

Article 32. To see if the Town will vote to authorize an amendment to the “Heart of Poland” conservation easement to include Map 15 Lot 1 Sublot 6 and a portion of Sublot 5, as described and included in Revision IV, for a total easement acreage of approximately 104.2 acres. **Board of Selectpersons recommend approval.**

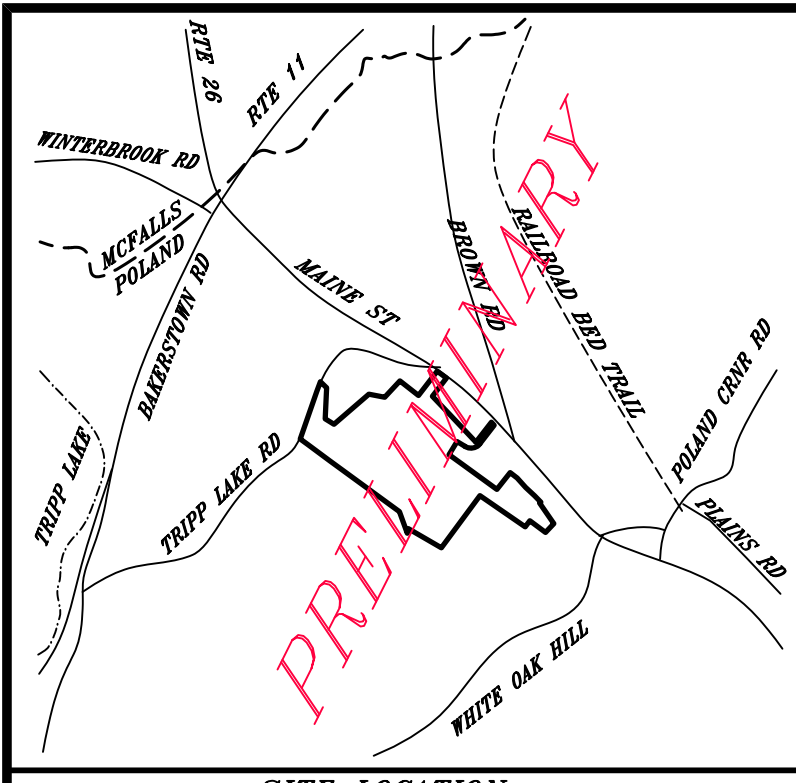
EXPLANATION:

The additional acreage being asked to be approved is depicted on the back of this sheet as Detail A and Detail B. This is additional acreage from purchasing the “Laliberte” lot as approved at the August 25, 2020 Annual Town Meeting Referendum Election. The referendums question was as follows:

QUESTION 11:	
PASSED 262-58	Shall the Town vote to purchase land located on Map 15 Lot 1 Sublot 6, known as the Laliberte property at Hilt Hollow, in the amount of \$32,500 to be funded by donations and the Conservation Commissions’ account balance. Board of Selectpersons and Budget Committee recommend approval.

This article formerly allows it to be placed in the already existing “Heart of Poland” conservation easement.

The portion of Map 15 Lot 1 Sublot 5 is additional acreage within the “Heart of Poland” area that the Conservation Commission would like to see added to the easement.

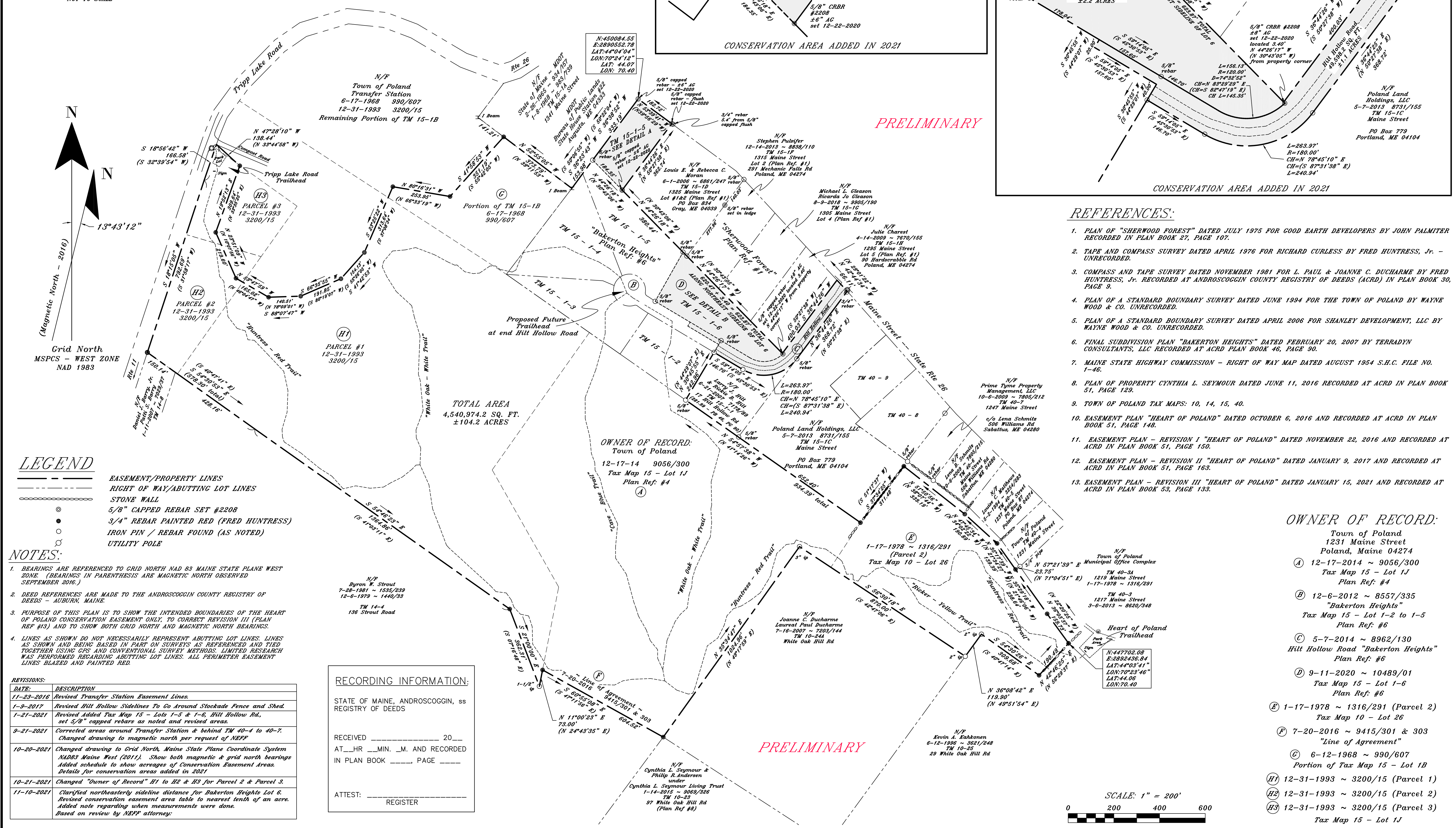
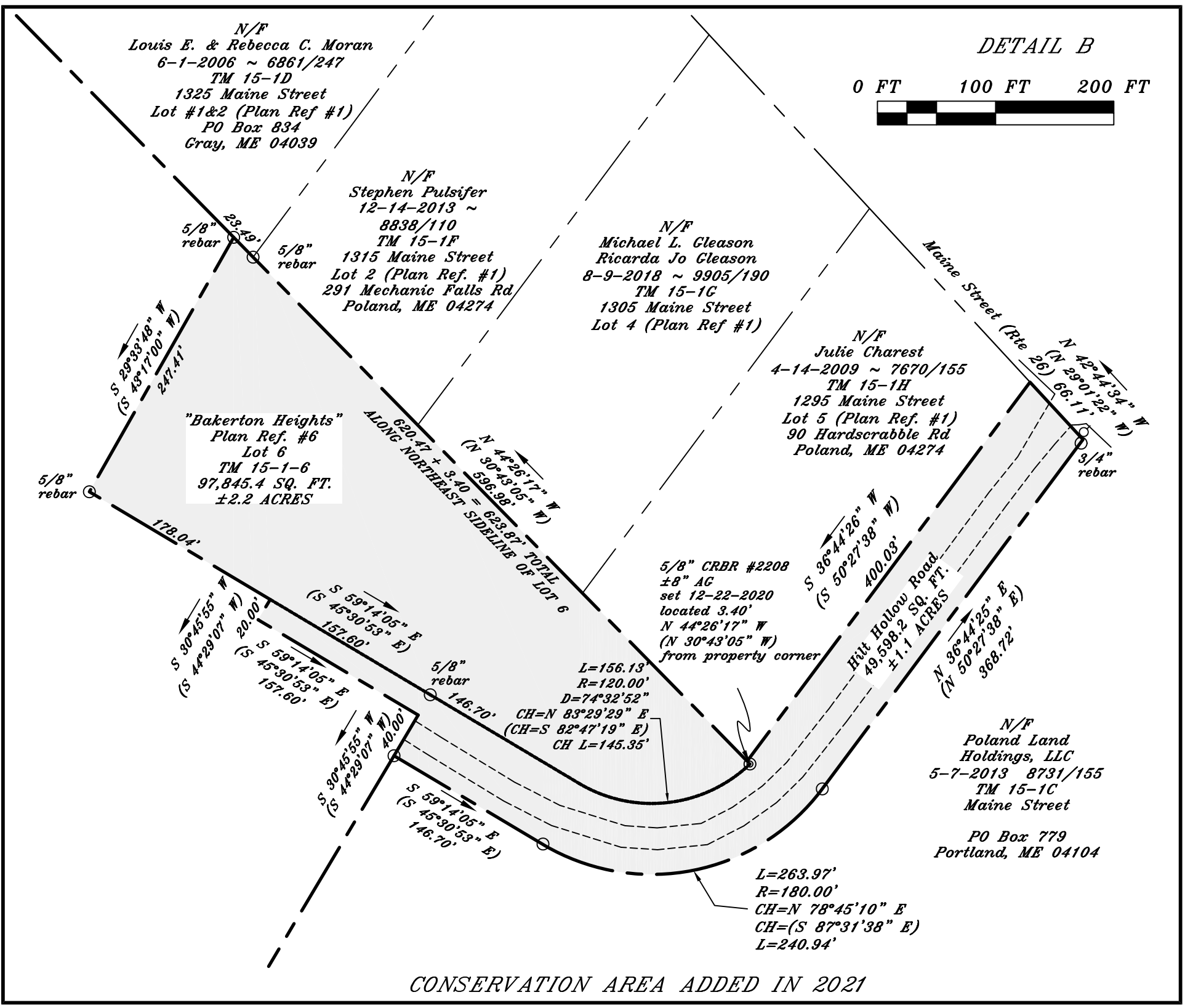
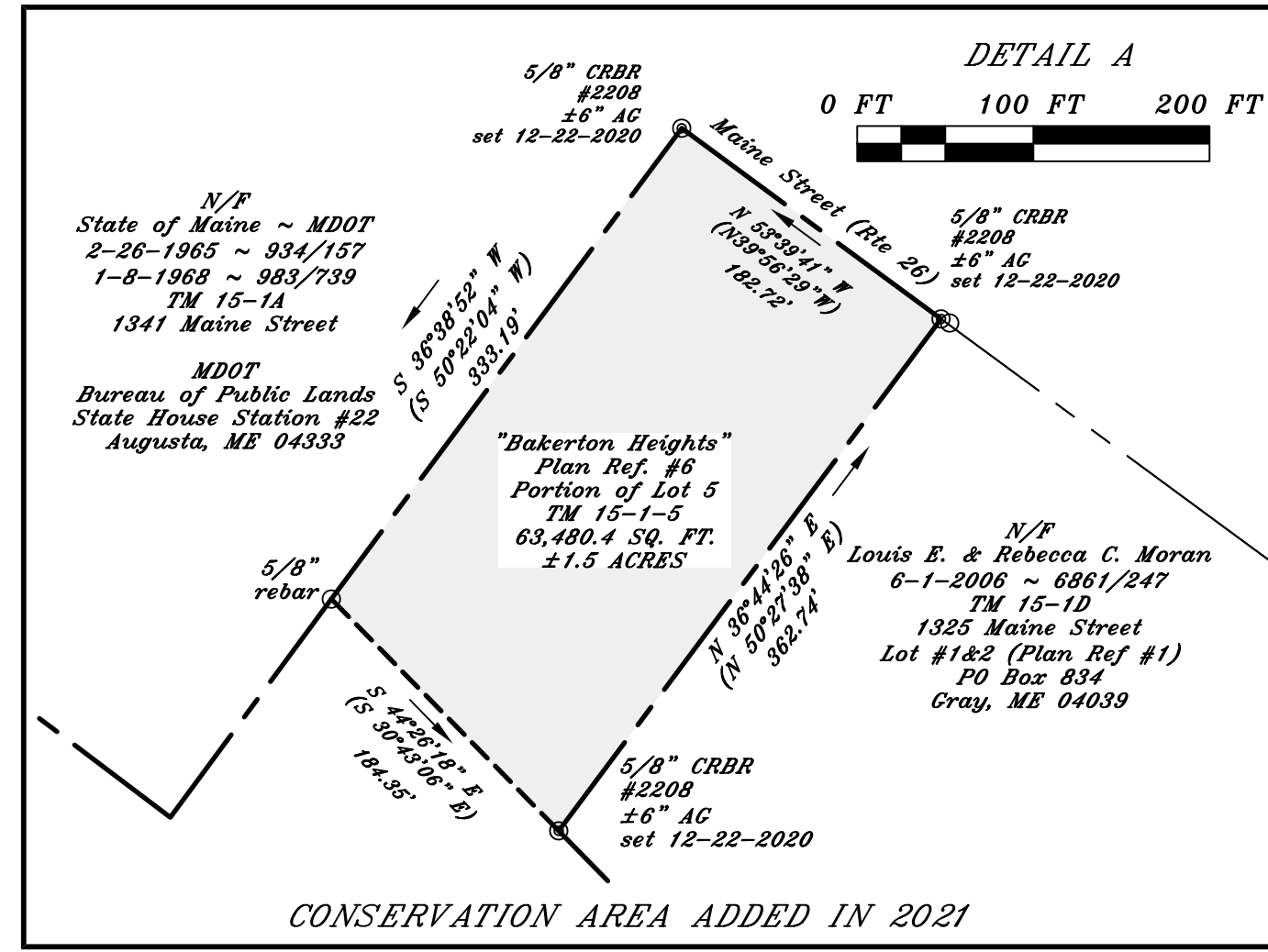


CONSERVATION EASEMENT AREA SCHEDULE

	Sq. Ft.	Acres
Conservation Area 2017* (Corrected)	4,330,050.2	99.4
Additional Areas 2021		
Hill Hollow Road Remaining	49,598.2	1.1
Bakerton Heights Lot 6	97,845.4	2.2
Bakerton Heights Lot 5 Remaining	63,480.4	1.5
Additional Areas 2021 Total	210,924.0	4.8
Total Conservation Area	4,540,974.2	104.2

*Acreage shown on Plan Book 51, Page 163 is incorrect. It was written as 101.6 Acres but should have been 99.4 acres.

All measurements were made between 2015 and 2021.



- LEGEND**
- EASEMENT/PROPERTY LINES
 - - - RIGHT OF WAY/ABUTTING LOT LINES
 - ===== STONE WALL
 - 5/8" CAPPED REBAR SET #2208
 - 3/4" REBAR PAINTED RED (FRED HUNTRESS)
 - IRON PIN / REBAR FOUND (AS NOTED)
 - UTILITY POLE

- NOTES:**
- BEARINGS ARE REFERENCED TO GRID NORTH NAD 83 MAINE STATE PLANE WEST ZONE. (BEARINGS IN PARENTHESES ARE MAGNETIC NORTH OBSERVED SEPTEMBER 2016.)
 - DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - AUBURN, MAINE.
 - PURPOSE OF THIS PLAN IS TO SHOW THE INTENDED BOUNDARIES OF THE HEART OF POLAND CONSERVATION EASEMENT ONLY; TO CORRECT REVISION III (PLAN REF #13) AND TO SHOW BOTH GRID NORTH AND MAGNETIC NORTH BEARINGS.
 - LINES AS SHOWN DO NOT NECESSARILY REPRESENT ABUTTING LOT LINES. LINES AS SHOWN ARE BASED IN PART ON SURVEYS AS REFERENCED AND TIED TOGETHER USING GPS AND CONVENTIONAL SURVEY METHODS. LIMITED RESEARCH WAS PERFORMED REGARDING ABUTTING LOT LINES. ALL PERIMETER EASEMENT LINES BLAZED AND PAINTED RED.

REVISIONS:

DATE	DESCRIPTION
11-23-2016	Revised Transfer Station Easement Lines.
1-9-2017	Revised Hill Hollow Sidelines To Go Around Stockade Fence and Shed.
1-21-2021	Revised Added Tax Map 15 - Lots 1-5 & 1-6, Hill Hollow Rd., set 5/8" capped rebars as noted and revised areas.
9-21-2021	Corrected areas around Transfer Station & behind TM 40-4 to 40-7. Changed drawing to magnetic north per request of ADPP.
10-20-2021	Changed drawing to Grid North, Maine State Plane Coordinate System NAD83 Maine West (2011). Show both magnetic & grid north bearings. Add schedule to show acreages of Conservation Easement Areas. Details for conservation areas added in 2021.
10-21-2021	Changed "Owner of Record" H1 to H2 & H3 for Parcel 2 & Parcel 3.
11-10-2021	Clarified northeasterly sideline distance for Bakerton Heights Lot 6. Revised conservation easement area table to nearest tenth of an acre. Added note regarding when measurements were done. Based on review by ADPP attorney.

RECORDING INFORMATION:

STATE OF MAINE, ANDROSCOGGIN, ss
REGISTRY OF DEEDS

RECEIVED _____ 20____
AT _____ HR _____ MIN. _____ AM. AND RECORDED
IN PLAN BOOK _____ PAGE _____

ATTEST: _____
REGISTER

- REFERENCES:**
- PLAN OF "SHERWOOD FOREST" DATED JULY 1975 FOR GOOD EARTH DEVELOPERS BY JOHN PALMITER RECORDED IN PLAN BOOK 27, PAGE 107.
 - TAPE AND COMPASS SURVEY DATED APRIL 1976 FOR RICHARD CURLESS BY FRED HUNTRESS, JR. - UNRECORDED.
 - COMPASS AND TAPE SURVEY DATED NOVEMBER 1981 FOR L. PAUL & JOANNE C. DUCHARME BY FRED HUNTRESS, JR. RECORDED AT ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD) IN PLAN BOOK 30, PAGE 9.
 - PLAN OF A STANDARD BOUNDARY SURVEY DATED JUNE 1994 FOR THE TOWN OF POLAND BY WAYNE WOOD & CO. UNRECORDED.
 - PLAN OF A STANDARD BOUNDARY SURVEY DATED APRIL 2006 FOR SHANLEY DEVELOPMENT, LLC BY WAYNE WOOD & CO. UNRECORDED.
 - FINAL SUBDIVISION PLAN "BAKERTON HEIGHTS" DATED FEBRUARY 20, 2007 BY TERRADYN CONSULTANTS, LLC RECORDED AT ACRD IN PLAN BOOK 46, PAGE 90.
 - MAINE STATE HIGHWAY COMMISSION - RIGHT OF WAY MAP DATED AUGUST 1954 S.H.C. FILE NO. 1-46.
 - PLAN OF PROPERTY CYNTHIA L. SEYMOUR DATED JUNE 11, 2016 RECORDED AT ACRD IN PLAN BOOK 51, PAGE 129.
 - TOWN OF POLAND TAX MAPS: 10, 14, 15, 40.
 - EASEMENT PLAN "HEART OF POLAND" DATED OCTOBER 6, 2016 AND RECORDED AT ACRD IN PLAN BOOK 51, PAGE 148.
 - EASEMENT PLAN - REVISION I "HEART OF POLAND" DATED NOVEMBER 22, 2016 AND RECORDED AT ACRD IN PLAN BOOK 51, PAGE 150.
 - EASEMENT PLAN - REVISION II "HEART OF POLAND" DATED JANUARY 9, 2017 AND RECORDED AT ACRD IN PLAN BOOK 51, PAGE 163.
 - EASEMENT PLAN - REVISION III "HEART OF POLAND" DATED JANUARY 15, 2021 AND RECORDED AT ACRD IN PLAN BOOK 53, PAGE 133.

- OWNER OF RECORD:**
- Town of Poland
1231 Maine Street
Poland, Maine 04274
 - Ⓐ 12-17-2014 ~ 9056/300
Tax Map 15 - Lot 1J
Plan Ref: #4
 - Ⓑ 12-6-2012 ~ 8557/335
"Bakerton Heights"
Tax Map 15 - Lot 1-2 to 1-5
Plan Ref: #6
 - Ⓒ 5-7-2014 ~ 8962/130
Hill Hollow Road "Bakerton Heights"
Plan Ref: #6
 - Ⓓ 9-11-2020 ~ 10489/01
Tax Map 15 - Lot 1-6
Plan Ref: #6
 - Ⓔ 1-17-1978 ~ 1316/291 (Parcel 2)
Tax Map 10 - Lot 26
 - Ⓕ 7-20-2016 ~ 9415/301 & 303
"Line of Agreement"
 - Ⓖ 6-12-1968 ~ 990/607
Portion of Tax Map 15 - Lot 1B
 - Ⓗ1 12-31-1993 ~ 3200/15 (Parcel 1)
 - Ⓗ2 12-31-1993 ~ 3200/15 (Parcel 2)
 - Ⓗ3 12-31-1993 ~ 3200/15 (Parcel 3)
Tax Map 15 - Lot 1J

DAVIS LAND SURVEYING, LLC
990 MINOT AVENUE
AUBURN, MAINE 04210
OFFICE (207) 345-9991 ~ (207) 762-9685 ~ CELL (207) 240-9949
EMAIL: stuart@davislandsurveying.net
WEBSITE: www.davislandsurveying.net
OCTOBER 19, 2021

CERTIFICATION:
TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORDINARY AND PROBARY
CONDUCT OF PROFESSIONAL LAND SURVEYING, AND THE PLAN
HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY
CONDUCTED BY ME OR UNDER MY SUPERVISION AND CONTROL IN
ACCORDANCE WITH THE RULES AND REGULATIONS OF THE PROFESSIONAL LAND
SURVEYORS (M.A.S.) TITLE 32, CHAPTER 121 DATED APRIL 2001.

I, **STUART DAVIS**, LICENSE NO. 12345
PLANNED BY: **S.D.A.**
PLAN CHECKED BY: **S.D.A.**
PHYS. PLAN IS NOT VALID UNLESS EMBOSSED ABOVE

Conservation Easement Plan - Revision IV
"Heart of Poland" - Conservation Easement
State Route 26 & Tripp Lake Road - Poland, Maine
TOWN OF POLAND CONSERVATION COMMISSION
1231 Maine Street - Poland, Maine 04274

JOB NO.: 20-095
FILE NO.: 485