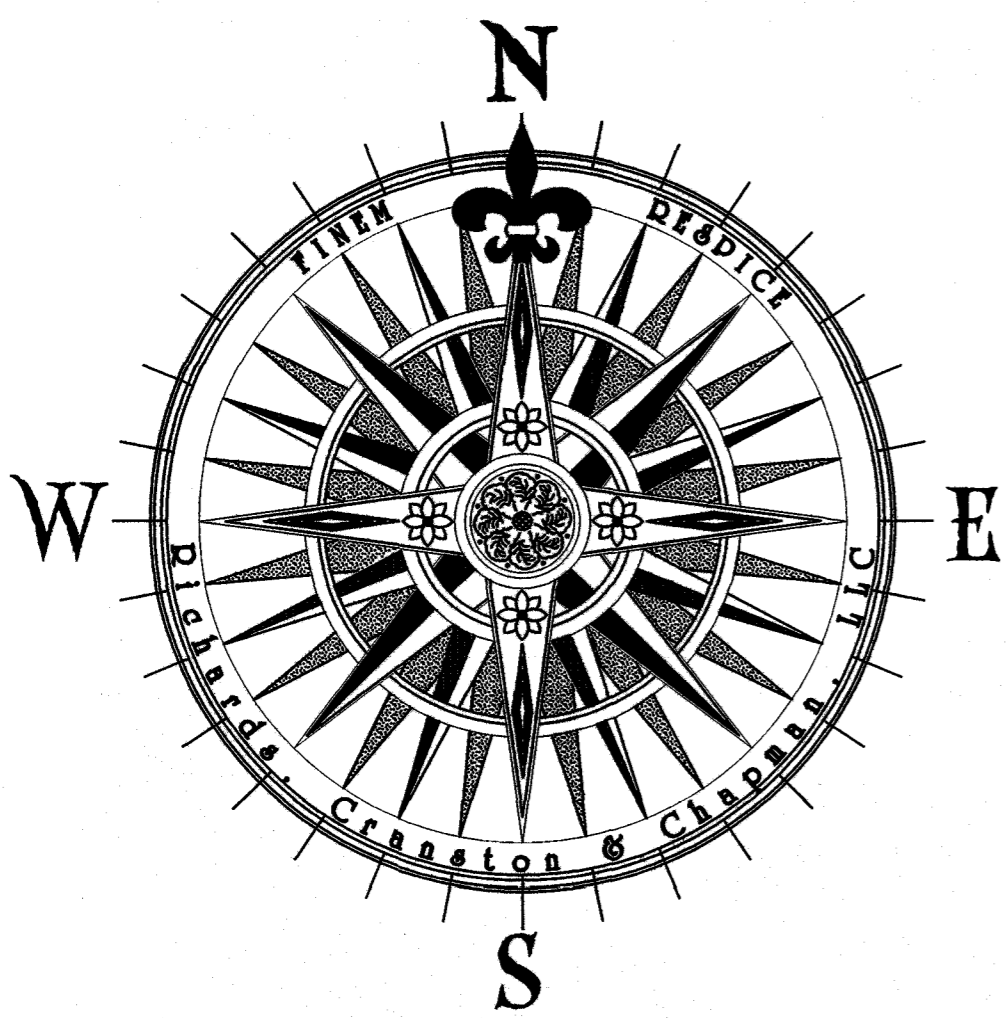
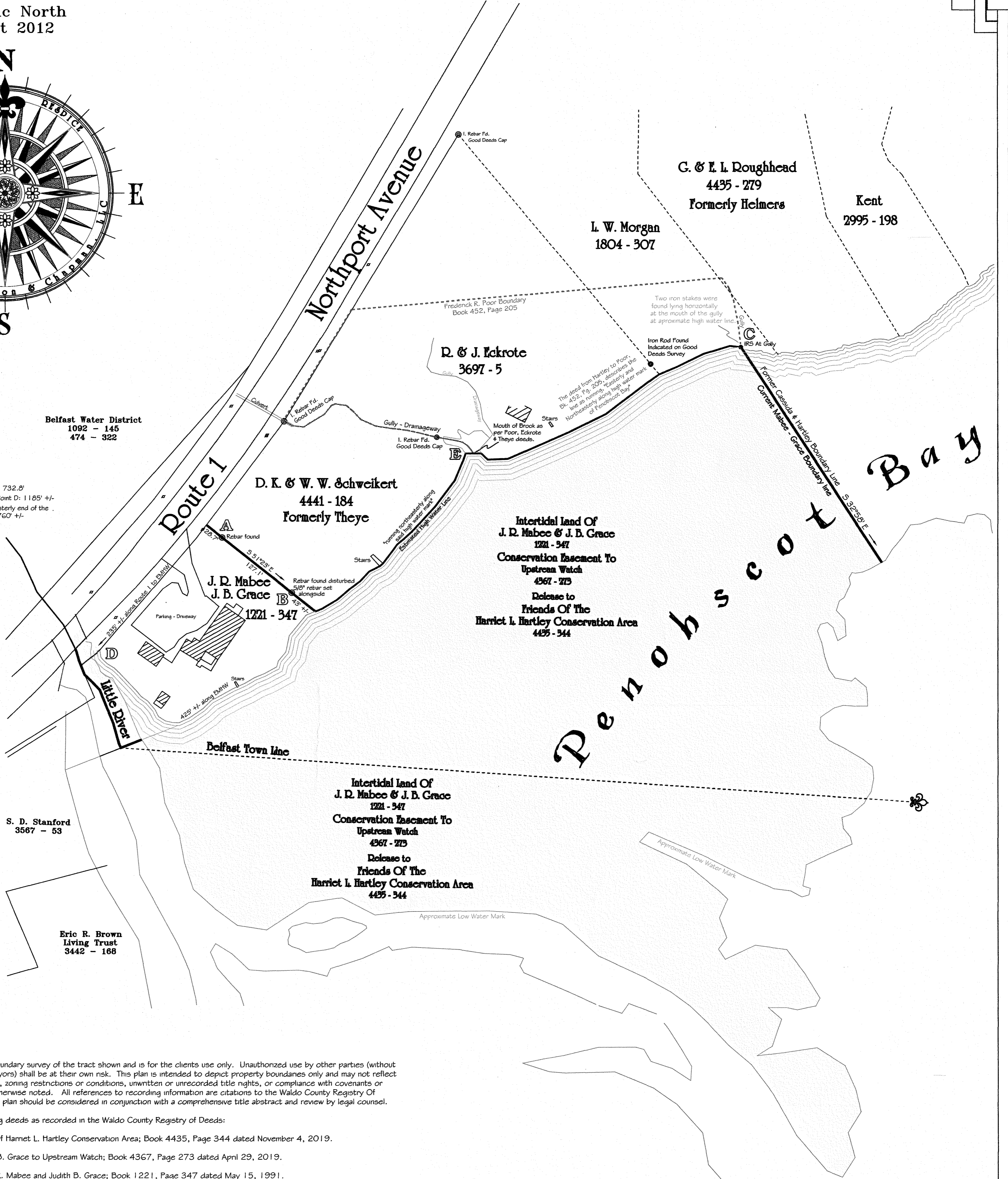


Magnetic North
August 2012



Belfast Water District
1092 - 145
474 - 322

To line Point B to Point C: N 61° 11' E - 732.0'
Distance along high water from Point C to Point D: 1185' +/-
Distance along high water from the southeasterly end of the line through Points A and B to Point C: 760' +/-



NOTES / REPORT:

This plan pertains to a perimeter boundary survey of the tract shown and is for the clients use only. Unauthorized use by other parties (without the review and update by the surveyors) shall be at their own risk. This plan is intended to depict property boundaries only and may not reflect important site factors or conditions, zoning restrictions or conditions, unwritten or unrecorded title rights, or compliance with covenants or governmental regulations, unless otherwise noted. All references to recording information are citations to the Waldo County Registry Of Deeds unless otherwise noted. This plan should be considered in conjunction with a comprehensive title abstract and review by legal counsel.

Reference is made to the following deeds as recorded in the Waldo County Registry of Deeds:

- Upstream Watch to Friends Of Harriet L. Hartley Conservation Area; Book 4435, Page 344 dated November 4, 2019.
- Jeffrey R. Mabee and Judith B. Grace to Upstream Watch; Book 4367, Page 273 dated April 29, 2019.
- Heather O. Smith to Jeffrey R. Mabee and Judith B. Grace; Book 1221, Page 347 dated May 15, 1991.

Reference is made to a survey of the Jeffrey R. Mabee and Judith B. Grace property surveyed by Richards, Cranston & Chapman, LLC recorded in Plan Book 24, Page 34 and the accompanying report recorded in Book 4425, Page 165 of the county registry.

Reference is also made to an unrecorded survey entitled, Boundary Survey of the property of PHYLLIS J. POOR ESTATE by Good Deeds, Inc. of Belfast, Maine as dated August 31, 2012.

The subject tract of this survey is that easement area which is covered by the conservation easement conveyed from Mabee and Grace to Upstream Watch and from Upstream Watch to Friends of Harriet L. Hartley Conservation Area. The description of that area is as follows:

The shore and flats rights appurtenant to the land described in deed from Heather O. Smith to Jeffrey R. Mabee and Judith B. Grace dated May 15, 1991 as recorded in Book 1221, Page 347 at the Waldo County Registry of Deeds which shore and flats area is bounded and described as follows: Northerly by land formerly of Adoniram Moody, and W. L. West, Easterly by Penobscot Bay, southerly by Little River and northwesterly by land formerly of Fred R. Poor, and westerly by land formerly of John Joseph Grady and Catherine E. Grady and the upland of land of Jeffrey R. Mabee and Judith B. Grace said shore and flats to include that intertidal area extending westerly along Little River to Northport Avenue also known as U.S. Route One.

Reference is made to title and ownership of Harriet L. Hartley by the following deeds:

- Genevieve Hangrave to Arthur & Harriet L. Hartley dated July 27, 1934 as recorded in Book 386, Page 453 of the Waldo County Registry of Deeds;
- Harriet L. Hartley to William F. Butler and Pauline H. Butler dated September 22, 1950 as recorded in Book 474, Page 387.

Reference is also made to the deed conveyed out of the land of Hartley;

Harriet L. Hartley to Fred R. Poor dated January 25, 1948 as recorded in Book 452, Page 205 of the Waldo County Registry of Deeds.

Reference is also made to the deed of Ernest J. Bell and Marjorie N. Bell to John Joseph Grady and Catherine Grady dated May 18, 1954 as recorded in Book 621, Page 288 of the Waldo County Registry of Deeds.

The general description in the deed to Upstream Watch (Book 4367, Page 273) is clear, that is; "The shore and flats rights appurtenant to the land described in deed from Heather O. Smith to Jeffrey R. Mabee and Judith B. Grace dated May 15, 1991 as recorded in Book 1221, Page 347 at the Waldo County Registry of Deeds". The particular description accurately describes the westerly, southerly and easterly boundaries of the property. Although the particular description describes the northerly boundary as land formerly of Adoniram Moody, and W. L. West, the intertidal land between the land of Mabee and Grace on the south and land formerly of Moody and West to the north was sold from Harriet L. Hartley to Sam M. Cassida by deed dated October 25, 1946 as recorded in Book 438, Page 497 of the county registry. That conveyance limits the ownership of Mabee and Grace and the easement rights of Friends of Harriet L. Hartley Conservation Area to the southerly line created by the deed from Hartley to Cassida as shown on this plan.

It should be noted that the shore and the flats are subject to the public rights to, "fish, fowl and navigate".

Applications to utilize the subject tract of this survey are currently under consideration for permitting with the Town of Belfast and the State of Maine by the applicant Nordic AquaFarms. Litigation in the matter is currently pending. The relevance and the potential impact of these applications and the proposed development should be considered by legal counsel for the landowners.

MAP OF PROPERTY
surveyed For

FRIENDS OF THE
HARRIET L. HARTLEY
CONSERVATION AREA

Mailing Address: D. O. Box 465, Belfast, Maine 04915

Situated at
290 Northport Avenue
BELFAST

WALDO COUNTY
MAINE

Plan By
RICHARDS, CRANSTON & CHAPMAN, LLC
56 Kimberly Drive
Rockport, Maine 04856

January 2019

BLF5009E

DOL# 5

STATE OF MAINE
WALDO COUNTY, ss, REGISTRY OF DEEDS
Received FEBRUARY 11, 2020
at 8 h. 11 m. A.M., and Recorded
in Plan Book 24, Page 54
Attest: Julie Howard, Deputy REGISTER

