



**Property Description  
of Lands of  
Coastal Ventures, Inc.  
Addison Road, Columbia, Washington County, Maine  
September 12, 2006**

A certain lot or parcel of land located on the westerly side of Epping Road (also known as Addison Road) and approximately 700 feet southerly of U.S. Route One, being a portion of lands depicted on a survey plan entitled "Standard Boundary Survey, Plan of Land in Columbia, Maine, Washington County, Prepared for Coastal Ventures, Inc.", dated October 20, 1992 and prepared by Almer Huntley, Jr. & Associates, Inc., said lot being situated in the Town of Columbia, County of Washington, State of Maine, and being more particularly described as follows:

**BEGINNING** at a  $\frac{5}{8}$ " rebar with surveyors cap (PLS #2062) set on the westerly sideline of Epping Road (also known as Addison Road), said rebar being located approximately six hundred seventy ( $670 \pm$ ) feet southerly of the centerline intersection of Epping Road and U.S. Route One, said rebar being further located N  $18^{\circ}12'47''$  W, a distance of one-hundred fifteen ( $115.00'$ ) feet, from a second  $\frac{5}{8}$ " rebar with surveyors cap (PLS #360) found at the northeasterly corner of land now or formerly of W. Lawrence Lipton, described in a deed dated October 17, 1986 and recorded in Washington County Registry of Deeds (WCRD) Book 1414, Page 148;

**THENCE**, S  $83^{\circ}07'25''$  W, crossing said land of Coastal Ventures, Inc., described in a deed dated August 29, 1990 and recorded in WCRD Book 1659, Page 59, a distance of one hundred forty-one and seventy-two hundredths ( $141.72'$ ) feet, to a third  $\frac{5}{8}$ " rebar with surveyors cap (PLS #2062) set;

**THENCE**, N  $13^{\circ}59'02''$  W, crossing said land of Coastal Ventures, Inc. (Book 1659, Page 59), a distance of seventy-four and seventy-seven hundredths ( $74.77'$ ) feet, to a fourth  $\frac{5}{8}$ " rebar with surveyors cap (PLS #2062) set;

**THENCE**, S  $85^{\circ}22'18''$  W, crossing said land of Coastal Ventures, Inc. (Book 1659, Page 59) and other lands of Coastal Ventures, described in a deed dated January 4, 1985 and recorded in WCRD Book 1309, Page 108, a distance of two hundred ninety-nine and ninety hundredths ( $299.90'$ ) feet, to a fifth  $\frac{5}{8}$ " rebar with surveyors cap (PLS #2062) set;

**THENCE**, S  $18^{\circ}16'35''$  E, crossing said land of Coastal Ventures (Book 1309, Page 108), a distance of one hundred thirty-nine and thirty-eight hundredths ( $139.38'$ ) feet, to a sixth  $\frac{5}{8}$ " rebar with surveyors cap (PLS #2062) set at the southwesterly corner of said land of Coastal Ventures, Inc. (Book 1659, Page 59);

**THENCE**, S  $88^{\circ}56'46''$  E, along the southerly line of said land of Coastal Ventures, Inc (Book 1659, Page 59), a distance of fifty-nine and nineteen hundredths ( $59.19'$ ) feet, to a seventh  $\frac{5}{8}$ " rebar with surveyors cap (PLS #360) found at the northwesterly corner of said land of Lipton (Book 1414, Page 148);



**THENCE**, continuing S 88°56'46" E, along the northerly line of said land of Lipton, a distance of three hundred ninety and eighty-one hundredths (390.81') feet to said second  $\frac{5}{8}$ " rebar with surveyors cap (PLS #360) found;

**THENCE**, N 18°12'47" W, along the westerly sideline of Epping Road, a distance of one hundred fifteen (115.00') feet, to the **POINT OF BEGINNING**.

**ALSO CONVEYING** any right, title or interest the grantor may have to lands lying between the centerline and the above described sideline of Epping Road (also known as Addison Road);

The above described parcel, containing 1.35 acres, more or less, is a portion of lands described in the following deeds:

- a. Elmer Morris to Coastal Ventures, dated January 4, 1985 and recorded in Washington County Registry of Deeds Book 1309, Page 108.
- b. Paul L. Tenney and Carrie L. Tenney to Coastal Ventures, Inc., dated August 29, 1990 and recorded in Washington County Registry of Deeds Book 1659, Page 59.

The above described parcel is also a portion of lands shown on a survey plan entitled "Standard Boundary Survey, Plan of Land in Columbia, Maine, Washington County, Prepared for Coastal Ventures, Inc.", dated October 20, 1992 and prepared by Almer Huntley, Jr. & Associates, Inc.

The above description is based on a retracement of a survey depicted on the above referenced Huntley survey plan. CES has not performed an independent boundary survey.