21063

Suggested Legal Description
Private Way

A certain Private Way situated on the southeasterly side of Killick Pond Road in the Town of Hollis, County of York, and State of Maine, being shown on a plan of land titled "Boundary Survey & Lot Split of Killick Pond Road Property" dated through September 13, 2024 by St.Clair Associates, said parcel being more particularly bounded and described as follows:

Beginning at a capped 5/8-inch rebar in the southeasterly line of Killick Pond Road at the northeasterly corner of Parcel A as shown on said plan;

Thence N 50°-57'-16" E, by and along Killick Pond Road, a distance of 50.00 feet to a capped 5/8-inch rebar at the northwesterly corner of Parcel B as shown on said plan;

Thence S 39°-02'-44" E, by and along Parcel B, a distance of 64.43 feet to a capped 5/8-inch rebar;

Thence generally southeasterly, turning more southerly on a curve to the right having a radius of 200.00 feet, a central angle of 16°-15'-13", by and along Parcel B, an arc distance of 56.74 feet to a capped 5/8-inch rebar;

Thence S 22°-47'-31" E, by and along Parcel B, a distance of 229.67 feet to a capped 5/8-inch rebar;

Thence S 67°-12'-29" W, by and along Parcel B, a distance of 50.00 feet to a capped 5/8-inch rebar at a corner of Parcel A;

Thence N 22°-47'-31" W, by and along Parcel A, a distance of 50.00 feet to a capped 5/8-inch rebar;

Thence S 67°-12'-29" W, by and along Parcel A, a distance of 50.00 feet to a capped 5/8-inch rebar;

Thence N 22°-47'-31" W, by and along Parcel A, a distance of 50.00 feet to a capped 5/8-inch rebar;

Thence N 67°-12'-29" E, by and along Parcel A, a distance of 50.00 feet to a capped 5/8-inch rebar;

Thence N 22°-47'-31" W, by and along Parcel A, a distance of 129.67 feet to a capped 5/8-inch rebar;

Thence generally northerly, turning more northwesterly on a curve to the left having a radius of 150.00 feet, a central angle of 16°-15'-13", by and along Parcel A, an arc distance of 42.55 feet to a capped 5/8-inch rebar;

Thence N 39°-02'-44" W, by and along Parcel A, a distance of 64.43 feet to the point of beginning.

Meaning and intending to describe a certain Private Way containing 19,687 square feet, more or less a portion of the premises described in a deed to Matthew Harmon and Marie Harmon as described in a deed recorded in Book 16516 Page 756. The above described parcel being shown as Private Way on a plan of land titled "Boundary Survey & Lot Split of Killick Pond Road Property" dated through September 13, 2024 by St.Clair Associates.

The above described Private Way is for the purposes of pedestrian and vehicular ingress and egress and for the installation, repair, maintenance and replacement of above ground and below ground utilities.

The bearings reference herein are based upon Grid North, North American Datum of 1983 Maine West Zone.