

Survey, Inc.

P.O. Box 210

Windham, Maine 04062

(207) 892-2556

info@surveyincorporated.com

TRANSMITTAL

DATE: November 9, 2016

Martin Lippman

RE: Easement Descriptions

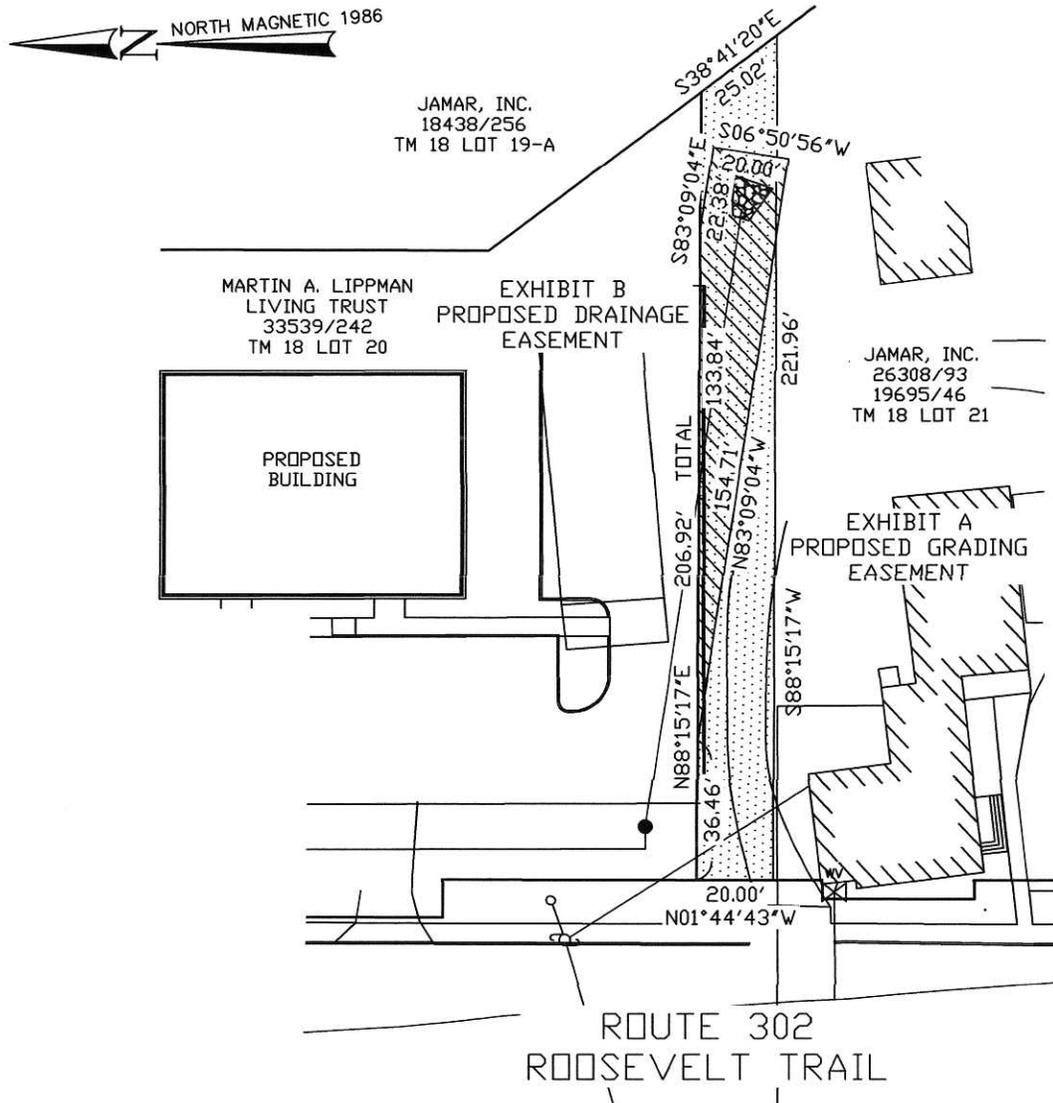
881 Roosevelt Trail, Windham

Attached please find copies of the proposed utility easements as requested.

Bill

William C. Shippen, PLS

EXHIBITS A AND B PROPOSED GRADING AND DRAINAGE EASEMENTS



APPLE ANNIE'S ENTERPRISES, INC
THE PLAZA - PHASE I
881 ROOSEVELT TRAIL

WINDHAM, MAINE
SURVEY, INC.

P.O. BOX 210
WINDHAM, ME 04062

REFERENCE IS MADE TO THE FOLLOWING PLANS:

1. "SITE GRADING AND UTILITY PLAN APPLE ANNIE'S ENTERPRISES, INC" DATED 9-28-2016 REVISED THROUGH 11-09-2016 BY SEVEE & MAHAR ENGINEERS, INC.
2. BOUNDARY SKETCH OF 881 ROOSEVELT TRAIL WINDHAM, MAINE FOR MARTIN A. LIPPMAN LIVING TRUST" DATED OCTOBER 2016 BY SURVEY, INC.

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16114

November 8, 2016

Exhibit A

Proposed Grading Easement

A certain easement situated on the easterly side of Route 302, also known as Roosevelt Trail, in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the easterly sideline of Route 302 at land now or formerly of the Martin A. Lippman Living Trust as described in Book 33539 Page 242 in the Cumberland County Registry of Deeds (CCRD);

Thence N 88° 15' 17" E, by and along land of Martin A. Lippman Living Trust, a distance of 206.92 feet to land now or formerly of Jamar, Inc. as described in Book 18438 Page 256 CCRD;

Thence S 38° 41' 20" E, by and along land of Jamar, Inc., a distance of 25.02 feet;

Thence S 88° 15' 17" W a distance of 221.96 feet to the easterly sideline of Route 302;

Thence N 1° 44' 43" W, by and along the easterly sideline of Route 302, a distance of 20.00 feet to the Point of Beginning.

The easement encumbers approximately xx,xxx square feet.

Bearings are Magnetic 1986.

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Exhibit B

Proposed Drainage Easement

A certain easement situated on the easterly side of Route 302, also known as Roosevelt Trail, in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the easterly sideline of Route 302 at land now or formerly of the Martin A. Lippman Living Trust as described in Book 33539 Page 242 in the Cumberland County Registry of Deeds (CCRD);

Thence N 88° 15' 17" E, by and along land of Martin A. Lippman Living Trust, a distance of 36.46 to the **Point of Beginning**;

Thence continuing N 88° 15' 17" E, by and along land of Martin A. Lippman Living Trust, a distance of 133.84;

Thence S 83° 09' 04" E a distance of 22.38 feet;

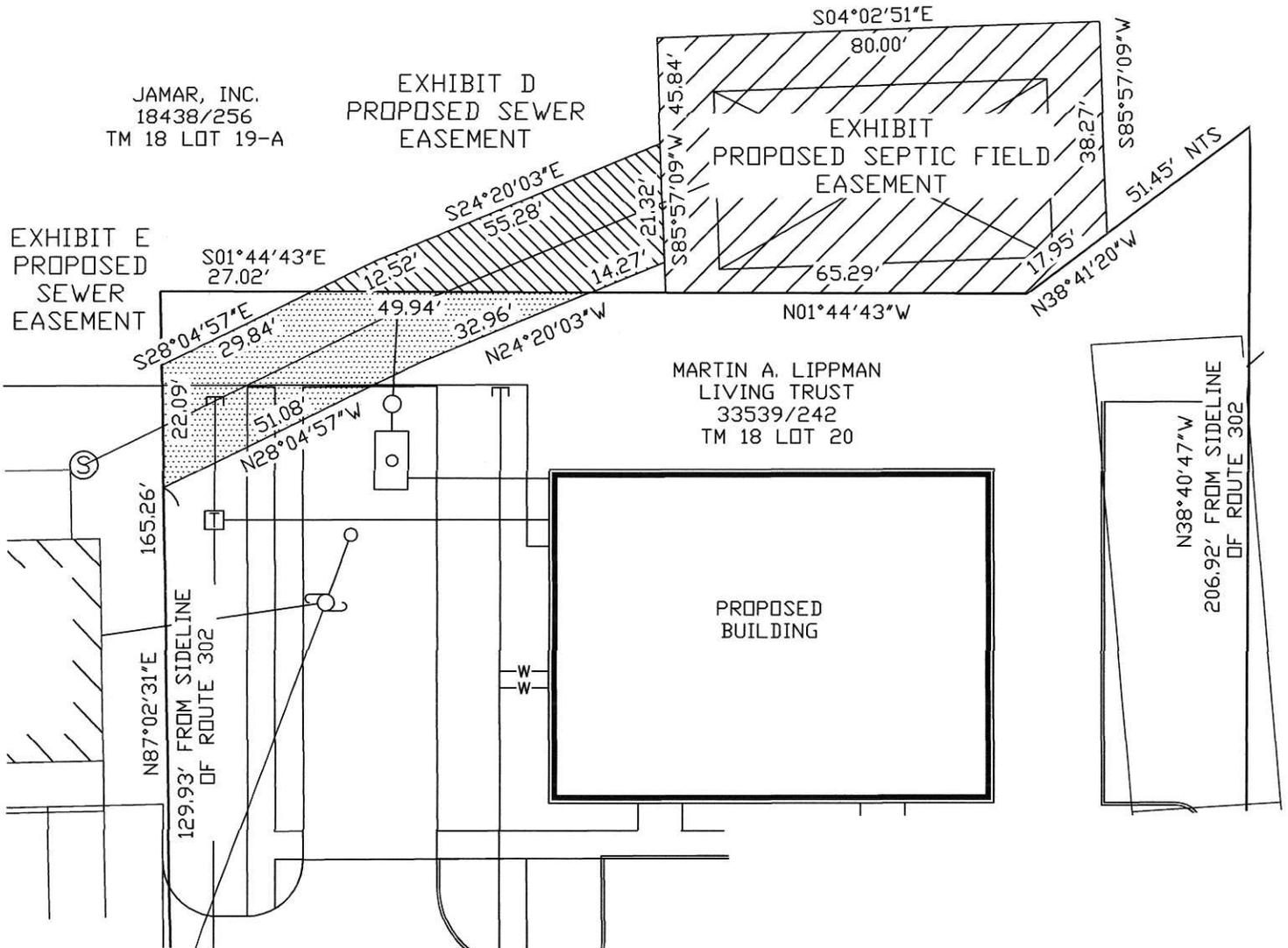
Thence S 6° 50' 56" W a distance of 20.00 feet;

Thence N 83° 09' 04" W a distance of 154.71 feet to the Point of Beginning.

The easement encumbers approximately 1,771 square feet.

Bearings are Magnetic 1986.

EXHIBITS C, D AND E PROPOSED SEWER AND SEPTIC FIELD EASEMENTS



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Exhibit C

Proposed Septic Field Easement

A certain easement situated easterly of, but not adjacent to, Route 302, also known as Roosevelt Trail, in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Commencing on the easterly sideline of Route 302 at land now or formerly of the Martin A. Lippman Living Trust as described in Book 33539 Page 242 in the Cumberland County Registry of Deeds (CCRD);

Thence N 88° 15' 17" E, by and along land of Martin A. Lippman Living Trust, a distance of 206.92 feet to land now or formerly of Jamar, Inc. as described in Book 18438 Page 256 CCRD;

Thence N 38° 41' 20" W, by and along land of Martin A. Lippman Living Trust, a distance of 51.45 feet to the **Point of Beginning**;

Thence continuing N 38° 41' 20" W, by and along land of Martin A. Lippman Living Trust, a distance of 17.95 feet;

Thence N 1° 44' 43" W, by and along land of Martin A. Lippman Living Trust, a distance of 65.29 feet;

Thence N 85° 57' 09" E a distance of 45.84 feet;

Thence S 4° 02' 51" E a distance of 80.00 feet;

Thence S 85° 57' 09" W a distance of 38.27 feet to the point of Beginning.

The easement encumbers approximately 37,716 square feet.

Bearings are Magnetic 1986.

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Exhibit D

Proposed Sewer Easement

Over Martin A. Lippman Living Trust

A certain easement situated easterly of, but not adjacent to, Route 302, also known as Roosevelt Trail, in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Commencing on the easterly sideline of Route 302 at land now or formerly of Jamar, Inc. as described in Book 18438 Page 256 in the Cumberland County Registry of Deeds (CCRD);

Thence N 87° 02' 31" E, by and along land of Jamar, Inc., a distance of 129.93 feet to the **Point of Beginning**;

Thence continuing N 87° 02' 31" E, by and along land of Jamar, Inc., a distance of 22.09 feet;

Thence S 28° 04' 57" E a distance of 29.84 feet to land of Jamar, Inc.;

Thence S 1° 44' 43" E, by and along land of Jamar, Inc., a distance of 49.94 feet;

Thence n 24° 20' 03" W a distance of 32.96 feet;

Thence N 28° 04' 57" W a distance of 51.08 feet to the point of Beginning.

The easement encumbers approximately 834 square feet.

Bearings are Magnetic 1986.

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Exhibit E

Proposed Sewer Easement

Over Jamar, Inc.

A certain easement situated easterly of, but not adjacent to, Route 302, also known as Roosevelt Trail, in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Commencing on the easterly sideline of Route 302 at land now or formerly of the Martin A. Lippman Living Trust as described in Book 33539 Page 242 in the Cumberland County Registry of Deeds (CCRD);

Thence N 87° 02' 31" E, by and along land of Martin A. Lippman Living Trust, a distance of 165.26 feet;

Thence S 1° 44' 43" E, by and along land of Martin A. Lippman Living Trust, a distance of 27.02 feet to the **Point of Beginning**;

Thence S 28° 04' 57" E a distance of 12.52 feet;

Thence S 24° 20' 03" E a distance of 55.28 feet;

Thence S 85° 57' 09" W a distance of 21.32 feet;

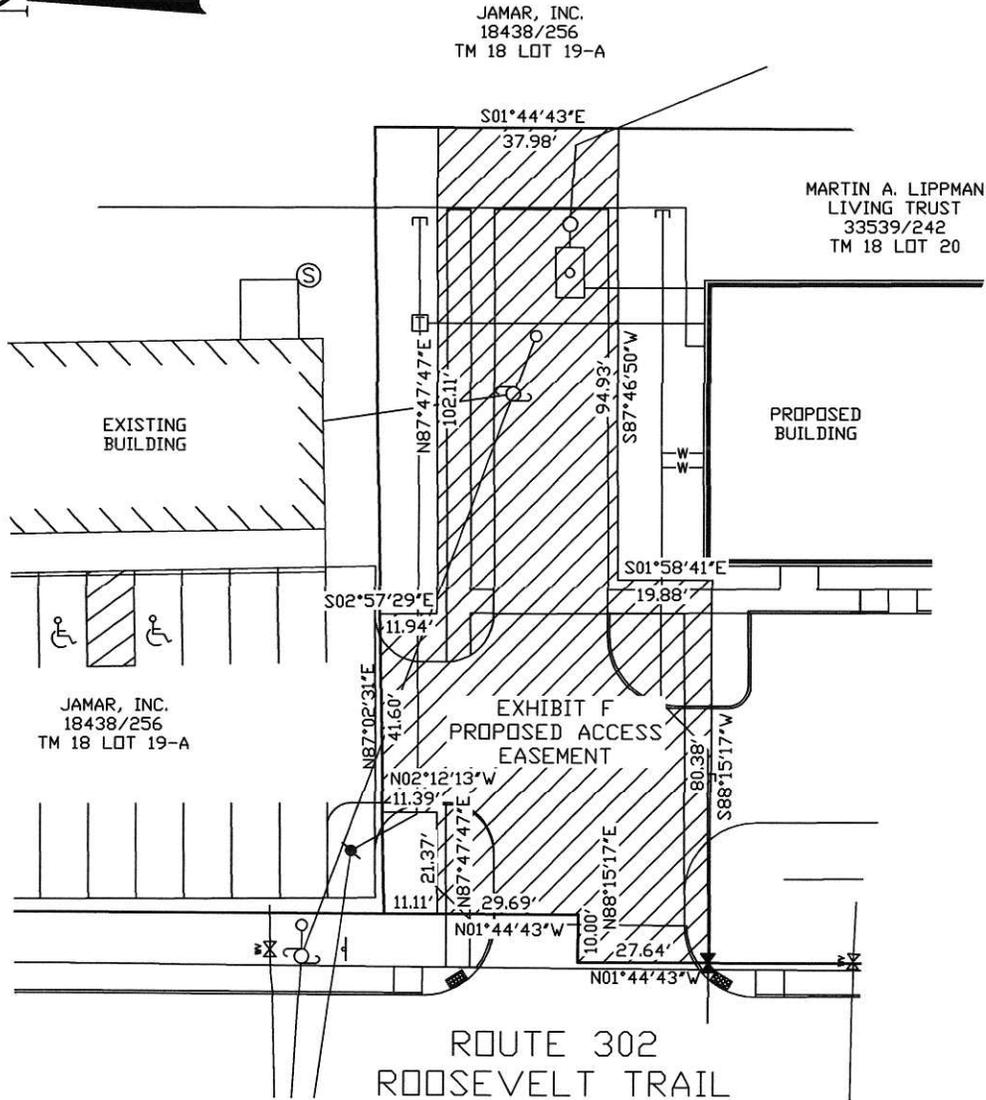
Thence N 24° 20' 03" W a distance of 14.27 feet to land of Martin A. Lippman Living Trust;

Thence N 1° 44' 43" W, by and along land of Martin A. Lippman Living Trust, a distance of 49.94 feet to the point of Beginning.

The easement encumbers approximately 1,125 square feet.

Bearings are Magnetic 1986.

EXHIBIT F PROPOSED ACCESS EASEMENT



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Exhibit F

Proposed Access Easement

A certain easement situated easterly of, but not adjacent to, Route 302, also known as Roosevelt Trail, in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Commencing on the easterly sideline of Route 302 at land now or formerly of the Jamar, Inc. as described in Book 18438 Page 256 in the Cumberland County Registry of Deeds (CCRD);

Thence S 1° 44' 43" E, by and along the easterly sideline of Route 302, a distance of 11.11 feet to the **Point of Beginning**;

Thence continuing S 1° 44' 43" E, by and along the easterly sideline of Route 302, a distance of 29.69 feet;

Thence S 88° 15' 17" W, by and along the southerly sideline of Route 302, a distance of 10.00 feet;

Thence S 1° 44' 43" E, by and along the easterly sideline of Route 302, a distance of 27.64 feet;

Thence S 88° 15' 17" W a distance of 80.38 feet;

Thence N 1° 58' 41" W a distance of 19.88 feet;

Thence N 87° 46' 50" E a distance of 94.93 feet to land of Jamar, Inc.;

Thence n 1° 44' 43" W, by and along land of Jamar, Inc., a distance of 37.98 feet;

Thence N 87° 47' 47" W a distance of 102.11 feet;

Thence N 2° 57' 29" W a distance of 11.94 feet to land of Jamar, Inc.;

Thence S 87° 02' 31" W, by and along land of Jamar, Inc., a distance of 41.60 feet;

Thence S 2° 12' 13" E a distance of 11.39 feet;

Thence S 87° 47' 47" W a distance of 21.37 feet to the Point of Beginning.

The easement encumbers approximately 8,420 square feet.

Bearings are Magnetic 1986.

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Exhibit G

Proposed Gas Easement

Over Jamar, Inc.

A certain easement situated easterly of, but not adjacent to, Route 302, also known as Roosevelt Trail, in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Commencing on the easterly sideline of Route 302 at land now or formerly of Rachel T. St. Pierre and Michael R. St. Pierre as described in Book 13027 Page 325 in the Cumberland County Registry of Deeds (CCRD);

Thence N 86° 45' 12" E, by and along of Rachel T. St. Pierre and Michael R. St. Pierre, a distance of 19.75 feet to the **Point of Beginning**;

Thence continuing N 86° 45' 12" E, by and along of Rachel T. St. Pierre and Michael R. St. Pierre, a distance of 132.01 feet;

Thence S 2° 00' 00" E a distance of 122.76 feet to land now or formerly of the Martin A. Lippman Living Trust as described in Book 33539 Page 242 in the Cumberland County Registry of Deeds (CCRD);

Thence S 87° 02' 31" W, by and along land of Martin A. Lippman Living Trust, a distance of 8.00 feet;

Thence N 2° 00' 00" W a distance of 114.64 feet;

Thence S 87° 02' 31" W a distance of 67.19 feet;

Thence S 2° 57' 29" E a distance of 2.63 feet;

Thence S 88° 00' 00" W a distance of 56.84 feet to the easterly sideline of Route 302;

Thence n 2° 00' 00" W, by and along the easterly sideline of Route 302, a distance of 9.14 feet the Point of Beginning.

The easement encumbers approximately 2,068 square feet.

Bearings are Magnetic 1986.

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Exhibit H
Proposed Gas Easement
Over Lippman

A certain easement situated easterly of, but not adjacent to, Route 302, also known as Roosevelt Trail, in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Commencing on the easterly sideline of Route 302 at land now or formerly of Jamar, Inc. as described in Book 18438 Page 256 in the Cumberland County Registry of Deeds (CCRD);

Thence N 87° 02' 31" E, by and along land of Jamar, Inc., a distance of 144.29 feet to the **Point of Beginning**;

Thence continuing N 87° 02' 31" E, by and along land of Jamar, Inc., a distance of 20.97 feet;

Thence S 1° 44' 43" E, by and along land of Jamar, Inc., a distance of 9.68 feet;

Thence S 88° 00' 00" W a distance of 20.93 feet;

Thence N 2° 00' 00" W a distance of 9.33 feet to the Point of Beginning.

The easement encumbers approximately 199 square feet.

Bearings are Magnetic 1986.

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Exhibit I

Proposed Electric Easement

A certain easement situated easterly of, but not adjacent to, Route 302, also known as Roosevelt Trail, in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Commencing on the easterly sideline of Route 302 at land now or formerly of the Jamar, Inc. as described in Book 18438 Page 256 in the Cumberland County Registry of Deeds (CCRD);

Thence N 88° 00' 00" E, by and along land of Jamar, Inc., a distance of 12.43 feet to the **Point of Beginning**;

Thence continuing N 88° 00' 00" E, by and along land of Jamar, Inc., a distance of 9.07 feet;

Thence S 31° 02' 06" E a distance of 3.75 feet;

Thence N 88° 00' 00" E a distance of 141.90 feet to land of Jamar, Inc.;

Thence S 1° 44' 43" E, by and along land of Jamar, Inc., a distance of 8.00 feet;

Thence S 88° 00' 00" W a distance of 146.57 feet;

Thence N 31° 02' 06" W a distance of 12.72 feet to the Point of Beginning.

The easement encumbers approximately 1,220 square feet.

Bearings are Magnetic 1986.

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Exhibit J

Proposed Waterline Easement

A certain easement situated on the easterly side of Route 302, also known as Roosevelt Trail, in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Commencing on the easterly sideline of Route 302 at land now or formerly of the Jamar, Inc. as described in Book 18438 Page 256 in the Cumberland County Registry of Deeds (CCRD);

Thence S 1° 44' 43" E, by and along the easterly sideline of Route 302, a distance of 40.80 feet;

Thence S 88° 15' 17" W, by and along the southerly sideline of Route 302, a distance of 10.00 feet;

Thence S 1° 44' 43" E, by and along the easterly sideline of Route 302, a distance of 19.89 feet to the **Point of Beginning**;

Thence N 87° 47' 47" E a distance of 41.56 feet;

Thence N 43° 00' 00" E a distance of 21.20 feet;

Thence N 88° 00' 00" E a distance of 118.74 feet to land now or formerly of Jamar, Inc.;

Thence S 1° 44' 43" E, by and along land of Jamar, Inc., a distance of 15.00 feet;

Thence S 88° 00' 00" W a distance of 112.46 feet;

Thence S 43° 00' 00" W a distance of 21.17 feet;

Thence S 87° 47' 47" W a distance of 47.86 feet to the easterly sideline of Route 302;

Thence N 1° 44' 43" W, by and along the easterly sideline of Route 302, a distance of 15.00 feet to the **Point of Beginning**.

The easement encumbers approximately 2,722 square feet.

Bearings are Magnetic 1986.

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Exhibit K

Proposed Electric Easement

A certain easement situated on the easterly side of Route 302, also known as Roosevelt Trail, in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the easterly sideline of Route 302 at land now or formerly of the Martin A. Lippman Living Trust as described in Book 33539 Page 242 in the Cumberland County Registry of Deeds (CCRD);

Thence N 1° 44' 43" W, by and along the easterly sideline of Route 302, a distance of 11.90 feet;

Thence N 87° 47' 47" E a distance of 18.16 feet;

Thence S 2° 12' 13" E a distance of 11.66 feet to land of Martin A. Lippman Living Trust;

Thence S 88° 00' 00" W, by and along land of Martin A. Lippman Living Trust, a distance of 18.26 feet to the Point of Beginning.

The easement encumbers approximately 214 square feet.

Bearings are Magnetic 1986.