

Survey Report

This survey report includes a survey plan as part of its deliverable. The survey is a parcel of land located in Hudson, ME south of and adjacent to the Hudson-Bradford town line, west of Wade Rd., north, west, and east of and adjacent to a parcel owned by Paul Prosser, and east of Wade-Davis Rd. The parcel is owned by Orono Land Trust who the survey is being performed for. The property is Penobscot County Registry of Deeds Book 17803 page 23 (17803-23) and town of Hudson assessor tax parcel 11-2.

Administrative Information

The original survey record in this area is Hudson town lotting Penobscot County Registry of Deeds Plan 13 pg. 10 (13-10) and Bradford Town Lotting 14-6. The parcel contains a house/camp and privy and has no utilities. Usual access is via a woods trail that starts at the south end of the private section of Wade-Davis Rd. in Bradford.

Record Owners: Orono Land Trust

Location of Parcels: Hudson, Maine

Record Reference: Descriptions referenced in record owner description and on survey plan; recorded plans referenced include all that are mentioned in administrative information.

Plans referenced

- (1) Town of Hudson Lotting Plan 13-10
- (2) Town of Bradford Lotting Plan 14-6
- (3) Plan of this parcel by David Thompson (date unknown) unrecorded (no monuments shown)

Type of Survey: Boundary Retracement to validate the parcel and the harmony of its location with the abutters.

Standards: The standards currently enforced in the State of Maine by the Maine Board of Licensure for Professional Land Surveyors.

Date of Field Survey: July 22 & 24, 2026

Location of Survey: The parcel is south of and adjacent to the Bradford-Hudson town line. The neighbor to the east, south, and west is Paul Prosser 5845-25, and to the north is Robert Smith 2817-208.

Surveyor: Raymond J. Hintz, PhD, PLS, P.O. Box 38, 405 Bennoch Road, Stillwater, Maine 04489 (207-299-5572); Maine PLS # 2077

Equipment Used:

1. Topcon HiperV RTN rover system
2. Topcon FC-6000 data collector
3. Dell notebook personal computer

Title: No attempt was made to review or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional. This information should be reviewed by an attorney and all title questions should be referred to the attorney supervising the closing or loan documents.

19 Sept 2026
Raymond J. Hintz

Survey Procedures: All control/corner monuments were located by redundant GNSS observations. All GNSS positions were RTK fixed ambiguity solutions using the Maine Department of Transportation VRS GNSS network. All solutions are assumed to have an accuracy of better than 0.10 ft.

Adjustment techniques: Least Squares

Field Book: Topcon FC-6000

Basis of Azimuth/Bearing: mean geodetic derived from geodetic coordinates in NAD 83(2011) epoch 2010.0

Distance Datum: Local Mean (ground) derived from geodetic coordinates in NAD 83(2011) epoch 2010.0; U.S. survey feet

Geodetic Coordinate basis: Latitude and longitude NAD 83(2011) epoch 2011.0 derived from the Maine Department of Transportation GPS Virtual Reference Station network

Plane Coordinate basis: Maine East Mercator NAD 83 U.S. survey feet

Survey Purpose: The purpose of this boundary survey was to locate the parcel's boundary corners. New monumentation was set at the request of the client where existing corner monumentation was not found. Any distances not labeled are in feet.

Deed Trail backwards in time

17803-23 David Thompson to Orono Land Trust

117788-124 J. Thompson & L. Andrews to D. Thompson

15579-22 D. Thompson to J. Thompson, L. Andrews, and D. Thompson

6421-18 B. McLaughlin to D. Thompson

2179-217 M. Lufkin to D. Thompson & B. McLaughlin

2175-873 J. Ingalls to M. Luffkin (misspelling was noted in 2179-217)

2175-871 Richard Alexander & Doris Brooks to J. Ingalls

1551-342 Fred Roberts to Richard Alexander & Doris Brooks

1016-320 Perley Brooks to Ora (Fred) Roberts

The description has not changed and presently is from 17803-23

"Beginning on the town line of Hudson and Bradford at the southwest corner of lot No. 154 in Bradford formerly owned by E.A. Aldrich; thence running south about one hundred forty (140) rods to a line running east and west made by Isaac Libby of said Bradford in January 1871; thence east on said line about seventy (70) rods to a point; thence north about one hundred forty (140) rods to town line; thence westerly on town line between Bradford and Hudson about seventy (70) rods to point of beginning, containing (60) acres, more or less. Also conveying to said Grantee, its successors and assigns forever, all rights-of-way appurtenant to the subject premises for ingress and egress to said property from the public highway, together with all other rights and privileges appurtenant to the granted premises."

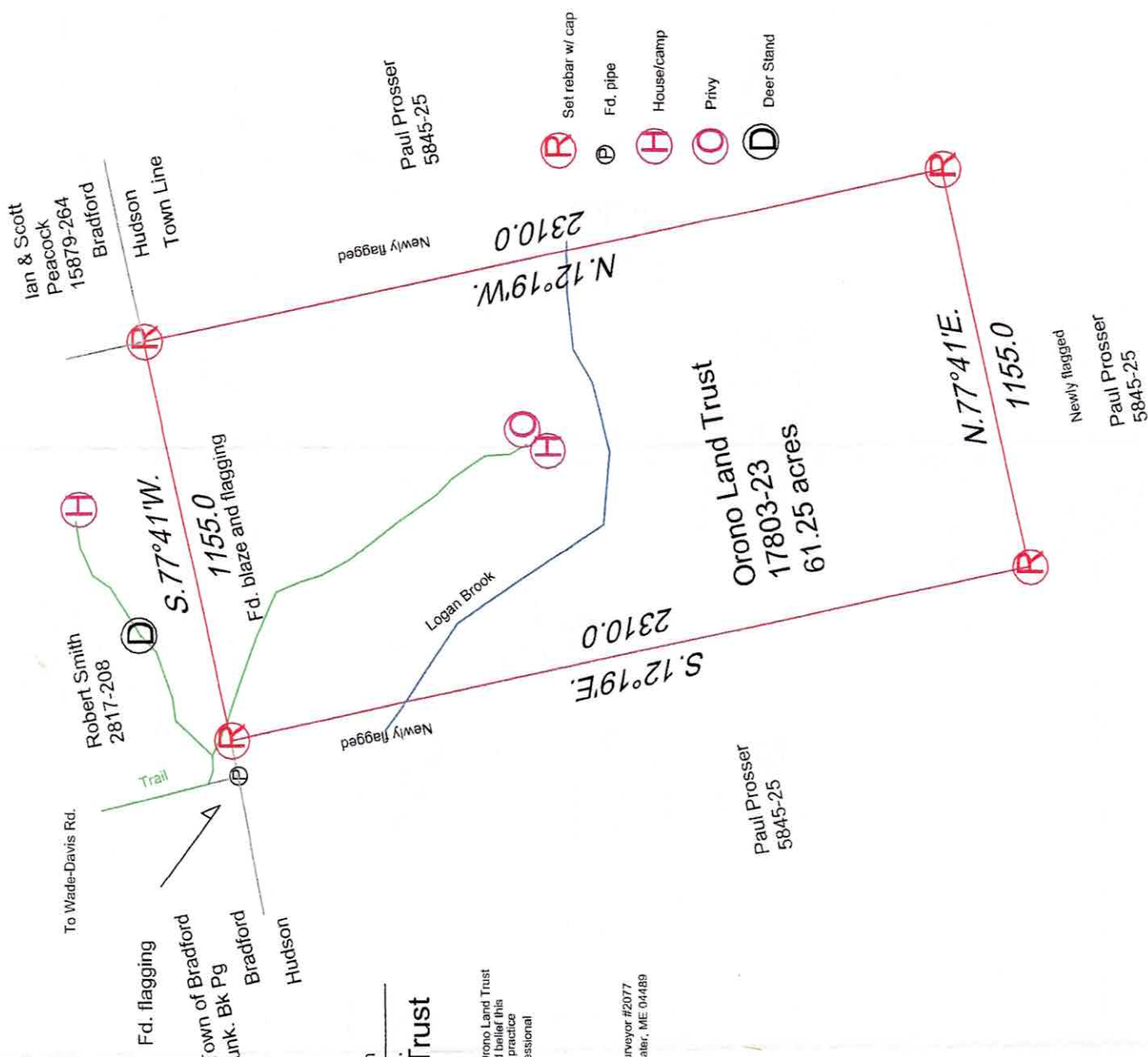
Resurvey discussion

Old flagging and blaze were found on the town line so the north line of the parcel was found. An old iron stake was found at the southwest corner of Robert Smith 2817-208 on the town line with flagging

to the north indicating that parcel's west line. No line evidence exists to the south. This is because Smith shows a distance on the town line of 75 rods while the Orono Land Trust parcel shows a distance of 70 rods. David Thompson's plan shows the northwest corner of Orono Land Trust east of Smith's southwest corner indicating it is not common with Smith due to the 75 rods vs. 70 rods ambiguity. Note all records indicate Smith and Orono Land Trust are common at Orono Land Trust's northeast corner which further justifies the northwest corner of Orono Land Trust being east on the town line of Smith's southwest corner. This field information combined with the record information allowed positioning the northwest corner of Orono Land Trust. With no other survey field evidence found record dimensions (70 rods = 1155 ft. and 140 rods = 2310 ft.) along with assumption of north-south lines perpendicular to the town line allowed determination of the remainder of the parcel's boundary. Rebar with cap labelled Hintz PLS# 2077 were set at all corners and all lines were flagged when not in a bog.

Discussion of easements

No easements were recovered in the registry for the parcel. But note the parcel had deeded access though where it is from is ambiguous. The current path to the parcel is a trail from the south end of the private portion of Wade-Davis Rd. in Bradford.



Boundary Survey of Orono Land Trust Property in Hudson, ME

Certification:
Raymond J. Hintz, PLS certifies to Orono Land Trust
that to the best of my knowledge and belief this
survey conforms to the standards of practice
adopted by the Maine Board of Professional
Land Surveyors.

Raymond J. Hintz

Raymond J. Hintz, ME Prof. Land Surveyor #20777
PO Box 38, 405 Bernmoor Rd., Stillwater, ME 04489
207-299-5572

- Notes:
1. Basis of Bearing: Mean Geodetic derived from geodetic coordinates in NAD83 (2011) Epoch 2010.0
 2. Distance datum: Mean Ground derived from geodetic coordinates in NAD 83 (2011) epoch 2010.0; U.S. Survey Foot
 3. Plane Coordinates for Mapping Purposes are Maine East Mercator NAD 83 state plane survey ft.
 4. Date of field survey: July 22 & 24, 2026
 5. Designation such as 1975B-182 is book-page Perseus County Registry of Deeds
 6. A survey report includes this plan and includes all document sources, 11-1 is Hudson tax map id.
 7. Date of last map edit: July 25, 2025
 8. Plan references (a) Hudson Lotting Plan 13-10 (b) Bradford Lotting Plan 14-6 (c) David Thompson unrecorded survey of this parcel (unknown: date)
 9. Parcel has no standard urban utilities.

Updated Description for Orono Land Trust 17803-23

Metes and Bounds Description for Orono Land Trust, Hudson, Maine being south of and adjacent to the Hudson-Bradford town line, west of Wade Rd., north, west, and east of and adjacent to a parcel owned by Paul Prosser, and east of Wade-Davis Rd. It is Hudson assessor tax map lot 11-2.

Beginning at a set rebar with cap labelled Hintz PLS #2077 protruding 1 ft. above ground (latitude 45°02'42.17271" longitude 68°52'26.74310") that is a southeast corner of Smith 2817-208 and a northerly corner of Prosser 5845-25 and on the Hudson-Bradford town line. Thence along a found flagged and blazed line that is the south line of Smith 2817-208 and the Hudson-Bradford town line S. 77°41' W. 1155.0 ft. to set rebar with cap labelled Hintz PLS #2077 protruding 1 ft. above ground (latitude 45°02'39.74010" longitude 68°52'42.45897") that is on the south line of Smith 2817-208, is a northerly corner of Prosser 5845-25, and is on the Hudson-Bradford town line. Thence along a newly flagged line that is an easterly line of Prosser 5845-25 S. 12°19' E. 2310.0 ft. to a set rebar with cap labelled Hintz PLS #2077 protruding 1 ft. above ground (latitude 45°02'17.45712" longitude 68°52'35.59662") that is a northerly corner of Prosser 5845-25. Thence along a newly flagged line that is a northerly line of Prosser 5845-25 N. 77°41' E. 1155.0 ft. to a set rebar with cap labelled Hintz PLS #2077 protruding 1 ft. above ground (latitude 45°02'19.88973" longitude 68°52'19.88245") that is a northerly corner of Prosser 5845-25. Thence along a newly flagged line that is a westerly line of Prosser N. 12°19' W. 2310.0 ft. to the point of beginning. The parcel contains 61.25 acres. The distances are in U.S. survey foot ground and the bearings are mean geodetic NAD 83(2011) epoch 2010.0. Geodetic coordinates are provided as added information and does not replace or supersede other information such as monuments or dimensions.

This description was prepared on July 26, 2026 as one component of a boundary survey conducted on July 22 & 24, 2026 by Raymond J. Hintz, Maine Professional Land Surveyor #2077 which also contains a survey report and plan. By previous deeds "also conveying to said Grantee, its successors and assigns forever, all rights-of-way appurtenant to the subject premises for ingress and egress to said property from the public highway, together with all other rights and privileges appurtenant to the granted premises."

A handwritten signature in dark ink, appearing to read 'Raymond J. Hintz', with a stylized, cursive script.

Raymond J. Hintz, Maine PLS #2077