

STATE OF MAINE
KNOX, ss.

SUPERIOR COURT
CIVIL ACTION
Docket No. CV-12-020

ALDRSGATE UNITED METHODIST
CHURCH,

Plaintiff

-vs-

CITY OF ROCKLAND, MAINE, et al.,

Defendants

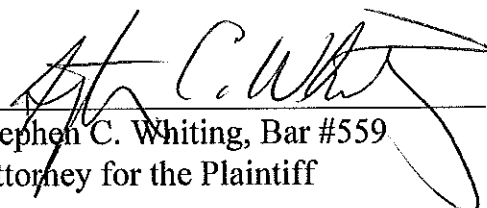
STIPULATED JUDGMENT
AND ORDER

FILED
MAR 20 2013
KNOX COUNTY COURTS


NOW COME all parties to this action and hereby stipulate to the entry of the following judgment to resolve all issues in this case:

1. The Plaintiff shall convey the real estate described in "Schedule A" attached hereto to its related non-profit corporation, Wesley Extension Ministries, Inc.
2. So long as Wesley Extension Ministries, Inc. meets the requirements of Title 36 M.R.S.A. §652 (1) (A) and (C), Defendant City of Rockland will not tax the real estate described in "Schedule A."
3. This case is dismissed with prejudice and without costs to all parties.

Dated: 3/19/13


Stephen C. Whiting, Bar #559
Attorney for the Plaintiff

Dated: 03/20/13


Kevin Beal, Bar #7294
Attorney for the Defendants

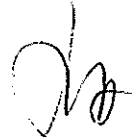
JUDGMENT AND ORDER

The Court hereby adopts the Stipulated Judgment and Order set forth above, enters JUDGMENT in accordance with that Stipulated Judgment, and hereby ORDERS that Plaintiff Aldersgate United Methodist Church convey the real estate described in "Schedule A" attached hereto to Wesley Extension Ministries, Inc.

The court hereby directs, pursuant to M.R.Civ.P 79(a), that the docket entry note that this Judgment and Order be incorporated by reference into the docket.

Dated:

3/20/12



Justice, Maine Superior Court

SCHEDULE A

A certain lot or parcel of land situated in Rockland, County of Knox and State of Maine and more particularly bounded and described as follows, to wit:

BEGINNING at a 5/8-inch iron rod with a plastic surveyors cap marked "Beal 0148 / 2286" on the west side of Lake View Drive (State Route 17) and at the northeast corner now or formerly of William R. Meehan as recorded in the Knox County Registry of Deeds Book 4305, Page 137.

THENCE S 81°23'06" W (Maine State Grid bearing) along said Meehan a distance of 200.00' to a 5/8-inch iron rod with a plastic surveyor's cap marked "Beal 0146 / 2286".

THENCE S 09°02'54" E along said Meehan a distance of 100.00' to a 5/8-Inch Iron rod with a plastic surveyor's cap marked "Beal 0146 / 2286" at land now or formerly of Jeff Smith as recorded in the Knox County Registry of Deeds Book 3306, Page 004.

THENCE S 02°48'17" W along said Smith a distance of 40.64' to a point in a stone wall.

THENCE N 41°20'26" W following a stone wall, and along said Smith a distance of 121.30' to a point.

THENCE N 55°26'17" W following a stone wall, and along said Smith a distance of 83.08' to a point.

THENCE N 60°09'46" W following a stone wall, and along said Smith a distance of 31.78' to a point.

THENCE N 57°49'38" W following a stone wall, and along said Smith a distance of 127.87' to a point.

THENCE N 50°24'40" W following a stone wall, and along said Smith a distance of 52.37' to a point.

THENCE N 38°10'20" W following a stone wall, and along said Smith a distance of 24.73' to a point.

THENCE N 49°32'49" W following a stone wall, and along said Smith a distance of 37.09' to a point.

THENCE N 74°11'40" W following a stone wall, and along said Smith a distance of 40.30' to a point.

THENCE N 69°59'17" W following a stone wall, and along said Smith a distance of 90.58' to a point at the southeast corner now or formerly of the Wesley Trust as recorded in the Knox County Registry of Deeds Book 4157, Page 146.

THENCE N 02°32'22" E along said Wesley Trust, and passing through a 5/8-inch iron rod with a plastic surveyors cap marked "Beal 0148 / 2286" at 42.92', a total distance of 262.92' to a 5/8-inch iron rod with a plastic surveyor's cap marked "Beal 0148 / 2286".

THENCE N 75°02'37" W along said Wesley Trust a distance of 229.34' to a 3/4-inch iron pipe in a stone wall at the southeast corner now or formerly of Ernest Glastris and Michelle Glastris as recorded in the Knox County Registry of Deeds Book 4209, Page 078.

THENCE N 27°10'52" E following said stone wall and along said Glastris a distance of 106.51' to a point.

THENCE N 41°02'33" E following said stone wall and along said Glastris a distance of 54.35' to a 5/8-inch iron rod.

THENCE continuing the same course N 41°02'33" E following said stone wall and along said Glastris a distance of 80.91' to a 5/8-inch iron rod.

THENCE N 45°01'43" E following said stone wall and along said Glastris a distance of 77.54' to a 5/8-inch iron rod.

THENCE N 29°57'14" E following said stone wall and along said Glastris a distance of 241.55' to a 1-1/4 inch iron pipe in a stone wall at land now or formerly of Barbara Glastris as recorded in the Knox County Registry of Deeds Book 4289, Page 228.

THENCE S 64°04'19" E along said stone wall a distance of 58.75' to a 1-inch iron pipe in a stone wall at land now or formerly of Brenda J. Monson as recorded in the Knox County Registry of Deeds Book 1483, Page 208.

THENCE S 29°56'31" W along said Monson a distance of 24.08' to a 5/8-inch iron rod.

THENCE S 56°12'56" E along said Monson a distance of 130.00' to a point.

THENCE S 29°57'14" W following land now or formerly of Aldersgate United Methodist Church (as recorded in the Knox County Registry of Deeds Book 3771, Page 110) a distance of 240.00' to a point.

THENCE S 48°30'29" E following said Church a distance of 140.00' to a point.

THENCE S 27°15'41" W following said Church a distance of 130.00' to a point.

THENCE S 21°53'52" E following said Church a distance of 293.94' to a point.

THENCE S 45°42'09" E following said Church a distance of 75.00' to a point at the northerly side of a certain 50' wide right of way herein reserved.

THENCE continuing the same course S 45°42'09" E following said Church and along the northerly side of said right of way a distance of 70.00' to a point.

THENCE N 77°27'13" E following said Church a distance of 275.19' to a 5/8-inch iron rod with a plastic surveyor's cap marked "Beal 0148 / 2286" on the west side of Lake View Drive.

THENCE S 09°02'54" E along the west side of Lake View Drive a distance of 106.36' to the point of beginning.

The herein-described real estate contains 5.82 acres.

All courses listed herein are based on Maine State Grid North East Zone NAD 83.

Excepting and reserving for all lawful purposes including the installation of utility lines above and below ground an easement for a right of way over Wesley Lane as described in the deed to Frederick J. Kaserman, Trustee of the Wesley Trust, and recorded in the Knox County Registry of Deeds Book 4157, Page 146.

Excepting other easements and rights of way previously conveyed, if any.

Reserving from the herein-described real estate a right of way 50' wide for the purpose of ingress, egress, regress and normal utilities both above and below ground. Said right of way to be located southerly of, and adjacent to the following described line, to wit;

BEGINNING at a point on the west side of Lake View Drive, and located N 09°02'54" W a distance of 50.00' from a 5/8-inch iron rod with a plastic surveyor's cap marked "Beal 0148 / 2286" at the northeast corner now or formerly of William R. Meehan as recorded in the Knox County Registry of Deeds Book 4305, Page 137.

THENCE S 81°23'06" W a distance of 200.00' to a point.

THENCE northwesterly along a clockwise curve having a radius of 94.44' a distance of 87.22' to a point.

THENCE N 45°42'09" W a distance of 70.00'.

MEANING AND INTENDING to convey and hereby conveying a portion of the premises conveyed by New England Conference of the United Methodist Church to the Trustees of the Aldersgate United Methodist Church by deed dated January 24, 2001 and recorded in the Knox County Registry of Deeds in Book 2558 at Page 184. See also Confirmatory Deed as recorded in the Knox County Registry of Deeds Book 3771, Page 110.

For reference see plan showing a Real Estate Boundary Survey for the Aldersgate United Methodist Church located on Lake View Drive in Rockland, Maine by F.E. Beal Surveying Company and dated March 2013.