

Date January 29, 2020
To Town of Cumberland Planning Board
From Carla Nixon, Town Planner
Subject **Minor Subdivision Revision**

I. REQUEST/OVERVIEW:

The Applicant is Karen Herold. The Applicant is requesting approval of a proposed subdivision revision which will shift 2.96 acres of land from Lot 2, owned by Linda and Gary Gagne, to Lot 3, owned by Karen Herold. No new lots are being created, and no disturbance of soil will occur.

The existing subdivision is located along Blanchard Road and Wild Apple Lane. It was created in 1982. The two affected lots are shown on Tax Assessor Map R8A-Lot 5 and Tax Assessor Map R-8A, Lot 4.

Wayne Wood, a licensed land surveyor, prepared the revised plan.

II. PROJECT HISTORY:

Approved by Planning Board on July 6, 1982.

III. REVIEW COMMENTS:

DEPARTMENT HEAD REVIEWS:

William Longley, CEO: No comments.

Police Chief Charles Rumsey: No concerns.

Fire Chief Small: No comments.

IV. TOWN ENGINEER'S REVIEW: No review requested.

V. TOWN PLANNER COMMENTS: None.

VI. FINAL MAJOR SUBDIVISION REVIEW:

PROPOSED FINDINGS OF FACT - Chapter 250 - Subdivision of Land

The purpose of these standards shall be to assure the comfort, convenience, safety, health and welfare of the people, to protect the environment and to promote the development of an economically sound and stable community. To this end, in approving subdivisions within the Town of Cumberland, Maine, the Board shall consider the following criteria and before granting approval shall determine that the proposed subdivision:

- A. Pollution. The proposed subdivision will not result in undue water or air pollution. In making this determination, it shall at least consider:
- (1) The elevation of the land above sea level and its relation to the flood plains;
 - (2) The nature of soils and subsoil and their ability to adequately support waste disposal;
 - (3) The slope of the land and its effect on effluents;
 - (4) The availability of streams for disposal of effluents; and

(5) The applicable state and local health and water resource rules and regulations;

The shift of a portion on land from one lot to another will not result in undue water or air pollution.

Based on the information provided, the standards of this section have been met.

- B. Sufficient Water. The proposed subdivision has sufficient water available for the reasonable foreseeable needs of the subdivision;

No new lots are being created.

Based on the information provided, the standards of this section have been met.

- C. Municipal Water Supply. The proposed subdivision will not cause an unreasonable burden on an existing water supply, if one is to be used;

No new lots are being created.

Based on the information provided, the standards of this section have been met.

- D. Erosion. The proposed subdivision will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results;

No new lots are being created.

Based on the information provided, the standards of this section have been met.

- E. Traffic. The proposed subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed;

No new lots are being created.

Based on the information provided, the standards of this section have been met.

- F. Sewage disposal. The proposed subdivision will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services, if they are utilized;

No new lots are being created

Based on the information provided, the standards of this section have been met.

- G. Municipal solid waste disposal. The proposed subdivision will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be utilized;

No new lots are being created.

Based on the information provided, the standards of this section have been met.

- H. Aesthetic, cultural and natural values. The proposed subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline;

No new lots are being created

Based on the information provided, the standards of this section have been met.

- I. Conformity with local ordinances and plans. The proposed subdivision conforms to a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan or land use plan, if any. In making this determination, the municipal reviewing authority may interpret these ordinances and plans;

The plans have been reviewed and approved by the town planner and town department heads. The reconfiguration of the three lots is consistent with all local ordinances and plans.

Based on the information provided, the standards of this section have been met.

- J. Financial and technical capacity. The subdivider has adequate financial and technical capacity to meet the standards of this section;

Technical capacity is evidenced by the use of a licensed land surveyor.

There are no public improvements proposed; the Applicant has the funds to complete the purchase of the land upon Planning Board approval.

Based on the information provided, the standards of this section have been met.

- K. Surface waters; outstanding river segments. Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38 chapter 3, subchapter I, article 2-B, the proposed subdivision will not adversely affect the quality of that body of water or unreasonably affect the shoreline of the body of water;

No new lots are being created.

Based on the information provided, the standards of this section have been met.

- L. Ground water. The proposed subdivision will not alone, or in conjunction with, existing activities, adversely affect the quality or quantity of ground water;

No new lots are being created.

Based on the information provided, the standards of this section have been met.

- M. Flood areas. Based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the subdivision is in a flood-prone area. If the subdivision, or any part of it, is in such an area, the subdivider shall determine the 100-year flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan must include a condition of plan approval requiring that principal structures in the subdivision will be constructed with their lowest floor, including the basement, at least one foot above the 100-year flood elevation;

No new lots or improvements are being made.

Based on the information provided, the standards of this section have been met.

- N. Storm water. The proposed subdivision will provide for adequate storm water management;

No new lots are being created.

Based on the information provided, the standards of this section have been met.

15. Freshwater wetlands. All potential freshwater wetlands, as defined in 30-A M.R.S.A. §4401 (2-A), within the proposed subdivision have been identified on any maps submitted as part of the application, regardless of the size of these wetlands. Any mapping of freshwater wetlands may be done with the help of the local soil and water conservation district.

No new lots are being created. No activity will occur which could affect wetlands.

Based on the information provided, the standards of this section have been met.

16. River, stream or brook... Any river, stream, or brook within or abutting the proposed subdivision has been identified on any map submitted as a part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in Title 38, Section 480-B, Subsection 9. [Amended; Effective. 11/27/89]

No new lots are being created.

Based on the information provided, the standards of this section have been met.

V. STANDARD CONDITIONS OF APPROVAL

This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted by the applicant. Any variation from the plans, proposals and supporting documents, except de minimus changes as so determined by the Town Planner which do not affect approval standards, is subject to review and approval of the Planning Board prior to implementation.

SECTION 250-20. Times for commencement and completion of construction; preconstruction conference.

All improvements required by § 250-25 and any other improvements required by the Planning Board for approval of the plans shall be completed no later than three years after approval of the final plan. The applicant may, prior to the expiration of approval, request a one-year extension from the Planning Board for good cause shown. Subdivisions that are proposed to be built out in phases shall meet the three year limit for each phase of the subdivision. Where a project requires both subdivision and site plan approval under Chapter 229, the improvements must be completed within the time periods established by this section rather than those established by § 229-11.

VII. RECOMMENDED CONDITIONS FOR FINAL PLAN APPROVAL:

1. A copy of the recorded plan shall be provided to the Town Planner within 90 days of approval.
2. Approval of any subdivision plan not filed for recording within 90 days after the final plan approval shall become null and void. A note referencing this time provision shall be placed upon the final plan.

APPENDIX B

APPLICATION FOR MAJOR OR MINOR SUBDIVISIONS

Applicant's Contact Information

Name: Karen Herold
Mailing Address: 67 Wild Apple Ln, Cumberland, ME 04021
Email Address: herold.k@gmail.com
Phone#: Office: None Cell: 207-671-7768 Fax: None
Interest in property: Purchase and Sale Agreement
Interest in abutting properties, if any: Owner of abutting property (R8A/2)

Property Owner's Contact Information

Name: Linda and Gary Gagne
Mailing Address: 22 Wild Apple Ln, Cumberland, ME 04021
Email Address: linda.nolan@rpsgroup.com
Phone#: Office: _____ Cell: 401-632-2092 Fax: None

Applicant's Architect, Landscape Architect, Engineer, Planner or Surveyor Contact Information (If more than one, please attach contact info for each one.)

Name: Wayne T Wood & Co
Mailing Address: 30 Wood Drive, Gray, ME 04039
Email Address: wtwco@securespeed.net
Phone#: Office: 207-657-3330 Cell: _____ Fax: 207-657-2852

Project Information

Name of Project: Gagne-Herold Transfer
Address of site: 22 Wild Apple Ln, Cumberland, ME 04021
CCRD Book/Page #: R8A-5 Tax Map/Lot #: 29612/109
Zoning District: RR2 Overlay District (If any): _____
Site size (acres): 13 +/- # of Lots: 1 # Buildings: 3 # Dwellings: 2
X Minor Subdivision _____ Major Subdivision _____ Conservation Subdivision

OTHER INFORMATION

1. Is Board of Adjustment and Appeals approval required? No
2. Are any ordinance waivers requested? No (If yes, attach a list of waivers requested and reason for the request.)
3. Application fee per Town ordinance: \$ 400.00
4. This application form and all accompanying materials must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered by the Planning Board.

The undersigned, being the applicant, owner or legally authorized representative, states that all information contained in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the Town and in accordance with applicable ordinances, statutes and regulations of the Town, state and federal governments.

November 2, 2019

Carla Nixon

Planner, Town of Cumberland

Cumberland Town Hall, 290 Tuttle Road

Cumberland, ME 04021

Dear Ms. Nixon

In 1982 the Cumberland Planning Board approved the subdivision of the Serretta lot into three parcels. It is my understanding that it was the intent of the Planning Board at the time that there should be no further subdivision of this parcel. Nevertheless, we now request that the Planning Board approve the transfer of a portion of the Gagne's parcel (Lot 2 of the subdivision) to me (Lot 3 of the subdivision).

It is my view that this transfer does not violate the underlying principal of the subdivision provision because the transfer is between two owners of the subdivision parcel and has the approval of the third owners (Lot 1 of the subdivision). No new parcels or land owners will be created by this change – we are only making one lot smaller and the other larger. However, both lots will remain well in excess of the minimum lot size required in this part of Cumberland.

Secondly, the parcel to be transferred is bisected by my right of way. On the portion of the Gagne's lot to the west of this parcel I manage the driveway in cooperation with the Gagnes, but on this portion I manage it (grading, mowing, tree trimming, and plowing) exclusively by myself. It only seems to make sense that I should own the property and the abutting real estate that I am completely responsible for.

I thank you for your attention to this matter and am willing to meet with the Planning Board to answer any questions they may have. The documents that you have requested are attached.

Sincerely,



Karen Herold

Karen Heald

Signature of Applicant/Owner/Representative

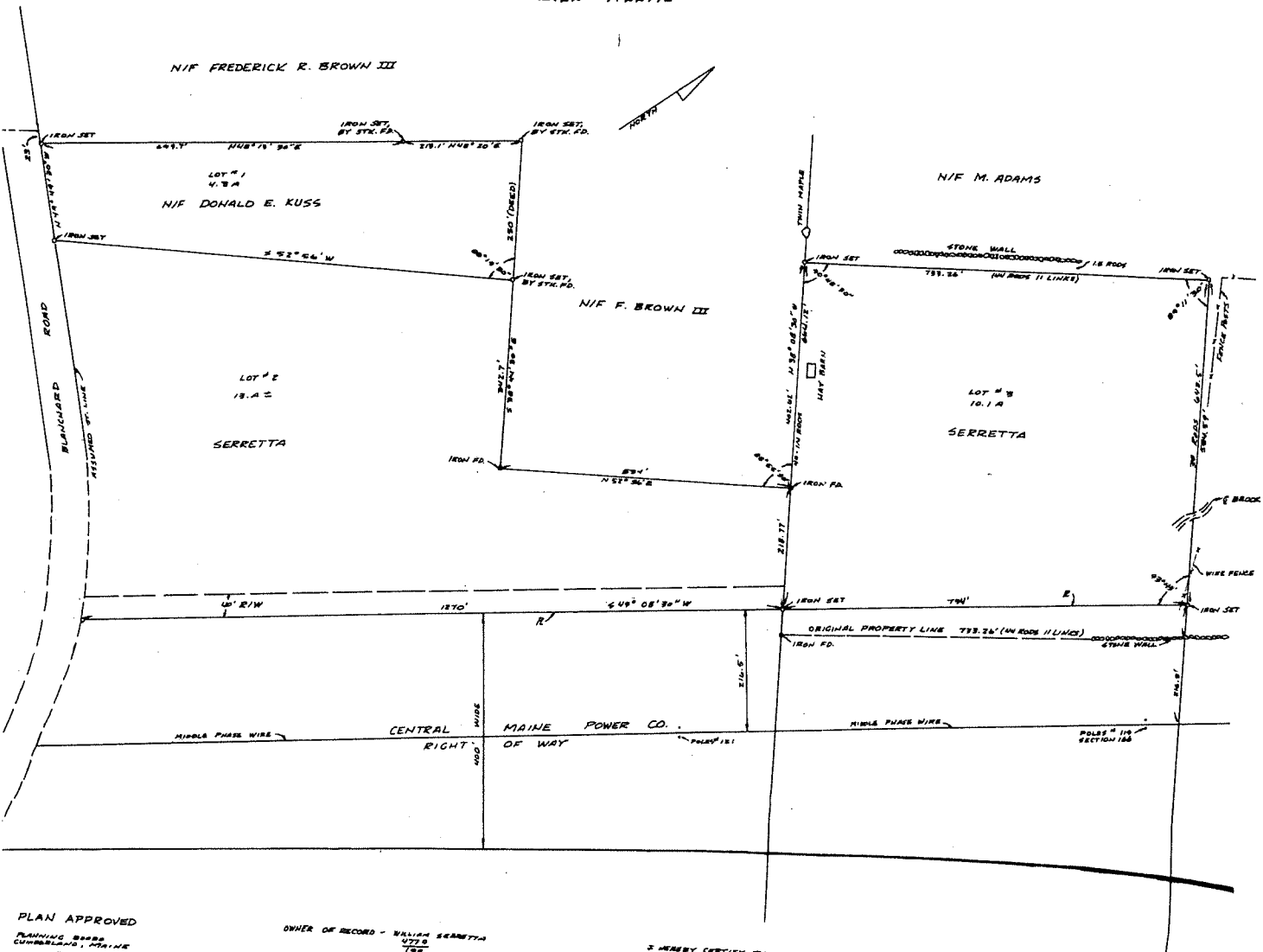
Nov. 19, 2019

Date

Original Plan

PLAN OF PROPERTY
IN CUMBERLAND, ME.
FOR WILLIAM J. SERRETTO JR.
BY PROFESSIONAL LAND SERVICES
GRAY, MAINE.

SCALE 1"=100' DATE 7/82
DRAWN - P. WHITE



PLAN APPROVED

PLANNING BOARD

CUMBERLAND, MAINE

DATE: JULY 6, 1982

By: [Signature]

Richard F. Blanchard

Michael D. Patten

David J. Mathis

OWNER OF RECORD - WILLIAM J. SERRETTO JR.

REFERENCE:

PLAN BOOK 24 PAGE 14
THE CHART & E-B LOTS 74-76
OWEN HASKELL PLAN FOR H. RICHARDSON, 1980

I HEREBY CERTIFY THAT THE LINES AND BEARINGS
SHOWN ON THIS PLAN ARE CORRECT TO THE BEST
OF MY KNOWLEDGE.

DAVID T. C. LEBLANC
REG. LAND SURVEYOR #1103



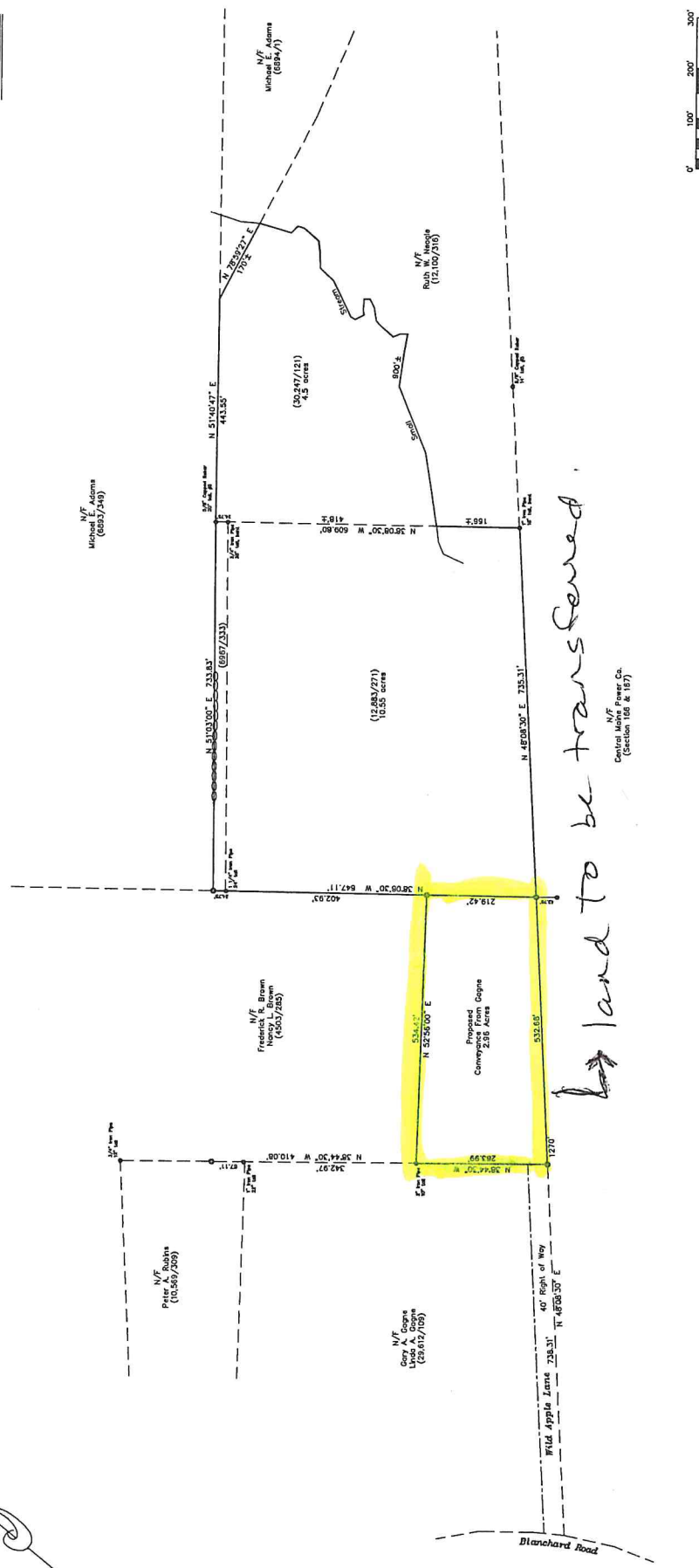
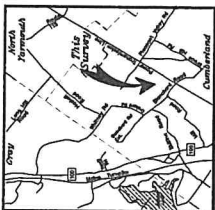
State of Maine, Cumberland ss.
Registry of Deeds
Received July 19 1982
at 2:22 PM and recorded in
Plan Book 24 Page 14
Attest: [Signature]
DEPUTY Registrar

Revised plan

PLAN REFERENCES

1. "Proposed Lot Division on Pleasant Valley Road in Cumberland, Maine for Ruth Heagle" dated December 2012 by Wayne T. Wood & Co.
2. "Standard Boundary Survey - David S. & Valerie P. Wyman - Pleasant Valley Road, Cumberland, Maine" dated August 1, 2008 by Howard F. Babbidge & Son, recorded in the Cumberland County Registry of Deeds in Plan Book 154.
3. "Plan of Property in Cumberland, ME for William J. Seneff, Jr." dated July 1883 by Professional Land Services recorded in the Cumberland County Registry of Deeds in Plan Book 154 on Page 80.

VICINITY MAP



land to be transferred

NOTES

1. Owner of record is Karen B. Heagle by deed indicated on the technical plan of this survey and recorded in the Cumberland County Registry of Deeds.
2. All bearings are referenced to Magnetic North of the Year 1988 per the plan in Plan Reference #8 and are calculated from angles of an actual on the ground survey.
3. as a portion of Lots 2 and 17 and 18 to Lot 1.

LEGEND

- 5/8" Copied Rebar (#328) to be Set
- Iron Pipe or Pin Found as Healed
- Stone Wall
- N/E Not Evident
- (12/100/316) New or Formerly of Deed Book and Page Reference

Plan of Land

Wild Apple Lane
Cumberland, Maine
Karen B. Heagle
57 804-221-1111

Wayne T. Wood & Co.

Gray, Maine 04039
Maine State License # 0000000000
Scale: 1" = 100'
Checked By: WTW
Book No. 135

Job No. 21312

December 2013

Revised 9/8/18 Removed the conveyance from Brown and added Conveyance from Cogine



Mark Isaacson

From: Peter Rubins <prubins1@gmail.com>
Sent: Tuesday, October 22, 2019 9:51 AM
To: Mark Isaacson; Karen Herold
Cc: 'Eve Rubins'
Subject: RE: Gagne Property

Mark, Karen,

We understand this land cannot be subdivided without consent from abutters and approved by the Planning Board.

As your abutter, Eve and I have no objections to your arrangement with the Gagnes.

Peter Rubins---- 247 Blanchard Rd.,

From: Mark Isaacson [mailto:misaacson@competitive-energy.com]
Sent: Monday, October 21, 2019 1:57 PM
To: Peter Rubins (prubins1@gmail.com) <prubins1@gmail.com>
Subject: Gagne Property

We have reached an agreement with Linda Gagne to purchase the portion of her property shown in the attached survey and description.

According to the Town of Cumberland ordinance you cannot divide parcels within a subdivision without the approval of the town planning board and the approval of all the landowners who are part of the subdivision is required to seek planning board approval. You and/or Eve own one of three parcel in that subdivision. We and the Gages own the other two.

If this change in the subdivision meets with your approval could you or Eve (whoever is the owner(s) of record) send me a response email with your agreement.

Thanks

Purchase and Sale Agreement

1. PARTIES: This Agreement is made between Karen Herold ("Buyer") and Linda A. Gagne and Gary Gagne ("Sellers").
2. DESCRIPTION: Sellers agree to sell and Buyer agrees to buy part of the property situated in the municipality of Cumberland, County of Cumberland, State of Maine, located at 22 Wild Apple Lane and described in the deed recorded at Cumberland County's Registry of Deeds Book 29612, Page 109. The part of the property to be purchased is defined by attached survey prepared by Wayne T. Wood and Co.
3. PURCHASE PRICE: For such conveyance Buyer is to pay Sellers the total purchase price of \$26,640 upon delivery of the Deed.
4. CONTINGENCY: The Agreement is contingent on the approval of the Town of Cumberland of the division of Sellers' property.
5. TITLE AND CLOSING: Sellers shall deliver a deed to Buyer and Buyer shall pay the purchase price within fourteen days of the time the deed has been fully executed.

BUYER:

Buyer offers to purchase the above described property at the price and upon the terms and conditions set forth in this agreement.

Karen Herold
67 Wild Apple Lane
Cumberland, Maine 04021

Karen Herold
Karen Herold

Nov 3, 2019
date

SELLERS:

Sellers accept the offer and agree to deliver the above described property at the price and upon the terms and conditions set forth in this agreement.

Linda A. Gagne and Gary Gagne
22 Wild Apple Lane
Cumberland, Maine 04021

Linda A. Gagne
Linda A. Gagne
Gary Gagne
Gary Gagne

October 30, 2019
date
10/30/2019
date

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that, Aileen M. Cahill and John Ridgeway of Niantic, Connecticut, for consideration paid, hereby GRANT to Gary D. Gagne and Linda A. Gagne, whose mailing address is 172 Preservation Way, Wakefield, RI 02879, as joint tenants, with WARRANTY COVENANTS, the land with any buildings thereon situated at 22 Wild Apple Lane, Cumberland, County of Cumberland and State of Maine, described as follows:

See Attached Exhibit A

Meaning and intending to convey the same premises conveyed to Aileen M. Cahill and John Ridgeway by virtue of a deed from Lynn S. Hallett and Thomas F. Hallett dated June 10, 2005 and recorded in the Cumberland County Registry of Deeds in Book 22750, Page 118.

Witness our hands and seals this 22 day of May, 2012.

Deborah M. Wade

Witness

Deborah M. Wade

Witness

Aileen M. Cahill

Aileen M. Cahill

John Ridgeway

John Ridgeway

STATE OF MAINE
COUNTY OF Cumberland

May 22 2012

Then personally appeared before me the above named Aileen M. Cahill and John Ridgeway and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Deborah M. Wade

Notary Public

Printed Name:

My Comm. Expires **DEBORAH M. WADE**

NOTARY PUBLIC

MY COMMISSION EXPIRES

SEPT. 30, 2016

SEAL

3. Restrictive covenants granted by Christopher S. Neagle and Ruth W. Neagle to Peter W. Greenleaf and Katherine M. Greenleaf by deed dated August 13, 1982, and recorded in said Registry of Deeds in book 5012, Page 146;

4. The following restrictive covenants held and enforceable by the owners of Lot 3 their heirs and assigns:

a, Lot 2 shall be used as a single-family residential lot only, including home occupations and agricultural and farm related activities, consistent with the general use of the area, and Lot 2 shall not be further subdivided;

b. There shall be no building of any residential structures, barns or other agricultural buildings, or windmills and similar mechanical devices within three hundred (300) feet of Blanchard Road; provided however, that this restriction shall not prevent the erection of signs, fencing, loafing sheds, or other minor improvements associated with farm and agricultural related activities;

c. All utilities servicing any improvements on Lot 2 shall be installed underground;

d. Any residential structure placed on Lot 2 shall have a living area of at least 1,800 square feet, and shall be designed to be consistent with the traditional character and nature of the buildings and improvements of the surrounding area, as of June 30, 1992;

5. The terms and conditions of an access easement on Lot 2, appurtenant to Lot 3, as reserved, set forth, and described in deed from Christopher S. Neagle and Ruth W. Neagle to John C. Lawrence and Karen L. Lawrence dated June 30, 1992 and recorded in Cumberland County Registry of Deeds in Book 10156, Page 212; and,

6. The terms and conditions of a conservation easement on Lot 2, appurtenant to Lot 3, as reserved, set forth, and described in said deed from Christopher S. Neagle and Ruth W. Neagle to John C. Lawrence and Karen L. Lawrence dated June 30, 1992 and recorded in said Registry of Deeds in Book 10156, Page 212.

201204245203
Cumberland County
Recorder's Office
P.O. Box 450
Blanchard, MO 64616
503-888-4000

Received
Recorded Register of Deeds
May 25, 2012 11:00:08A
Cumberland County
Pamela E. Lovley

Property Description
For
Karen Herold
(2.96 acres from Gagne)

A certain lot or parcel of land situated off the Northeasterly side of Blanchard Road and on the Northwesterly side of Wild Apple Lane in the Town of Cumberland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 5/8" capped rebar (#1328) found set in the ground at the Southerly corner of land of the Grantee, Karen B. Herold (12,883/271) on the Northwesterly side line of land now or formerly of Central Maine Power Company (Section 166 & 167), being also the Easterly corner of land of the Grantor Gary A. & Linda A Gagne (29,612/109);

Thence N 38°08'30" W along land of the Grantee 219.42 feet to a 5/8" capped rebar (#1328) found set in the ground at the Easterly corner of land now or formerly of Frederick R. & Nancy L. Brown (4503/285);

Thence S 52°56'00" W along land of the said Brown 534.42 feet to a 2" iron pipe found set in the ground;

Thence S 38°44'30" E across land of the Grantor 263.99 feet to a 5/8" capped rebar to be set in the ground on the said side line of land of Central Maine Power Company;

Thence N 48°08'30" E along land of the said Central Maine Power Company 532.68 feet to the point of beginning. Containing 2.96 acres.

All bearings are Magnetic of the Year 1986.

Meaning and intending to convey a portion of the premises conveyed to this Grantor by a deed recorded in the Cumberland County Registry of Deeds in Book 29,612 on Page 109.

213132-2.96acres

75:171

BK 12883 PG 271

WARRANTY DEED
STATUTORY SHORT FORM
TITLE 33, §775

MARK ISAACSON and KAREN B. HEROLD, of Cumberland, County of Cumberland and State of Maine, grant to KAREN B. HEROLD of Cumberland, County of Cumberland, and State of Maine, with Warranty Covenants, a certain lot or parcel of land, with the buildings thereon, situated in the Town of Cumberland, County of Cumberland and State of Maine, more fully described in Exhibit A, attached hereto and made a part hereof.

WITNESS our hands and seals this 26th day of December, 1996.

Mark Isaacson

Mark Isaacson
Mark Isaacson

Karen B. Herold

Karen B. Herold
Karen B. Herold

STATE OF MAINE
Cumberland, ss.

December 26, 1996

Personally appeared the above-named Mark Isaacson and Karen B. Herold and acknowledged the above instrument to be their free act and deed.

Before me,

Raymond O. Emery

Notary Public/Attorney-at-Law

Printed

RAYMOND A. EMERY

Name:

RAYMOND A. EMERY

SEAL

EXHIBIT A

A certain lot or parcel of land, with all buildings and improvements thereon, located northeasterly of Blanchard Road in the Town of Cumberland, County of Cumberland and State of Maine, being Lot 3, containing 10.1 acres, as shown on the "Plan of Property in Cumberland, Maine for William J. Serretta, Jr." by Professional Land Services of Gray, Maine dated July, 1982, and recorded in the Cumberland County Registry of Deeds in Plan Book 134, Page 80 to which plan reference is made for a more particular description of the premises being conveyed, and which plan shall hereinafter be referred to as the "Serretta Plan."

ALSO, together with the Access Easement and Conservation Easement across Lot 2 on the Serretta Plan described in the deed to John C. Lawrence and Karen L. Lawrence dated June 30, 1992 and recorded in Book 10156, Page 212.

ALSO, together with the right to enforce all restrictions and covenants affecting Lot 2 on the Serretta Plan contained in the deed to John C. Lawrence and Karen L. Lawrence dated June 30, 1992 and recorded in Book 10156, Page 212.

The real estate, easements and related rights described above are conveyed with warranty covenants.

ALSO, all right, title and interest in any land adjacent to Lot 3 in the Central Maine Power Company right-of-way as shown on the Serretta Plan, which land is situated between the southeasterly boundary of Lot 3 and the "original property line" as shown on the Serretta Plan.

ALSO, all right, title and interest in a certain easement and right-of-way from Blanchard Road across the premises described in the warranty deed from Nathan S. Hamel to George H. Small, et al, dated December 12, 1945 and recorded in the Cumberland County Registry of Deeds in Book 1792, Page 221, which right-of-way is the same easement reserved in that deed and also reserved in the deed from Lois H. Gurney to Sewall Whitney dated April 8, 1856, recorded in the Registry of Deeds in Book 287, Page 213, and which easement crosses Lot 1 on the Serretta Plan formerly owned by Knock and adjacent land now or formerly of Brown.

BK 12883 PG 273

ALSO, together with all right, title and interest in the 1.5 rod wide strip of land adjacent to Lot 3 described in the deed from David S. Wyman et al to Christopher S. Neagle et al dated October 26, 1985 and recorded in Book 6967, Page 333, but NOT the 30 foot wide easement to Pleasant Valley Road described in that 1985 deed, which was released to Valerie P. Wyman by 1995 deed recorded in Book 11839, Page 26.

The real estate and easements described above are conveyed with quitclaim covenant.

Being the same parcel described in the deed from Tameron E. McDonald, et al. dated March 19, 1984 and recorded in Book 6408, Page 4. Further reference is made to a deed from Christopher S. Neagle dated February 3, 1993, recorded in Book 10544, Page 232.

SUBJECT, HOWEVER, to the following:

1. Easement Deed given to Central Maine Power Company and New England Telephone Company dated March 5, 1987 and recorded in Book 7779, Page 345.

2. Agreement with the State of Maine, Department of Human Services dated June 4, 1987 and recorded in Book 7804, Page 65.

Being the same premises conveyed by Ruth W. Neagle to Mark Isaacson and Karen B. Herold by deed dated May 31, 1995 and recorded in Cumberland County Registry of Deeds in Book 11942, Page 25.

RECEIVED
RECORDED REGISTRY OF DEEDS

95 DEC 31 AM 9:05

CUMBERLAND COUNTY

John B. O'Brien