21063

Suggested Legal Description
Parcel B

A certain lot or parcel of land 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 at the southeasterly line of Killick Pond Road at the northeasterly corner of a certain Private Way as shown on said plan;

Thence N 50°-57'-16" E, by and along Killick Pond Road, a distance of 15.00 feet to a capped 5/8-inch rebar at the northwesterly corner of Parcel C as shown on said plan;

Thence S 39°-02'-44" E, by and along Killick Pond Road, a distance of 114.12 feet to a capped 5/8-inch rebar;

Thence S 81°-11'-24" E, by and along Parcel C, a distance of 484.73 feet to a point;

Thence S 28°-39'-21" E, by and along Parcel C, a distance of 1,377.70 feet to a capped 5/8-inch rebar in the northwesterly line of land now or formerly of Joseph Carson as described in a deed recorded at the York County Registry of Deeds in Book 4567 Page 349;

Thence S 36°-25'-41" W, by and along land of Carson, a distance of 206.36 feet to a capped 5/8-inch rebar at the southeasterly corner of Parcel A as shown on said plan;

Thence N 42°-13'-35" W, by and along Parcel A, a distance of 1,446.79 feet to a capped 5/8-inh rebar;

Thence N 07°-05'-01" W, by and along Parcel A, a distance of 128.39 feet to a capped 5/8-inch rebar at the southwesterly corner of a certain Private Way as shown on said plan;

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

Thence N 22°-47'-31" W, by and along said Private Way, a distance of 229.67 feet to a capped 5/8-inch rebar;

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

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

Meaning and intending to describe a certain parcel of land containing 596,273 square feet or 13.68 acres, 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 Parcel B 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 Parcel being benefited by a certain Private Way shown on said plan; Said 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.