline of Marston Road at land now or formerly of Jane Dunlap as described in a deed recorded in Book 35574 page 163 in the Cumberland County Registry of Deeds;

Thence S 25° 21' 32" W, by and along land of Jane Dunlap, a distance of 822.24 feet;

Thence N 63° 43' 47" W a distance of 343.44 feet to the easterly sideline of Deacons Road;

Thence N 18° 32' 39" E, by and along the easterly sideline of Deacons Road, a distance of 133.99 feet;

Thence N 00° 20' 41" E, by and along the easterly sideline of Deacons Road, a distance of 47.05 feet;

Thence N 16° 38' 15" E, by and along the easterly sideline of Deacons Road and passing through a stone wall, a distance of 416.90 feet to the southerly sideline of Marston Road;

Thence S 88° 24' 05" E, by and along the southerly sideline of Marston Road, a distance of 100.74 feet;

Thence N 81° 01' 22" E, by and along the southerly sideline of Marston Road, a distance of 112.91 feet;

Thence N 72° 57' 07" E, by and along the southerly sideline of Marston Road, a distance of 54.19 feet to a stone wall;

Thence S 87° 44' 22" E, by and along the southerly sideline of Marston Road and a stone wall, a distance of 131.18 feet to the end of the stone wall;

Thence S 85° 18' 22" E, by and along the southerly sideline of Marston Road, a distance of 103.07 feet to the Point of Beginning.

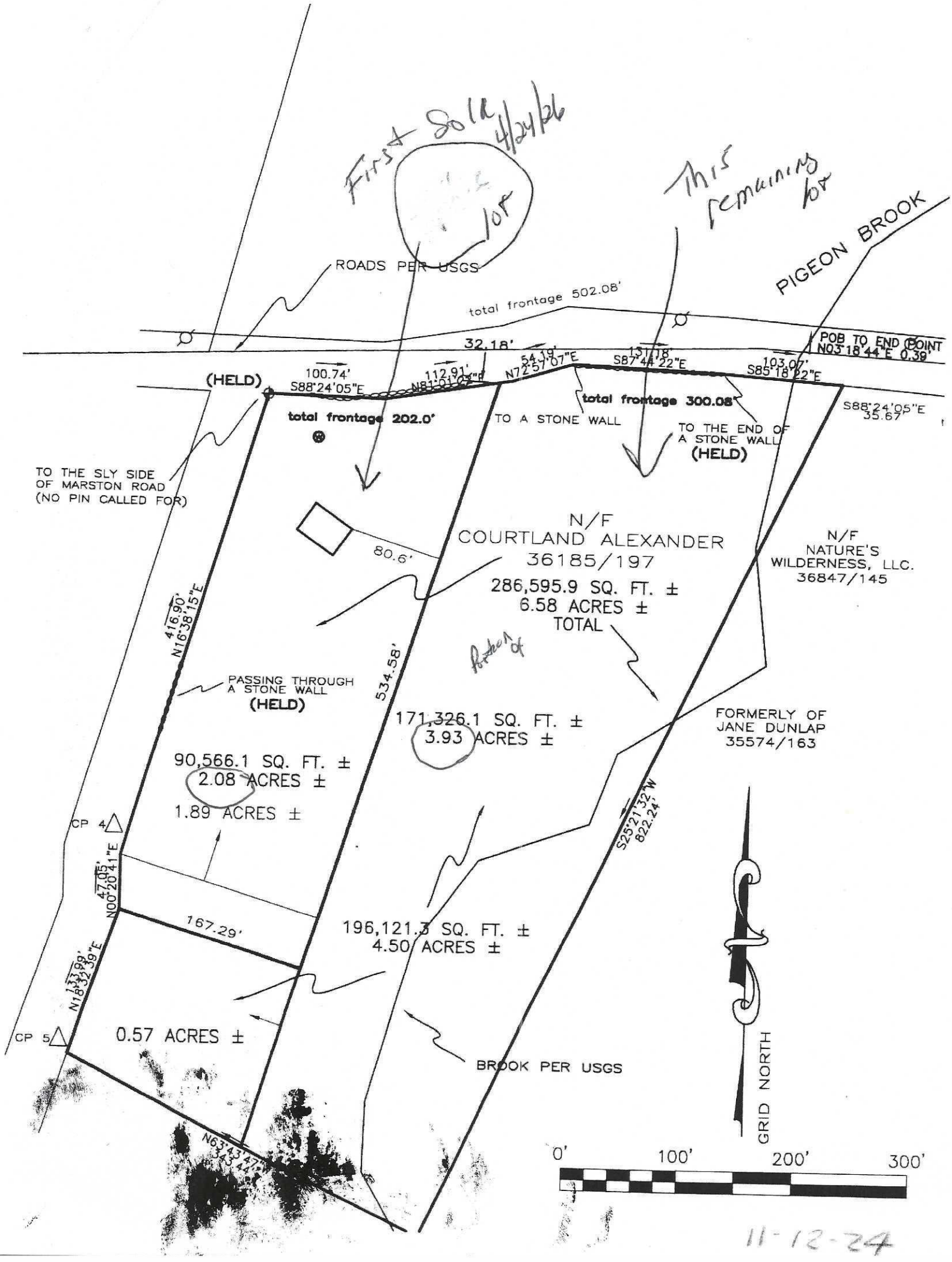
The parcel contains approximately 6.58 acres.

Bearings are Grid North.

Reference is made to a plan entitled "Proposed Lot Deacons Road – Marston Road West Baldwin, Maine for: Natures Wilderness Resort" dated November 2019 By Survey Inc.

To be split

CB


First Sold 4/24/26
1 of 2 lots
This remaining lot
PIGEON BROOK
ROADS PER USGS
total frontage 502.08'
32.18'
54.19'
131.18'
POB TO END POINT
N03°18'44"E 0.39'
(HELD)
100.74'
S88°24'05"E
112.91'
N81°01'02"E
N72°57'07"E
S87°44'22"E
103.07'
S85°18'22"E
S88°24'05"E
35.67'
total frontage 202.0'
total frontage 300.08'
TO A STONE WALL
TO THE END OF A STONE WALL
(HELD)
TO THE SLY SIDE OF MARSTON ROAD
(NO PIN CALLED FOR)
N/F
COURTLAND ALEXANDER
36185/197
286,595.9 SQ. FT. ±
6.58 ACRES ±
TOTAL
Portion of
80.6'
N/F
NATURE'S WILDERNESS, LLC.
36847/145
N16°38'15"E
416.90'
534.58'
PASSING THROUGH A STONE WALL
(HELD)
171,326.1 SQ. FT. ±
3.93 ACRES ±
FORMERLY OF
JANE DUNLAP
35574/163
90,566.1 SQ. FT. ±
2.08 ACRES ±
1.89 ACRES ±
CP 4
N00°20'41"E
47.05'
S25°21'32"W
822.24'
167.29'
196,121.3 SQ. FT. ±
4.50 ACRES ±
N18°32'39"E
133.99'
CP 5
0.57 ACRES ±
BROOK PER USGS
N63°43'47"E
343.44'
GRID NORTH
0'
100'
200'
300'

11-12-24

LaLonde Land Surveying, LLC.
PROFESSIONAL LAND SURVEYOR

Proposed Legal Description

"The new house lot"

Land located on the southerly side of
Marston Road, Town of Baldwin
County of Cumberland, State of Maine

This lot

Containing 3.94 Acres
More or less

Being a Portion of Land of Courtland D. Alexander

Described in deed book 36,185, Page 197

Prepared for
Courtland Alexander
September 24, 2025

LaLonde Land Surveying, LLC. Project # 24005

Electronic file available upon request, email mdlalonde@myfairpoint.net

SCHEDULE A

A certain parcel of land, situated on the south side of Marston Road, so-called, the center of the parcel being about ½ of a mile easterly along the center of Marston Road from the intersection with Senator Black Road, so-called, Town of Baldwin, County of York, State of Maine and being more particularly described as follows:

BEGINNING at a rebar set at the southerly side line of Marston Road and the northeasterly corner of the 2.65 acre existing house lot conveyed or to be conveyed by the grantor herein;

Thence, S17°33'39"W along the remaining land of the grantor, being the 2.65 acre parcel, a distance of 698.72 feet to a rebar to be set at the northerly line of the remaining land now or formerly of Nature's Wilderness, LLC. as described in the deed recorded in book 33,067, page 96;

Thence, S63°43'47"E along the said remaining land of Nature's Wilderness, LLC., a distance of 172.44 feet to a rebar to be set;

Thence, N25°21'32"E along the said remaining land of Nature's Wilderness, LLC., a distance of 822.24 feet to a rebar to be set at the southerly side line of Marston Road;

Thence, N85°36'50"W along the southerly side line of Marston Road a distance of 101.67 feet to a stone wall;

Thence, N88°02'57"W along the southerly side line of Marston Road and a stone wall a distance of 133.00 feet;

Thence, S78°14'43"W along the southerly side line of Marston Road a distance of 63.00 feet to the **POINT OF BEGINNING.**

Containing 171,580 square feet or 3.94 acres, more or less.

Benefited by: A vegetative buffer along the easterly line of the above described parcel and being more particularly described as follows:

BEGINNING on the westerly line of the above described parcel, being S17°33'39"W along the remaining land of the grantor, a distance of 50.00 feet from the a rebar set at the northwest corner of the parcel herein described;

Thence, S17°33'39"W along the remaining land of the grantor, a distance of 175.00 feet to a rebar set at the southeast corner of the 30 foot wide vegetative buffer;

Thence, N72°26'21"W through the abutting parcel, a distance of 30.00 feet;

Thence, N17°33'39"E through the abutting parcel, a distance of 175.00 feet;

Thence, S72°26'21"E through the abutting parcel, a distance of 30.00 feet to the **POINT OF BEGINNING.**

Review with grantor for any specific limitations for the area within the vegetative buffer.

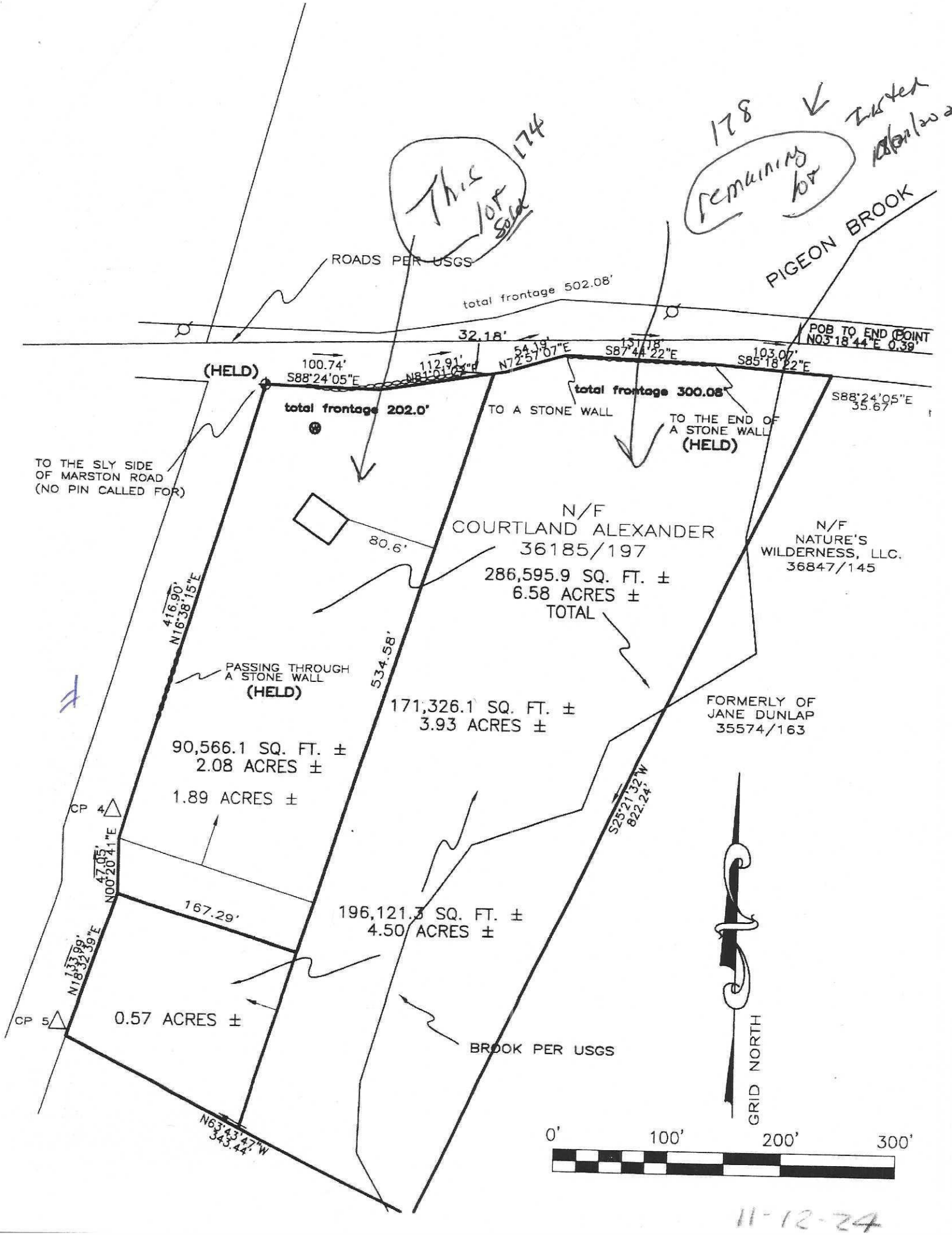
This lot

Also Benefited by: A utility easement from the power pole located about 33 feet west of the northwesterly corner of the above described parcel, running southeasterly to the westerly line of this conveyed parcel. Most Likely C.M.P. Co. hade an easement deed recorded. See Courtland for any particular language regarding the location if needed, what the easement can have for utilities and maintenance ie. replace lines clear trees / Vegetation if needed.

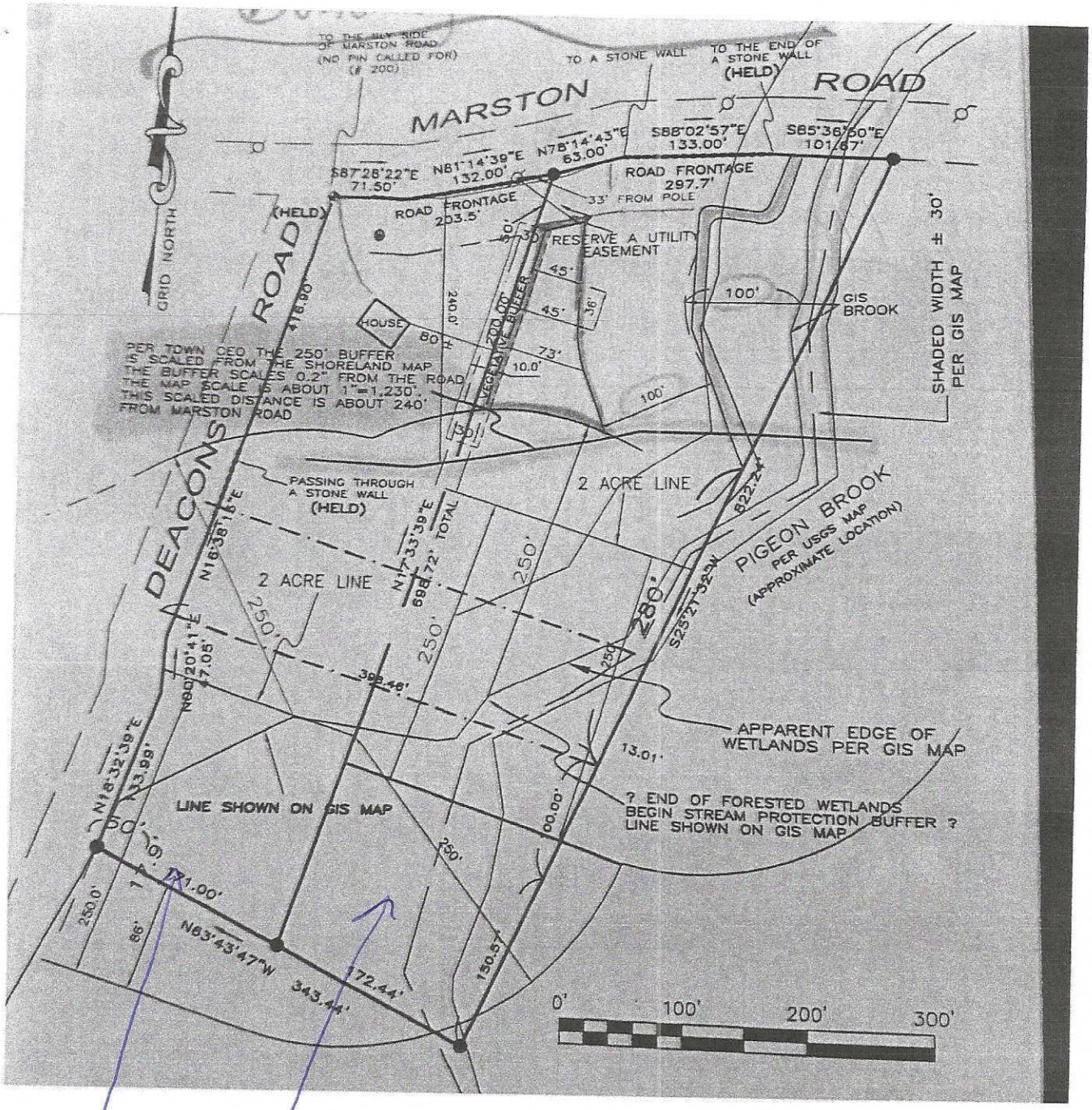
The above mentioned rebar set and rebar to be set are further described as a 5/8 inch diameter concrete reinforcing rod with an aluminum cap stamped "LLS, LLC. PLS 2055"

The basis of bearing for this description is grid north as referenced in the subject deed and determined by a prior survey. Reference is made to a plan entitled "Proposed Lot Deacons Road – Marston Road, West Baldwin Maine for: Natures Wilderness Resort" by Survey Inc. dated November 2019. Stamped by William Shippen, PLS 2118.

This description is based on a Boundary Survey and Parcel Creation for Courtland Alexander, by LaLonde Land Surveying, LLC. Dated, September 8, 2025, Job #24005


This lot 174 Sold
178 remaining lot
PIGEON BROOK
ROADS PER USGS
total frontage 502.08'
POB TO END POINT N03°18'44"E 0.39'
32.18'
54.19'
N72°57'07"E
131.18'
S87°44'22"E
103.07'
S85°18'22"E
S88°24'05"E 35.67'
(HELD)
100.74'
S88°24'05"E
112.91'
N83°01'04"E
total frontage 202.0'
total frontage 300.08'
TO A STONE WALL
TO THE END OF A STONE WALL (HELD)
TO THE SLY SIDE OF MARSTON ROAD (NO PIN CALLED FOR)
N/F COURTLAND ALEXANDER 36185/197
286,595.9 SQ. FT. ±
6.58 ACRES ±
TOTAL
80.6'
N/F NATURE'S WILDERNESS, LLC. 36847/145
416.90'
N16°38'15"E
534.58'
PASSING THROUGH A STONE WALL (HELD)
171,326.1 SQ. FT. ±
3.93 ACRES ±
FORMERLY OF JANE DUNLAP 35574/163
90,566.1 SQ. FT. ±
2.08 ACRES ±
1.89 ACRES ±
CP 4
47.05'
N00°20'41"E
167.29'
S25°21'32"W
822.24'
196,121.3 SQ. FT. ±
4.50 ACRES ±
133.99'
N18°32'39"E
CP 5
0.57 ACRES ±
BROOK PER USGS
GRID NORTH
N63°43'47"W
343.44'
0'
100'
200'
300'

11-12-24



First Lot
SW
4/24/26

Three
Lots

LaLonde Land Surveying, LLC.

174 Marston Rd.
Baldwin Me
04024

Proposed Legal Description

"The existing house lot"

Land located on the southerly side of
Marston Road, Town of Baldwin
County of Cumberland, State of Maine

1st lot Sold

Containing 2.65 Acres
More or less

Being a Portion of Land of
Courtland D. Alexander

Described in deed book 36,185, Page 197

Prepared for
Courtland Alexander
September 24, 2025

LaLonde Land Surveying, LLC. Project # 24005

Electronic file available upon request, email mdlalonde@myfairpoint.net

SCHEDULE A

A certain parcel of land, situated on the south side of Marston Road, so-called, and the easterly side of Deacon Road, so-called the center of the parcel being about ½ of a mile easterly along the center of Marston Road from the intersection with Senator Black Road, so-called, Town of Baldwin, County of York, State of Maine and being more particularly described as follows:

BEGINNING at a 5/8" rebar found with a yellow plastic cap stamped "SURVEY INC. PLS 2118" at the southerly side line of Marston Road and the easterly side line of Deacons Road;

Thence, S87°28'22"E along said southerly right of way line of Marston Road, being evident in part by a stone wall a distance of 71.50 feet;

Thence, N81°14'39"E along said southerly right of way line of Marston Road being evident in part by a stone wall a distance of 132.00 feet to a rebar set;

Thence, S17°33'39"W along the remaining land of the grantor, a distance of 225.00 feet to a rebar set at the southeast corner of a 30 foot wide vegetative buffer;

Thence, continuing S17°33'39"W along the remaining land of the grantor, a distance of 473.72 feet to a rebar to be set at the northerly line of the remaining land now or formerly of Nature's Wilderness, LLC. as described in the deed recorded in book 33,067, page 96;

Thence, N63°43'47"W along the said remaining land of Nature's Wilderness, LLC., a distance of 171.00 feet to a rebar to be set on the easterly line of land or Deacons Road;

Thence, N18°32'39"E along the easterly line of land or Deacons Road a distance of 133.99 feet;

Thence, N00°20'41"E along the easterly line of land or Deacons Road a distance of 47.05 feet;

Thence, N16°38'15"E along the easterly line of land or Deacons Road, being evident in part by a stone wall a distance of 416.90 feet to the **POINT OF BEGINNING.**

Containing 115,487 square feet or 2.65 acres, more or less.

Subject to: A vegetative buffer along the easterly line of the above described parcel and being more particularly described as follows:

BEGINNING on the easterly line of the above described parcel, being S17°33'39"W along the remaining land of the grantor, a distance of 50.00 feet from the a rebar set at the northeast corner of the parcel herein described;

Thence, S17°33'39"W along the remaining land of the grantor, a distance of 175.00 feet to a rebar set at the southeast corner of the 30 foot wide vegetative buffer;

Thence, N72°26'21"W through the above described parcel, a distance of 30.00 feet;

Thence, N17°33'39"E through the above described parcel, a distance of 175.00 feet;

Thence, S72°26'21"E through the above described parcel, a distance of 30.00 feet to the **POINT OF BEGINNING.**

Review with grantor for any specific limitations for the area within the vegetative buffer.

Reserving or Subject to: ? The Grantor has installed utility lines from a power pole located about 33 feet west of the northeasterly corner of the above described parcel, (? Underground) to a new house located on the easterly remaining land. See Courtland for any particular language regarding the location if needed, what the easement can have for utilities and maintenance ie. replace lines clear trees / Vegetation if needed.

The above mentioned rebar set and rebar to be set are further described as a 5/8 inch diameter concrete reinforcing rod with an aluminum cap stamped "LLS, LLC. PLS 2055"

The basis of bearing for this description is grid north as referenced in the subject deed and determined by a prior survey. Reference is made to a plan entitled "Proposed Lot Deacons Road – Marston Road, West Baldwin Maine for: Natures Wilderness Resort" by Survey Inc. dated November 2019. Stamped by William Shippen, PLS 2118.

This description is based on a Boundary Survey and Parcel Creation for Courtland Alexander, by LaLonde Land Surveying, LLC. Dated, September 8, 2025, Job #24005