

**Isle au Haut Planning Board
Minutes of Meeting of July 30 2015**

Regular Members Present: Bob Gerber, Dan MacDonald, Bill Clark, Bill Calvert

Alternate Members Present: Jeff Burke

Applicants Present: Marion Breeze-Williams

Public Present: Meghan Cooper

The Meeting was called to order by the Chair, Bob Gerber, at 5:35 PM at the Town Offices. With Steve Shaffer being absent, the Chair appointed Jeff Burke to act as a voting member at the meeting.

Agenda:

Old Business:

Approval of the Minutes of the June 16, 2015, Meeting

It was moved by Jeff Burke and seconded by Dan MacDonald to accept the minutes of the June 16, 2015 meeting without change. Vote 3-0 (Bill Calvert and Bill Clark not yet present)

Report of Chair on matters he has dealt with since the previous meeting:

1. Chamberlain (Pond lot building permit)—issuance of letter approving road, utilities, and house construction, subject to standard conditions for cutting and erosion control (attached).

Follow-up inspection. Gave Bill Stevens instructions to install more staked hay bales in one area.

2. Leone—sent letter removing subdivision and building permit condition to inspect erosion control measures prior to house construction at Pond lot (attached). Follow-up inspection. Found erosion control measures satisfactory.

3. Watts/Wurzburg—sent letter approving drilling and connection of new well at Sheep's Thief Gulch, subject to standard erosion control measures and keeping appropriate setback from septic tank (attached). Well drilled successfully.

4. Chubbuck/Dewitt—sent letter approving drilling and connection of new well at Head Harbor, subject to standard cutting and erosion control measures (attached). Well drilled successfully.

5. Chubbuck/Dewitt—sent letter approving construction of new electric, telephone, and communications cable from Blaisdell property to Chubbuck/Dewitt property on east side of Head Harbor subject to standard erosion control measures. (attached). Line cut and poles set.

6. Breeze-Williams—review application for addition of deck on house in village and, after several iterations, accepted the application as complete and ready for a Board vote.

7. Attended several Comprehensive Plan Committee meetings and kept them updated on our proposal to review and revise the zoning ordinances.

8. Generated some FAQ's to put on the Town website to address common questions about our zoning ordinances and interpretations of same.

9. Put the Town Zoning Map and the State-mandated Shoreland Zoning Map into ArcGIS to create an accurate representation of how the Zones are defined based on the words in the ordinances. Maps put on Town website.

10. Prepared a draft of proposed changes to the Town Zoning Ordinance and Map to present and discuss at the July 30, 2015, Planning Board Meeting.

New Business:

1. Breeze-Williams—request for a building permit to add a deck on an existing house at Tax Map 16, Lot 15 in Zone C of the Town Ordinance (the house is outside the Shoreland Zone). After a brief discussion it was moved by Bill Clark and seconded by Jeff Burke to approve the accepted application without conditions. Approved 4-0 (Calvert not yet present). The Chair will send a letter issuing the permit (attached).
2. Discussion of revision of Town Zoning Ordinance to update it and provide more flexibility for marine and general business activities in a part of the Thoroughfare shoreline. The Board spent a long time going through the proposed changes to the Town Zoning Ordinance and the reasons for same. The Chair had provided a draft to the Board members several weeks ago and a more recent summary of the proposed changes. Some proposed changes were eliminated. One proposed change was added. The Chair explained the process of revision, hearing, and approval and final transmission to the Selectmen for inclusion on the 2016 Annual Town Meeting Warrant. It was moved by Jeff Burke, seconded by Dan MacDonald to delegate to the Chair the development of the first draft of the changes to go to public hearing and to post notices in Town, on the website, in the newspaper, and to the affected property owners the required notices. Approved 5-0. The Chair would call the next meeting of the Board, which would include the public hearing, after the timing of all the notices was worked out.
3. There being no other business to come before the meeting, it was moved by Dan MacDonald, seconded by Jeff Burke to adjourn the meeting at 7:30 PM. Approved 5-0.

Respectfully submitted,

Robert G. Gerber, Chair

Attachments as noted above

**Isle au Haut Planning Board
Town of Isle au Haut, ME 04645**



May 11, 2015

Mr. William Stevens, Agent
For Sue & Wendell Chamberlain
P.O. Box 74
Isle au Haut, ME 04645

via email: wmstevens@tds.net

Re: Building Permit Application for Sue & Wendell Chamberlain, Lot #1 Tully Long Pond Subdivision

Dear Mr. Stevens:

On June 16, 2015, the Isle au Haut Planning Board met and voted to approve the Building Permit Application by Sue and Wendell Chamberlain to construct a single-family residence on Lot #1 of the Arlena Tully Subdivision on Long Pond. This building permit includes the construction of a driveway and parking space, well, septic system, power and communication utilities, and clearing of land to accommodate the plan submitted by you on June 6, 2015. The details of the plan are described in narrative and graphic form in the submission of June 6th and are incorporated by reference here.

The Board also voted to delegate me to deal with any follow-up compliance issues, so I may make unannounced site inspections from time to time to insure that adequate sediment and erosion control measures are in place, and that construction is being done in general conformance with the plan and narrative.

Finally, the Board voted to make this permit conditional upon the requirement that the Applicant follow the land use standards for vegetation cutting and sediment and erosion control measures as follows:

Town of Isle au Haut Zoning Ordinance

VI L. *Timber Harvesting*

1. No substantial accumulation of slash shall be left within fifty (50) feet of the normal high water mark of any pond, river, or salt water body as defined. At distance greater than fifty (50) feet from the normal high water mark of such waters and extending to the limits of the area covered by this Ordinance, all slash shall be disposed of in such a manner that it lies on the ground and no part thereof extends more than four feet above the ground.
2. Skid trails, log yards, and other sites where the operation of logging machinery results in the exposure of substantial areas of mineral soil shall be located such that an unscarified filter strip is

retained between the exposed mineral soil and the normal high watermark of any pond, river, or salt water body as defined. The width of this strip shall vary according to the average slope of the land as follows:

Average Slope of Land between Exposed Mineral Soil and Normal High Water Mark (percent)	Width of Strip Between Exposed Mineral Soil and Normal High Water mark (Feet along Surface of the Ground)
0	25
10	45
20	65
30	85
40	105
50	125
60	145
70	165

3. Harvesting operations shall be conducted in such a manner and at such a time that minimal soil disturbance results. Adequate provision shall be made to prevent soil erosion and sedimentation of surface waters.
4. Harvesting operations shall be conducted in such a manner that a well-distributed stand of trees is retained.
5. Harvesting activities shall not create single opening greater than seven thousand five hundred (7,500) square feet in the forest canopy.
6. In any stand, harvesting shall remove not more than forty (40) percent of the volume of trees in any ten (10) year period. For the purpose of these standards, a stand means a contiguous group of trees, sufficiently uniform in species, arrangement of age classes, and conditions, to be identifiable as a homogeneous and distinguishable unit.

State of Maine Mandated Shoreland Zoning Ordinance (Land Use Standards)

Clearing of Vegetation for Development

1. Within a shoreland area zoned for Resource Protection abutting a great pond, there shall be no cutting of vegetation within the strip of land extending 75 feet, horizontal distance, inland from the normal high-water line, except to remove safety hazards.

Elsewhere, in any Resource Protection District the clearing of vegetation shall be limited to that which is necessary for uses expressly authorized in that district.

2. Except in areas as described in Paragraph 1, above, and except to allow for the development of permitted uses, within a strip of land extending one-hundred (100) feet, horizontal

distance, inland from the normal high-water line of a great pond classified GPA or a river flowing to a great pond classified GPA, and seventy-five (75) feet, horizontal distance, from any other water body, tributary stream, or the upland edge of a wetland, a buffer strip of vegetation shall be preserved as follows:

- a. There shall be no cleared opening greater than 250 square feet in the forest canopy as measured from the outer limits of the tree crown. However, a footpath not to exceed ten (10) feet in width as measured between tree trunks is permitted provided that a cleared line of sight to the water through, the buffer strip is not created. Adjacent to a great pond classified GPA, or stream or river flowing to a great pond classified GPA, the width of the foot path shall be limited to six (6) feet.
- b. Selective cutting of trees within the buffer strip is permitted provided that a well distributed stand of trees and other vegetation is maintained. For the purposes of this section a “well-distributed stand of trees and other vegetation” adjacent to a great pond classified GPA or a river or stream flowing to a great pond classified GPA, shall be defined as maintaining a rating score of 12 or more in any 25-foot by 25-foot square (625 square feet) area as determined by the following rating system.

<u>Diameter of Tree at 4-1/2 feet Above Ground Level (inches)</u>	<u>Points</u>
2 - 4 in.	1
>4 - 12 in.	2
> 12 in.	4

Adjacent to other water bodies, tributary streams, and wetlands, a “well-distributed stand of trees and other vegetation” is defined as maintaining a minimum rating score of 8 per 25-foot square area.

Note: As an example, adjacent to a great pond, if a 25-foot x 25-foot plot contains three (3) trees between 2 and 4 inches in diameter, three trees between 4 and 12 inches in diameter, and three trees over 12 inches in diameter, the rating score is:

$$(3 \times 1) + (3 \times 2) + (3 \times 4) = 21 \text{ points}$$

Thus, the 25-foot by 25-foot plot contains trees worth 21 points. Trees totaling 9 points (21 - 12 = 9) may be removed from the plot provided that no cleared openings are created.

Notwithstanding the above provisions, no more than 40% of the total volume of trees four (4) inches or more in diameter, measured at 4 1/2 feet above ground level may be removed in any ten (10) year period.

- c. In order to protect water quality and wildlife habitat, adjacent to great ponds classified GPA, and streams and rivers which flow to great ponds classified GPA, existing vegetation under three (3) feet in height and other ground cover shall not be removed, except to provide for a footpath or other permitted uses as described in paragraphs 2 and 2a. above.

- d. Pruning of tree branches, on the bottom 1/3 of the tree is permitted, except within 75' of Long Pond.
- e. In order to maintain a buffer strip of vegetation, when the removal of storm-damaged, diseased, unsafe, or dead trees results in the creation of cleared openings, these openings shall be replanted with native tree species unless existing new tree growth is present.

Cleared areas shall be limited to the minimum area necessary.

3. At distances greater than one hundred (100) feet, horizontal distance, from a great pond classified GPA or a river flowing to a great pond classified. GPA, and seventy-five (75) feet, horizontal distance, from the normal high-water line of any other water body, tributary stream, or the upland edge of a wetland, except to allow for the development of permitted uses, there shall be permitted on any lot, in any ten (10) year period, selective cutting of not more than forty (40) percent of the volume of trees four (4) inches or more in diameter, measured 4 1/2 feet above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the forty (40) percent calculation. For the purposes of these standards volume may be considered to be equivalent to basal area.

In no event shall cleared openings for development, including but not limited to, principal and accessory structures, driveways and sewage disposal areas, exceed in the aggregate, 25 % of the lot area or ten thousand (10,000) square feet, whichever is greater, including land previously developed. This provision shall not apply to the General Development or Commercial Fisheries/Maritime Activities District.

4. Cleared openings legally in existence on the effective date of this Ordinance may be maintained, but shall not be enlarged, except as permitted by this Ordinance.
5. Fields which have reverted to primarily shrubs, trees, or other woody vegetation shall be regulated under the provisions of this section,

Erosion and Sedimentation Control

1. All activities which involve filling, grading, excavation or other similar activities which result in unstabilized soil conditions and which require a permit shall require a written soil erosion and sedimentation control plan. The plan shall be submitted to the permitting authority for approval and shall include, where applicable, provisions for:
 - a. Mulching and revegetation of disturbed soil.
 - b. Temporary runoff control features such as hay bales, silt fencing or diversion ditches.
 - c. Permanent stabilization structures such as retaining walls or riprap. 1
2. In order to create the, least potential for erosion, development shall be designed to fit with the topography and soils of the site. Areas of steep slopes where high cuts and fills may be required shall be avoided wherever possible, and natural contours shall be followed as closely as possible.

3. Erosion and sedimentation control measures shall apply to all aspects of the proposed project involving land disturbance, and shall be in operation during all stages of the activity. The amount of exposed soil at every phase of construction shall be minimized to reduce the potential for erosion.
4. Any exposed ground area shall be temporarily or permanently stabilized within one (1) week from the time it was last actively worked, by use of riprap, sod, seed, and mulch, or other effective measures. In all cases permanent stabilization shall occur within nine (9) months of the initial date of exposure. In addition:
 - a. Where mulch is used, it shall be applied at a rate of at least one (1) bale per five hundred (500) square feet and shall be maintained until a catch of vegetation is established.
 - b. Anchoring the mulch with netting, peg and twine or other suitable method may be required to maintain the mulch cover.
 - c. Additional measures shall be taken where necessary in order to avoid siltation into the water. Such measures may include the use of staked hay bales and/or silt fences.
5. Natural and man-made drainage ways and drainage outlets shall be protected from erosion from water flowing through them. Drainageways shall be designed and constructed in order to carry water from a twenty five (25) year storm or greater, and shall be stabilized with vegetation or lined with rip-rap.

Sincerely,

Isle au Haut Planning Board

Robert G. Gerber, Chair

**Isle au Haut Planning Board
Town of Isle au Haut, ME 04645**



May 26, 2015

Mr. & Mrs. Robert Leone
POB 116
Edgecomb, ME

Via email: ezasabc@myfairpoint.net

Re: Removal of Building Permit Condition: Inspection of Sediment and Erosion control measures on Long Pond Lot

Dear Bob and Carol:

On June 16, 2015, the Planning Board voted to remove the condition on your building permit that required you to put in place sediment and erosion control measures prior to starting earth moving related to the construction of your primary residence on your lot on the northeast side of Long Pond. The background on this issue was covered in my May 26, 2015, letter to you. Since that letter you have communicated to me that you fixed the deficiencies in the silt fence that I identified in that letter. On that basis and my assertions to the Board that I had reviewed the sediment and erosion control measures in the field and that they are now satisfactory, the Board voted to consider the condition as satisfied. As part of the motion, the Board also delegated me to deal with any follow-up compliance issues. So keep me apprised of progress and let me know if there are any issues related to your construction where you have questions as to Zoning Ordinance compliance. I may, from time-to-time, make unannounced inspections of the condition of the sediment and erosion control measures, so keep those intact and serviceable.

Respectfully submitted,

Isle au Haut Planning Board

Robert G. Gerber, Chair

**Isle au Haut Planning Board
Town of Isle au Haut, ME 04645**



June 20, 2015

Grady Watts & Geraldine Wurzburg
4455 Connecticut Ave., Suite 200
Washington, DC 20008

via email: gwatts@stateart.com

Re: Application for a permit to drill a well and connect it to house at Sheep Thief Gulch, Isle au Haut

Dear Grady and Gerry:

The Planning Board received and approved your application of 6/16/15 to drill a new water well and connect it with piping and electrical wiring to your house at Sheep Thief Gulch on the southeast side of Isle au Haut near Outlet Brook. Your application is incorporated by reference here. The Planning Board approved the issuance of the permit required for the well and associated utilities as required by the State-mandated Shoreland Zoning Ordinance since the well would be located approximately 180' from the normal high water mark and is considered an "accessory structure". The Planning Board placed two conditions on the permit:

1) that the well be located $\geq 100'$ from your septic tank (see attached plan with approximate location of septic tank shown);

And 2) that the standard conditions for Sediment and Erosion Control (taken from the State-mandated Shoreland Zoning Ordinance) be followed, which is something you agreed to in writing within your application:

Erosion and Sedimentation Control

1. All activities which involve filling, grading, excavation or other similar activities which result in unstabilized soil conditions and which require a permit shall require a written soil erosion and sedimentation control plan. The plan shall be submitted to the permitting authority for approval and shall include, where applicable, provisions for:
 - a. Mulching and revegetation of disturbed soil.
 - b. Temporary runoff control features such as hay bales, silt fencing or diversion ditches.
 - c. Permanent stabilization structures such as retaining walls or riprap. 1
2. In order to create the, least potential for erosion, development shall be designed to fit with the topography and soils of the site. Areas of steep slopes where high cuts and fills may be required shall be avoided wherever possible, and natural contours shall be followed as closely as possible.

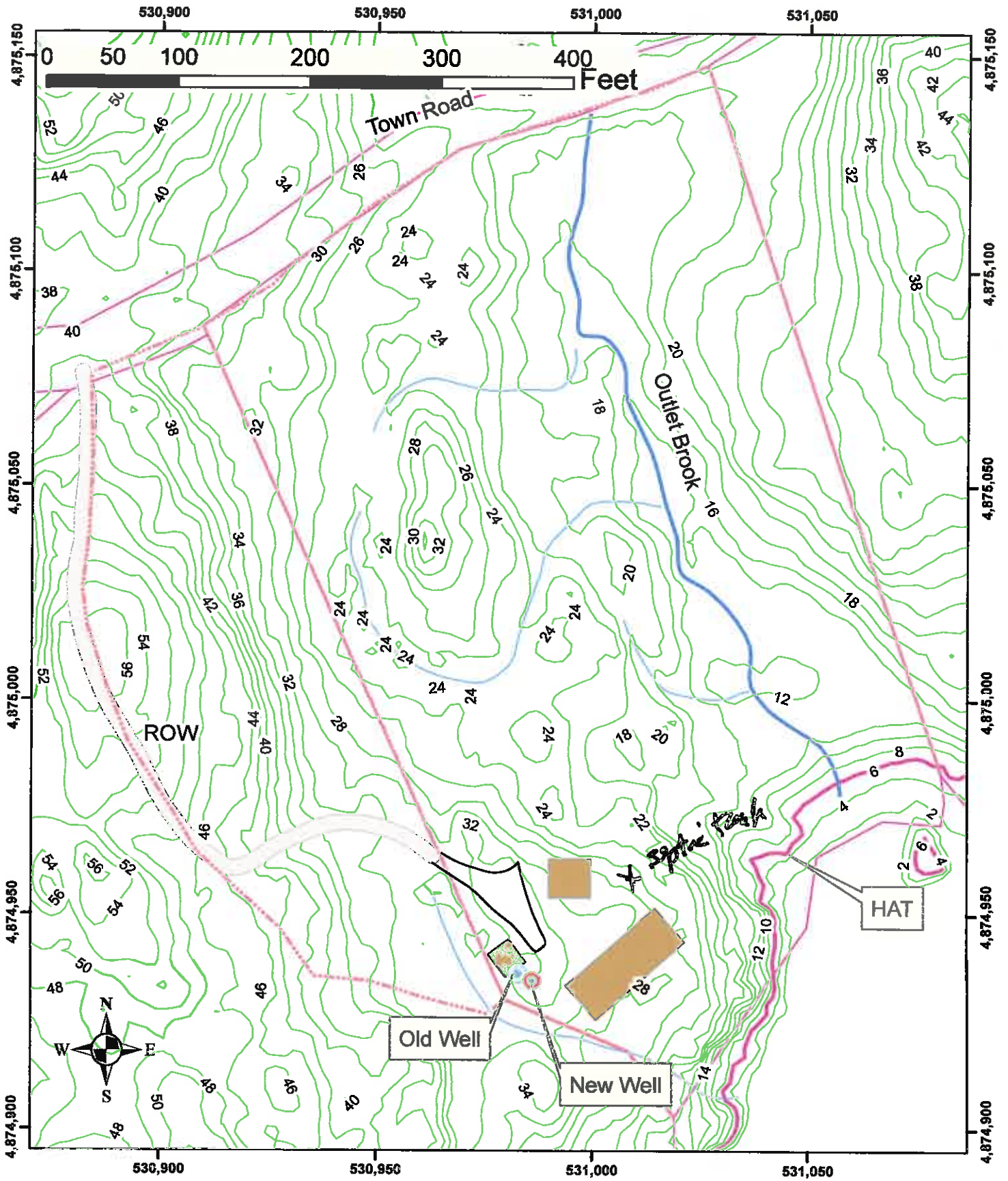
3. Erosion and sedimentation control measures shall apply to all aspects of the proposed project involving land disturbance, and shall be in operation during all stages of the activity. The amount of exposed soil at every phase of construction shall be minimized to reduce the potential for erosion.
4. Any exposed ground area shall be temporarily or permanently stabilized within one (1) week from the time it was last actively worked, by use of riprap, sod, seed, and mulch, or other effective measures. In all cases permanent stabilization shall occur within nine (9) months of the initial date of exposure. In addition:
 - a. Where mulch is used, it shall be applied at a rate of at least one (1) bale per five hundred (500) square feet and shall be maintained until a catch of vegetation is established.
 - b. Anchoring the mulch with netting, peg and twine or other suitable method may be required to maintain the mulch cover.
 - c. Additional measures shall be taken where necessary in order to avoid siltation into the water. Such measures may include the use of staked hay bales and/or silt fences.
5. Natural and man-made drainage ways and drainage outlets shall be protected from erosion from water flowing through them. Drainageways shall be designed and constructed in order to carry water from a twenty five (25) year storm or greater, and shall be stabilized with vegetation or lined with rip-rap.

Sincerely,

Isle au Haut Planning Board

Robert G. Gerber, Chair

Attachment: Revised site plan showing approximate location of septic tank



Property of Grady Watts and Gerry Wurzburg
 Grid is UTM, 19N, meters
 2-ft contour map from 2-m DEM LiDAR derived, NAVD88, ft

Location of proposed well
 PB Application June 16, 2015

**Isle au Haut Planning Board
Town of Isle au Haut, ME 04645**



June 25, 2015

John D. DeWitt & Kendra P. Chubbuck
P.O. Box 44
Isle au Haut, ME 04645

via email: twinbees@gwi.net

Re: Permit to drill a well and related piping and electrical connections at Head Harbor

Dear John and Kendra:

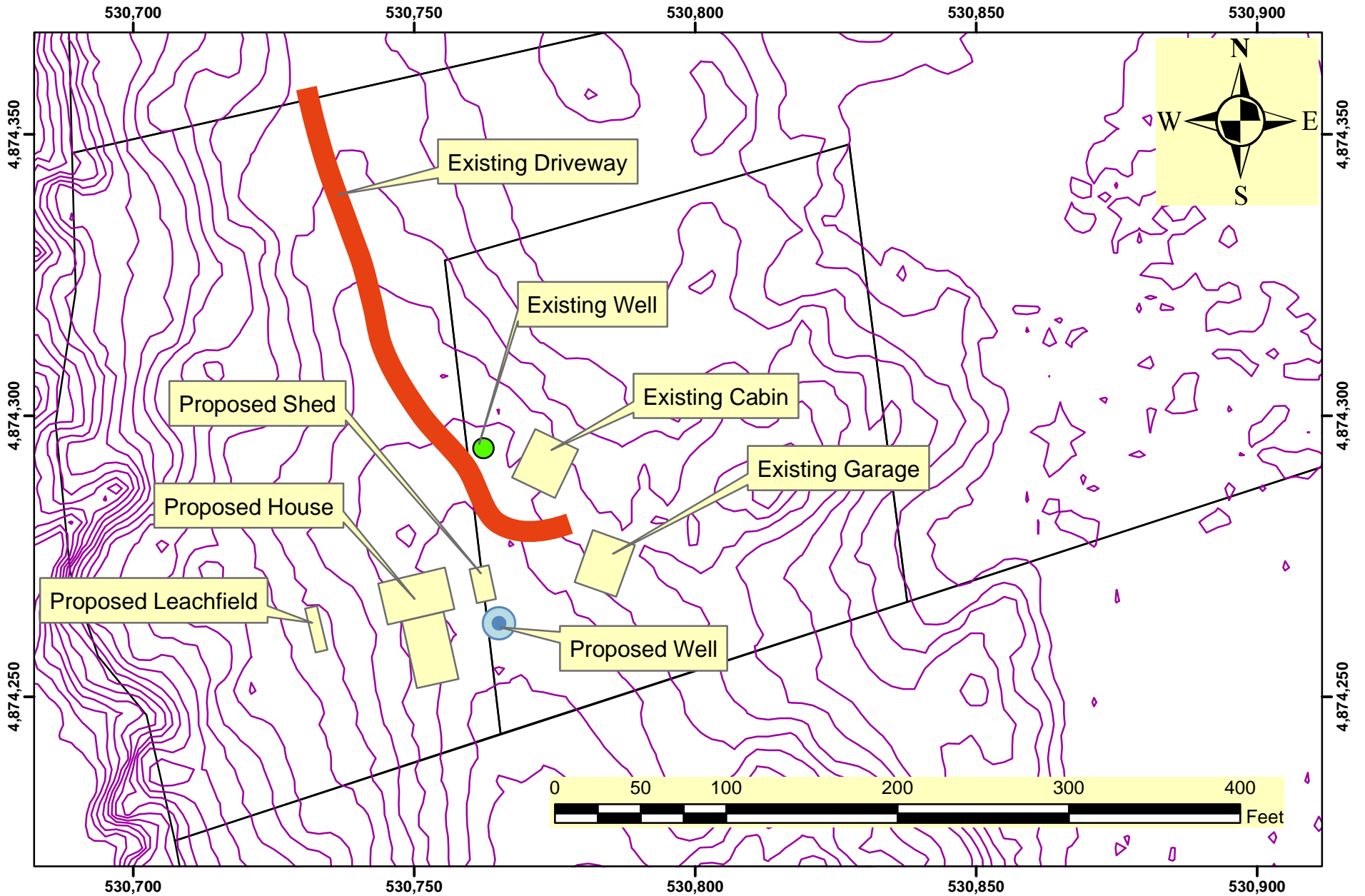
On June 16, 2015, the Planning Board voted to grant approval of your request to drill a well, and install related electrical and plumbing piping on your property (as required under the State-mandated Shoreland Zoning Ordinance) in Head Harbor, subject to the conditions that you submit a narrative for the project and that the Planning Board Chair was delegated to deal with any follow-up compliance issues. I remind you that you are still subject to the conditions of your building permit relating to tree cutting and the need for sediment and erosion control measures that were part of the permit issued to you on January 25, 2015.

You have submitted the narrative, so this letter represents your permit to construct the well and related utilities, in the approximate location as shown on the attached plan.

Respectfully submitted,

Isle au Haut Planning Board

Robert G. Gerber, Chair
Attachment: Site Plan



DeWitt & Chubbuck land, Head Hbr, Isle au Haut
2-ft Contour Map, NAVD88, ft.
Grid is UTM, NAD83, Zone 19N, m.
RGG 6-18-15

**Isle au Haut Planning Board
Town of Isle au Haut, ME 04645**



July 15, 2015

John D. DeWitt & Kendra P. Chubbuck
P.O. Box 44
Isle au Haut, ME 04645

via email: twinbees@gwi.net

Re: Permit to extend electric and communication utilities on east side of Head Harbor

Dear John and Kendra:

The Planning Board has approved your Application for the construction and operation of an extension of overhead power, telephone, and cable in Head Harbor. The electric, telephone, and cable would begin at an existing pole on Blaisdell's property, then generally run south to the east of the Head Harbor private Right-of-way on the east side of the harbor, ending at the DeWitt and Chubbuck lot, just north of the Acadia National Park property. This application includes land in the State-mandated Shoreland Zone and in Zone C of the Town Zoning Ordinance. The utility easement will cross the following lots: Map17, Lot 16; Map 17, Lot 11; Map 17, Lot 12; Map 5, Lot 7; Map 5, Lot 13; and Map 5, Lot 15.

The purpose of the line is to supply electric and communication utilities to Head Harbor residences. A plan was provided with a tentative layout of the utilities, subject to changes that may be needed in the field by the installation crew that is being contracted to do the work by the Isle au Haut Electric Power Co. This utility application is required because the Town of Isle au Haut Zoning Ordinance requires Planning Board approval of "public utilities" and the State-imposed Shoreland Zoning Ordinance considers any man-made structure in the Shoreland Zone to require a permit. In order to provide documentation of "right, title, and interest", copies of signed easement agreements from each property owner whose land would be crossed by the project are required. It was moved by Dan MacDonald and seconded by Bill Clark at the June 16, 2015, meeting of the Board to approve the installation of the utilities, subject to the condition of submittal of the narrative, a better site plan to scale, submission of all signed easements required, and to the standard conditions for sediment and erosion control, and that the Chair be delegated the authority to review the data submitted for completeness and deal with any follow-on compliance issues.

I have determined that all outstanding items required for approval have been submitted and are satisfactory. Therefore, the final complete application (attached) is hereby approved subject to the standard sediment and erosion control conditions.

Respectfully submitted,

Isle au Haut Planning Board

Robert G. Gerber, Chair

Attachments: Application as approved; Sediment and Erosion control conditions

John D. DeWitt/Kendra P. Chubbuck
1 Ridge Road/P.O. Box 44
Isle au Haut, ME 04645
207-335-2200

woof2200@yahoo.com or twinbees@gwi.net

Bob Gerber, Chairman
Isle au Haut Planning Board

June 22, 2015

Subject: Narrative to Support Application for a Power Line Extension on Eastern Head, Head Harbor, Isle au Haut.

Winkaupaugh Line Construction, contractor, and Isle au Haut Electric Power Company have outlined on ground a proposed route for a nine pole, (1 existing) primary voltage (2400) extension, beginning at an existing pole along the Eastern Head Road, presently the end of the primary service on EHRd. Secondary voltage drops to John Blaisdell and Libby Rosquete residences will be reconfigured to allow primary conductors to be installed on the existing pole northeast of the Blaisdell house. In a generally southerly direction from this pole, eight new poles will be erected along a route agreed to by all the landowners along the route. Total length of new primary line extension is approximately 1,450 feet.

The landowners granting permission are: John Blaisdell and Paula Greatorex, Libby Rosquete, Jim and Sharen Wilson, Carolyn Lowe, Charles and Donna Hopkins, Marjorie Colby, John DeWitt and Kendra Chubbuck.

Easement forms signed, dated, and notarized granting access for construction, maintenance, and presence of poles, guys, conductors and all such as necessary. All signed easement forms should be secured from all landowners prior to construction. NOTE: We are currently waiting on one easement form signature from Libby Rosquete. She is in Haiti doing humanitarian work (she is a medical doctor) and we are waiting for her return. We do have e-mails from Libby and her son, Dan Rosquete (he is an attorney) agreeing to the terms of the power line extension. Once Libby returns she will sign the easement form.

Tree removal and access improvements will be performed at three locations to provide permanent access for installation and maintenance. One location, east of the Wilson house will require up to 20 cubic yards (estimated) of gravel fill to support

June 22, 2015

DeWitt/Chubbuck

Subject: Narrative to Support Application for a Power Line Extension on Eastern Head, Head Harbor, Isle au Haut.

equipment access. Any soil disturbance will be stabilized, along the access way, with conservation mix seed and mulch hay.

Pole sockets will be augured, or drilled (ledge) at the approximate locations indicated on the Google pictorial plan (PDF supplied by Jim Wilson). Final locations may differ slightly, once trees along the path have been cleared to allow pole alignment as best fits landowner wishes and practical construction and access.

Of the eight new poles, seven will be 40' poles. The terminal pole at the DeWitt/Chubbuck end will be a 35' pole. This arrangement allows for compliance of primary line above ground and room for required spacing of communication conductors below. For planning purposes, each pole location may have up to two guy wires supports/ anchors. There may be a need for a push pole in lieu of a guy wire/anchor at pole 5.

Five potential customers in existing or under- construction, residences can be served by this line extension, although some may not be committed at the present time. A minimum of three step down 2400/240 (5-10 Kva) transformers will be installed to service these customers.

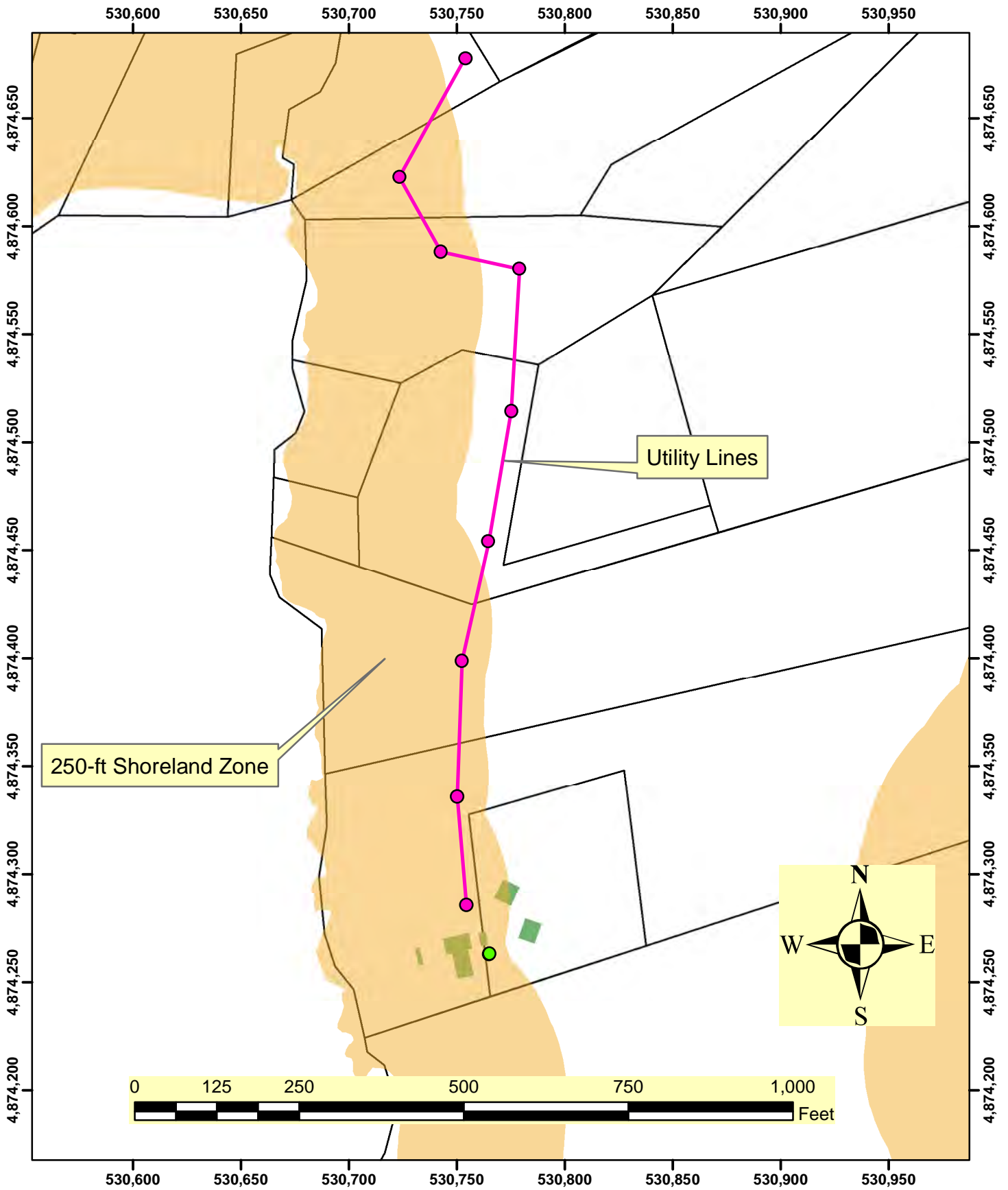
Construction will begin as soon as possible, with tree removal, and access improvements, to be followed by socket drilling/pole erection in mid-July. Conductors, transformers will be installed by the Isle au Haut Electric Power Company linemen at a later date as their schedule allows. It is anticipated the line will be in service to the DeWitt/Chubbuck terminal pole by November 2015 hopefully a lot earlier.

Thank you for the Planning Board's consideration and support!

Truly,

John D. DeWitt

Kendra P. Chubbuck



Proposed Power and Communications Overhead Utilities
DeWitt & Chubbuck land, Head Hbr, Isle au Haut
 Base Map is tax map
 Grid is UTM, NAD83, Zone 19N, m.
 RGG 6-18-15

Isle au Haut Electric Power Company
1 Landing Lane, P.O. Box 65
Isle au Haut, ME 04645

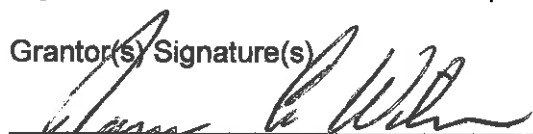
Standard Pole and Power Line Easement

James A. Wilson and Sharen H. Wilson having a mailing address of 367 Brunswick Street, Old Town, State of Maine, ("Grantor(s)"), for consideration given, grants to the Isle au Haut Electric Power Company, (Power Company) a Maine Corporation with an office at Isle au Haut, Maine, and TDS Telecommunications Corporation (Telephone and Internet Company) a Wisconsin corporation, with a mailing address of 525 Junction Road, Madison, WI 53717, and their respective successors and assigns (collectively "Grantees"), with warranty covenants, the right and easement to erect, maintain, rebuild, re-space, patrol, operate, and remove and do all other actions involving electric and communication distribution equipment and facilities, consisting of poles, wires, cables, anchors, guywires or push-braces, together with all necessary fixtures and appurtenances over and across a portion of the surface of the land of the Grantor in the Town of Isle au Haut, Knox County, Maine. The said equipment and facilities are attached to a line commencing at Pole _____, _____, and extending to include Pole(s) _____. This easement affects land conveyed to the Grantor(s) in a deed from Book 779, Page 66, dated December 31, 1979, and recorded in the Knox County Registry of Deeds in Book 3807, Page 137. This easement is an easement in gross and is not for the sole purpose of serving the Grantor(s) or Grantor's lands. The rights granted herein include the right to cut down and trim trees and other vegetation to eliminate vegetation, and modify the growth of trees, which vegetation or growth, in the judgment of Grantees, may interfere with the operation and maintenance of its equipment or facilities; and the right to review and comment on plans for the construction of buildings, structures and improvements within 15 feet of its equipment and facilities (for safety considerations only); and the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

WITNESS the hand and seal of Grantor(s) on this 16th day of June, 2015.

Signed, Sealed and Delivered in the presence of:

Grantor(s) Signature(s)



James A. Wilson

Printed Name



Sharen H. Wilson

Printed Name

State of Maine
County of Knox

The above-named James A. Wilson and Sharen H. Wilson, personally appeared before me this 16th day of June, 2015 and acknowledged the foregoing instrument to be their free act and deed.



Notary Public/Attorney

Printed Name: Kendra P. Chubbuck

My Commission Expires:

KENDRA P. CHUBBUCK

NOTARY PUBLIC, MAINE

MY COMMISSION EXPIRES

OCTOBER 27, 2018

QUITCLAIM DEED WITH COVENANT

JAMES A. WILSON and SHAREN H. WILSON, both of Old Town, Penobscot County, State of Maine, for consideration paid, grant to JAMES A. WILSON and SHAREN H. WILSON in their capacity as Trustees of THE WILSON FAMILY TRUST dated May 30, 2007, of Old Town, Penobscot County, State of Maine, with Quitclaim Covenant, certain lots or parcels of land, together with the buildings and improvements thereon, in Isle Au Haut, Knox County, State of Maine, described as follows:

PARCEL I: Beginning at the northeasterly corner of a lot of land owned by James A. Wilson and Sharon H. Wilson, said point of beginning being marked S12 on a survey plan of the central part of Lot 15 for Melvin Burke dated August 15, 1975 and updated April 18, 1979 to reflect Civil Action, Docket No. 74-102 of the Knox County Superior Court, and agreement lines; thence S. 72° 18' 15" E. through land now or formerly of Melvin Burke and June K. Burke 311.88 feet to a point on the southerly line of said Burkes; thence S. 59° 05' 53" W. along the south line of said Burkes 161.18 feet to an iron bolt marked S-4 on said survey plan; thence S. 77° 14' 44" W. along the south line of said Burkes 197.39 feet to a point marked S-5 on the above mentioned survey plan; thence N. 54° 08' 35" W. following a stone wall 111.27 feet to a point marked S-5.1 on said survey plan; thence N. 44° 39' 53" E. 48.83 feet to an iron bolt in ledge marked S11 on said survey plan; thence N. 36° 26' 56" E. 150.73 feet to the point of beginning. Containing 1.15 acres.

PARCEL II: Beginning at a point at or near the high water line of Head Harbor at a point which is 75 feet measured on a bearing of S. 00° 18' 37" W. from an iron rod in a ledge crack near the small inlet running into Head Harbor; said point of beginning is marked S13 on a survey plan of the central part of Lot 15 by James W. Sewall Company, Old Town, Maine, dated August 15, 1975 and updated April 18, 1979 to reflect Civil Action Docket No. 74-102 of the Knox County Superior Court, and agreement lines; thence S. 72° 18' 15" E., 290.08 feet to a point marked S12 on said plan; thence S. 36° 26' 56" W., 150.73 feet to an iron bolt in the ledge marked S11 on said survey plan; thence S. 72° 47' 50" W., 197.07 feet to a point marked S10 on said survey plan; thence N. 60° 58' 51" W., 75 feet to a point marked S9 on said survey plan and near the top of the bank; thence N. 16° 09' 40" E. along the top of the bank 240.84 feet to the point of beginning. Containing 1.25 acres, more or less.

Bearings are Magnetic 1975.

A copy of said survey plan is recorded in the Knox County Registry of Deeds in Cabinet 3, Sheet 63.

Parcels I and II are the same property as described in the Release Deed from Melvin Burke and June K. Burke to James A. Wilson and Sharen H. Wilson dated December 31, 1979, recorded in Book 779, Page 66 of the Knox County Registry of Deeds.

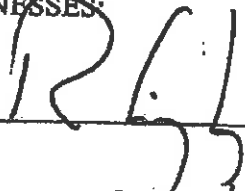
PARCEL III: Beginning at an iron bolt in ledge, which bolt is marked S11 on a Survey Plan, "Central part of Lot 15 for Melvin Burke, Isle au Haut, Knox County, Maine" dated August 15, 1975 and signed by Sherwood J. Tuell, Registered Land Surveyor No. 256, which was updated April 18, 1979; thence South forty-four degrees thirty-nine minutes fifty-three seconds West (S 44° 39' 53" W) a distance of forty-eight and eighty-three hundredths (48.83') feet to a point, said point marked S5.1 on said Plan; thence North fifty-four degrees, eight minutes and thirty-five seconds West (N 54° 8' 35" W) but at all times by and along the center of a stone wall and an extension thereof, a distance of thirty (30') feet, more or less, to a point; thence North seventy-two degrees forty-seven minutes and fifty seconds East (N 72° 47' 50" E) a distance of sixty (60') feet, more or less, to an iron bolt in ledge, said iron bolt being S11 on said Plan, and the point of beginning.


Parcel III is the same property as described in the Quitclaim Deed With Covenant from Harry S. Hopkins and Ruth P. Hopkins, Gladys E. Harjula, Rena Erickson, and Peggy Colby to James A. Wilson and Sharon H. Wilson dated September 21, 1979, recorded in Book 768, Page 263 of the Knox County Registry of Deeds.

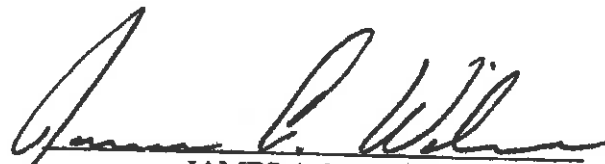
The Grantee's mailing address is 367 Brunswick Street, Old Town, Me 04468.

WITNESS our hands and seals this 30th day of May, 2007.

WITNESSES:







JAMES A. WILSON



SHAREN H. WILSON


Doc# 6422
Bk: 3807 Ps: 138

STATE OF MAINE
PENOBSCOT, ss.

May 30, 2007

Then personally appeared the above-named James A. Wilson and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Name: R Lyden
Notary Public
Maine Attorney-at-Law

KNOX SS: RECEIVED

Jun 06, 2007
at 09:34:23A
ATTEST: LISA J SIMMONS
REGISTER OF DEEDS

{R0342823.1 48297-051056}

Isle au Haut Electric Power Company
1 Landing Lane, P.O. Box 65
Isle au Haut, ME 04645

Standard Pole and Power Line Easement

Charles Harry Hopkins and Donna J. Hopkins having a mailing address of 172 South Street, Upton, State of Massachusetts, ("Grantor(s)"), for consideration given, releases to the Isle au Haut Electric Power Company, (Power Company) a Maine Corporation with an office at Isle au Haut, Maine, and TDS Telecommunications Corporation (Telephone and Internet Company) a Wisconsin corporation, with a mailing address of 525 Junction Road, Madison, WI 53717, and their respective successors and assigns (collectively "Grantees"), the right and easement to erect, maintain, rebuild, re-space, patrol, operate, and remove and do all other actions involving electric and communication distribution equipment and facilities, consisting of poles, wires, cables, anchors, guywires or push-braces, together with all necessary fixtures and appurtenances over and across a portion of the surface of the land of the Grantor in the Town of Isle au Haut, Knox County, Maine. The said equipment and facilities are attached to a line commencing at Pole _____, _____, and extending to include Pole(s)_____. This easement affects land conveyed to the Grantor(s) in a deed from Ruth P. Hopkins, dated September 17, 2010, and recorded in the Knox County Registry of Deeds in Book 4287, Page 123. This easement is an easement in gross and is not for the sole purpose of serving the Grantor(s) or Grantor's lands. The rights granted herein include the right to cut down and trim trees and other vegetation to eliminate vegetation, and modify the growth of trees, which vegetation or growth, in the judgment of Grantees, may interfere with the operation and maintenance of its equipment or facilities; and the right to review and comment on plans for the construction of buildings, structures and improvements within 15 feet of its equipment and facilities (for safety considerations only); and the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

WITNESS the hand and seal of Grantor(s) on this 16th day of June, 2015.

Signed, Sealed and Delivered in the presence of:

Grantor(s) Signature(s)

Charles Harry Hopkins

Charles Harry Hopkins

Printed Name

Donna J Hopkins

Donna J. Hopkins

Printed Name

State of Maine
County of Knox

The above-named Charles Harry Hopkins and Donna J. Hopkins, personally appeared before me this 16th day of June, 2015 and acknowledged the foregoing instrument to be their free act and deed.

Kendra P. Chubbuck
Notary Public/Attorney

Printed Name: Kendra P. Chubbuck
My Commission Expires: 10/27/2018

KENDRA P. CHUBBUCK
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES
OCTOBER 27, 2018

WARRANTY DEED

RUTH P. HOPKINS of Stockton Springs, Maine, for consideration paid, grants to CHARLES HARRY HOPKINS and DONNA J. HOPKINS, both of 172 South Street, Upton, Massachusetts 01568, with Warranty Covenants, as Joint Tenants, the land with any buildings and improvements thereon in Isle au Haut, County of Knox, State of Maine, described as follows:

FIRST PARCEL: A certain lot or parcel of land with the improvements thereon, situated in Isle au Haut, County of Knox, State of Maine, on the easterly side of Head Harbor, so-called, bounded and described as follows, to wit:

Beginning at a stake in stone wall; thence west southwesterly One Hundred Forty-four (144) feet, more or less, to stake and stones; thence One Hundred (100) feet, more or less, to line running easterly between the land of the late Charles L. Bowen and land formerly owned by Ellsworth Thomas; thence along said line easterly One Hundred Sixty (160) feet, more or less, to stake in stone wall; thence southwesterly One Hundred Ten (110) feet, more or less, along said stone wall to the first mentioned bound and place of beginning.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Meaning and intending to convey the same premises conveyed to Harry S. Hopkins and Ruth P. Hopkins by Elmer Bowen by deed dated October 5, 1971, recorded in Knox County Registry of Deeds in Volume 523, Page 73.

SECOND PARCEL: A certain lot or parcel of land, with the improvements thereon, situated in the Town of Isle au Haut, County of Knox, State of Maine, bounded and described as follows, to wit:

Commencing at a point on the shore of the generally easterly side of Head Harbor, so-called, said point being located North fifty-seven degrees West (N 57° W) fifteen (15) feet, more or less, from an iron rod set in the ground; thence South fifty-seven degrees East (S 57° E) fifteen (15) feet, more or less, to said iron rod set in the ground; thence continuing South fifty-seven degrees East (S 57° E) a distance of two hundred sixty-five and seventy-six hundredths (265.76) feet to an iron rod set in the ground; thence South eighty-seven degrees thirty-one minutes East (S 87° 31' E) a
1.

distance of one thousand sixty-four and ninety-eight hundredths (1,064.98) feet to a marker in a ledge/rock; thence continuing South eighty-seven degrees thirty-one minutes East (S 87° 31' E) a distance of one hundred five (105) feet, more or less, to the high water line; thence generally northerly, westerly, and easterly by and along said high water line to a point, said point being North eighty-five degrees forty-eight minutes East (N 85° 48' E) one hundred fifty (150) feet, more or less, from a marker set in a ledge/rock; thence South eighty-five degrees forty-eight minutes West (S 85° 48' W) a distance of one hundred fifty (150) feet, more or less, to said marker set in a ledge/rock; thence continuing South eighty-five degrees forty-eight minutes West (S 85° 48' W) one thousand twenty-eight and fifty-four hundredths (1,028.54) feet to an iron rod set in the ground; thence South two degrees twenty-seven minutes West (S 2° 27' W) a distance of three hundred three and twenty-one hundredths (303.21) feet to a marker set in the ground; thence North eighty-seven degrees thirty-one minutes West (N 87° 31' W) a distance of three hundred twenty-six and seventeen hundredths (326.17) feet to a stone post in a stone wall; thence North thirty degrees thirty minutes East (N 30° 30' E) a distance of two hundred eighty-seven and sixty-two hundredths (287.62) feet to an iron rod set in the ground; thence North fifty-three degrees twenty-three minutes West (N 53° 23' W) one hundred forty and four hundredths (140.04) feet to an iron rod set in the ground; thence South seventy-three degrees thirty-four minutes West (S 73° 34' W) a distance of one hundred thirty-six and seventy-one hundredths (136.71) feet to an iron rod set flush in the road; thence South one degree five minutes West (S 1° 5' W) a distance of fifty (50) feet to an iron rod set in the ground; thence South twenty-seven degrees twenty-seven minutes West (S 27° 27' W) a distance of one hundred fifty-three (153) feet to an iron rod set in the ground; thence North sixty degrees thirteen minutes West (S 60° 13' W) a distance of eighty-two and sixty-six hundredths (82.66) feet to an iron rod set in the ground; thence continuing North sixty degrees thirteen minutes West (N 60° 13' W) a distance of eight (8) feet, more or less, to the shore of Head Harbor; thence in a generally southwesterly and southerly direction, but at all times by and along the shore of Head Harbor, to the point of beginning.

The aforescribed description is based upon a survey plan for Harry S. and Ruth P. Hopkins prepared by Richard A. Buxton, Registered Land Surveyor, under date of May, 1980, revised March, 1981 and July, 1981.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Meaning and intending to convey the same premises conveyed
2.

to Harry S. Hopkins and Ruth P. Hopkins by Gladys E. Harjula, et al by deed dated September 2, 1981, recorded in the Knox County Registry of Deeds in Volume 842, Page 224.

THIRD PARCEL: A certain lot or parcel of land, with the improvements thereon, situated in Isle au Haut, County of Knox, State of Maine, being all and the same premises described as conveyed in deed of Melvin Burke and June K. Burke to Edward Hodgins dated June 29, 1979, and recorded in the Knox County Registry of Deeds in Book 760, Page 231, wherein said premises are bounded and described as follow, to wit:

Beginning at the northeast corner of a certain parcel of land conveyed by Judith Smith to James Canning July 25, 1898 recorded in Knox County Registry of Deeds Volume 345, Page 101; said point of beginning being marked S7 on a survey plan of the central part of Lot 15 by James W. Sewall Company, Old Town, Maine dated August 15, 1975 and updated to April 18, 1979 to reflect Civil Action Docket No. 74-102; thence N 00° 18' 37" E 50 feet to a point marked S10 on said plan; thence N 60° 58' 51" W 75 feet to a point marked S9 on said plan near the top of the bank of Head Harbor; thence S 18° 07' 09" W 144.95 feet to an iron pipe marking the northwest corner of a certain parcel of land conveyed by Elmer P. Bowen to Edward J. Hodgins, said point is marked S14 on said plan; thence S 60° 58' 51" E 75.60 feet to a point marked S15 on said plan; thence N 26° 41' 28" E 100 feet to the point of beginning.

Also granting as appurtenant to the above described lots a right-of-way for all purposes of a way, including easement for the transmission of electrical energy and voice by wire and poles adjacent thereto, over an existing road crossing adjoining land now or formerly owned by James Wilson, et ux and other land now or formerly of Edward Hodgins.

Also granting all right, title and interest in and to the shore and flats extending from the sidelines of the above described lots from high water mark to low water mark.

This lot contains .28 acres, more or less, and is marked Parcel 1 on the Sewall Survey referred to above.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Meaning and intending to convey the same premises conveyed to Ruth P. Hopkins and Harry S. Hopkins by Edward Hodgins by deed dated January 18, 1982, recorded in the Knox County Registry of Deeds in Volume 852, Page 263.

FOURTH PARCEL: A certain lot or parcel of land, with the

improvements thereon, situated on the easterly side of Head Harbor, so-called, in Isle au Haut, County of Knox, State of Maine, and being all and the same premises described as conveyed in deed of Elmer P. Bowen to Edward Joseph Hodgins herein dated July 20, 1970, recorded in the Knox County Registry of Deeds in Volume 655, Page 63, wherein said premises is bounded and described as follows, to wit:

Beginning at the southwesterly corner of the herein described lot at a bolt in ledge; thence northerly fifty-three (53) feet, more or less, to a bolt in boulder; thence easterly one hundred (100) feet, more or less, along the land formerly of James Jenkins and Grace Jenkins to a stake and stones; thence southerly fifty-three (53) feet, more or less, along the land formerly of Charles Bowen to stake and stones; thence one hundred (100) feet, more or less, along the land formerly of the said Charles Bowen to the first mentioned bound and place of beginning at the shore. This line runs westerly.

Any and all other rights; easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Meaning and intending to convey the same premises conveyed to Ruth P. Hopkins and Harry S. Hopkins by Edward Joseph Hodgins by deed dated January 18, 1982, recorded in the Knox County Registry of Deeds in Volume 852, Page 265.

FIFTH PARCEL: A certain lot or parcel of land, with the improvements thereon, situated in the Town of Isle au Haut, County of Knox, State of Maine, bounded and described as follows, to wit:

Commencing at a cross cut in a rock in the shore at the southwest part of the lower cove called the outlet; thence running easterly by the shore to the eastern extremity of a point called the outlet; thence southerly by the shore to the land now or formerly of the Isle au Haut Co.; thence westerly by the said land to the land now or formerly of the Knickerbocker Ice Co.; thence northerly as far as their land extends; thence westerly by said land to land owned by Alfreda Thomas, now or formerly; thence northerly by said Thomas land as far as it extends; thence westerly by same land; thence southerly by the same land to land of James Canning, now or formerly; thence westerly to the eastern shore of Head Harbor; thence northerly by the shore to a crack in a ledge at the mouth of the brook to the land of Henry B. Smith, now or formerly; thence easterly by the land of said Smith to the first mentioned bound; excepting and reserving all rights-of-way belonging to the Knickerbocker Ice Co.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Meaning and intending to convey the same premises conveyed as the First Parcel to Harry S. Hopkins and Ruth P. Hopkins, et al by Melvin Burke and June K. Burke by deed dated September 27, 1979, recorded in the Knox County Registry of Deeds in Volume 768, Page 258; the premises conveyed as the First Parcel in a deed from Basil Bowen to the Hopkins, dated May 4, 1972, recorded in the Knox County Registry of Deeds in Volume 529, Page 592; and the premises described as the First Parcel in a deed from James A. Wilson, et al to the Hopkins, dated September 27, 1979, recorded in the Knox County Registry of Deeds in Volume 768, Page 254.

SIXTH PARCEL: A certain lot or parcel of land, with the improvements thereon, situated in the Town of Isle au Haut, County of Knox, State of Maine, bounded and described as follows, to wit:

Beginning at the shore at a marked ledge; thence east northerly by a stone wall one hundred twenty-nine (129) feet, more or less, to a corner; thence northerly two hundred eighty-four (284) feet, more or less, to a corner of a fence; thence west southerly by the fence to the shore to a marked ledge and by the shore to the bound begun at.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Meaning and intending to convey the same premises conveyed as the Second Parcel to Harry S. Hopkins and Ruth P. Hopkins et al by Melvin Burke and June K. Burke by deed dated September 27, 1979, recorded in the Knox County Registry of Deeds in Volume 768, Page 258; the premises conveyed as the Second Parcel in a deed from Basil H. Bowen to the Hopkins, dated May 4, 1972, recorded in the Knox County Registry of Deeds in Volume 529, Page 592; and the premises described as the Second Parcel in a deed from James A. Wilson, et al to the Hopkins, dated September 27, 1979, recorded in the Knox County Registry of Deeds in Volume 768, Page 254.

SEVENTH PARCEL: A certain lot or parcel of land, with the improvements thereon, situated in the Town of Isle au Haut, County of Knox, State of Maine, bounded and described as follows, to wit:

Beginning at a stake and stones at the northeasterly corner of the premises on the land of Smith, now or formerly; thence south sixty-four and one-half degrees east (S 64 1/2° E), six (6) rods and nineteen (19) links to a stake and stones; thence south twenty-one degrees west (S 21° E)

twelve (12) rods and eighteen (18) links to a corner of land of Alfreda Thomas, now or formerly, north sixty-six degrees west (N 66° W) by said Thomas land six (6) rods and nineteen (19) links; thence north twenty-one degrees east (N 21° E) twelve (12) rods and twenty-one (21) links to the first mentioned bound, containing one-half (1/2) acre, be the same, more or less.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Meaning and intending to convey the same premises conveyed as the Third Parcel to Harry S. Hopkins and Ruth P. Hopkins et al by Melvin Burke and June K. Burke by deed dated September 27, 1979, recorded in the Knox County Registry of Deeds in Volume 768, Page 258; the premises conveyed as the Third Parcel in a deed from Basil H. Bowen to the Hopkins, dated May 4, 1972, recorded in the Knox County Registry of Deeds in Volume 529, Page 592; and the premises described as the Third Parcel in a deed from James A. Wilson, et al to the Hopkins, dated September 27, 1979, recorded in said Registry of Deeds in Volume 768, Page 254.

EIGHTH PARCEL: A certain lot or parcel of land, with the improvements thereon, situated in the Town of Isle au Haut, County of Knox, State of Maine, bounded and described as follows, to wit:

Beginning at an iron bar in a stone wall at the northeast corner being the southeast corner of land of Alfreda Thomas, now or formerly, and the west line of Charles Bowen, now or formerly, south nineteen degrees forty-five minutes west (S 19° 45' W) for one hundred thirty-two (132) feet, more or less, to a corner in the stone wall; thence south ten degrees thirty minutes west (S 10° 30' W) for three hundred ninety-six (396) feet, more or less, to a mark on tree stump which is the north line of the Isle au Haut Company, now or formerly; thence north eighty-four degrees forty-three minutes west (N 84° 43' W) for one hundred ninety-nine (199) feet, more or less, to a stake in the ground; following the same course to high water mark of the harbor; thence north along the shore six hundred fifty (650) feet, more or less, to where high water is intersected by a line running north fifty degrees forty-five minutes west (N 50° 45' W), a distance of two hundred twenty-three and five tenths (223.5) feet from the place of beginning; thence south fifty-four degrees forty-five minutes east (S 54° 45' E) along the south line of Alfreda Thomas, now or formerly, for thirty-five (35) feet, more or less, to a stake in the ground, following the same course for one hundred eighty-eight and five tenths (188.5) feet to the beginning, containing three (3) acres.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Meaning and intending to convey the Fourth Parcel conveyed by Melvin Burke, et al to Harry S. Hopkins and Ruth P. Hopkins by deed dated September 27, 1979, recorded in the Knox County Registry of Deeds in Volume 768, Page 258; the same premises conveyed as the Fourth Parcel to the Hopkins by Basil H. Bowen by deed dated May 4, 1972, recorded in the Knox County Registry of Deeds in Volume 529, Page 592; and premises described as the Fourth Parcel to the Hopkins by James A. Wilson, et al by deed dated September 27, 1979, recorded in the Knox County Registry of Deeds in Volume 768, Page 254.

EXCEPTING AND RESERVING from parcels Fifth, Sixth, Seventh and Eighth the following:

(a) EXCEPTING AND RESERVING a certain lot or parcel of land, with the improvements thereon, situated on the Island of Isle au Haut, County of Knox, State of Maine, being bounded and described as follows, to wit:

Beginning at a rock cairn, said rock cairn being located S 79° 51' 27" W, a distance of 100 feet from a crosscut on a ledge in Outlet Cove, which rock cairn is marked S2.2 on a survey plan, central part of Lot 15 for Melvin Burke, Isle au Haut, Knox County, Maine, James W. Sewall Company, Old Town, Maine dated August 15, 1975 and signed by Sherwood J. Tuell, Registered Land Surveyor No. 256; which plan was updated April 18, 1979; thence S 10° 08' 33" E, 145.81 feet to a point marked S3.1 on said survey; thence S 59° 05' 53" W, for a distance of 741.63 feet to an iron bolt marked S4 on said survey; thence S 77° 14' 44" W for a distance of 197.39 feet to a hub marked S5 on said survey; thence N 54° 08' 35" W by and along a rock wall for a distance of 111.27 feet to a point marked S5.1 on said survey; thence N 44° 39' 53" E for a distance of 48.83 feet to an iron bolt in ledge marked S11 on said survey; thence N 36° 26' 56" E for a distance of 461.15 feet to a point marked S2 on said survey; thence N 81° 32' 07" E for a distance of 253.40 feet to a rock cairn on a ledge marked S2.1 on said survey; thence N 79° 51' 27" E for a distance of 339.75 feet to a rock cairn marked S2.2 on said survey, which is the point of beginning.

(b) EXCEPTING AND RESERVING a certain lot or parcel of land, with the buildings thereon, situated on the Island of Isle au Haut, County of Knox, State of Maine, bounded and described as follows:

Beginning at a point on the generally easterly shore of Head Harbor, which point is marked S8 on a survey plan, central

part of Lot 15 for Melvin Burke, Isle au Haut, Knox County, Maine, James W. Sewall Company, Old Town, Maine, dated August 15, 1975 and signed by Sherwood J. Tuell, Registered Land Surveyor No. 256; thence generally northerly, but at all times by and along the generally easterly sideline of Head Harbor to a point marked S1 on said plan; thence N 79° 21' 18" E a distance of 468.43' to a point marked S2 on said Plan; thence S 36° 26' 56" W a distance of 461.15' to an iron bolt in ledge, being marked S11 on said Plan; thence S 72° 47' 50" W a distance of 197.07' to a point marked S10 on said Plan; thence S 00° 18' 37" W a distance of 50' to a point marked S7; thence N 60° 58' 51" W a distance of 84' to a point marked S8 on said Plan; said point marking the point of beginning.

(c) EXCEPTING AND RESERVING the premises described in a deed from Charles L. Bowen to H. Edwin Harjula, et ux, dated October 10, 1936, and recorded in the Knox County Registry of Deeds in Volume 250, Page 330.

(d) EXCEPTING AND RESERVING the premises described in a deed from Charles L. Bowen to Rena G. Erickson, et al, dated December 13, 1940, and recorded in the Knox County Registry of Deeds in Volume 267, Page 201.

(e) EXCEPTING AND RESERVING the premises described in a deed from Charles L. Bowen to Clarise B. Colby, et al, dated December 20, 1941, recorded in the Knox County Registry of Deeds in Volume 269, Page 248.

(f) EXCEPTING AND RESERVING the premises described in a deed from Charles L. Bowen to Elmer L. Bowen, dated October 26, 1946, recorded in the Knox County Registry of Deeds in Volume 296, Page 62.

(g) EXCEPTING AND RESERVING a certain lot or parcel of land situated on the Island of Isle au Haut, County of Knox, State of Maine, bounded and described as follows:

Beginning at an iron bolt in ledge, which bolt is marked S11 on a Survey Plan, "Central part of Lot 15 for Melvin Burke, Isle au Haut, Knox County, Maine" dated August 15, 1975 and signed by Sherwood J. Tuell, Registered Land Surveyor No. 256; which was updated April 18, 1979; thence South forty-four degrees thirty-nine minutes fifty-three seconds West (S 44° 39' 53" W) a distance of forty-eight and eighty-three hundredths (48.83) feet to a point; said point marked S5.1 on said Plan; thence north fifty-four degrees, eight minutes and thirty-five seconds West (N 54° 8' 35" W), but at all times by and along the center of a stone wall and an extension thereof, a distance of thirty (30) feet, more or less, to a point; thence North seventy-two degrees forty-eight.

seven minutes and fifty seconds East (N 72° 47' 50" E) a distance of sixty (60) feet, more or less, to an iron bolt in ledge, said iron bolt being S11 on said Plan, and the point of beginning.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Being the same premises described in a deed to the Grantor from Harry S. Hopkins, dated June 12, 1986 and recorded in Knox County Registry of Deeds, Book 1095, Page 280.

IN WITNESS WHEREOF the Grantor has signed this deed as an instrument under seal this 17th day of September, 2010.

Witness:

Lawrence E. Merrill

Ruth P. Hopkins
Ruth P. Hopkins

STATE OF MAINE
COUNTY OF PENOBSCOT, ss.

September 17, 2010

Personally appeared the above named Ruth P. Hopkins acknowledged the foregoing instrument to be her free act and deed.

Before me,

Lawrence E. Merrill
Notary Public--Attorney at Law
Printed Name:

Lawrence E. Merrill
Bar # 990

KNOX SS: RECEIVED

Sep 20, 2010
at 08:52A
ATTEST: LISA J SIMMONS
REGISTER OF DEEDS

Isle au Haut Electric Power Company
1 Landing Lane, P.O. Box 65
Isle au Haut, ME 04645

Standard Pole and Power Line Easement

Carolyn B. Lowe having a mailing address of 24 Dummer Street, Apt. G, Bath, State of Maine, ("Grantor(s)"), for consideration given, grants to the Isle au Haut Electric Power Company, (Power Company) a Maine Corporation with an office at Isle au Haut, Maine, and TDS Telecommunications Corporation (Telephone and Internet Company) a Wisconsin corporation, with a mailing address of 525 Junction Road, Madison, WI 53717, and their respective successors and assigns (collectively "Grantees"), with warranty covenants, the right and easement to erect, maintain, rebuild, re-space, patrol, operate, and remove and do all other actions involving electric and communication distribution equipment and facilities, consisting of poles, wires, cables, anchors, guywires or push-braces, together with all necessary fixtures and appurtenances over and across a portion of the surface of the land of the Grantor in the Town of Isle au Haut, Knox County, Maine. The said equipment and facilities are attached to a line commencing at Pole _____, _____, and extending to include Pole(s)_____. This easement affects land conveyed to the Grantor(s) in a deed from Book 250, No Page Number, dated October 10, 1936, and recorded in the Knox County Registry of Deeds in Book 2417, Page 204. This easement is an easement in gross and is not for the sole purpose of serving the Grantor(s) or Grantor's lands. The rights granted herein include the right to cut down and trim trees and other vegetation to eliminate vegetation, and modify the growth of trees, which vegetation or growth, in the judgment of Grantees, may interfere with the operation and maintenance of its equipment or facilities; and the right to review and comment on plans for the construction of buildings, structures and improvements within 15 feet of its equipment and facilities (for safety considerations only); and the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

WITNESS the hand and seal of Grantor(s) on this 13th day of June, 2015.

Signed, Sealed and Delivered in the presence of:

Grantor Signature

Carolyn B. Lowe

CAROLYN B. LOWE
Printed Name

State of Maine
County of Knox

The above-named Carolyn B. Lowe, personally appeared before me this 13th day of June, 2015 and acknowledged the foregoing instrument to be her free act and deed.

Kendra P. Chubbuck
Notary Public/Attorney

Printed Name: Kendra P. Chubbuck
My Commission Expires: 10/27/2018

KENDRA P. CHUBBUCK

NOTARY PUBLIC, MAINE

MY COMMISSION EXPIRES
OCTOBER 27, 2018

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE
(Testate)

KNOW ALL MEN BY THESE PRESENTS, that **CAROLYN B. LOWE** of Brunswick, Maine, duly appointed and acting Personal Representative of the **ESTATE OF GLADYS B. HARJULA**, deceased, whose will was duly admitted to probate in the Probate Court for Cumberland County, Maine, (Docket No. 98-1295), by the power conferred by law, and every other power, in distribution of the estate, grants to **CAROLYN B. LOWE**, being the person entitled to distribution, the real property at Head Harbor, in Isle Au Haut, in Knox County, Maine, described as follows:

A certain lot or parcel of land together with the buildings thereon situated at Head Harbor, so called, in Isle Au Haut, in Knox County, and State of Maine bounded and described as follows:

BEGINNING at corner of stone-wall and iron bolt and running Southeast by East, one hundred fifty (150) feet to stake and stones; thence Southwest by South fifty (50) feet to stake and stones; thence Northwest by West, one hundred fifty (150) feet to iron bolt in stone-wall; thence fifty (50) feet along stone-wall to first mentioned bounds, with right of way to road.

Reference is hereby made to warranty deed from Charles L. Bowen and Beatrice M. Bowen to H. Edwin Harjula and Gladys E. Harjula dated October 10, 1936 and recorded in Knox County Registry of Deeds at Book 250, Page 330. Said H. Edwin Harjula died on September 27, 1969, whose will was duly probated in Cumberland County Probate Court.

Witness her hand and seal this 7 day of 9, 1999.

WITNESS:

ESTATE OF GLADYS B. HARJULA

Ann Hartzler

Carolyn B. Lowe P.R.
Carolyn B. Lowe, Personal Representative

STATE OF MAINE
County of Cumberland, ss.

July 9, 1999

Then personally appeared the above-named Carolyn B. Lowe in her capacity as Personal Representative of the Estate of Gladys B. Harjula, acknowledges the foregoing instrument to be her free act and deed.

Before me,

Ann Hartzler
Notary Public/Attorney at Law
(Notary please type in name under signature and affix seal and date commission expires)

Ann Hartzler
Notary Public, Maine
My Commission Expires: 2/12/2000

KNOX SS: RECEIVED

1999 OCT 26 AM 11:27

ATTEST:

Belle M. Crane
REGISTER OF DEEDS

SEARCHED

530 ✓

(Book 250)

Warranty

Bowen

to

Harjula, et

al

Isle Au Haut

KNOW ALL MEN by these Presents,

That I, Charles L. Bowen of Rockland, in the County of Knox and State of Maine,

in consideration of one dollar and other good and valuable considerations, paid by

H. Edwin Harjula and Gladys E. Harjula, both of South Thomaston, in said County and State, I do hereby acknowledge, do hereby give, GRANT, BARGAIN, SELL AND CONVEY, unto the said

H. Edwin Harjula and Gladys E. Harjula, their heirs and assigns forever, a certain lot or parcel of land situated at Head Harbor, so called, in Isle Au Haut, in said County and State, and bounded and described as follows:

BEGINNING at corner of stone-wall and iron bolt and running Southeast by East, one hundred fifty (150) feet to stake and stones; thence Southwest by South fifty (50) feet to stake and stones; thence Northwest by west, one hundred fifty (150) feet to iron bolt in stone-wall; thence fifty (50) feet along stone-wall to first mentioned bounds, with right of way to road.

~~To father and to hold~~, the aforementioned and bargained premises with all the privileges and appurtenances thereof to the said H. Edwin Harjula and Gladys E. Harjula, their heirs and assigns, to them and their use and behoof forever.
And I do COVENANT with the said Grantee S, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances;

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

In witness whereof, I the said Charles L. Bowen and Beatrice M. Bowen wife of the said - Charles L. Bowen

joining in this deed as Grantee, and relinquishing and conveying her right by descent and all other rights in the above described premises hereunto set our hand and seal s this tenth day of October in the year of our Lord one thousand nine hundred and thirty-six.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Gilford B. Butler
to both

Charles L. Bowen L.S.
Beatrice M. Bowen. L.S.

The consideration for this deed is less than one hundred dollars.

State of Spain, Knox ss. October 10th, 1936. Personally appeared the above named Charles L. Bowen and acknowledged the above instrument to be his free act and deed.

Before me, Gilford B. Butler
Justice of the Peace

Received October 17, 1936 at 11h. 32m. A. M., and recorded according to the original.

Isle au Haut Electric Power Company
1 Landing Lane, P.O. Box 65
Isle au Haut, ME 04645

Standard Pole and Power Line Easement

Marjorie L. Colby having a mailing address of 125 Bull Rock Road, West Bath, State of Maine, ("Grantor(s)"), for consideration given, grants to the Isle au Haut Electric Power Company, (Power Company) a Maine Corporation with an office at Isle au Haut, Maine, and TDS Telecommunications Corporation (Telephone and Internet Company) a Wisconsin corporation, with a mailing address of 525 Junction Road, Madison, WI 53717, and their respective successors and assigns (collectively "Grantees"), with warranty covenants, the right and easement to erect, maintain, rebuild, re-space, patrol, operate, and remove and do all other actions involving electric and communication distribution equipment and facilities, consisting of poles, wires, cables, anchors, guywires or push-braces, together with all necessary fixtures and appurtenances over and across a portion of the surface of the land of the Grantor in the Town of Isle au Haut, Knox County, Maine. The said equipment and facilities are attached to a line commencing at Pole _____ and extending to include Pole(s) _____. This easement affects land conveyed to the Grantor(s) in a deed from Book 852, Page 83, dated October 27, 1981, and recorded in the Knox County Registry of Deeds in Book 3248, Page 104 (Trustees of the Colby Family Real Estate Trust, dated June 21, 2004 (Formerly Donald A. Colby, Sr. and Marjorie L. Colby Warranty Deed Book 1459, Page 219, dated November 7, 1990.)) This easement is an easement in gross and is not for the sole purpose of serving the Grantor(s) or Grantor's lands. The rights granted herein include the right to cut down and trim trees and other vegetation to eliminate vegetation, and modify the growth of trees, which vegetation or growth, in the judgment of Grantees, may interfere with the operation and maintenance of its equipment or facilities; and the right to review and comment on plans for the construction of buildings, structures and improvements within 15 feet of its equipment and facilities (for safety considerations only); and the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

WITNESS the hand and seal of Grantor(s) on this 13 day of June, 2015.

Signed, Sealed and Delivered in the presence of:

Grantor Signature

Marjorie L. Colby

MARJORIE L. Colby

Printed Name

State of Maine

County of Maine, Sagadahoc

The above-named Marjorie L. Colby, personally appeared before me this 13 day of June, 2015 and acknowledged the foregoing instrument to be her free act and deed.

D. Borong
Notary Public/Attorney
Printed Name: D. Borong
My Commission Expires: 3-17-2020



**Isle au Haut Electric Power Company
1 Landing Lane, P.O. Box 65
Isle au Haut, ME 04645**

Standard Pole and Power Line Easement

Marjorie L. Colby having a mailing address of 125 Bull Rock Road, West Bath, State of Maine, ("Grantor(s)"), for consideration given, grants to the Isle au Haut Electric Power Company, (Power Company) a Maine Corporation with an office at Isle au Haut, Maine, and TDS Telecommunications Corporation (Telephone and Internet Company) a Wisconsin corporation, with a mailing address of 525 Junction Road, Madison, WI 53717, and their respective successors and assigns (collectively "Grantees"), with warranty covenants, the right and easement to erect, maintain, rebuild, re-space, patrol, operate, and remove and do all other actions involving electric and communication distribution equipment and facilities, consisting of poles, wires, cables, anchors, guywires or push-braces, together with all necessary fixtures and appurtenances over and across a portion of the surface of the land of the Grantor in the Town of Isle au Haut, Knox County, Maine. The said equipment and facilities are attached to a line commencing at Pole _____, _____, and extending to include Pole(s)_____. This easement affects land conveyed to the Grantor(s) in a deed from Book 852, Page 83, dated October 27, 1981, and recorded in the Knox County Registry of Deeds in Book 3248, Page 104 (Trustees of the Colby Family Real Estate Trust, dated June 21, 2004 (Formerly Donald A. Colby, Sr. and Marjorie L. Colby Warranty Deed Book 1459, Page 219, dated November 7, 1990.) This easement is an easement in gross and is not for the sole purpose of serving the Grantor(s) or Grantor's lands. The rights granted herein include the right to cut down and trim trees and other vegetation to eliminate vegetation, and modify the growth of trees, which vegetation or growth, in the judgment of Grantees, may interfere with the operation and maintenance of its equipment or facilities; and the right to review and comment on plans for the construction of buildings, structures and improvements within 15 feet of its equipment and facilities (for safety considerations only); and the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

WITNESS the hand and seal of Grantor(s) on this _____ day of _____, 2015.

Signed, Sealed and Delivered in the presence of:

Grantor Signature

Printed Name

State of Maine

County of _____

The above-named Marjorie L. Colby, personally appeared before me this _____ day of _____, 2015 and acknowledged the foregoing instrument to be her free act and deed.

Notary Public/Attorney

Printed Name:

My Commission Expires:

Isle au Haut

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

Donald A. Colby, Sr., of West Bath, County of Sagadahoc and State of Maine

FOR CONSIDERATION PAID - GRANTS TO

Donald A. Colby, Sr., and Marjorie L. Colby, both of West Bath, County of Sagadahoc and State of Maine

WITH WARRANTY COVENANTS AS JOINT TENANTS the land in Isle Au Haut, County of Knox and State of Maine

A certain lot or parcel of land, together with any buildings thereon, situated in said Isle Au Haut, more particularly bounded and described as follows:

STARTING on the shore at the Northeast corner of property conveyed to Rena G. Erickson and Henry Erickson, Sr.;
THENCE in a Westerly direction following said Erickson's North line, now or formerly, to the shore of Head Harbor;
THENCE N 8° 17' E 306.49 feet more or less to a marker;
THENCE in a general Southeasterly direction 265.76 feet to a marker;
THENCE continuing Easterly 1064.98 feet, more or less, to the shore of the Atlantic Ocean;
THENCE following the shore in a general Southwesterly direction to the point of beginning.

Meaning and intending to convey and hereby conveying all and the same premises conveyed to the Grantor herein and Peggy B. Colby by Deed of Gady B. Harjula, Peggy B. Colby and Rena G. Erickson dated October 27, 1981, and recorded in the Knox County Registry of Deeds in Book 852, Page 83.

WITNESS my hand and seal this 7th day of November, 1990.

Jean A. Beal

Donald A. Colby Sr.
Donald A. Colby, Sr.

STATE OF MAINE

Sagadahoc, ss.

November 7th, 1990

Then personally appeared the above-named Donald A. Colby, Sr., and acknowledged the foregoing instrument to be his free act and deed,

BEFORE ME,

KNOX SS: RECEIVED

90 NOV -8 AM 9:54

Jean A. Beal
REGISTER OF DEEDS

Jean A. Beal
Notary Public
My Commission Expires:
JEAN A. BEAL
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 14 1994
Printed or Typed Name of Notary



WARRANTY DEED

DONALD A. COLBY, SR. and MARJORIE L. COLBY, both of Bath, County of Sagadahoc and State of Maine

FOR CONSIDERATION PAID ~ GRANT TO

DONALD A. COLBY, SR. and MARJORIE L. COLBY, as TRUSTEES OF THE COLBY FAMILY REAL ESTATE TRUST, dated June 21, 2004,

WITH WARRANTY COVENANTS the land in Isle Au Haut, County of Knox and State of Maine:

A certain lot or parcel of land, together with any buildings thereon, situated in said Isle Au Haut, more particularly bounded and described as follows:

STARTING on the shore at the northeast corner of property conveyed to Rena G. Erickson and Henry Erickson, Sr.:

THENCE in a westerly direction following said Erickson's north line, now or formerly, to the shore of Head Harbor;

THENCE N 8° 17' E 306.49 feet, more or less, to a marker;

THENCE in a general southeasterly direction 265.76 feet to a marker;

THENCE continuing easterly 1,064.98 feet, more or less, to the shore of the Atlantic Ocean;


THENCE following the shore in a general southwesterly direction to the point of beginning.

FOR SOURCE OF TITLE, reference may be had to a Warranty Deed of Donald A. Colby, Sr. to the Grantors herein, dated November 7, 1990 and recorded in Book 1459, Page 219.

WITNESS our hands and seals this 21st day of June, 2004.



Witness



Donald A. Colby, Sr.



Witness



Marjorie L. Colby

STATE OF MAINE
Sagadahoc, ss.

June 21, 2004

Then personally appeared the above named Donald A. Colby, Sr. and Marjorie L. Colby and acknowledged the foregoing instrument to be their free act and deed,

BEFORE ME,



Notary Public/Attorney at Law

Printed Name: Carl W. Stinson

KNOX SS: RECEIVED
Jul 02, 2004
at 10:11:12A
ATTEST: LISA J NORANG
REGISTER OF DEEDS

Isle au Haut Electric Power Company
1 Landing Lane, P.O. Box 65
Isle au Haut, ME 04645

Standard Pole and Power Line Easement

John Blaisdell and Paula Greatorex having a mailing address of P.O. Box 1, Isle au Haut, State of Maine, ("Grantor(s)"), for consideration given, grants to the Isle au Haut Electric Power Company, (Power Company) a Maine Corporation with an office at Isle au Haut, Maine, and TDS Telecommunications Corporation (Telephone and Internet Company) a Wisconsin corporation, with a mailing address of 525 Junction Road, Madison, WI 53717, and their respective successors and assigns (collectively "Grantees"), with warranty covenants, the right and easement to erect, maintain, rebuild, re-space, patrol, operate, and remove and do all other actions involving electric and communication distribution equipment and facilities, consisting of poles, wires, cables, anchors, guywires or push-braces, together with all necessary fixtures and appurtenances over and across a portion of the surface of the land of the Grantor in the Town of Isle au Haut, Knox County, Maine. The said equipment and facilities are attached to a line commencing at Pole _____, _____, and extending to include Pole(s)_____. This easement affects land conveyed to the Grantor(s) in a deed from Book 1448, Page 309, dated November 23, 1982, and recorded in the Knox County Registry of Deeds in Book 3186, Page 311. This easement is an easement in gross and is not for the sole purpose of serving the Grantor(s) or Grantor's lands. The rights granted herein include the right to cut down and trim trees and other vegetation to eliminate vegetation, and modify the growth of trees, which vegetation or growth, in the judgment of Grantees, may interfere with the operation and maintenance of its equipment or facilities; and the right to review and comment on plans for the construction of buildings, structures and improvements within 15 feet of its equipment and facilities (for safety considerations only); and the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

WITNESS the hand and seal of Grantor(s) on this 23rd day of June, 2015.

Signed, Sealed and Delivered in the presence of:

Grantor(s) Signature(s)

John Blaisdell
JOHN BLAISDELL

Printed Name

Paula Greatorex
Paula Greatorex

Printed Name

State of Maine
County of Knox

The above-named John Blaisdell and Paula Greatorex, personally appeared before me this 23rd day of June, 2015 and acknowledged the foregoing instrument to be their free act and deed.



Kendra P. Chubbuck
Notary Public/Attorney

Printed Name: Kendra P. Chubbuck
My Commission Expires: 10/27/2018

KENDRA P. CHUBBUCK
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES
OCTOBER 27, 2018

QUITCLAIM DEED

Doc# 4076
Bk: 3186 Pg: 311

KNOW ALL PERSONS BY THESE PRESENTS, That we, LOUIS F. BLAISDELL and ANNE P. BLAISDELL of Orland, Maine, for consideration paid, grant to JOSHUA ERIC BLAISDELL, JOHN BLAISDELL and PAULA GREATOREX, Trustees of THE SALTWATER FARM TRUST, of Box 1B, Isle au Haut, Maine 04645, with QUITCLAIM COVENANT, a certain lot or parcel of land together with the improvements thereon, and appurtenances thereto, situated in the Town of Isle au Haut, County of Knox, and State of Maine, and more fully bounded and described as follows:

"Beginning at an iron rod set in the ground at the high water mark on the easterly side of Head Harbor; thence north seventy-nine degrees twenty-one minutes eighteen seconds East (N 79° 21' 18" E) through a drill hole in ledge a distance of three hundred forty (340) feet, more or less, to an iron stake set in the ground; thence north twelve degrees thirty minutes west (N 12° 30' W) by and along land now or formerly of Hollis B. Nevells a distance of three hundred fifty-five (355) feet, more or less, to a point; thence in a southwesterly direction by and along a gravel road a distance of two hundred forty-nine (249) feet, more or less, to a wooden bridge; thence southwesterly two hundred sixty (260) feet, more or less, to the iron rod marking the point of beginning."

Together with any and all other rights, easements, privileges and appurtenances belonging to the granted estate.

Being the same property conveyed from Harry S. Hopkins and Ruth P. Hopkins, to Louis F. Blaisdell and Anne P. Blaisdell, as joint tenants, and recorded on November 23, 1982 in the Knox County Registry of Deeds in Book 1448, Page 309. Further being the same property conveyed from the grantors herein to themselves as tenants-in-common, by deed dated February 1, 2000, and recorded on February 16, 2000 in the Knox County Registry of Deeds in Book 2451, Page 120.

IN WITNESS WHEREOF, Louis F. Blaisdell and Anne P. Blaisdell, have caused this deed to be executed this 29th day of March 2004.

Louis F. Blaisdell

Louis F. Blaisdell

Anne P. Blaisdell

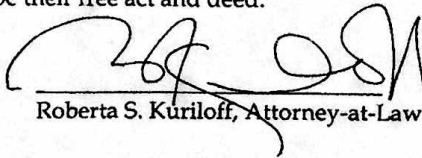
Anne P. Blaisdell

KNOX SS: RECEIVED
Mar 31, 2004
at 01:03:39P
ATTEST: LISA J MORANG
REGISTER OF DEEDS

STATE OF MAINE
HANCOCK COUNTY, SS.

Dated: March 29, 2004

Personally appeared the above-named Louis F. Blaisdell and Anne P. Blaisdell, and acknowledged the foregoing instrument to be their free act and deed.


Roberta S. Kuriloff, Attorney-at-Law

**Isle au Haut Electric Power Company
1 Landing Lane, P.O. Box 65
Isle au Haut, ME 04645**

Standard Pole and Power Line Easement

Kendra P. Chubbuck and John D. DeWitt having a mailing address of 1 Ridge Road, P.O. Box 44, Isle au Haut, State of Maine, ("Grantor(s)"), for consideration given, grants to the Isle au Haut Electric Power Company, (Power Company) a Maine Corporation with an office at Isle au Haut, Maine, and TDS Telecommunications Corporation (Telephone and Internet Company) a Wisconsin corporation, with a mailing address of 525 Junction Road, Madison, WI 53717, and their respective successors and assigns (collectively "Grantees"), with warranty covenants, the right and easement to erect, maintain, rebuild, re-space, patrol, operate, and remove and do all other actions involving electric and communication distribution equipment and facilities, consisting of poles, wires, cables, anchors, guywires or push-braces, together with all necessary fixtures and appurtenances over and across a portion of the surface of the land of the Grantor in the Town of Isle au Haut, Knox County, Maine. The said equipment and facilities are attached to a line commencing at Pole _____, _____, and extending to include Pole(s) _____. This easement affects land conveyed to the Grantor(s) in a deed from Book 2565, Page 228, dated January 30, 2001, and recorded in the Knox County Registry of Deeds in Book 2663, Pages 079 and 080. This easement is an easement in gross and is not for the sole purpose of serving the Grantor(s) or Grantor's lands. The rights granted herein include the right to cut down and trim trees and other vegetation to eliminate vegetation, and modify the growth of trees, which vegetation or growth, in the judgment of Grantees, may interfere with the operation and maintenance of its equipment or facilities; and the right to review and comment on plans for the construction of buildings, structures and improvements within 15 feet of its equipment and facilities (for safety considerations only); and the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

WITNESS the hand and seal of Grantor(s) on this 17th day of June, 2015.

Signed, Sealed and Delivered in the presence of:

Grantor(s) Signature(s)

John D. DeWitt

Kendra P. Chubbuck

John D. DeWitt

Kendra P. Chubbuck

Printed Name

Printed Name

State of Maine
County of Knox

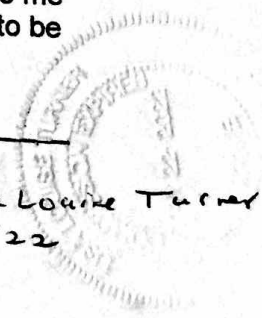
The above-named Kendra P. Chubbuck and John D. DeWitt, personally appeared before me this 17th day of June, 2015 and acknowledged the foregoing instrument to be their free act and deed.

Lisa Louise Turner

Notary Public/Attorney

Printed Name: 6/17/15 Lisa Louise Turner

My Commission Expires: 5/22/22



001920

WARRANTY DEED

We, HENRY ERICKSON, SR., and RENA G. ERICKSON of 240 Beechwood Street, Thomaston, Knox County, ME 04864, for consideration paid, grant to KENDRA P. CHUBBUCK of 21 Hunnewell Lane, Woolwich, Sagadahoc County, ME 04579, with Warranty Covenants, three certain lots or parcels of land with the buildings thereon situated in Isle Au Haut, Knox County, Maine, bounded and described as follows:

PARCEL FIRST: BEGINNING at corner of land now or formerly of Isle Au Haut Land Company and land now or formerly of Knickerbocker Ice Company following the line of land now or formerly of Charles L. Bowen between the Ice Company in a Northerly direction, two hundred forty-four (244) feet to stake and stone; thence Easterly, two hundred forty-four (244) feet to stake and stones; thence Southerly two hundred forty-four (244) feet to line of said Isle Au Haut Land Company; thence Westerly along Isle Au Haut Land Company, two hundred forty-four (244) feet to first mentioned bound, together with right of ingress and egress.

Reference is made to deed of Charles L. Bowen to Rena G. & Henry Erickson dated 13 December 1940 and recorded in the Knox County Registry of Deeds at Book 267, Page 201.

PARCEL SECOND: BEGINNING at corner of stone wall, said corner being 132 feet bearing South 19 deg. 45 min. West from the southeast corner of land now or formerly of Charles L. Bowen; thence Westerly by said stone wall and by a line in continuation thereof and running by land of said Bowen 216 feet, more or less, to the waters of Head Harbor; thence Southerly by said Harbor to line of land now or formerly of Isle au Haut Land Company; thence South 84 deg. 43 min. East by land of said Company 38 feet, more or less, to a stake and thence continuing the same course by land of said Company 199 feet to a mark in a tree stump at corner of land of Henry & Rena G. Erickson and land of said Company; thence North 10 deg. 30 min. East by land of said Erickson and by land of said Bowen 396 feet, more or less, to the place of beginning.

Reference is made to deed of Charles L. Bowen to Henry & Rena G. Erickson dated 19 December 1956 and recorded in the Knox County Registry of Deeds at Book 352, Page 450.

PARCEL THIRD: BEGINNING at a brass disk in the ledge on the shore; thence N 89° 23' W 499.95 feet to the Southeast corner of property of Rena G. & Henry Erickson, Sr.; thence Northerly-Westerly-and Southerly following said Ericksons' East North and West bounds to a rock in a pile of stones; thence N 89° 37' W 204.13 feet to a brass disc top of large boulder at grass line; thence following the shore line N 9° 35' E 421.97 feet, more or less, following the shore to a marker; thence in a general Easterly direction 1004.58 feet, more or less, to the shore; thence following the shore in a general Southwesterly direction to the point of beginning.

Reference is made to deed of Gladys B. Harjula and Peggy Colby to Rena G. & Henry Erickson, Sr., dated 27 October 1981 and recorded in the Knox County Registry of Deeds at Book 852, Page 77.

Witness our hands and seals this 30th day of JANUARY 2001.

Witness signatures: [Signature] Witness, [Signature] Henry Erickson, Sr., [Signature] Rena G. Erickson

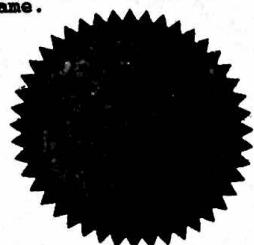
STATE OF MAINE COUNTY OF KNOX

January 30 2001.

Personally appeared the above named Henry Erickson, Sr., and Rena G. Erickson and acknowledged the foregoing instrument to be their free act and deed.

Before me, [Signature] Notary Public ATTORNEY AT LAW BANDAL E. WATKINS IV Type or print name.

KNOX SS: RECEIVED 2001 FEB 21 PM 12:42 ATTEST: Betty L. Mason REGISTER OF DEEDS FOR REGISTRY USE ONLY



"MAINE REAL ESTATE TRANSFER TAX PAID"

A

011879

BK 2663 PG 079

QUITCLAIM DEED

KENDRA P. CHUBBUCK, being single, of Woolwich, Sagadahoc County, Maine, for consideration paid, GRANTS to KENDRA P. CHUBBUCK, of Woolwich, Sagadahoc County, Maine, whose mailing address is 21 Hunnewell Lane, Woolwich, ME 04578, with Quitclaim Covenant, a certain lot or parcel of land, with improvements thereon, located in Head Harbor, Isle au Haut, Knox County, Maine bounded and described as follows:

BEGINNING at a drill hole in ledge found on the bank of Head Harbor at the southwesterly corner of land described in a deed to Colby recorded in Book 852, Page 083, Knox County Registry of Deeds; thence South 83 degrees 21 minutes East 1,206.80 feet by and along the southerly line of land of said Colby, to a drill hole in ledge found on the bank of the Atlantic Ocean at the southeasterly corner of land of said Colby; thence continuing South 83 degrees 21 minutes East 112 feet, more or less, continuing along the southerly line of said Colby, to a point on said high waterline of said Atlantic Ocean; thence in a southwesterly direction 343 feet, more or less, by and along the high waterline of said Atlantic Ocean to a point on said high waterline; thence South 89 degrees 21 minutes West 21 feet, more or less, to a brass disk in ledge found at the northeasterly corner of land described to Acadia National Park as recorded in Book 282, Page 088, said disk being located, for a tie line, South 15 degrees 02 minutes West 271.70 feet from the last mentioned drill hole found; thence continuing South 89 degrees 21 minutes West 1,198.50 feet by and along the northerly line of land of said Acadia National Park, passing through an iron bolt found, to a brass disk in ledge found on the bank of said Head Harbor at the northwesterly corner of land of said Acadia National Park, said disk being located for a tie line, South 9 degrees 35 minutes West 421.80 feet from the drill hole found at the point of beginning; thence continuing South 89 degrees 21 minutes West 19 feet continuing along the northerly line of land of said Acadia National Park to a point on said high waterline of said Head Harbor; thence in a northerly direction 619 feet, more or less, by and along the high waterline of said Head Harbor, to a point on said high waterline; thence South 83 degrees 21 minutes East 7 feet, more or less, by and along the southerly line of land of said Colby to the drill hole found at the point of beginning. This land parcel containing 10.03 acres, more or less. Bearings are magnetic and have been rotated to a plan by Richard Buxton entitled "Survey Plan for Peggy Colby" dated May 1980.

TOGETHER WITH all rights in and to the shore and flats adjacent to the above described property.

TOGETHER WITH the rights of ingress and egress over the "grass road" and access road between the town road and the premises in question as

BK 2663 PG 080

partially depicted on plan referred to below and as currently and historically used. Together with easements for all purposes, including utilities, as currently and historically used.

REFERENCE IS HEREBY MADE TO survey entitled "Boundary Survey of the Kendra Chubbuck Property, Head Harbor, Isle au Haut, Knox County, Maine" dated July 9, 2001 as prepared by Sage Collins Surveying, Inc., Blue Hill, ME and recorded in Plan Book 14, Page 200, Knox County Registry of Deeds. (Cabinet)

BEING THE SAME PREMISES conveyed by Warranty Deed from Henry Erickson and Rena Erickson to Kendra P. Chubbuck as recorded in Book 2565, Page 228, Knox County Registry of Deeds.

THE PURPOSE OF THIS DEED is to utilize the new survey description of the above premises and to adequately reference the Standard Boundary Survey referred to above.

WITNESS my hand and seal this 18th day of July, 2001.

SIGNED SEALED AND DELIVERED IN THE PRESENCE OF:

[Signature] Witness

[Signature] Kendra P. Chubbuck

STATE OF MAINE Lincoln SS.

July 18, 2001

Then personally appeared the above named Kendra P. Chubbuck and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature] Notary Public

Anne D. Mosher

Printed Name/Notary Public

My Commission Expires August 22, 2005

Commission expires

SEAL

KNOX SS: RECEIVED

2001 OCT -3 AM 11: 17

ATTEST:

[Signature]

REGISTER OF DEEDS

**Isle au Haut Electric Power Company
1 Landing Lane, P.O. Box 65
Isle au Haut, ME 04645**

Standard Pole and Power Line Easement

Elizabeth Rosquete having a mailing address of 165 Lower Flying Point Road, Freeport, State of Maine, ("Grantor(s)"), grants to the Isle au Haut Electric Power Company, (Power Company) a Maine Corporation with an office at Isle au Haut, Maine, and TDS Telecommunications Corporation (Telephone and Internet Company) a Wisconsin corporation, with a mailing address of 525 Junction Road, Madison, WI 53717, and their respective successors and assigns (collectively "Grantees"), with warranty covenants, the right and easement to erect, maintain, rebuild, re-space, patrol, operate, and remove and do all other actions involving electric and communication distribution equipment and facilities, consisting of poles, wires, cables, anchors, guy-wires or push-braces, together with all necessary fixtures and appurtenances over and across a portion of the surface of the land of the Grantor in the Town of Isle au Haut, Knox County, Maine.

The said equipment and facilities are attached to a line commencing at a pole located to the east of the home of John Blaisdell. This pole is identified as 'Blaisdell' on the attached Google Earth drawing. The GPS coordinates of the pole are 44.024586°N, 68.616325°W. The line extends from the pole noted as 'Blaisdell' to a pole 10-15 feet to the south of the Rosquete driveway and 10-15 feet to the east of the town road. This pole is named pole #1 on the attached Google Earth drawing. The GPS coordinates of pole #1 are 44.024113°N, 68.616623°W. The line extends from pole #1 to a pole located on the Wilson property and named pole #2 on the Google Earth drawing. The GPS coordinates of pole #2 are 44.023731°N, 68.616455°W. *From pole #2 the line extends on the Wilson property eastward and about 10 feet from and parallel to the Wilson/Rosquete property line to the pole called Old Knickerbocker Road. The GPS coordinates of the pole located on the Old Knickerbocker property are 44.023701°N, 68.616035°W.*

This easement affects land conveyed to the Grantor(s) in a deed from Book 865, Page 317, dated June 8, 1982, and recorded in the Knox County Registry of Deeds in Book 1101, Pages 79 - 81.

This easement is an easement in gross and is not for the sole purpose of serving the Grantor(s) or Grantor's lands. The rights granted herein include the right to cut down and trim trees and other vegetation to eliminate vegetation, and modify the growth of trees, which vegetation or growth, in the judgment of Grantees, may

interfere with the operation and maintenance of its equipment or facilities; and the right to review and comment on plans for the construction of buildings, structures and improvements within 15 feet of its equipment and facilities (for safety considerations only); and the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

WITNESS the hand and seal of Grantor(s) on this 14 day of July, 2015.

Signed, Sealed and Delivered in the presence of:

Grantor(s) Signature(s)

Elizabeth Rosquete

Elizabeth Rosquete

Printed Name

State of Maine

County of Cumberland

The above-named Elizabeth Rosquete personally appeared before me this 14 day of July, 2015 and acknowledged the foregoing instrument to be her free act and deed.

Mary C. Howe

Notary Public/Attorney

Printed Name: Mary C. Howe

My Commission Expires:





Blaisdell

Pole #1

Pole #2

Pole #2

Pole on Old Knickerbocker Rd

116 ft



Imagery Date: 6/22/2014 44°01'28.78" N 68°36'57.41" W elev. 24 ft eye alt. 527 ft

Town of Isle au Haut Standard Permit Conditions for Sediment & Erosion Control

A. Erosion and Sedimentation Control

1. All activities which involve filling, grading, excavation or other similar activities which result in unstabilized soil conditions and which require a permit shall require a written soil erosion and sedimentation control plan. The plan shall be submitted to the permitting authority for approval and shall include, where applicable, provisions for:
 - a. Mulching and revegetation of disturbed soil.
 - b. Temporary runoff control features such as hay bales, silt fencing or diversion ditches.
 - c. Permanent stabilization structures such as retaining walls or riprap. 1
2. In order to create the least potential for erosion, development shall be designed to fit with the topography and soils of the site. Areas of steep slopes where high cuts and fills may be required shall be avoided wherever possible, and natural contours shall be followed as closely as possible.
3. Erosion and sedimentation control measures shall apply to all aspects of the proposed project involving land disturbance, and shall be in operation during all stages of the activity. The amount of exposed soil at every phase of construction shall be minimized to reduce the potential for erosion.
4. Any exposed ground area shall be temporarily or permanently stabilized within one (1) week from the time it was last actively worked, by use of riprap, sod, seed, and mulch, or other effective measures. In all cases permanent stabilization shall occur within nine (9) months of the initial date of exposure. In addition:
 - a. Where mulch is used, it shall be applied at a rate of at least one (1) bale per five hundred (500) square feet and shall be maintained until a catch of vegetation is established.
 - b. Anchoring the mulch with netting, peg and twine or other suitable method may be required to maintain the mulch cover.
 - c. Additional measures shall be taken where necessary in order to avoid siltation into the water. Such measures may include the use of staked hay bales and/or silt fences.
5. Natural and man-made drainage ways and drainage outlets shall be protected from erosion from water flowing through them. Drainageways shall be designed and constructed in order to carry water from a twenty five (25) year storm or greater, and shall be stabilized with vegetation or lined with rip-rap.

**Isle au Haut Planning Board
Town of Isle au Haut, ME 04645**



July 30, 2015

Ms. Marion Breeze-Williams
c/o Skeets, Thoroughfare
Isle au Haut, ME 04645

via email: marion@marionbreezewilliams.co.uk

Re: Permit for a Building Permit for deck addition to house at Tax Map 16, Lot 15

Dear Marion:

The Planning Board discussed your application for the construction of your deck at Tax Map 16, Lot 15 at its regular meeting of July 30, 2015 and it voted 4-0 to approve the application. The application that was approved is attached. This letter serves as your permit.

Best regards,

Isle au Haut Planning Board

Robert G. Gerber, Chair

Attachment: complete application

10 July 2015

Dear Bob

Thank you very much for your valuable assistance in gathering information to add to the enclosed Planning Permission Application form. I am most grateful.

I believe Len's answers will be found within my narrative. If more information is required I will of course persevere as quickly as possible, as I am most anxious that John Delwitt can erect the deck extension with post and rope railing while I am on the island this summer.

I will abide by the Town standards and BMPs.

Most sincerely

John Brezina

To: Isle Au Haut Planning Board
Re-submission Application

From: Marion Breeze-Wilkins
House (named "Skeets") on The Thorefare

Date: 10 July 2015

Narrative, including Item 3 on Submission
Checklist for Town and State Ordinances

The deck extension and steps will be built upon concrete pads on top of the ground. No soil will be disturbed, thus alleviating the need for sediment control measures to be arranged.

All wastewood will be removed by the contractor and burned in the wood stove over the winter.

To: Isle Au Haut Planning Board

From: Marion Breeze-Williams
House on IAH Murofane

Date: 29 June 2015

Re: Application to build a 7' x 26'
deck with extension and steps
to existing deck as shown on
sketch. Deck will be standard
wood frame construction on
concrete pads, with a post
and rope railing.

Respectfully submitted

Marion DuBoise Breeze-Williams

QUITCLAIM DEED WITH COVENANT

ROBERT S. LINGLEY and MARY E. M. LINGLEY, AS TRUSTEES OF THE LINGLEY FAMILY TRUST DATED MAY 23, 2007, of Bangor, Penobscot County, Maine, for consideration paid, grant to **MARION DuBOSE BREEZE-WILLIAMS**, of Limpsfield, Oxted, Surrey RH80DH England, with Quitclaim Covenant, certain real estate, together with all improvements thereon, situated in Isle au Haut, Knox County, Maine, bounded and described as follows:

Commencing on the easterly side of the public road running through the center of the town at a stake marking the intersection of said public road with the northerly line of a private way serving the properties of John and Robert DeWitt et als, thence running southeasterly along the northerly line of said private way and following an old stone wall a distance of two hundred sixteen and five one hundredths (216.05) feet, more or less, to an iron pipe; thence running N 74° 47' East a distance of one hundred thirty four and eighty-six one hundredths (134.86) feet along the westerly line of land now or formerly of Rebecca Kershner to an iron rod in the ground marking the northeasterly corner of the premises herein conveyed; thence running northwesterly along the southerly side of land now or formerly of Douglas and Pamela Sibbald, also being the southwesterly side of the Carlton Lot, so called to the southeasterly side of said public road; thence running southwesterly along the easterly side of said public way to the point of beginning.

As appurtenant to the premises herein conveyed, the Grantors convey an easement on the land of said Sibbalds (formerly Chapin) to maintain a portion of the northeast corner of the Grantor's garage or barn, together with the right to enter said Sibbalds' property to repair and maintain such portion of said garage as may encroach on said Sibbalds' property.

The Grantors acquired said real estate in their said capacity from Robert S. and Mary E. M. Lingley by Quitclaim Deed dated May 23, 2007, recorded in the Knox County Registry of Deeds in Book 3812, page 30.

The Grantee's mailing address is 47 Detillens Lane, Limpsfield, Oxted RH8 0DH Surrey, England.

Witness our hands and seals this day of October, 2013.

WITNESSES:

THE LINGLEY FAMILY TRUST

Donna A. Bushey
Donna A. Bushey

Robert S. Lingley
Robert S. Lingley, Trustee

Mary E. M. Lingley
Mary E. M. Lingley, Trustee

STATE OF MAINE
PENOBSCOT ss;

October 17, 2013

Then personally appeared the above Robert S. Lingley and Mary E. M. Lingley and acknowledged the foregoing instrument to be their free act and deed in their said capacities.

SEAL

Before me,

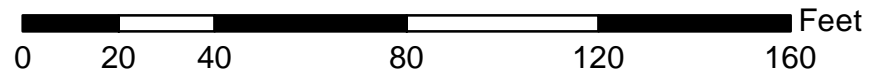
Donna A. Bushey
Name: Donna A. Bushey
Notary Public

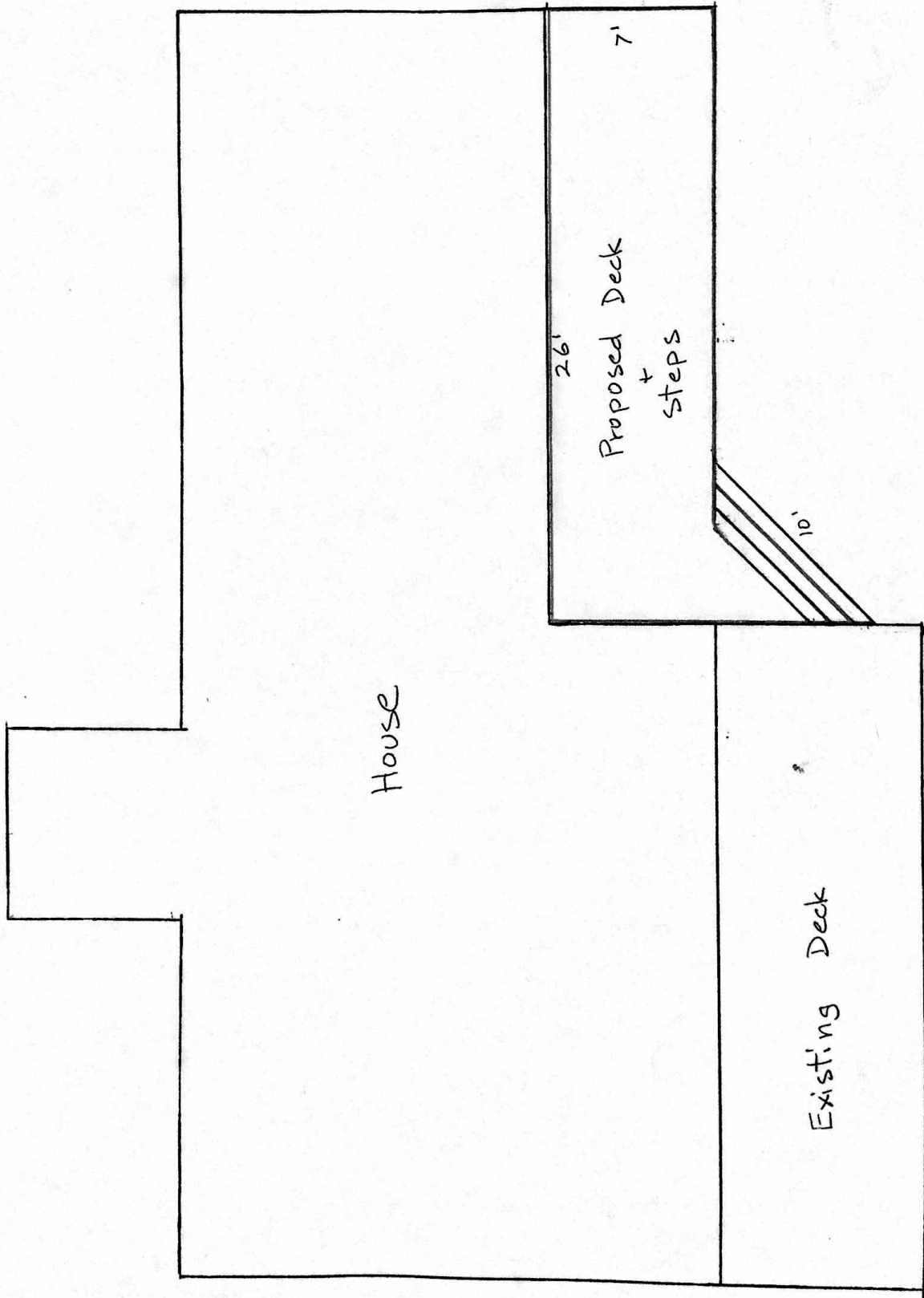
DONNA A. BUSHEY
Notary Public • State of Maine
My Commission Expires June 19, 2018

KNOX SS: RECEIVED
Oct 23, 2013
at 11:55A
ATTEST: LISA J SINMONS
REGISTER OF DEEDS



Property of Marion Breeze-Williams, Isle au Haut, ME
Grid is UTM, NAD83 19N meters
Orthophotos from 2008





House

26'

Proposed Deck
+
Steps

7'

10'

Existing Deck

