

Land Description
Ryan Ranch, LLC, Grantor
3.60 Acres

A certain parcel of land situated northeasterly of Stone Hill Road, in the Town of Hebron, County of Oxford, State of Maine, bounded and described as follows to wit:

Beginning at a set rebar on the apparent northeasterly sideline of Stone Hill Road and on the Town line between Hebron and Buckfield, said rebar being at the most westerly corner of land of Ryan Ranch, LLC as recorded at the Oxford County Registry of Deeds in Book 5956, Pages 427-428;

Thence South 80 degrees 03 minutes 06 seconds East along said Town Line and along land now or formerly of Alan R. Bradford and land now or formerly of Michael Kreamer, a distance of 906.26 feet, to a set rebar;

Thence South 63 degrees 06 minutes 20 seconds West, a distance of 598.97 feet, to a set rebar;

Thence North 35 degrees 00 minutes 56 seconds West along the apparent northeasterly sideline of Stone Hill Road, a distance of 180.27 feet, to a point;

Thence North 39 degrees 09 minutes 47 seconds West along the apparent northeasterly sideline of Stone Hill Road, a distance of 211.35 feet, to a point;

Thence North 49 degrees 53 minutes 08 seconds West along the apparent northeasterly sideline of Stone Hill Road, a distance of 110.02 feet, to a point;

Thence North 39 degrees 39 minutes 07 seconds West along the apparent northeasterly sideline of Stone Hill Road, a distance of 58.59 feet, to the first mentioned set rebar, being the point of beginning.

The land herein contains 3.60 Acres.

Bearings are referenced Maine State Grid North, West Zone.

All rebar set are 5/8 inch in diameter and topped with a plastic cap stamped "Kachnovich PLS 2395".

Including any title the Grantor may have in Stone Hill Road adjacent above described lot, excepting rights others have.

Also including a right-of-way for access to the above described lot as defined in Book 5956, Pages 427-428.

Being a portion and only a portion of land conveyed to Ryan Ranch, LLC by a deed dated August 4, 2026, and recorded at the Oxford County Registry of Deeds in Book 5956, Pages 427-428.

See survey plan entitled "Land division of Ryan Ranch LLC"- dated August 2026 – compiled by Kachnovich Land Surveying, Inc.

Prepared by:
Kachnovich Land Surveying, Inc.
328 Main Street
Jay, Maine 04239
(207) 897-2748
www.mainesurveying.com