

Land Description

Ryan Ranch, LLC, Grantor
12.43 Acres +/- (Lot A)

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

Beginning at a found Town line monument on the Town line between Hebron and Buckfield and on the apparent westerly sideline of Mountain Road, said monument being at the northeasterly corner of land of Ryan Ranch, LLC as recorded at the Oxford County Registry of Deeds in Book 5938, Page 146;

Thence South 42 degrees 14 minutes 31 seconds West, a distance of 1091.28 feet, to a set rebar;

Thence North 89 degrees 36 minutes 22 seconds West, a distance of 154.86 feet, to a set rebar on the apparent easterly sideline of Stone Hill Road;

Thence North 36 degrees 12 minutes 39 seconds West in part by a stonewall and along the apparent northeasterly sideline of Stone Hill Road, a distance of 273.75 feet, to a point;

Thence North 40 degrees 39 minutes 45 seconds West along a stonewall and the apparent northeasterly sideline of Stone Hill Road, a distance of 319.02 feet, to a set rebar;

Thence North 62 degrees 20 minutes 49 seconds East along land now or formerly of Roland Lamontagne, a distance of 911.43 feet, to a point on said Town line;

Thence South 80 degrees 03 minutes 06 seconds East along said Town Line and land now or formerly of Michael Kreamer, a distance of 457.64 feet, to the first mentioned found Town line monument, being the point of beginning.

The land herein contains 12.43 acres, more or less.

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 the Roads adjacent to the above described lot.

Also including a right-of-way for access to the above described lot, see Book 5938, Pages 146-147.

Being a portion and only a portion of land conveyed to Ryan Ranch, LLC by a deed dated May 7, 2026 and recorded at the Oxford County Registry of Deeds in Book 5938, Pages 146-147.

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

Prepared by:
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