

Proposed Legal Description

Of the

“House Lot”

For

James M. DeCamillis, Jr.

Hurlin Smith Road, Buxton, Maine

January 27, 2009

EXHIBIT A

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on the southwesterly side of Hurlin Smith Road, so-called, in the Town of Buxton, County of York, and the State of Maine, being more particularly bounded and described as follows;

Beginning at a point, being a set iron rod and cap, on the assumed southwesterly sideline of said Hurlin Smith Road, at the northeasterly corner of land now or formerly Geneva M. Ames and Roger E. Ames, as described in the deed recorded in the York County Registry of Deeds in Book 8815, Page 008, said point also being at the point of beginning of the right of way described herein below;

Thence S 54°22'06" E, along said Hurlin Smith Road, 50.09 feet, to a point at the southeasterly sideline of said right of way described herein below;

Thence continuing S 54°22'06" E, along said Hurlin Smith Road, 65.53 feet, to a point, and the land now or formerly Peter R. Johnson and Janet C. Johnson, as described in the deed recorded in the said Registry in Book 4019, Page 137; said point being S 54°22'06" E, and 1.62 feet, from a set iron rod and cap as a witness monument;

Thence S 33°06'34" W, along said Johnson, 198.82 feet, to a found 1½" iron pipe;

Thence S 53°11'14" E, along said Johnson, 79.63 feet, to a found angle iron, and the land now or formerly Francis Feeney, Jr., as described in the deed recorded in the said Registry in Book 13807, Page 217;

Thence S 36°27'23" W, along said Feeney, 149.58 feet, to a found 1" iron pipe with a crimped top;

Thence S 53°43'05" E, along said Feeney, 113.03 feet, to a set iron rod and cap;

Thence N 36°27'23" E, along said Feeney, 150.00 feet, to a found 1" iron pipe, and the land now or formerly

Charles E. Sanborn and Carol B. Sanborn, as described in the deed recorded in the said Registry in Book 1789, Page 214;

Thence S 53°51'31" E, along said Sanborn, 113.27 feet, to a found angle iron, and the land now formerly Nina E. Sweatt & Dennis B. Sweatt, as described in the deed recorded in the said Registry in Book 8389, Page 181;

Thence S 36°15'31" W, along said Sweatt, 254.95 feet, to a found iron rod and cap marked "Lewis & Wasina PLS 2114";

Thence N 43°27'42" W, along the remaining lands of the Grantor herein, 345.93 feet, to a set iron rod and cap, and the end of a 50' wide right of way described herein below;

Thence N 79°38'34" W, along the remaining lands of the Grantor herein, being along the end of said right of way described herein below, 50.00 feet, to a set iron rod and cap;

Thence N 10°21'26" E, along the remaining lands of the Grantor herein, being along said right of way described herein below, 50.00 feet, to a set iron rod and cap, at the beginning of a curve to the right;

Thence Northeasterly, along the remaining lands of the Grantors herein, being along said right of way described herein below and said curve to the right, an arc length of 175.00 feet, to a found 1" iron, and the land of said Ames, said curve has a delta of 28°38'52.4", a radius of 350.00 feet, a chord of 173.183 feet, and a chord bearing of N 24°40'52.5" E;

Thence N 39°00'19" E, along said Ames, 198.07 feet, to the point of beginning;

Containing 101,800 square feet, or 2.337 acres, more or less.

EXCEPTING AND RESERVING a 50.00' Ingress - Egress Right of Way & Utility Easement over the parcel of land described herein above, for access to and from Hurlin Smith Road, so-called, and the remaining lands of the Grantor herein, on foot or in vehicle and for the use, introduction, maintenance, replacement and repair of all utility services (as term is defined under 33 M.R.S.A. Sec. 458) said right of way is situated on the southwesterly side of Hurlin Smith Road, so-called, in the Town of Buxton, County of York, and the State of Maine, being more particularly bounded and described as follows;

Beginning at a point, being a set iron rod and cap, on the assumed southwesterly sideline of said Hurlin Smith Road, at the northeasterly corner of land now or formerly Geneva M. Ames and Roger E. Ames, as described in the deed recorded in the York County Registry of Deeds in Book 8815, Page 008, and being at the point of beginning of the parcel described herein above;

Thence S 54°22'06" E, along said Hurlin Smith Road, 50.09 feet, to a point;

Thence S 39°00'19" W, through the parcel described herein above, 201.02 feet, to a set iron rod and cap, and the beginning of a curve to the left;

Thence Southwesterly, through the parcel described herein above, and along said curve to the left, an arc length of 150.00 feet, to a set iron rod and cap, said curve has a delta of 28°38'52.4", a radius of 300.00 feet, a chord of

From the office of:

Robert A. Yarumian II, PLS
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148.442 feet, and a chord bearing of S 24°40'52.5" W;

Thence S 10°21'26" W, through the parcel of land described herein above, 50.00 feet, to a set iron rod & cap;

Thence N 79°38'34" W, along the remaining land of the Grantor herein, 50.00 feet, to a set iron rod and cap;

Thence N 10°21'26" E, along the remaining land of the Grantor herein, 50.00 feet, to a set iron rod and cap, and the beginning of a curve to the right;

Thence Northeasterly, along the remaining land of the Grantor herein, and along said curve to the right, an arc length of 175.00 feet, to a found 1" iron, and land of said Ames, said curve has a delta of 28°38'52.4", a radius of 350.00 feet, a chord of 173.183 feet, and a chord bearing of N 24°40'52.5" E;

Thence N 39°00'19" E, along said Ames, 198.07 feet, to the point of beginning;

Containing 20,600 square feet or 0.473 Acres more or less.

TOGETHER WITH the rights to flow and or use the said right of way described above for the existing cellar drain leading from the house on the remaining land of the Grantor herein. Any improvements towards the construction of the right of way described herein above shall not adversely effect the, use of said drain.

The Basis of Bearing for this description is GRID NORTH based on the Maine State Coordinate System West Zone, NAD 83 (Cors96) Epoch 2002, determined by using GPS (Global Positioning System) observation using a Sokkia Stratus GPS receiver at a base point, being an M.D.O.T standard traverse rod with an aluminum disk stamped "9493-30 - 2000", at a coordinate of NORTH 281038.0108, EAST 2854553.5660. A tie line for mathematical purposes from this point to the set monument (P&C) being the point of beginning for this description, at a coordinate of NORTH 302399.8251, EAST 2859676.7676, is N 13°29'11.5" E, along said tie line, 21,967.574 feet. The observed 2009 Magnetic Meridian, determined by hand compass, was found to be 16°00'± west of GRID NORTH.

All said "set iron rod & cap"(s) are 5/8" rebar with a 2" diameter aluminum cap marked "SET BY ROBERT A YARUMIAN PLS 1303 LAND SURVEY MONUMENT".

This description is based on the "Boundary Survey Map for James M. DeCamillis, Jr.", dated June 20, 2006 and revised January 27, 2009, by Robert A. Yarumian II, PLS 1303 of Maine Boundary Consultants, Moderation Center, 8 River Road, P.O. Box 67, Buxton, Maine, 04093, and conforms to the Maine Board of Licensure for Professional Land Surveyors, Rules, of April 2001, Chapter 90, Standards of Practice. The "Boundary Survey Map for James M. DeCamillis, Jr.", dated June 20, 2006, by Robert A. Yarumian II, PLS 1303 of Maine Boundary Consultants, is recorded in the said Registry in Plan Book 314, Page 6.

Meaning and intending to describe a portion of the parcel as described in the deed of Everil H. Cousens to James M. DeCamillis and Janis D. DeCamillis, dated August 29, 1985, and recorded in the York County Registry of Deeds in Book 15279, Page 674. Janis D. DeCamillis is since deceased, leaving James D. DeCamillis as the sole surviving joint tenant.

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