

BOUNDARY AGREEMENT

This Boundary Agreement (the “Agreement”) is made as of _____, 2024, by and between **Lori Chase**, an individual with a mailing address of PO Box 1552, Blue Hill, ME 04614 (“**Chase**”), and **McB Partnership**, a Maine partnership with a mailing address of 8223 Brecksville Road, Suite #100, Brecksville, OH 44141-1361 (“**McB**”).

1. **Recitals.**

a. The parties to this Agreement are owners of adjoining land located in the Town of Penobscot, Hancock County, Maine.

b. McB owns property located along Route 177 and abutting Winslow Stream and Wight Pond which is depicted on Town of Penobscot Tax Map 7 as Lot 30 and is more particularly described as Tract II, Third Parcel in a deed from J.M.G. Corporation to McB Partnership dated January 31, 1986 recorded in the Hancock County Registry of Deeds at Book 1569, Page 66 (the “McB Parcel”).

c. Chase owns property in the Town of Penobscot located along Route 177 which is depicted on Town of Penobscot Tax Map 7 as Lot 32 and is more particularly described in a deed from John Frederick Hiltonsmith to Lori Chase dated May 26, 2017 recorded in the Hancock County Registry of Deeds at Book 6768, Page 36 (hereinafter the “Chase Parcel”).

d. The common boundary line between the McB Parcel and the Chase Parcel is uncertain, and the parties therefore want to enter into this Agreement for the purpose of establishing the common boundary line between the McB Parcel and the Chase Parcel.

2. **Description of Common Boundary.** The parties agree that the common boundary between the McB Parcel and the Chase Parcel is as set forth on Exhibit A, attached hereto and made a part hereof (the “Common Boundary”).

3. **Conveyance.**

a. For good and valuable consideration, McB hereby releases to Chase, her heirs and assigns, all real estate described on Exhibit B, attached hereto and made a part hereof.

b. For good and valuable consideration, Chase hereby releases to McB, its successors and assigns, all real estate described on Exhibit C, attached hereto and made a part hereof.

4. **Miscellaneous.** This Agreement may be executed in counterparts.

Remainder of page intentionally left blank; signature pages immediately follow.

Executed as an instrument under seal as of the date first written above.

Witness

Lori Chase

State of _____, 2024

County of _____

Then personally appeared the above-named Lori Chase and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public / Maine Attorney-at-Law

My Commission Expires: _____

McB Partnership

Witness

By: Clement Benenson, a Partner

Witness

By: James Benenson, a Partner

State of _____, 2024
County of _____

Then personally appeared the above-named Clement Benenson, Partner of McB Partnership, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of McB Partnership.

Before me,

Notary Public / Maine Attorney-at-Law
My Commission Expires: _____

State of _____, 2024
County of _____

Then personally appeared the above-named James Benenson, Partner of McB Partnership, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of McB Partnership.

Before me,

Notary Public / Maine Attorney-at-Law
My Commission Expires: _____

Exhibit A
(Common Boundary)

The following described lines located approximately 150 feet northerly of Route 177 and approximately 200 feet southerly of the outlet of Wight Pond in the Town of Penobscot, County of Hancock, State of Maine, and being more particularly described as follows:

BEGINNING at a 3/4 inch rebar with surveyor's cap stamped "ALLEN-BOWDEN; PLS 2097" found on the southerly side of Winslow Stream at or near land of the Town of Penobscot as described in a deed recorded in Book 7211, Page 266 of the Hancock County Registry of Deeds. Said point of beginning being N 08°48'40" W a distance of 196.70 feet from a 3/4 inch rebar with surveyor's cap stamped "ALLEN-BOWDEN; PLS 2097" found on the northerly apparent right-of-way line of Route 177.

THENCE S 68°25'57" E a distance of 152.88 feet to a 3/4 inch rebar found.

THENCE N 44°09'02" E a distance of 92.04 feet to a 3/4 inch rebar with illegible surveyor's cap found.

THENCE N 66°32'30" E a distance of 151.17 feet to a 3/4 inch rebar found.

THENCE S 57°11'25" E a distance of 282.87 feet to an X found inscribed on top of a boulder.

THENCE continuing S 57°11'25" E a distance of 5.50 feet to a stone wall at land of Merle N. and Mary B. Copper as described in a deed recorded in Book 1502, Page 60 of the Hancock County Registry of Deeds. The terminus of this course being N 04°08'49" W a distance of 64.71 feet from a 3/4 inch rebar found on the northerly apparent right-of-way line of Route 177 at the southerly terminus of said stone wall and at the southwest corner of said land of Copper.

Reference is made to a plan to be recorded titled "McB PARTNERSHIP AND CHASE PROPERTY CONVEYANCES, PERKINS THOMPSON, McB PARTNERSHIP PROPERTY; ROUTE 177 (A.K.A. WESTERN COUNTY RD), PENOBSCOT, HANCOCK COUNTY, MAINE" by Gartley & Dorsky Engineering & Surveying dated May 24, 2024 (revised May 30, 2024) (the "McB and Chase Plan"), which depicts the above described lines.

All directions are referenced to the Maine Coordinate System of 1983 (2011), East Zone. All distances are grid distances with a combined factor of 0.99990244.

Exhibit B
(Property Released by McB to Chase)

A certain lot or parcel of land located northerly of Route 177 and southerly of Winslow Stream and Wight Pond in the Town of Penobscot, County of Hancock, State of Maine, and being all of the land located to the south of the Common Boundary and depicted on the McB and Chase Plan.

Exhibit C
(Property Released by Chase to McB)

A certain lot or parcel of land located northerly of Route 177 and southerly of Winslow Stream and Wight Pond in the Town of Penobscot, County of Hancock, State of Maine, and being all of the land located to the north of the Common Boundary and depicted on the McB and Chase Plan.