

## DEED DESCRIPTION

A certain lot or parcel of land located on the northeasterly side of Route 105 and on the southeasterly side of the St. George River in the Town of Appleton, County of Knox, State of Maine, and being more particularly described as follows:

BEGINNING at a 5/8 inch rebar proposed on the apparent northeasterly right-of-way line of Route 105. Said point beginning being N 50°55'14" W a distance of 151.00 feet from a 5/8 inch rebar capped MJC 2074 found at the most westerly corner of land of Glenn V. Pease as described in deeds recorded in Book 2856, Page 297 and Book 2865, Page 146 of the Knox County Registry of Deeds.

THENCE northwesterly along said apparent right-of-way line a distance of 541 feet more or less to 5/8 inch rebar proposed which bears N 52°39'48" W a distance of 541.36 feet from said 5/8 inch rebar proposed at the point of beginning.

THENCE northwesterly along said apparent right-of-way line a distance of 62 feet more or less to the center of the St. George River.

THENCE northeasterly along said center of the St. George River and along land of Lawrence K. Tibbetts as described in a deed recorded in Book 769, Page 80 of the Knox County Registry of Deeds and along land of Erin Marie Doherty as described in a deed recorded in Book 5187, Page 339 of the Knox County Registry of Deeds a distance of 396 feet more or less.

THENCE S 49°48'27" E along land being retained by the grantor herein a distance of 69 feet more or less to a 5/8 inch rebar proposed which bears N 41°08'02" E a distance of 353.61 feet from the last mentioned 5/8 rebar proposed.

THENCE S 49°48'27" E along said land being retained by the grantor herein a distance of 265.48 feet to a 5/8 inch rebar proposed.

THENCE S 16°20'43" E along said land being retained by the grantor herein a distance of 271.87 feet to a 5/8 inch rebar proposed.

THENCE S 15°31'54" W along said land being retained by the grantor herein a distance of 116.71 feet to a 5/8 inch rebar proposed.

THENCE S 45°07'42" W along land said being retained by the grantor herein a distance of 70.89 feet back to the point of beginning.

TOGETHER with any right, title and interest the grantor may have in and to the small island located in the river adjacent to the above described parcel.

MEANING and intending to convey 4.2 acres of land as shown on a plan titled "BOUNDARY SURVEY, DREW T. McMULLAN GRACE T. McMULLAN" by Gartley & Dorsky Engineering & Surveying dated May 16, 2019.

gm DM

The above described parcel is a portion of land conveyed to Drew T. McMullan and Grace T. McMullan as described in a deed recorded in Book 4989, Page 305 and all that land described in Book 5118, Page 218 of the Knox County Registry of Deeds.

All directions are referenced to the Maine Coordinate System of 1983 (2011), East Zone. All distances are grid distances with a combined scale factor of 0.999936298. All 5/8 inch rebar set are marked with a plastic surveyor's cap stamped "G&D 2290-2366-2424-2473".