

Kimball Survey & Design, Inc.

Professional Land Surveying
30 Frost Hill Road York, ME 03909
Phone: (207) 351-0226
www.KimballLandSurveying.com

Proposed Legal Description

**Prepared for
Walsh Engineering Associates, Inc.
One Karen Drive #2A
Westbrook, Maine 04092**

Proposed Access/Utility/Drainage/Grading Easement

March 9, 2026

Proposed Easement

An easement for access, utility, drainage, and grading over remaining land of Morrison Center, being further described as follows:

Beginning at a granite monument on the northwesterly sideline of Post Road at the southeasterly corner of Remaining Land of Morrison Center as shown on a plan entitled "Division of Land Map 27, Lot 10-EXE, 526 Post Road Wells, Maine" by Kimball Survey and Design, Inc. dated February 16, 2026.

THENCE N64°18'53"W along remaining land of Morrison Center a distance of 32.20 feet to the True Point of Beginning;

THENCE through remaining land of Morrison Center the following courses:

N00°34'36"E a distance of 16.57 feet to a point;

N31°23'43"E a distance of 90.62 feet to a point;

N61°23'42"W a distance of 24.41 feet to a point;

S29°29'44"W a distance of 82.96 feet to a point;

S80°29'21"W a distance of 41.00 feet to a point on the northeasterly sideline of the proposed Arundel Lane right-of-way;

THENCE S64°18'53"E along the northeasterly sideline of the proposed Arundel Lane right-of-way a distance of 61.41 feet to the point of beginning.