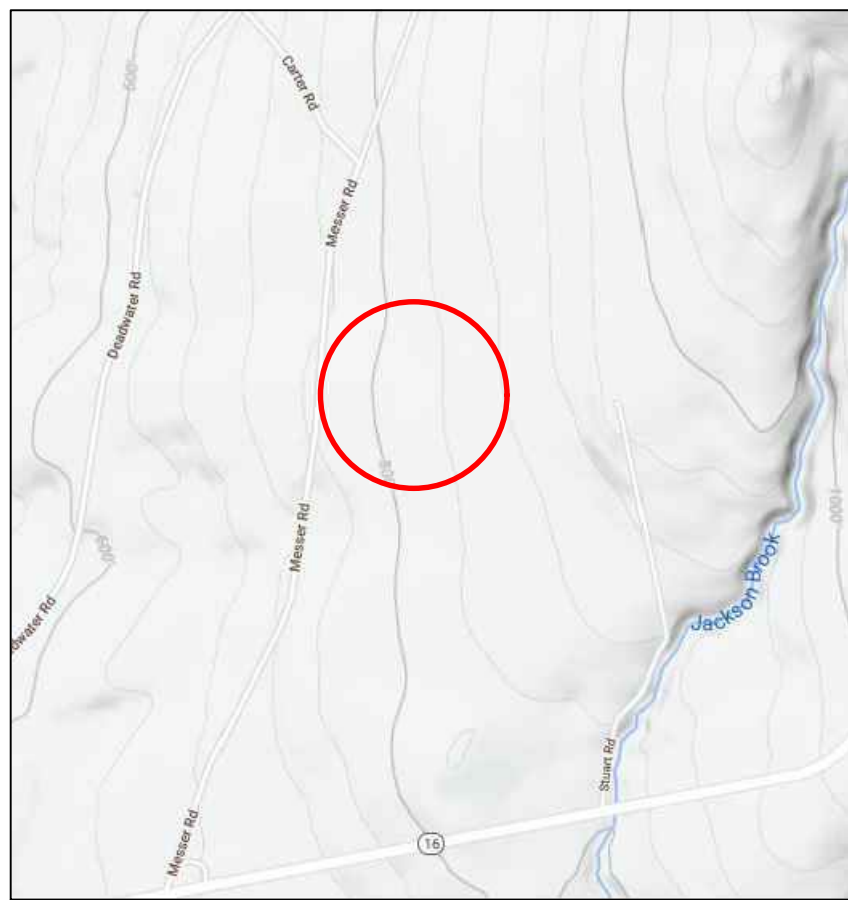
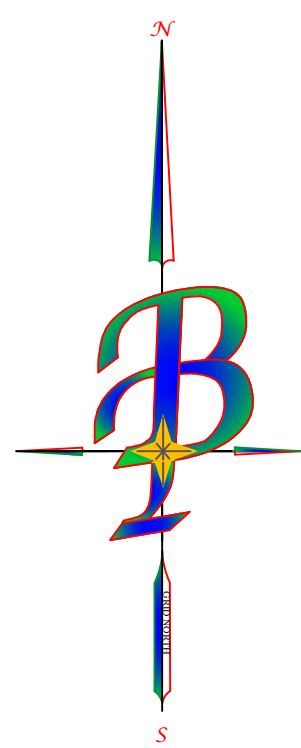




Aerial View 'Not to Scale'



Location Map 'Not to Scale'



PLAN REFERENCES:

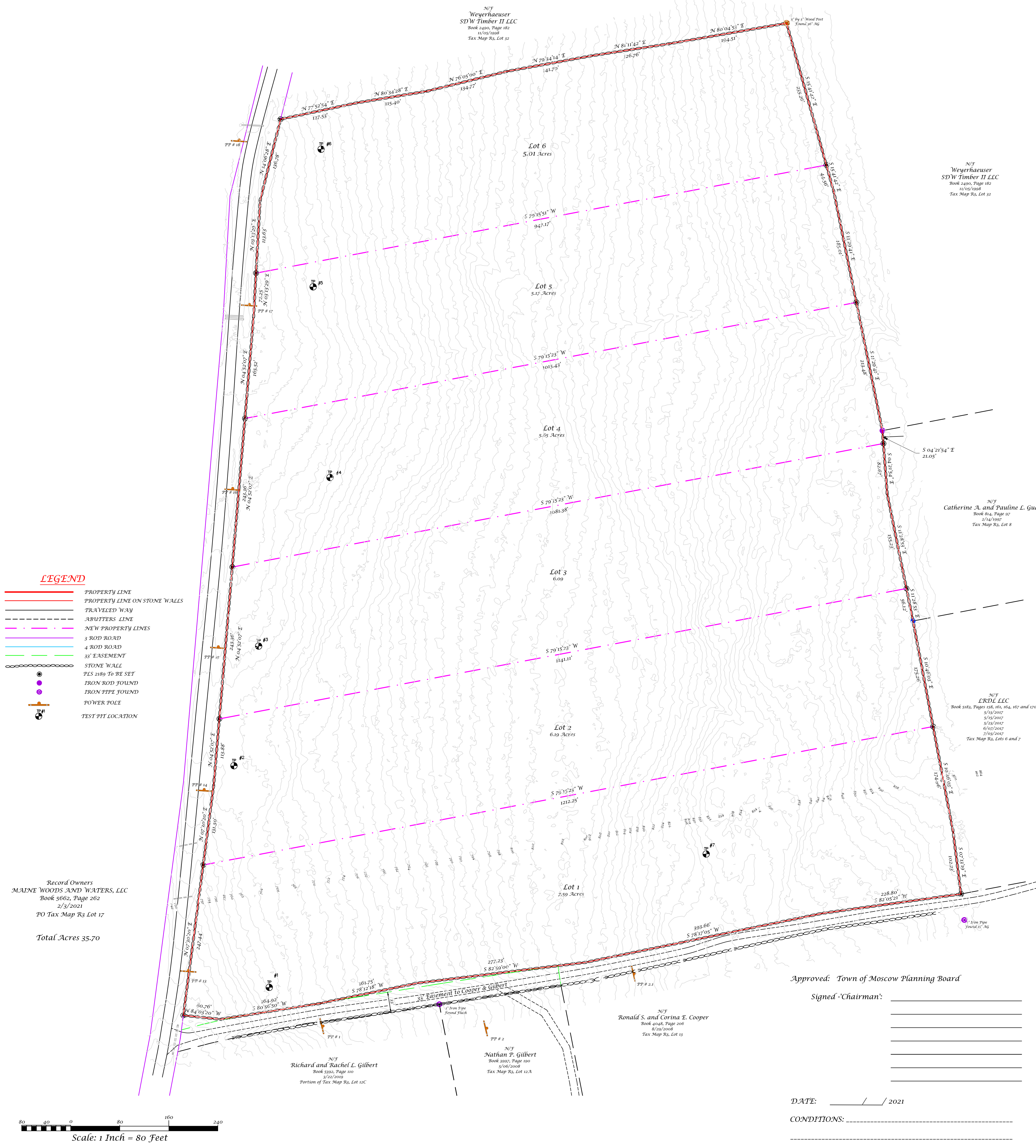
1.) Plan entitled 'Standard Boundary Survey for Richard Gilbert', located in the Town of Moscow, Somerset County, Maine', dated September 9, 1993, by Sackett and Brake Survey, Inc., Michael Sackett PLS 179, recorded Somerset County Registry of Deeds Plan 716 P-21, Page 152.

SURVEYOR NOTES:

- 1.) All book and page references are to the Somerset County Registry of Deeds unless otherwise noted.
- 2.) This plan is based on a field survey conducted using Topcon GRS or GRS Global Navigation Satellite System receivers and/or a Topcon Total Station. Bearings are referenced to grid north as defined by the Universal Transverse Mercator system for zone 18 north. Distances given are grid.
- 3.) This survey conforms with the rules adopted by the Maine Board of Licensure for Professional Land Surveyors with any exception thereto noted herein.
 - a.) No separate written report prepared at this time.
 - b.) No new legal description prepared at this time.
- 4.) Iron pins set are 5/8" rebar, capped and scribed "Edward M. Lawrence PLS # 2189."
- 5.) All wooded property lines painted & blazed blue, November, 2020.
- 6.) No official layout found for Messer Road. Road limits established hereon from stone wall along easterly side found. Road width = 3 rods = 49.5 feet.
- 7.) Ownership to so called Levi Road (53' right of way to others) remains to Myrtle Messer (Book 732, Page 248) or her heirs.

Protective Covenants Messer Hill Subdivision Moscow, ME

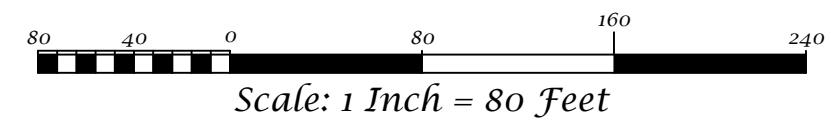
- 1.) Each lot shall be used for residential or recreational purposes. Commercial uses and activity are prohibited, however business activity associated with an in-home occupation, professional trade and the rental of a single family dwelling shall be allowed.
- 2.) All structures erected on any lot shall be promptly and expeditiously completed to their exterior within 18 months after construction is commenced.
- 3.) Metal storage containers shall not be allowed to remain on the premises for longer than 30 consecutive days.
- 4.) No unregistered vehicles, and no trash, junk or debris shall be allowed to remain on the premises.
- 5.) No manufactured housing that is more than 15 years old shall be placed on any lot, but a manufactured home that is 15 years old or less at the time it is placed on a lot is allowed to remain there indefinitely. The age of a manufactured home is determined by subtracting the year of its manufacture from the year of installation on a lot.
- 6.) There shall be no clearing of vegetation within 75 feet of the centerline of the Messer Road other than for the installation of driveway, utility lines or septic systems. This area is to remain naturally vegetated and serve as a privacy buffer from the road.



LEGEND

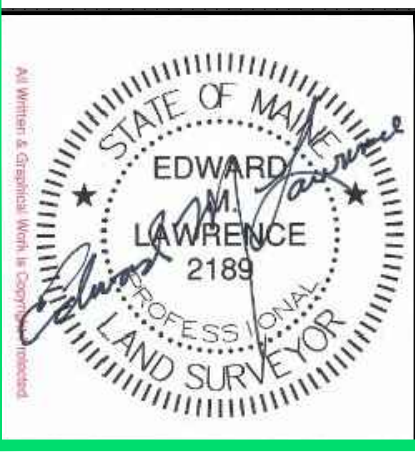
- PROPERTY LINE
- PROPERTY LINE ON STONE WALLS
- TRAVELED WAY
- ADJUTERS LINE
- NEW PROPERTY LINES
- 3 ROD ROAD
- 4 ROD ROAD
- 55' EASEMENT
- STONE WALL
- TIES 2x8 TO BE SET
- IRON ROD FOUND
- IRON PIPE FOUND
- POWER POLE
- TEST PIT LOCATION

Record Owners
MAINE WOODS AND WATERS, LLC
 Book 5062, Page 262
 2/3/2021
 PO Tax Map R3 Lot 17
 Total Acres 35.70



Approved: Town of Moscow Planning Board
 Signed -Chairman: _____

DATE: ____/____/2021
 CONDITIONS: _____



PLAN PREPARED BY:
Boynton & Pickett L.L.C.
 PROFESSIONAL LAND SURVEYOR
 "When you want Professional Work, On Time and Affordable"
 922 East River Road Skowhegan, Maine 04976
 Phone: (207) 474-0016
 Email: whboynton@aol.com
 www.BoyntonPickett.com

RECORD OWNER:
MAINE WOODS AND WATERS, LLC
 ADDRESS: 99 Bow Street
 Freeport, Maine 04032

SHEET TITLE:
Messer Road Subdivision
 SCALE: 1" = 80'
 SITE LOCATION:
 Messer Road
 Moscow, Somerset County, Maine
 DATE: March 2, 2021

STATE OF MAINE
 Somerset ss. Registry of Deeds
 Received ____/____/20____
 at _____ h. _____ M., and Recorded
 in Plan File _____ Page _____
 Attest: _____
 Register

**Messer Road Subdivision
Acreage & Price List**

<u>Lot #</u>	<u>Acreage</u>	<u>Price</u>
1	7.59	Sold
2	6.19	Sold
3	6.09	Sold
4	5.65	\$27,900
5	5.17	Sold
6	5.01	Sold

**Protective Covenants
Messer Hill Subdivision
Moscow, ME**

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6. There shall be no clearing of vegetation within 75 feet of the centerline of Messer Road other than for installation of driveway, utility lines or septic systems. This area is to remain naturally vegetated and serve as a privacy buffer from the road.

PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown

If Yes: Are tanks in current use?..... Yes No Unknown

If no longer in use, how long have they been out of service? na

If tanks are no longer in use, have tanks been abandoned according to DEP?..... Yes No Unknown

Are tanks registered with DEP?..... Yes No Unknown

Age of tank(s): na Size of tank(s): na

Location: na

What materials are, or were, stored in the tank(s): na

Have you experienced any problems such as leakage: Yes No Unknown

Comments: No knowledge of underground storage containers

Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL:..... Yes No Unknown

RADIOACTIVE MATERIAL:..... Yes No Unknown

METHAMPHETAMINE:..... Yes No Unknown

Comments: No knowledge of hazardous materials

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____ Page 1 of 3 Seller Initials _____

SECTION II – GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: Protective Covenants

Source of information: Seller/Subdivision Plan

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... Yes No Unknown

If No, who is responsible for maintenance? na

Road Association Name (if known): na

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... Yes No Unknown

If Yes, explain: na

Source of information: Seller

Is the property the result of a division within the last 5 years (i.e. subdivision)? Yes No Unknown

If Yes, explain: Subdivision approval March 2021

Source of information: Seller

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... Yes No Unknown

If Yes, explain: na

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Has all or a portion of the property been surveyed?..... Yes No Unknown

If Yes, is the survey available?..... Yes No Unknown

Has the property ever been soil tested?..... Yes No Unknown

If Yes, are the results available?..... Yes No Unknown

Are mobile/manufactured homes allowed?..... Yes No Unknown

Are modular homes allowed?..... Yes No Unknown

Source of information: Seller

Additional Information: The Town of Moscow requires that a 30 foot 12 inch culvert is installed for the driveway entrance.

PROPERTY LOCATED AT: Lot Messer Road Subdivision, Moscow, ME

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... Yes No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

SELLER DATE
Maine Woods and Waters, LLC

SELLER DATE

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE



Town, City, Plantation
MOSCOW

Street, Road Subdivision
MESSER ROAD, (MAP R-3/LOT 17)

Owner's Name
SWIFT RIVER PROPERTIES

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1 Test Pit Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DARK BROWN	
SANDY LOAM	FRIABLE	LIGHT YELLOWISH BROWN	FEW, FAINT FREE WATER
		OLIVE BROWN	
	FIRM		

Soil Classification: Profile 3 Condition D Slope _____ % Limiting Factor 10 "

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Observation Hole TP 2 Test Pit Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		BROWN	
SANDY LOAM	FRIABLE	LIGHT YELLOWISH BROWN	
		OLIVE BROWN	FEW, FAINT
	FIRM		

Soil Classification: Profile 3 Condition D Slope _____ % Limiting Factor 14 "

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 3 Test Pit Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DARK BROWN	
SANDY LOAM	FRIABLE	OLIVE BROWN	FEW, DISTINCT
// FIRM / REFUSAL IN LARGE / STONE //			

Soil Classification: Profile 3 Condition D Slope _____ % Limiting Factor 11 "

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Observation Hole TP 4 Test Pit Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		BROWN	
SANDY LOAM	FRIABLE	LIGHT YELLOWISH BROWN	COMMON, DISTINCT FREE WATER
// FIRM / REFUSAL IN LARGE / STONE //			

Soil Classification: Profile 3 Condition D Slope _____ % Limiting Factor 11 "

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

B. A. Z. A.

352

12/18/2020

Site Evaluator / Soil Scientist Signature

SE/CSS #

Date

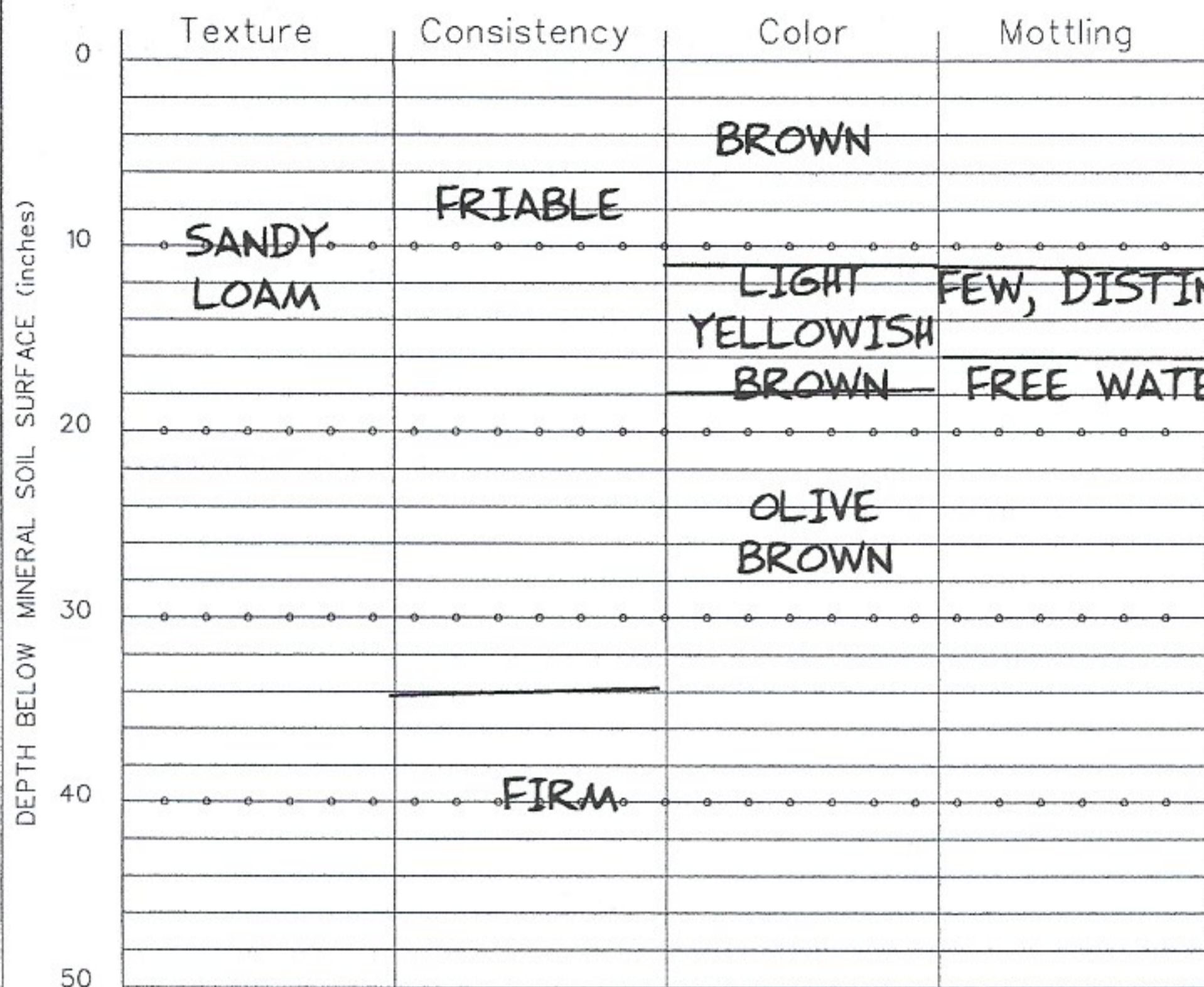
Town, City, Plantation
MOSCOW

Street, Road Subdivision
MESSER ROAD, (MAP R-3/LOT 17)

Owner's Name
SWIFT RIVER PROPERTIES

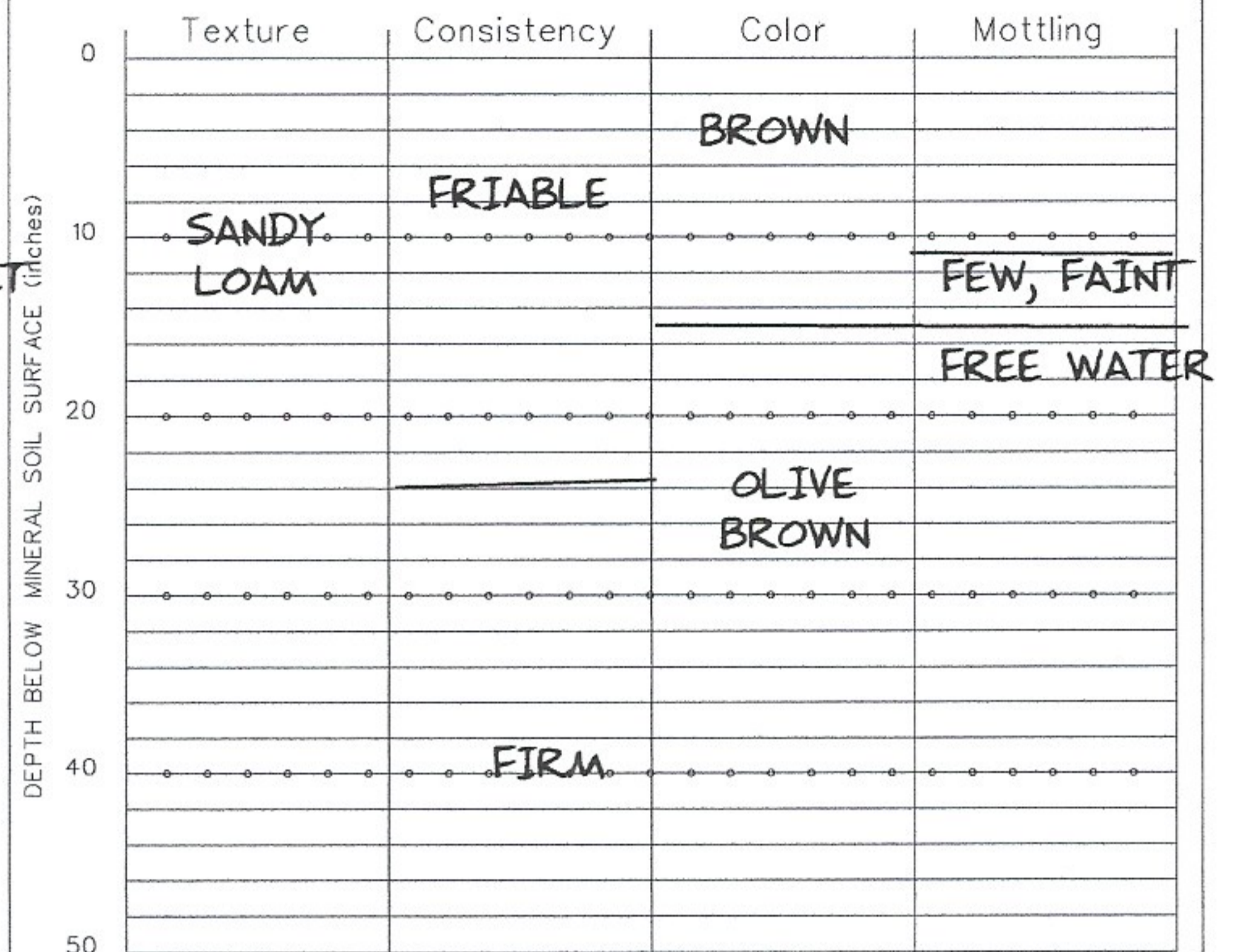
SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole **TP 5** Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil



Soil Classification: Profile **3**, Condition **D**, Slope **___ %**, Limiting Factor **11"**.
 Ground Water, Restrictive Layer, Bedrock, Pit Depth

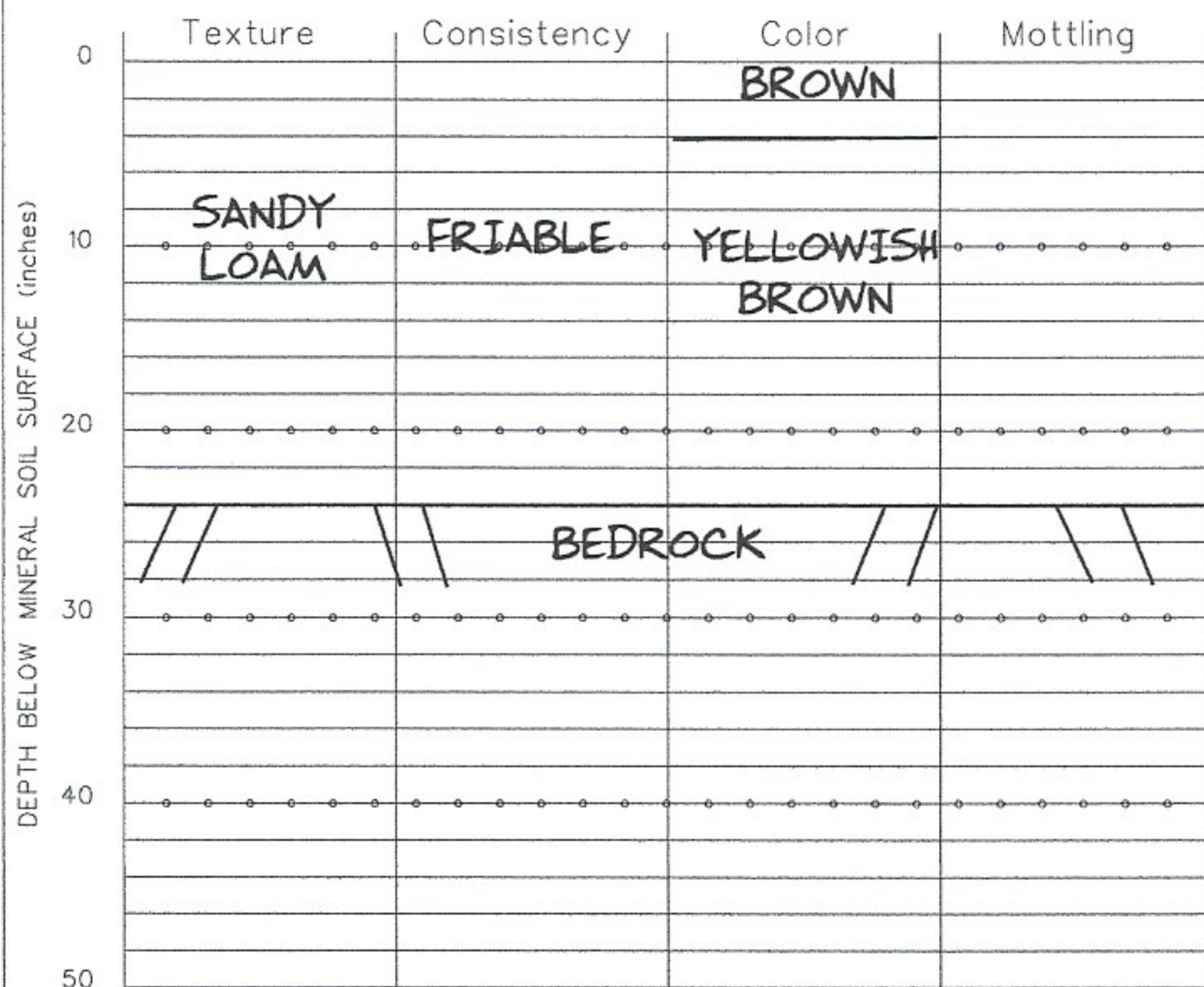
Observation Hole **TP 6** Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil



Soil Classification: Profile **3**, Condition **D**, Slope **___ %**, Limiting Factor **11"**.
 Ground Water, Restrictive Layer, Bedrock, Pit Depth

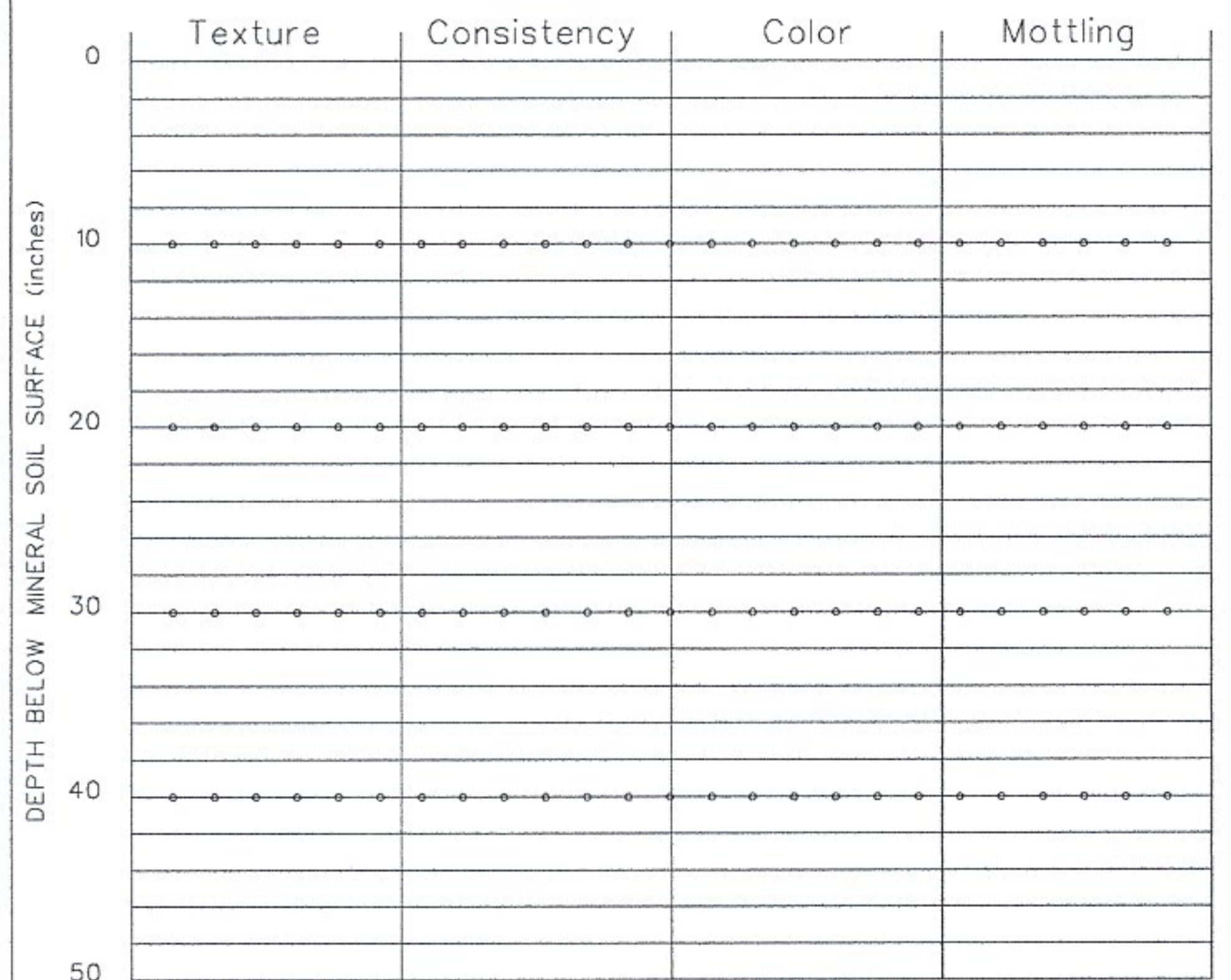
SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole **TP 7** Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil



Soil Classification: Profile **2**, Condition **A**, Slope **___ %**, Limiting Factor **24"**.
 Ground Water, Restrictive Layer, Bedrock, Pit Depth

Observation Hole **_____** Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil



Soil Classification: Profile **_____**, Condition **_____**, Slope **___ %**, Limiting Factor **___"**.
 Ground Water, Restrictive Layer, Bedrock, Pit Depth

Albert Frick
Site Evaluator / Soil Scientist Signature

352
SE/CSS *

12/18/2020
Date