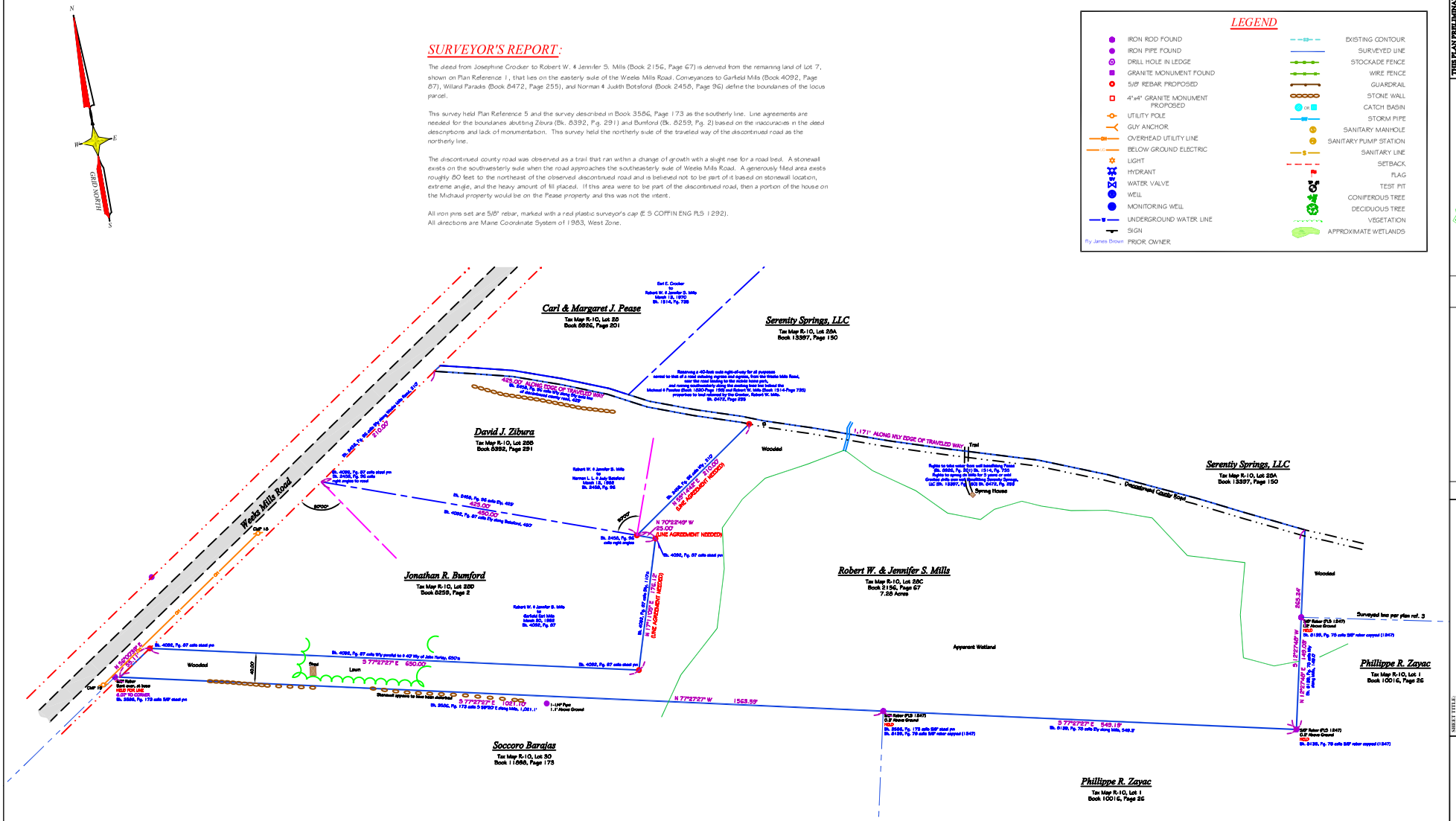

SURVEYOR'S REPORT:

The deed from Josephine Crocker to Robert W. & Jennifer S. Mills (Book 2156, Page 67) is derived from the remaining land of Lot 7, shown on Plan Reference 1, that lies on the easterly side of the Weeks Mills Road. Conveyances to Garfield Mills (Book 4092, Page 87), Willard Parades (Book 8472, Page 255), and Norman & Judith Botsford (Book 2458, Page 96) define the boundaries of the locus parcel.

This survey held Plan Reference 5 and the survey described in Book 3586, Page 173 as the southerly line. Line agreements are needed for the boundaries abutting Zibura (Bk. 8392, Pg. 291) and Bumford (Bk. 8259, Pg. 2) based on the inaccuracies in the deed descriptions and lack of monumentation. This survey held the northerly side of the traveled way of the discontinued road as the northerly line.

The discontinued county road was observed as a trail that ran within a change of growth with a slight rise for a road bed. A stonewall exists on the southwesterly side when the road approaches the southeasterly side of Weeks Mills Road. A generously filled area exists roughly 80 feet to the northeast of the observed discontinued road and is believed not to be part of it based on stonewall location, extreme angle, and the heavy amount of fill placed. If this area were to be part of the discontinued road, then a portion of the house on the Michaud property would be on the Pease property and this was not the intent.

All iron pins set are 5/8" rebar, marked with a red plastic surveyor's cap (E S COFFIN ENG PLS 1292).
All directions are Maine Coordinate System of 1983, West Zone.

ROAD STATUS:

The Weeks Mills Road is described as four rods (66') wide in the Kennebec County Commissioner's Records in Volume 6, Page 300, dated 1832. The pipes found on the northwesterly side of the road were held as the northwesterly right-of-way line because they agree with the line as shown on Plan Reference 2.

When the county road was discontinued, ownership extended to the centerline and it was reverted to a private road. The right-of-way of the private road was then bounded by the limits of the traveled way. Subsequently, the properties of Zibura (Book 8392, Page 291), Pease (Book 8926, Page 201), and Serenity Springs, LLC (Book 13397, Page 150) were granted title on their respective adjoining lines of the right-of-way, therefore granting the locus parcel ownership in fee to that portion of the discontinued county road.

PLAN REFERENCES:

1) "Plan of a part of Malta" by James Mann", dated April 14, 1810, recorded in the Kennebec County Registry of Deeds (K.C.R.D.) in Plan Book 3, Page 9.

2) "State of Maine Department of Transportation Bureau of Highways Right-of-way Map, State Aid 2, Windsor, Kennebec County, Project No. 7202, DOT File No. 5-6-224", dated January 1973, recorded in K.C.R.D. in Plan Book 41, Page 61.

3) "Final Subdivision Plan, Windsor Pines West-Phase II, T.R. Dillon Logging, Inc., Windsor, Kennebec County, Maine" by Garbacik Surveyors, dated January 3, 2003, recorded in K.C.R.D. in Plan Book 2003, Page 25.

4) "Amended Subdivision Plan, Serenity Springs Mobile Home Park, Weeks Mills Road, Windsor, Kennebec County, Maine" by E.S. Coffin Engineering & Surveying, Inc., dated October 4, 2005, recorded in Plan Book 2005, Page 156.

5) "Boundary Survey, Hope Zibura, Proposed Conveyances, Weeks Mills Road, Windsor, Kennebec County, Maine" by E.S. Coffin Engineering & Surveying, Inc., dated August 22, 2011. Plan is unrecorded.

THIS PLAN PRELIMINARY
STATE OF MAINE — KYLE COFFIN — 12529 — REGISTERED PROFESSIONAL LAND SURVEYOR
WITHOUT SIGNATURE

E.S. COFFIN ENGINEERING & SURVEYING, INC
432 Camp Road, Chelsea, Maine 04330
Phone (207) 623-3435 Fax (207) 623-8016

NO.	REVISIONS	DATE

SHEET TITLE: BOUNDARY SURVEY
SCALE: 1 INCH=60 FEET
DATE: APRIL 9, 2026
DRAWN BY: CSC
CHECKED BY: KPC

CLIENT/PROJECT: ROBERT & JENNIFER MILLS
LOCATION: WEEKS MILLS ROAD
TOWN: WINDSOR
COUNTY: KENNEBEC
STATE: MAINE

PROJ. NO. 2025-061

BS