

HELEN CARPETER ESTATE
PROPOSED FOUR-LOT SUBDIVISION
CLARK'S BRIDGE ROAD
WATERBORO, MAINE

11/17/2014

REVISED ABUTTER LIST

TAX MAP	LOT	OWNER	MAILING ADDRESS
13	20	David C. & Teresa L. Woodsome	1156 Sokokis Trail, No. Waterboro, ME 04061
13	25	Gary E. & Laurie Ann Rhodes	PO Box 457, No. Waterboro., ME 04061
13	26	Diana Carpenter	37649 El Sol Ave., Zephyr Hills, FL 33541
13	27-7	Theodore P. III & Kerrie A. Doyle	1304 Middle Road, Waterboro, ME 04061 219 Townhouse Rd., Waterboro, ME 04061
13	27-4	Neil & Anne Haskel	22 Newman St., Portland, ME 04103
13	29A	Angelica B. Martin	C/O Fiduciary Trust, (R. Irwin) PO Box 55806, Boston, MA 02205-5806
13	30	Austin B. Carpenter Heirs	C/O Diana Carpenter 109 Hennessey Dr., Portland, ME 04103
13	30B	Carl P. & Lisa Couture	183 Clark's Bridge Road, No. Waterboro, ME 04061
13	41A	Curtis R. & Patricia A. Thyng	PO Box 267, No. Waterboro, ME 04061
13	42A	Kimberly Brady	29239 Heathercliff Road #5, Malibu, CA 90265
13	42B	Dana Prescott	C/O Donald E. Prescott 75 Mayflower Ave., Chicopee, MA 01013
13	42C	Laura A. Prescott et. al.	C/O Jacqueline Meyers 1011 Barbara Ct., Chanhassen, MN 55317
13	43-1	William H. Jr. & Cheryl Hanson	PO Box 41, No. Waterboro, ME 04061
13	50	Stephen J. Michaud	257 Granite St., Biddeford, ME 04005

Received Date: _____
Receiver Initials _____

WAIVER REQUEST FORM

Town of Waterboro, Maine

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Waterboro Planning Board. Each petition for waiver shall be submitted in writing by the applicant with the application (site plan or subdivision) for review. The request shall fully state the reasons for which the waiver is requested and any/all facts supporting the request. Additionally, each waiver that may be granted by the Planning Board, shall be listed on the approved site or subdivision plan.

Name of Site/Subdivision Plan: SUBDIVISION OF THE ESTATE OF HELEN M. CARPENTER

Site/Subdivision Location: CLARK'S BRIDGE ROAD

Map #: 13 Lot#: part of LOT 30A Zoning: AR - AGRICULTURE & RESIDENTIAL and F+A - FORREST & AGRICULTURE

Owner(s) ESTATE OF HELEN M. CARPENTER, NEIL HASKELL & SCOTT CARPENTER, PERSONAL REPRESENTATIVES

Address of Owners: 22 NEWMAN ST., PORTLAND, ME 04103

Phone #: SCOTT CARPENTER 207-518-8822 Email: _____

Land Surveyor: FRANCES LAPIERRE, PLS 1320

Phone #: 207-646-4246 Email: POSTROAD1@MYFAIRPOINT.NET

Engineer: N/A

Phone #: _____ Email: _____

I _____ seek the following described waiver to the Town of Waterboro: (Be specific and reference sections of Site Plan, Zoning or Subdivision Ordinances)

6.2.1.21 Soil Erosion and Sediment Control Plan: Applicant is not proposing any soil disturbance. Individual lots are to be sold undeveloped. Please see Stormwater Management Plan prepared by ATTAR Engineering, dated October 23, 2014

Frances O. Lapierre, AGENT SUBMITTED 12/04/2013, REV. SUBMITTAL 12/08/2015
Signature of Owner/Applicant _____ Date of submittal _____

Review Date by Planning Board: _____

Planning Board Decision: _____
Approved, Approved with Modifications, Denied (with reasons)

Received Date: _____

Receiver Initials _____

WAIVER REQUEST FORM

Town of Waterboro, Maine

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Waterboro Planning Board. Each petition for waiver shall be submitted in writing by the applicant with the application (site plan or subdivision) for review. The request shall fully state the reasons for which the waiver is requested and any/all facts supporting the request. Additionally, each waiver that may be granted by the Planning Board, shall be listed on the approved site or subdivision plan.

Name of Site/Subdivision Plan: SUBDIVISION OF THE ESTATE OF HELEN M. CARPENTER

Site/Subdivision Location: CLARK'S BRIDGE ROAD AND MIDDLE ROAD

Map #: 13 Lot#: LOT 30A Zoning: AR - AGRICULTURE & RESIDENTIAL and F+A - FORREST & AGRICULTURE

Owner(s) ESTATE OF HELEN M. CARPENTER, NEIL HASKELL & SCOTT CARPENTER, PERSONAL REPRESENTATIVES

Address of Owners: 22 NEWMAN ST., PORTLAND, ME 04103

Phone #: SCOTT CARPENTER 207-518-8822 Email: _____

Land Surveyor: FRANCES LAPIERRE, PLS 1320

Phone #: 207-646-4246 Email: POSTROAD1@MYFAIRPOINT.NET

Engineer: N/A

Phone #: _____ Email: _____

I _____ seek the following described waiver to the Town of Waterboro: (Be specific and reference sections of Site Plan, Zoning or Subdivision Ordinances)

6.2.1.26 Hydrogeologic Assessment: Applicant will provide test pit logs and letter from Albert Frick Associates regarding septic system impacts and design.

JANUARY 15, 2014 PLANNING BOARD MEETING:
WAIVED

Frances O. Lapierre, AGENT 12/04/2013
Signature of Owner/Applicant Date of submittal

Review Date by Planning Board: _____

Planning Board Decision: _____

Approved, Approved with Modifications, Denied (with reasons)

Received Date: _____
Receiver Initials _____

WAIVER REQUEST FORM Town of Waterboro, Maine

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Waterboro Planning Board. Each petition for waiver shall be submitted in writing by the applicant with the application (site plan or subdivision) for review. The request shall fully state the reasons for which the waiver is requested and any/all facts supporting the request. Additionally, each waiver that may be granted by the Planning Board, shall be listed on the approved site or subdivision plan.

Name of Site/Subdivision Plan: SUBDIVISION OF THE ESTATE OF HELEN M. CARPENTER

Site/Subdivision Location: CLARK'S BRIDGE ROAD AND MIDDLE ROAD

Map #: 13 Lot#: LOT 30A Zoning: AR - AGRICULTURE & RESIDENTIAL
and F+A - FORREST & AGRICULTURE

Owner(s) ESTATE OF HELEN M. CARPENTER, NEIL HASKELL & SCOTT CARPENTER, PERSONAL REPRESENTATIVES

Address of Owners: 22 NEWMAN ST., PORTLAND, ME 04103

Phone #: SCOTT CARPENTER 207-518-8822 Email: _____

Land Surveyor: FRANCES LAPIERRE, PLS 1320

Phone #: 207-646-4246 Email: POSTROAD1@MYFAIRPOINT.NET

Engineer: N/A

Phone #: _____ Email: _____

I _____ seek the following described waiver to the Town of Waterboro: (Be specific and reference sections of Site Plan, Zoning or Subdivision Ordinances)

6.2.1.9 Contours: No road construction is being proposed. Contours (10-ft) from USGS Quad to be digitized on Preliminary Plan

JANUARY 15, 2014 PLANNING BOARD MEETING:
2-FT. CONTOURS WITHIN 500-FT. OF CLARK'S BRIDGE ROAD, WAIVED BEYOND 500-FT

Frances O. Lapierre, AGENT 12/04/2013
Signature of Owner/Applicant Date of submittal

Review Date by Planning Board: _____

Planning Board Decision: _____

Approved, Approved with Modifications, Denied (with reasons)

Know All Men By These Presents.

BOOK 1933 PAGE 403

That We, Gordon M. Carpenter of Waterboro, York County, State of Maine, and Patricia A. Haskell of Portland, Cumberland County, State of Maine,

in consideration of one dollar and other valuable considerations, being in all less than one hundred dollars,

paid by Helen M. Carpenter of said Waterboro,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Helen M. Carpenter, her

heirs and assigns forever,
Our two-thirds interest in common and undivided in and to a certain lot or parcel of land with the buildings thereon situated on the Northerly side of Clark's Bridge Road, so-called, in North Waterboro, York County, State of Maine and being the former homestead of the Late Richard B. Carpenter and the former home of our late father, Austin B. Carpenter, bounded and described as follows, to wit: Beginning in the Northerly sideline of said road at a stone wall which marks the boundary between the property herein being conveyed and land of Allan Roberts, formerly of Mabel Lang Ferguson; thence running in a Northeasterly direction by said stone wall by land of said Roberts and by other land of the Heirs of Austin B. Carpenter to the end of said wall; thence turning and running in a Northwesterly direction by the land of the Heirs of Richard B. Carpenter to land now or formerly of one Edwin Bright; thence turning and running Southwesterly by said Bright's land on a line which is a Northeasterly extension of the wall between the parcel herein conveyed and other land of the Grantor Gordon Carpenter to the Southwesterly corner of said Bright's land and the Southeasterly corner of said Gordon Carpenter's land; thence continuing in the same course Southwesterly by a stone wall and by said Gordon Carpenter's land to said Clark's Bridge Road; thence turning and running Southeasterly by said Clark's Bridge Road and Easterly by said Clark's Bridge Road to the first mentioned stone wall and the point of beginning.

Also another certain lot or parcel of land with the buildings thereon which is also a part of said home farm and lies on the Southwesterly side of said Clark's Bridge Road and opposite from the first described parcel and bounded and described as follows, to wit: Beginning in the Southwesterly sideline of said Clark's Bridge Road at its intersection with another Road known as the Woodard Road; thence running in a Southwesterly direction by the Northerly sideline of said Woodard Road to a stone wall and other land of the Heirs of Austin B. Carpenter; thence turning and running Northwesterly by said Carpenter's Heirs land and by said stone wall and by a wire fence to the Southwesterly corner of other land of said Gordon Carpenter; thence turning and running in a Northeasterly direction by said other land of said Gordon Carpenter and by a stone wall to the Southwesterly side of said Clark's Bridge Road; thence turning and running Southeasterly by said Clark's Bridge Road to its intersection with said Woodard Road and the point of beginning.

The Grantors herein are the only heirs at law of the Late Austin B. Carpenter and the Grantee herein is the widow of the Late Austin B. Carpenter.

Both of the above described parcels are a part of the premises described in warranty deed of Wallace R. Carpenter et als to Austin B. Carpenter dated October 22, 1949 and recorded in York County Registry of Deeds Book 1156 Page 122; and also being a part of item number one of the inventory of the Austin B. Carpenter Estate. See York County Probate Court Records, Docket No. 84925.

BODY 1933 PAGE 404

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Helen M. Carpenter, her

heirs and assigns, to her and their use and behoof forever.

And we do COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances:

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We, the said Gordon M. Carpenter, Patricia A. Haskell being a widow, and Diana C. Carpenter, wife of the said Gordon M. Carpenter,

joining in this deed as Grantor, and relinquishing and conveying her right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 20th day of October in the year of our Lord one thousand nine hundred and seventy-one.

Signed, Sealed and Delivered

in presence of

Francis D. Rogers
Francis D. Rogers
Stephen W. Kuperzick

Gordon M. Carpenter
Diana C. Carpenter
Patricia A. Haskell

State of Maine,
York

} ss.

October 20, 1971

Personally appeared the above named
Gordon M. Carpenter

and acknowledged the above
instrument to be his free act and deed.

Before me,

Justice of the Peace

York, ss.
Received JAN 4 1972 at 3:55 P.M.
and recorded from the original.

Notary Public

STATE OF MAINE

PROBATE COURT

Alfred

Location of Court

YORK COUNTY

DOCKET NO. 2011-0010

Estate of Helen M. Carpenter

LETTERS OF AUTHORITY OF
PERSONAL REPRESENTATIVES

TO: Neil C. Haskell and Scott R. Carpenter

22 Newman Street

1 Winslow Road

Portland, Maine 04103

Falmouth, Maine 04105

You have been appointed PERSONAL REPRESENTATIVES of the estate of Helen M. Carpenter
who died on the 8th day of December, 2010
domiciled at North Waterboro, Maine

The decedent (check (a) or (b))

(a) Left a will.

(b) Left no will.

If "Supervised," stamp or write in here:

You are to administer the estate according to the law. If decedent left a will, your powers may be restricted by the provisions of the will. If these letters are marked "SUPERVISED," your powers are restricted according to law and as the court may have ordered.

During the course of your administration, you must give heed to any proceedings in this court which may affect your rights and duties as personal representative. In particular, if a petition is filed requesting that this estate be placed under supervised administration, you shall not exercise your power to distribute any estate until further notice from this court.¹

You must regardless, of other proceedings:

1. Notify all heirs, devisees, and other persons entitled to notice of your appointment within 30 days of your appointment. See 18-A MRSA § 3-705 and Form N-115.
2. Prepare an inventory of the assets of this estate within three months after your appointment and furnish it to interested persons who request it. See 18-A MRSA § 3-706 and Form DE-405.

Your letter of acceptance of this position and trust was received on January 4th, 2011, and is conclusive evidence of your acceptance of your fiduciary obligations. You may be held personally liable for any violation of your duties under law with respect to the position you have accepted.

Date: January 5, 2011

Caryl L. Loney
Register of Probate

¹ See 18-A MRSA § 3-503
YORPROB



APPROXIMATE SCALE
500 0 500 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
WATERBORO,
MAINE
YORK COUNTY

PANEL 6 OF 20
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230199 0006 C

EFFECTIVE DATE:
FEBRUARY 1, 1985



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov

ZONE C



APPROXIMATE SCALE
500 0 500 FEI

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
WATERBORO,
MAINE
YORK COUNTY

PANEL 7 OF 20
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230 199 0007 C

EFFECTIVE DATE:
FEBRUARY 1, 1985



Federal Emergency Management Agency



ELE
REFERENCE ELEVATION
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

LOTS 1-4 DRAFT DEED

DEED OF SALE BY PERSONAL REPRESENTATIVES (Testate)

KNOW ALL MEN BY THESE PRESENTS, THAT

NEIL C. HASKELL with a mailing address of 22 Newman Street, Portland, ME 04103, and SCOTT CARPENTER, with a mailing address of 1 Winslow Road, Falmouth, ME 04105, duly appointed and acting Personal Representatives of the estate of Helen M. Carpenter, deceased, testate, as shown by the probate records of the County of York, Maine, docket number 2011-0010, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, FOR VALUABLE CONSIDERATION paid, grant to CC and DD, with a mailing address of ***, **as joint tenants**, a certain lot or parcel of land together with all improvements thereon situated on the northerly side of Clark's Bridge Road in the Town of Waterboro, County of York and State of Maine and being Lot 1 described on the plan titled "FOUR LOT SUBDIVISION LAND OF THE HELEN M. CARPENTER ESTATE" recorded in the York County Registry of Deeds on ___ in Plan Book ____ Page ____, reference to which is made for a more particular description.

This Lot is conveyed SUBJECT TO and TOGETHER WITH the notes on said Plan, including but not limited to the requirements of "building envelopes" and drainage easements as shown on said Plan. Said drainage easement areas shall remain in their natural state, with no grading or landscaping. Said "building envelopes" and "drainage easements" are for the benefit of the lots in the subdivision, the remaining land of the Helen Carpenter estate and the area reserved for passive recreational activities to be conveyed to the Waterboro Land Trust. In the event litigation is instituted to enforce conformity with the "building envelopes" and the location and requirements of the "drainage easements", the prevailing party shall be entitled to attorney fees arising out of said litigation.

For title reference, see deed from Gordon M. Carpenter and Patricia A. Haskell to Helen M. Carpenter dated 20 October 1971 and recorded in the York County Registry of Deeds in Book 1933 Page 403.

WITNESS their hands and seals this __ day of _____ 2015.

NEIL C. HASKELL
Personal Representative

SCOTT CARPENTER
Personal Representative

STATE OF MAINE
YORK, ss.

_____ 2015

Then personally appeared the above named NEIL C. HASKELL and SCOTT CARPENTER, Personal Representative, and acknowledged the foregoing instrument to be their free act and deed in said capacity.

Before me,

NOTARY PUBLIC-
(please print name under signature)
Commission expires:

Return to:
Arthur H. Dumas
51 Cottage St.
Sanford, ME 04073

WATERBORO LAND TRUST DRAFT DEED

**DEED OF SALE BY
PERSONAL REPRESENTATIVES**

(Testate)

KNOW ALL MEN BY THESE PRESENTS, THAT

NEIL C. HASKELL with a mailing address of 22 Newman Street, Portland, ME 04103, and SCOTT CARPENTER, with a mailing address of 1 Winslow Road, Falmouth, ME 04105, duly appointed and acting Personal Representatives of the estate of Helen M. Carpenter, deceased, testate, as shown by the probate records of the County of York, Maine, docket number 2011-0010, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, FOR VALUABLE CONSIDERATION paid, grant to the WATERBORO LAND TRUST, with a mailing address of ***, a certain lot or parcel of land together with all improvements thereon situated in the Town of Waterboro, County of York and State of Maine bounded and described as follows:

Beginning at an iron rod marking the apparent northerly sideline of Clark's Bridge Road and the southwesterly corner of land now or formerly of Carl B. Couture and Lisa A. Couture by deed recorded at the York County Registry of Deeds in Book 15090, Page 878;

Thence North $73^{\circ}10'04''$ West by the apparent northerly sideline of Clark's Bridge Road, a distance of fifty-two and sixty-eight hundredths (52.68) feet to an iron rod to be set at remaining land of the Grantors, Neil Haskell and Scott Carpenter as co-personal representatives of the Estate of Helen M. Carpenter (York County Probate Docket 2011-0010);

Thence North $35^{\circ}11'31''$ East by remaining land of the Grantors, a distance of five hundred fifteen and eleven hundredths (515.11) feet to an iron rod to be set;

Thence North $54^{\circ}48'29''$ West by remaining land of the Grantors, a distance of one hundred fifty (150.00) feet to an iron rod to be set;

Thence North $60^{\circ}18'04''$ West by remaining land of the Grantors, a distance of one hundred fifty and sixty-nine hundredths (150.69) feet to an iron rod or drill hole to be set in a stone wall;

Thence North 52°19'42" West by remaining land of the Grantors and said stone wall, a distance of fifty-seven and four hundredths (57.04) feet to an angle point;

Thence North 51°09'59" West by remaining land of the Grantors and said stone wall, a distance of ninety-three and twenty-one hundredths (93.21) feet to an iron rod or drill hole to be set;

Thence North 51°37'54" West by remaining land of the Grantors and said stone wall, a distance of one hundred fifty and twenty-three hundredths (150.23) feet to an iron rod or drill hole to be set;

Thence North 35°11'31" East by remaining land of the Grantors, a distance of one hundred five and sixty-four hundredths (105.64) feet to an iron rod to be set;

Thence North 52°26'52" West by remaining land of the Grantors, a distance of five hundred seventy and seventy-five hundredths (570.75) feet to an iron rod or drill hole to be set in a stone wall at land now or formerly of Gary E. Rhodes and Laurie Ann Rhodes by deed recorded at the York County Registry of Deeds in Book 5962, Page 252;

Thence North 35°33'23" East by a stone wall and said land now or formerly of Rhodes, a distance of one hundred eighteen and fourteen hundredths (118.14) feet to a point;

Thence North 34°44'44" East by a stone wall and said land now or formerly of Rhodes, a distance of two hundred seven and twenty-nine hundredths (207.29) feet to a point;

Thence North 24°15'23" East by said land now or formerly of Rhodes, a distance of one thousand seventy-five and sixty-seven hundredths (1075.67) feet to a point at the beginning of a stone wall;

Thence North 36°07'09" East by said stone wall and said land now or formerly of Rhodes, a distance of thirty-four and eight hundredths (34.08) feet to a point;

Thence North 32°01'40" East by said stone wall and said land now or formerly of Rhodes, a distance of one hundred nineteen and twenty-six hundredths (119.26) feet to a point;

Thence North 20°24'11" East by said land now or formerly of Rhodes, a distance of one hundred eighty-one and eighty-nine hundredths (181.89) feet to an iron rod found marking the

southwest corner of land now or formerly of David G. Woodsome and Teresa L. Woodsome by deed recorded at the York County Registry of Deeds in Book 12874, Page 78;

Thence South $59^{\circ}02'04''$ East by said land now or formerly of Woodsome, a distance of four hundred twenty and forty hundredths (420.40) feet to an iron rod found;

Thence South $59^{\circ}05'12''$ East by said land now or formerly of Woodsome, a distance of eight hundred eighty-three and forty-eight hundredths (883.48) feet to an iron rod found;

Thence North $36^{\circ}35'15''$ East by said land now or formerly of Woodsome, a distance of one hundred ninety-eight and one hundredths (198.01) feet to an iron rod found at land now or formerly of Kimberly Brady by deed recorded at the York County Registry of Deeds in Book 15505, Page 104;

Thence South $49^{\circ}03'11''$ East by said land now or formerly of Brady, by land now or formerly of Dana Prescott by deed recorded at the York County Registry of Deeds in Book 15789, Page 814 and by land now or formerly of Laura A. Prescott et. al. by deed recorded at the York County Registry of Deeds in Book 15782, Page 392, a distance of six hundred sixty-five and ninety-eight hundredths (665.98) feet to an iron rod found at land of the Heirs of Austin B. Carpenter;

Thence South $78^{\circ}42'44''$ West by said land of the Heirs of Austin B. Carpenter, a distance of forty-nine and forty-eight hundredths (49.48) feet to a point;

Thence South $28^{\circ}25'45''$ West by said land of the Heirs of Austin B. Carpenter, a distance of fifty-two and fifty-nine hundredths (52.59) feet to a point;

Thence South $37^{\circ}27'14''$ West by said land of the Heirs of Austin B. Carpenter, a distance of nine hundred ninety-eight and twenty-five hundredths (998.25) feet to a point at the beginning of a stone wall;

Thence South $35^{\circ}51'08''$ West by said stone wall and said land of the Heirs of Austin B. Carpenter, a distance of one hundred twenty-six and nineteen hundredths (126.19) feet to a point at the end of said stone wall;

Thence South $35^{\circ}03'36''$ West by said land of the Heirs of Austin B. Carpenter, a distance of four hundred thirty-three and twenty-seven hundredths (433.27) feet to a point at the beginning of a stone wall;

Thence South 35°24'29"West by said land of the Heirs of Austin B. Carpenter, a distance of two hundred sixteen and eighty-seven hundredths (216.87) feet to an iron rod found marking the northeasterly corner of land of said Carl B. Couture and Lisa A. Couture;

Thence North 71°35'48"West by said land of Couture, a distance of four hundred forty and twenty-nine hundredths (440.29) feet to an iron rod found;

Thence South 35°11'31"West by said land of Couture, a distance of five hundred seventy-nine and fifty-three hundredths (579.53) feet to the Point of Beginning, containing seventy-six and ninety-three hundredths acres, more or less.

The above described parcel is a portion of land conveyed by Gordon M. Carpenter and Patricia A. Haskell to Helen Carpenter by deed dated October 28, 1971, recorded at the York County Registry of Deeds in Book 1933, Page 403. Reference is also made to a deed from Helen M. Carpenter, Gordon M. Carpenter and Patricia A. Haskell (Heirs of Austin B. Carpenter) to Donald F. Prescott, Paul W. Prescott and Robert L. Prescott, dated August 4, 2004, recorded at the York County Registry of Deeds in Book 14184, Page 183. Further reference is made to a deed from Donald E. Prescott, Paul W. Prescott and Robert L. Prescott to Helen M. Carpenter, Gordon M. Carpenter and Patricia A. Haskell, dated August 6, 2004, recorded at the York County Registry of Deeds in Book 14184, Page 185.

So as to preserve, in perpetuity and exclusively, the natural character of the property herein conveyed, The Waterboro Land Trust covenants and agrees, that the herein described parcel is conveyed for Passive Recreational Activities only. Passive Recreational Activities for purposes of this conveyance are defined as walking, jogging, hiking, cross-country skiing, snowshoeing, bird-watching, hunting, fishing, observing nature and other outdoor passive recreation activities authorized by the Grantee that are consistent with the conservation of the land conveyed.

The Waterboro Land Trust covenants that use of mechanized recreational equipment on the conveyed parcel, such as all-terrain-vehicles, snowmobiles, motocross or motorcycles and all similar vehicles, will be prohibited except as necessary for forest management. Active forest management and the use of mechanical equipment commonly utilized for forest management are not prohibited or restricted by this conveyance.

This conveyance is also made SUBJECT TO the condition that the Grantee, it's heirs and assigns, shall not interfere with the drainage of stormwater from Lots 1 through 4 and the remaining land of the Helen Carpenter Estate as shown on plan titled "FOUR LOT SUBDIVISION LAND OF THE HELEN M. CARPENTER ESTATE" recorded in the York County Registry of Deeds on ___ in Plan Book ___ Page ___. In the event litigation is instituted to enforce this condition, the prevailing party shall be entitled to attorney fees arising out of said litigation.

For title reference, see deed from Gordon M. Carpenter and Patricia A. Haskell to Helen M. Carpenter dated 20 October 1971 and recorded in the York County Registry of Deeds in Book 1933 Page 403. Also, see deed recorded in said registry in Book 14184 Page 185.

WITNESS their hands and seals this ___ day of _____ 2015.

Personal Representative

Personal Representative

STATE OF MAINE
YORK, ss. _____ 2014

Then personally appeared the above named AA and BB, Personal Representative, and acknowledged the foregoing instrument to be their free act and deed in said capacity.

Before me,

NOTARY PUBLIC-
(please print name under signature)
Commission expires: