

Legal Description

“Remaining Lands of Eric Boncore...West of Road”

as shown on the plan titled

“Proposed Subdivision out of property of Eric Boncore”

prepared by Quiet Country Land Surveying

dated December 8, 2021.

Lands in the State of Maine, Town of Weld, located on the westerly side of Brown Neighborhood, so called, shown as “Remaining Lands of Eric Boncore...West of Road” on the plan titled “Proposed Subdivision out of property of Eric Boncore”, prepared by Quiet Country Land Surveying, dated December 8, 2021, and more particularly described as follows:

Beginning at a rebar set in a stonewall on the westerly sideline of a private right of way known as Brown Neighborhood at the northeasterly corner of lands shown as “Parcel 3” on said survey plan;

thence along the northerly line of said “Parcel 3”, South 54°06'20" West a distance of 584.67 feet to a rebar set at the northwesterly corner of said “Parcel 3” and in the easterly line of lands now or formerly of Hancock Land Company, Inc., as described in Book 2286, Page 49;

thence along the easterly line of said lands of Hancock Land Company, Inc., North 21°00'40" West a distance of 463.83 feet to a rebar found at the line of lands of Shawna Friedman and Jay Jensen as described in Book 3211, Page 163;

thence along said lands of Friedman and Jensen, North 62°05'50" East a distance of 101.32 feet to a rebar found at the end of a stone wall;

thence continuing along said lands of Friedman and Jensen, and more or less following said stone wall, North 62°08'50" East a distance of 491.91 feet to a rebar set at the end of said stone wall on the westerly sideline of a said Brown Neighborhood;

thence along said westerly sideline of said Brown Neighborhood, South 16°24'40" East a distance of 183.31 feet to the end of a stone wall;

thence continuing along said westerly sideline of said Brown Neighborhood and more or less following said stone wall, South 18°12'20" East a distance of 185.01 feet to the end of a stone wall;

thence continuing along said westerly sideline of said Brown Neighborhood and more or less following said stone wall, South 20°25'20" East a distance of 16.90 feet to the rebar set at the point of beginning.

Containing 5.7 acres, more or less.

Together with a 15 foot wide easement for utilities to be placed underground and maintained as shown on said survey plan across “Parcel to be sold to Darcy M. Zur Muhlen & Tristy M. Wolfe”, “Parcel 2”, and “Parcel 3” of said subdivision plan, more particularly described as follows:

Beginning at a 5/8-inch rebar with a plastic cap reading “PLS 1160” found in a stonewall on the westerly sideline of a private right of way known as Brown Neighborhood, said rebar being the northeasterly

corner of lands now or formerly of Darcy M. Zur Muhlen & Tristy M. Wolfe as described in Book 2717, Page 193;

thence along the northerly line of said Zur Muhlen & Wolfe, South 56°41'40" West a distance of 15.51 feet to a point;

thence North 18°40'50" West a distance of 194.94 feet to a point;

thence North 20°25'20" West a distance of 21.86 feet to a point in the southerly line of "Parcel 2" as shown on said survey plan;

thence continuing North 20°25'20" West a distance of 201.00 feet to a point in the southerly line of said "Parcel 3";

thence continuing North 20°25'20" West a distance of 201.00 feet to point in the southerly line of "Remaining Lands of Eric Boncore" as shown on said survey plan;

thence along the southerly line of "Remaining Lands of Eric Boncore" North 54°06'20" East a distance of 15.56 feet to a rebar set in a stonewall at the northeasterly corner of "Parcel 3" and on the westerly sideline of said Brown Neighborhood;

thence along the westerly sideline of said Brown Neighborhood, South 20°25'20" East a distance of 201.00 feet to a rebar set at the northeasterly corner of "Parcel 2";

thence continuing along the westerly sideline of said Brown Neighborhood, South 20°25'20" East a distance of 201.00 feet to a rebar set at the northeasterly corner of "Parcel to be sold to Darcy M. Zur Muhlen & Tristy M. Wolfe";

thence continuing along the westerly line of said Brown Neighborhood, South 20°25'20" East a distance of 26.24 feet to a point;

thence continuing along the westerly line of said Brown Neighborhood South 18°40'50" East a distance of 191.26 feet to a rebar found at the point of beginning.

Together with a shared easement for access and utilities in a private right of way known as Brown Neighborhood, from Center Hill Road northerly to an extension of the northerly boundary of the parcel described above, said easement area to be shared with other parcels as shown on said survey plan as well as others with existing rights, and being more particularly described as follows:

Beginning at a 5/8-inch rebar set at the southeasterly corner of lands now or formerly of Darcy M. Zur Muhlen & Tristy M. Wolfe as described in Book 2717, Page 193, said rebar being at the southerly end of a stone wall, and also being in the northerly sideline of Center Hill Road;

thence along the easterly line of said Zur Muhlen & Wolfe, North 21°32'10" West a distance of 200.00 feet to a 5/8-inch rebar with a plastic cap reading "PLS 1160" found in a stone wall, said rebar being the northeasterly corner of said lands of Zur Muhlen & Wolfe and also being the southeasterly corner of "Parcel to be sold to Darcy M. Zur Muhlen & Tristy M. Wolfe" as shown on said survey plan;

thence along the easterly line of said "Parcel to be sold to Darcy M. Zur Muhlen & Tristy M. Wolfe", North 18°40'50" West a distance of 191.26 feet to a point;

thence continuing along the easterly line of said "Parcel to be sold to Darcy M. Zur Muhlen & Tristy M. Wolfe", North 20°25'20" West a distance of 26.24 feet to a rebar set in a stonewall at the northeasterly corner of said "Parcel to be sold to Darcy M. Zur Muhlen & Tristy M. Wolfe" and the southeasterly corner of "Parcel 2" as shown on said survey plan;

thence along the easterly line of said "Parcel 2", North 20°25'20" West a distance of 201.00 feet to a rebar set in a stonewall at the northeasterly corner of "Parcel 2" and the southeasterly corner of "Parcel 3";

thence along the easterly line of "Parcel 3", North 20°25'20" West a distance of 201.00 feet to a rebar set at the southeasterly corner of the parcel described above;

thence along the easterly line of the parcel described above and more or less along a stone wall, North 20°25'20" West a distance of 16.90 feet to the end of the stone wall;

thence continuing along the easterly line of the parcel described above and more or less along a stone wall, North 18°12'20" West a distance of 185.01 feet to the end of the stone wall;

thence continuing along the easterly line of the parcel described above, North 16°24'40" West a distance of 183.31 feet to a rebar set at the end of a stone wall and the northeasterly corner of the parcel described above;

thence across Brown Neighborhood, North 62°08'50" East a distance of 22.48 feet to a rebar found in the end of a stone wall;

thence South 19°59'50" East, and more or less along a stone wall, a distance of 112.29 feet to a rebar found at the end of said stone wall;

thence South 19°34'20" East a distance of 140.44 feet to the end of a stone wall;

thence South 19°24'40" East a distance of 308.41 feet to the end of a stone wall;

thence South 20°17'40" East a distance of 451.06 feet to a 5/8-inch rebar with a plastic cap reading "PLS 1160" found in a stone wall at the northwesterly corner of lands now or formerly of Eddie W. & Kay W. Jackson as described in Book 751, Page 253;

thence along the westerly line of said lands of Jackson, South 20°24'50" East a distance of 185.00 feet to a 5/8-inch rebar set in a boulder near the southerly end of a stonewall, said rebar being the southwesterly corner of said lands of Jackson, and also being in the northerly sideline of said Center Hill Road;

thence along said northerly sideline of Center Hill Road South 53°53'10" West a distance of 36.17 feet to a rebar set at the point of beginning.

For source of title see a deed from Darcy M. Zur Muhlen and Tristy M. Wolfe to Eric Boncore, dated September 21, 2020 and recorded in Book 4235, Page 48.

All recorded documents referenced herein are recorded in the Franklin County Registry of Deeds unless noted otherwise.

Rebars set are 5/8-inch rebar with a plastic cap reading "PLS 2522".

See said plan prepared by Quiet Country Land Surveying for more details.