

3.24 ACRE CONVEYANCE
83 BLACK ISLAND WAY
CITY OF ELLSWORTH - HANCOCK COUNTY, MAINE

A certain lot or parcel of land with the improvements thereon situate in the City of Ellsworth, County of Hancock, State of Maine, being shown as the "Remaining Parcel" on a plan titled "Boundary Retracement Survey Showing Property of Richard and Caroline Martin" prepared by Plisga & Day Land Surveyors and dated July 31, 2026, and being more particularly described as follows:

BEGINNING at an iron rod set 9 feet, more or less, offset the southwesterly line of Black Island Way, located near the generally northerly corner of the premises conveyed herein, said rebar having a Northing of 354,032.62 US survey feet and an Easting of 997,125.73 US survey feet with reference to the Maine Coordinate System of 1983, East Zone 1801;

thence **North 40° 35' 16" East** a distance of **9.5 feet**, more or less, through lands now or formerly of the grantor herein to the southwesterly line of Black Island Way;

thence in a **southeasterly direction** a distance of **285.7 feet**, more or less, along the southwesterly line of Black Island Way to the westerly line of Balsam Way;

thence in a generally **southerly direction** a distance of **236.7 feet**, more or less, along the westerly line of Balsam Way and the driveway leading to land formerly of one Anderson, now of Richard J. & Caroline J. Martin as described in a deed recorded in Book 6906, Page 616 of the Hancock County Registry of Deeds, said point being located South 23° 42' 56" East a distance of 296.67 feet from the rod set at the point of beginning;

thence **South 39° 00' 35" East** a distance of **66.52 feet**, along said lands of Martin's to the northwesterly corner of lands now or formerly of Kerry D. Olsen and Judy G. Olsen as described in a deed recorded in Book 1707, Page 267 of the Hancock County Registry of Deeds;

thence **South 24° 06' 28" West** a distance of **100.00 feet** along said lands of Olsen's to the base of a 1" pipe found;

thence **South 24° 04' 28" West** a distance of **170.22 feet** along other lands of said Olsen's as described in a deed recorded in Book 1707, Page 272 of the Hancock County Registry of Deeds to the base of a 3/4" pipe found;

thence continuing **South 24° 04' 28" West** a distance of **8.6 feet**, more or less, along said lands of Olsen to the high water line of Green Lake;

thence in a **northwesterly direction** a distance of **510.4 feet**, more or less, along the high water line of Green Lake to a point;

thence **North 40° 35' 16" East** a distance of **18.5 feet**, more or less, through lands now or formerly of the grantor herein to a 1/2" rebar found, said rebar being located North 39° 21' 36" West a distance of 415.89 feet from the last-mentioned 3/4" pipe found;

Real Property Description

EXHIBIT **A**

thence continuing **North 40° 35' 16" East** a distance of **241.08 feet** through lands now or formerly of the grantor herein to a 1/2" rebar found;

thence continuing **North 40° 35' 16" East** a distance of **86.06 feet** through lands now or formerly of the grantor herein to the POINT OF BEGINNING;

containing 3.24 acres, more or less.

Iron rods set are three-quarter inch reinforcing rods with a cap marked "Plisga & Day PLS 2604" set in 2026.

Together with any interest the grantor may have in and to Black Island Way and Balsam Way where they adjoin the premises conveyed herein.

Together with any interest the grantor may have between the normal high water line and normal low water line of Green Lake where it adjoins the premises conveyed herein.

Together with all rights-of-way as described in deeds recorded in Book 2783, Page 491 and in Book 2814, Page 88.

EXCEPTING and reserving a right of way as it now exists and is laid out on the surface of the earth to be used in common with the Harry R. Keiser, his heirs and assigns and others, their heirs and assigns who have a right to use said right of way.

EXCEPTING and reserving a public overhead utility line running through portions of the above described parcel and portions of the above described ways for the right to maintain said ways.

Bearings herein are oriented to Grid North with reference to the Maine Coordinate System of 1983, East Zone 1801, NAD83(2011)(epoch: 2010.0000), as determined by a survey conducted by Plisga & Day Land Surveyors in 2026 (reference project number: 26132). Distances listed are grid distances. Coordinate values identifying the point of beginning are provided as an aid in location of the property and are not intended to control bearings, distances or the positions marked by monuments defining the property boundaries.

Being a portion of the premises conveyed to the grantors herein by two separate deeds: a merger deed from Richard J. Martin and Caroline J. Martin dated March 29, 2013 and recorded in Book 6008, Page 286, and a deed of sale by personal representative from Stephen D. Anderson, personal representative of the estate of Eleanor Ruth Anderson, dated August 15, 2018 and recorded in Book 6906, Page 616.

August 4, 2026

Shawn M. Mitchell

Professional Land Surveyor, Maine License #2604