

**GENERAL NOTES:**

(1) DOCUMENTS REFERENCED ON THIS PLAN ARE RECORDED IN THE PENOBSCOT COUNTY REGISTRY OF DEED UNLESS OTHERWISE NOTED.

(2) THE SURVEY IS TIED TO THE MAINE STATE COORDINATE SYSTEM (EAST ZONE 1801). THE COORDINATE SYSTEM IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83). THE TIE TO THE COORDINATE SYSTEM IS BASED UPON A CONTROL MONUMENT DESIGNATED AS "MEDWAY RM 2" WHICH HAS PUBLISHED COORDINATES OF N: 706,894.72 FEET, E: 977,164.59 FEET WHICH ARE BASED ON THE 1992 READJUSTMENT OF THE COORDINATE SYSTEM BY THE NATIONAL GEODETIC SURVEY (NGS).

(3) BEARINGS NOTED HEREON ARE REFERENCED TO GRID NORTH OF THE MAINE STATE COORDINATE SYSTEM (EAST ZONE 1801); SAID COORDINATE SYSTEM IS BASED ON NAD 83.

(4) THE CULTURAL FEATURES AND WATER COURSES SHOWN BY THIS SURVEY HAVE BEEN MAPPED IN PART, BY STANDARD PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY DATED 1989 AND 2011. LENGTHS OF IRREGULAR WATER BOUNDARIES HAVE BEEN DETERMINED BY SCALING FROM PHOTOGRAMMETRIC MAPPING. MAPPING IN THE DEVELOPED AREA OF THE SITE WERE FLOWN BY A DRONE ON AUGUST 1, 2020. THE FLIGHT WAS RECTIFIED BY GROUND CONTROL. THE ACCURACY OF THE LOCATION OF GROUND FEATURES ARE PLUS OR MINUS 1 FOOT.

(5) THE IMPROVEMENTS WITHIN THE INTERIOR OF THE SURVEYED PARCEL HAVE BEEN UPDATED AS OF JANUARY 2002 AND SEPTEMBER 2021 BY ADDITIONAL GROUND SURVEYS OF THE SUBJECT PREMISES.

(6) ORIGINAL LOTTING DIVISION FOR THE TOWN OF MILLINOCKET RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS, LAND OFFICE PLAN BOOK 4, PAGE 23; VILLAGE LOTTING SCHEME RECORDED IN PLAN BOOK 15, PAGE 45A.

(7) EASEMENTS AND CONVEYANCES TO THE BANGOR & AROOSTOOK RAILROAD COMPANY FOR THE PURPOSE OF LOCATING AND MAINTAINING RAILROAD TRACKS SHOWN ARE RECORDED AS FOLLOWS: (A) VOL. 703, PG. 151; (B) VOL. 756, PG. 141; (C) VOL. 774, PG. 332; (D) VOL. 810, PG. 443; (E) VOL. 824, PG. 243; (F) VOL. 824, PG. 335; (G) VOL. 832, PG. 242; (H) VOL. 934, PG. 93; (I) VOL. 982, PG. 219; (J) VOL. 1054, PG. 173; (K) VOL. 1054, PG. 243; (L) VOL. 1863, PG. 25 AND (M) VOL. 1803, PG. 392.

(8) EASEMENTS AND CONVEYANCES TO MILLINOCKET WATER COMPANY AFFECTING THE SUBJECT PREMISES ARE RECORDED AS FOLLOWS: (A) VOL. 716, PG. 399; (B) VOL. 1449, PG. 371 AND (C) VOL. 1543, PG. 100.

(9) THE SUBJECT PREMISES LIES WITHIN THE INDUSTRIAL DISTRICT ZONE (ID) ACCORDING TO THE OFFICIAL ZONING MAP OF THE TOWN OF MILLINOCKET. SEE TABLE OF DIMENSIONAL REQUIREMENTS FOR THE ZONE.

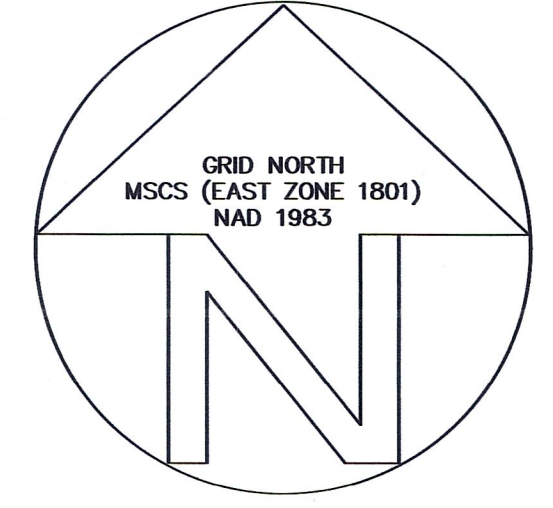
(10) THE SUBJECT PREMISES IS DESCRIBED AS PARCEL ONE (MILLINOCKET MILL SITE) IN A DEED FROM GNP WEST, INC. TO OUR KATAHDIN DATED NOVEMBER 24, 2019 AND RECORDED AT THE PENOBSCOT COUNTY REGISTRY OF DEED IN VOLUME 15368, PAGE 73.

(11) PORTIONS OF THE SUBJECT PREMISES LIE WITHIN THE 100 YEAR FLOOD ZONE ALONG MILLINOCKET STREAM AND FERGUSON LAKE CANAL. THE FLOOD ZONE IS DEPICTED ON A FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF MILLINOCKET, MAINE, COMMUNITY-PANEL NUMBER 230111 00058 THAT HAS AN EFFECTIVE DATE OF DECEMBER 5, 1989. AREAS ALONG MILLINOCKET STREAM AND FERGUSON LAKE LIE IN FLOOD ZONE A (NO BASE FLOOD ELEVATION DETERMINED) AND THE REMAINDER OF THE PROPERTY IS IN FLOOD ZONE X (AREAS OUTSIDE THE 500 YEARS FLOOD PLAN).

(12) SUBJECT TO RIGHTS AND EASEMENTS SET FORTH IN UNDIVIDED OWNERSHIP, OPERATION AND MAINTENANCE AGREEMENT DATED JANUARY 31, 2002 AND RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS IN VOLUME 8065, PAGE 148 AS AMENDED BY FIRST AMENDMENT TO UNDIVIDED OWNERSHIP, OPERATION AND MAINTENANCE AGREEMENT DATED SEPTEMBER 28, 2011 AND RECORDED IN VOLUME 12608, PAGE 38.

(13) Our Katahdin is the record owner of Lots 1 and 2 as shown hereon by virtue of deed from GNP West, Inc. to Our Katahdin dated November 24, 2019 and recorded in Penobscot County Registry of Deeds in Book 15368, Page 73 (the "Source Deed"). The Source Deed excepted certain lands from the transfer to Our Katahdin which suggests that GNP West, Inc. may have transferred something less than the entire then-existing parcel to Our Katahdin. In such event, the transfer from GNP West, Inc. to Our Katahdin as described in the Source Deed would have been the first division of the then-existing parcel within a five-year period creating at least two lots, and Our Katahdin's lease to Borrego Solar Systems, Inc. of a portion of the land described in the Source Deed for purposes of constructing and operating a solar photovoltaic electric power generating and/or storage system on the land depicted as Lot 2 hereon would be the second division of the parcel within a five-year period creating a third lot. Given the extensive title history of the property, Borrego Solar System, Inc. has been unable to ascertain whether the excepted lands in the Source Deed refer to a portion of the then-existing parcel (such that Our Katahdin's lease to Borrego Solar Systems, Inc. creates a third lot within a five-year period requiring subdivision approval), or whether they refer to neighboring lands and/or prior conveyances unrelated to the then-existing parcel (such that Our Katahdin's lease to Borrego Solar Systems, Inc. creates a second lot within a five-year period which would not require subdivision approval). This plan is submitted to the Planning Board of the Town of Millinocket for approval to the extent the excepted lands in the Source Deed refer to a portion of the then-existing parcel such that Our Katahdin's lease to Borrego Solar Systems, Inc. creates a third lot within a five-year period requiring subdivision approval.

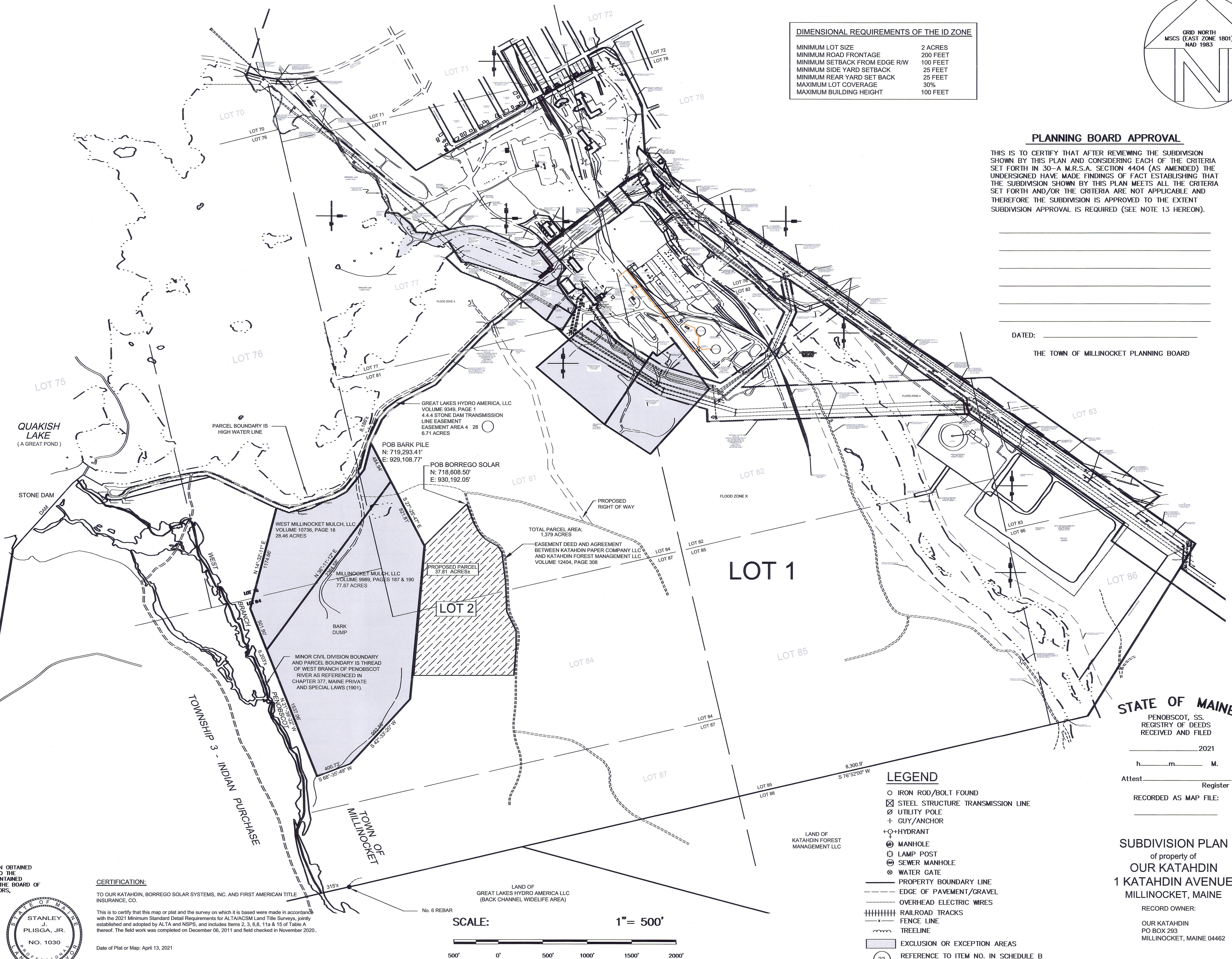
DIMENSIONAL REQUIREMENTS OF THE ID ZONE	
MINIMUM LOT SIZE	2 ACRES
MINIMUM ROAD FRONTAGE	200 FEET
MINIMUM SETBACK FROM EDGE R/W	100 FEET
MINIMUM SIDE YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MAXIMUM LOT COVERAGE	30%
MAXIMUM BUILDING HEIGHT	100 FEET



**PLANNING BOARD APPROVAL**

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN 30-A M.R.S.A. SECTION 4404 (AS AMENDED) THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THE SUBDIVISION SHOWN BY THIS PLAN MEETS ALL THE CRITERIA SET FORTH AND/OR THE CRITERIA ARE NOT APPLICABLE AND THEREFORE THE SUBDIVISION IS APPROVED TO THE EXTENT SUBDIVISION APPROVAL IS REQUIRED (SEE NOTE 13 HEREON).

DATED: \_\_\_\_\_  
THE TOWN OF MILLINOCKET PLANNING BOARD



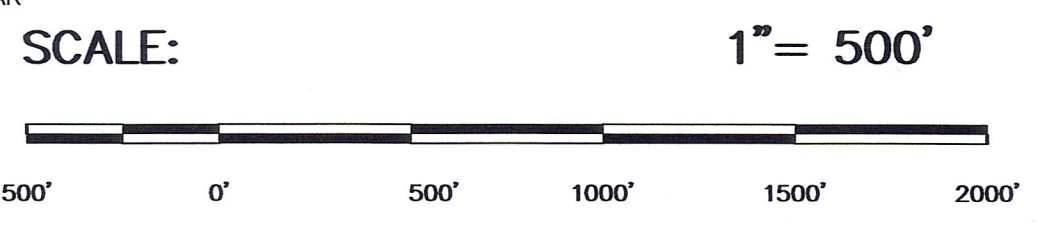
STATE OF MAINE  
PENOBSCOT, SS.  
REGISTRY OF DEEDS  
RECEIVED AND FILED

2021  
h m M.  
Attest \_\_\_\_\_ Register  
RECORDED AS MAP FILE:

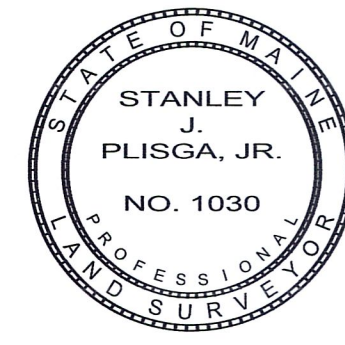
SUBDIVISION PLAN  
of property of  
**OUR KATAHDIN**  
1 KATAHDIN AVENUE  
MILLINOCKET, MAINE  
RECORD OWNER:  
OUR KATAHDIN  
PO BOX 293  
MILLINOCKET, MAINE 04462

**LEGEND**

- IRON ROD/BOLT FOUND
- ⊠ STEEL STRUCTURE TRANSMISSION LINE
- ⊕ UTILITY POLE
- + GUY/ANCHOR
- ⊕+HYDRANT
- ⊕ MANHOLE
- ⊕ LAMP POST
- ⊕ SEWER MANHOLE
- ⊕ WATER GATE
- PROPERTY BOUNDARY LINE
- - - EDGE OF PAVEMENT/GRAVEL
- OVERHEAD ELECTRIC WIRES
- ||||| RAILROAD TRACKS
- FENCE LINE
- ~ TREELINE
- EXCLUSION OR EXCEPTION AREAS
- ② REFERENCE TO ITEM NO. IN SCHEDULE B OF THE TITLE REPORT



**CERTIFICATION:**  
TO OUR KATAHDIN, BORREGO SOLAR SYSTEMS, INC. AND FIRST AMERICAN TITLE INSURANCE, CO.  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 6, 8, 11a & 15 of Table A thereof. The field work was completed on December 06, 2011 and field checked in November 2020.  
Date of Plat or Map: April 13, 2021  
Stanley J. Plisga, Jr. - PLS Maine No. 1030



**SURVEY STANDARD**

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 90, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.

PROFESSIONAL LAND SURVEYOR No. 1030

**PLISGA & DAY**  
LAND SURVEYORS  
72 MAIN STREET  
BANGOR, MAINE  
DATE: MAY 21, 2021  
PROJ. NO. 20399 SUBDIVISION

