

Chronology of Lot Development At Little River, Belfast, Maine 1934 - 2019

This set of sketches depicts the development of certain lots at the Little River area of Belfast. The purpose is to show how the lots were created and what was included in the lots with explanatory notes.

Sketch One shows the current Belfast tax map configuration with lots annotated to show the names of current owners.

Sketch Two shows the extent of the Harriet L. Hartley property situated easterly of Northport Avenue (U. S. Route 1) in 1946 and the first parcel she created in 1946 and sold off to Fred R. Poor.

Sketch Three shows the second parcel Harriet L. Hartley created in 1946 and sold to Sam M. Cassida

Sketch Four shows the remaining land of Harriet L. Hartley which she sold to William P. & Pauline H. Butler in 1950.

Sketch Five shows the location of the last lot created by then owner Ernest J. and Marjorie N. Bell which was conveyed to John Joseph & Catherine Grady. That lot was later conveyed to Donald Kenneth and Wendy W. Schweikert on November 20, 2019.

Sketch Six shows the subsequent configuration of the Ekrote, Morgan and Roughhead lots and other lots to the north which were created over a series of conveyances from Fred R. Poor's successors in interest, William O. Poor and Phyllis J. Poor, to successors in interest to Sam M. Cassida (Frederick C. Kelly and Priscilla Braynt Kelly and Douglas L. Tozier and Marion Tozier). The development and reconfiguration of those parcels did not affect the ownership, boundaries, title or rights of the Mabee - Grace property.

Sketch seven shows the location of the Winston C. Ferris parcel which was subsequently conveyed to Jeffrey R. Mabee and Judith B. Grace.

Additional notes and annotations are provided on the various pages.

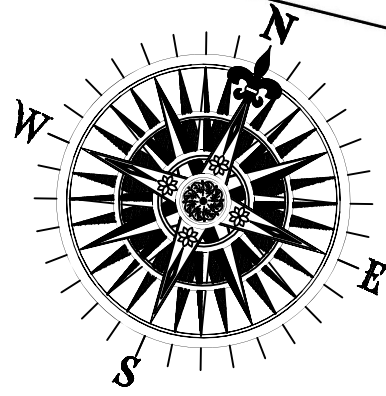
Any land owned by Harriet L. Hartley west of Northport Avenue or U. S. Route 1 was not considered for this study. Ownership of the lots shown may extend to the center of U.S. Route 1.

This illustrated compilation of sketches is based in part on government documents including tax maps, Maine GIS photos, contours and parcel configurations and deeds and plans of record but does not constitute a boundary survey. The North Arrow shown on the sketches as taken from the tax map is True North.

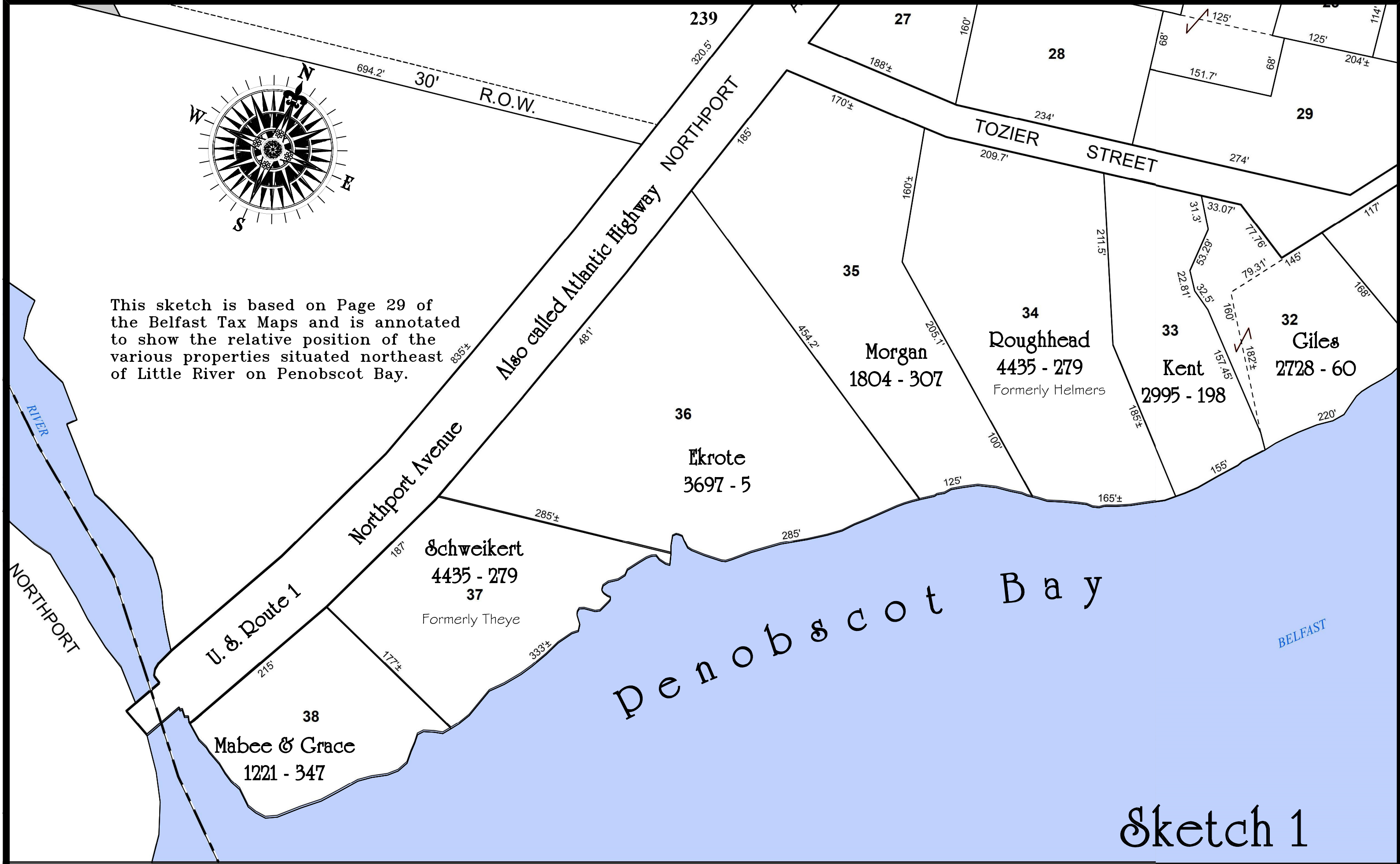
This Updated Document of Annotated Sketches Was Prepared For
Friends of the Harriet L. Hartley Conservation Area

By
Richards, Cranston & Chapman, LLC
Rockport, Maine

February 8, 2020

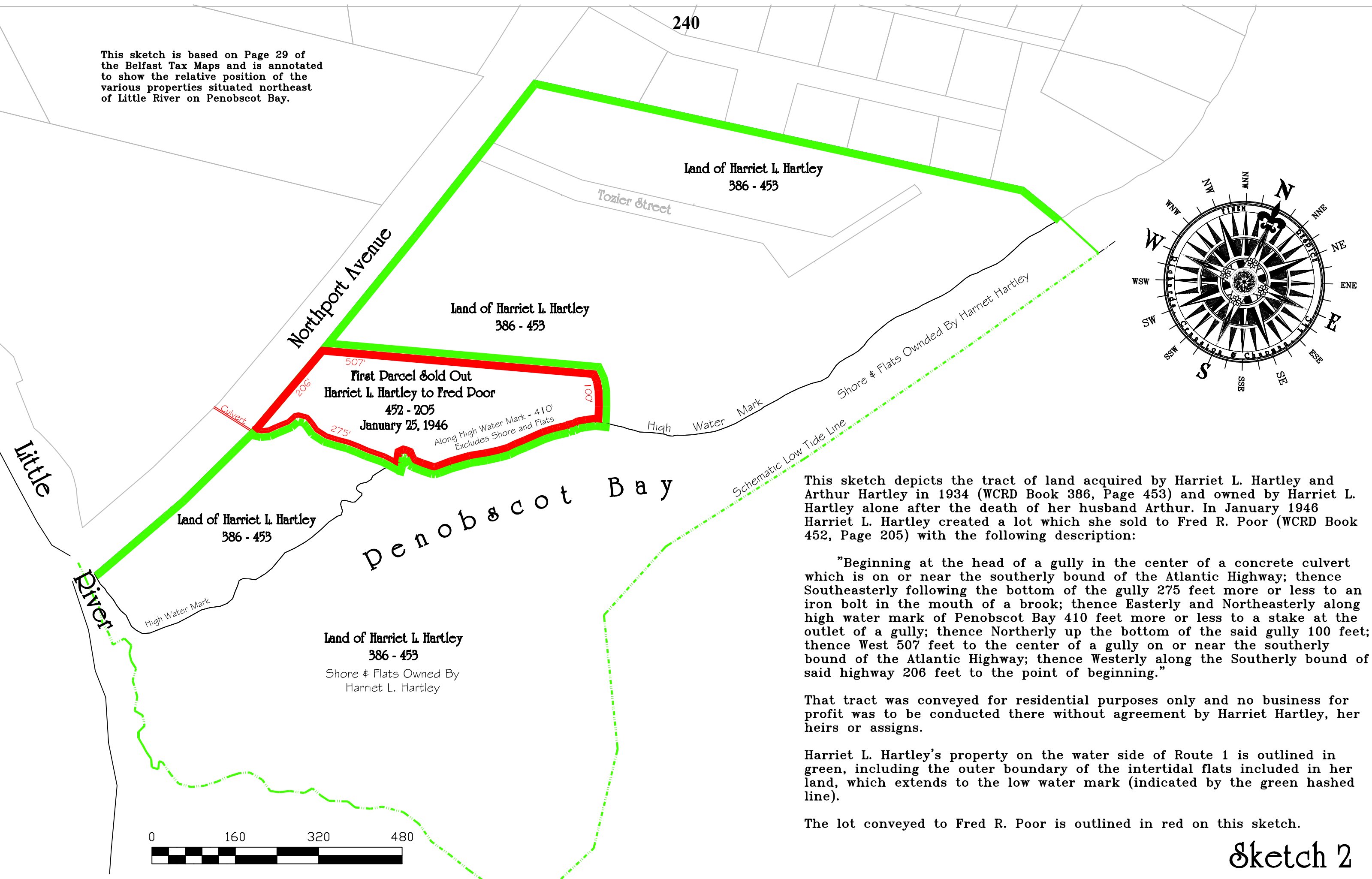


This sketch is based on Page 29 of the Belfast Tax Maps and is annotated to show the relative position of the various properties situated northeast of Little River on Penobscot Bay.



Sketch 1

This sketch is based on Page 29 of the Belfast Tax Maps and is annotated to show the relative position of the various properties situated northeast of Little River on Penobscot Bay.



This sketch depicts the tract of land acquired by Harriet L. Hartley and Arthur Hartley in 1934 (WCRD Book 386, Page 453) and owned by Harriet L. Hartley alone after the death of her husband Arthur. In January 1946 Harriet L. Hartley created a lot which she sold to Fred R. Poor (WCRD Book 452, Page 205) with the following description:

"Beginning at the head of a gully in the center of a concrete culvert which is on or near the southerly bound of the Atlantic Highway; thence Southeasterly following the bottom of the gully 275 feet more or less to an iron bolt in the mouth of a brook; thence Easterly and Northeasterly along high water mark of Penobscot Bay 410 feet more or less to a stake at the outlet of a gully; thence Northerly up the bottom of the said gully 100 feet; thence West 507 feet to the center of a gully on or near the southerly bound of the Atlantic Highway; thence Westerly along the Southerly bound of said highway 206 feet to the point of beginning."

That tract was conveyed for residential purposes only and no business for profit was to be conducted there without agreement by Harriet Hartley, her heirs or assigns.

Harriet L. Hartley's property on the water side of Route 1 is outlined in green, including the outer boundary of the intertidal flats included in her land, which extends to the low water mark (indicated by the green hashed line).

The lot conveyed to Fred R. Poor is outlined in red on this sketch.

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Little River

Remaining land of Harriet L. Hartley
386 - 453

Northport Avenue

241

Harriet Hartley to Sam M. Cassida
438 - 497
October 25, 1946

Tozier Street

Second Parcel Sold Out
Harriet Hartley to Sam M. Cassida
438 - 497
October 25, 1946

First Parcel Sold Out
Harriet L. Hartley to Fred Poor
452 - 205
January 25, 1946

Culvert

206'

507'

275'

100'

Along High Water Mark - 410'
Excludes Shore and Flats

High Water Mark

"Also conveying whatever right, title or interest I may have in and to the land between high and low water mark of Penobscot Bay in front of the above described lot"

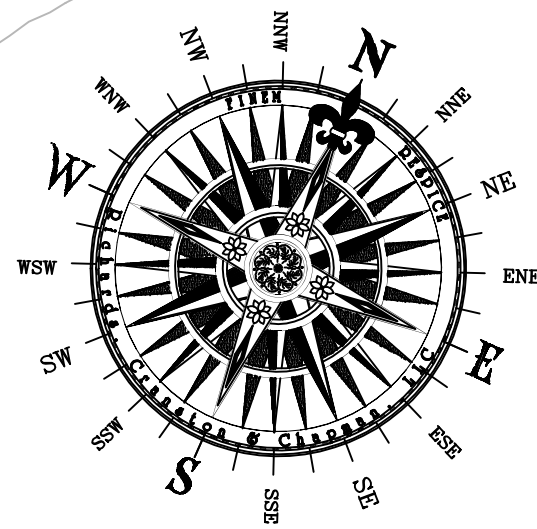
Schematic Low Tide Line

Penobscot Bay

Remaining Land of Harriet L. Hartley
386 - 453
Shore & Flats Retained By
Harriet L. Hartley

High Water Mark

River



In October of 1946 Harriet L. Hartley created a second lot which she sold to Sam M. Cassida (WCRD Book 438, Page 497). That lot included all her land north of Fred R. Poor and conveyed the land between high and low water marks of Penobscot Bay in front of the lot.

In contrast to Harriet L. Hartley's conveyance to Fred R. Poor, which severed the upland from the intertidal flats, the conveyance from Harriet L. Hartley to Sam M. Cassida expressly includes a conveyance of the intertidal flats, saying in relevant part that:

" . . . Also conveying whatever right, title or interest I may have in and to the land between high and low water marks of Penobscot Bay in front of the above described lot."

The lot conveyed to Sam M. Cassida is outlined in yellow on this sketch.



Sketch 3

This sketch is based on Page 29 of the Belfast Tax Maps and is annotated to show the relative position of the various properties situated northeast of Little River on Penobscot Bay.

Little River

242

Harriet Hartley to Sam M. Cassida
438 - 497
October 25, 1946

Second Parcel Sold Out
Harriet Hartley to Sam M. Cassida
438 - 497
October 25, 1946

First Parcel Sold Out
Harriet L. Hartley to Fred Poor
452 - 205
January 25, 1946

Harriet L. Hartley
To
Wm. & Pauline Butler
474 - 387

Harriet L. Hartley
To
Wm. & Pauline Butler
474 - 387

Shore & Flats Conveyed to
Wm. & Pauline Butler

Northport Avenue

Tozier Street

penobscot Bay

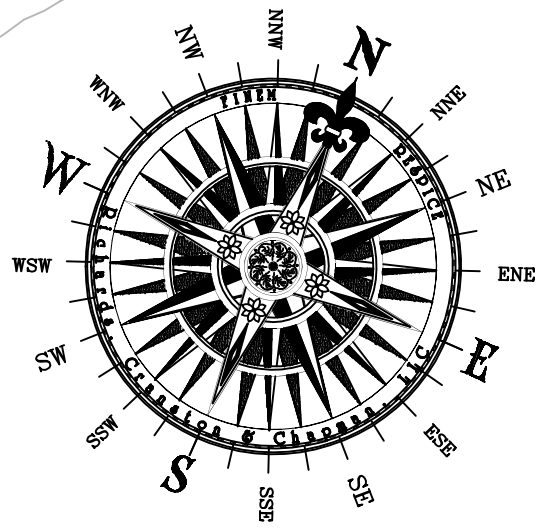
Westerly by the Atlantic Highway

Southerly by Little River

Northerly by land of Fred R. Poor

Easterly by Penobscot Bay

High Water Mark
Schematic Low Tide Line
"Also conveying whatever right title or interest I may have in and to the land between high and low water mark of Penobscot Bay in front of the above described lot"



In September of 1950 Harriet L. Hartley sold the remainder of her land to William P. & Pauline H. Butler (WCRD Book 474, Page 387).

That tract was bounded and described as follows:

"Northerly by land of Fred R. Poor; easterly by Penobscot Bay; southerly by Little River and westerly by the Atlantic Highway, so-called."

The lot conveyed to William P. & Pauline H. Butler is outlined in Green on this sketch.



Sketch 4

Second Parcel Sold Out
Harriet Hartley to Sam M. Cassida
438 - 497
October 25, 1946

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Northport Avenue

First Parcel Sold Out
Harriet L. Hartley to Fred Door
452 - 205
January 25, 1946

E. J. & M. N. Bell
To
Jn. Jos. & C. Grady
621 - 288
May 18, 1964
Later Land of Theye
Later Land of Schweikert

Wm. & Pauline Butler
To
E. J. & M. N. Bell
587 - 100
May 13, 1961

Wm. & Pauline Butler
To
E. J. & M. N. Bell
587 - 100
May 13, 1961

Shore & Flats Conveyed to
E. J. & M. N. Bell

In May of 1961 William P. & Pauline H. Butler sold their property to Ernest J. and Marjorie N. Bell (WCRD Book 587, Page 100). In May of 1964 Ernest J. and Marjorie N. Bell created a lot which they sold to John Joseph and Catherine Grady (WCRD Book 621, Page 288). That lot extended to the high water mark but did not include the shore and the flats in front of the lot which was retained by the Bells. The outline of the Grady lot is depicted in blue on this sketch. The Grady lot was transferred by various conveyances to Donald Kenneth and Wendy W. Schweikert who own it today.

The outline of the remaining land of Ernest J. and Marjorie J. Bell is depicted in green on this sketch, including the intertidal land retained by the Bells.

That remaining land of Bell was transferred by various conveyances to Winston C. Ferris. The description in the intervening conveyances and to Winston C. Ferris are as follows:

"Northerly by land of Fred R. Poor; easterly by Penobscot Bay; southerly by Little River and westerly by the Atlantic Highway, so-called."

The descriptions excepted the land conveyed to John Joseph Grady and Catherine Grady by Ernest J. and Marjorie N. Bell by deed dated May 18, 1964 and recorded in the Waldo County Registry of Deeds in Book 621, Page 288.

Little River

Little River

Westerly by the Atlantic Highway

Southerly by Little River

Penobscot Bay

Easterly by Penobscot Bay

Culvert

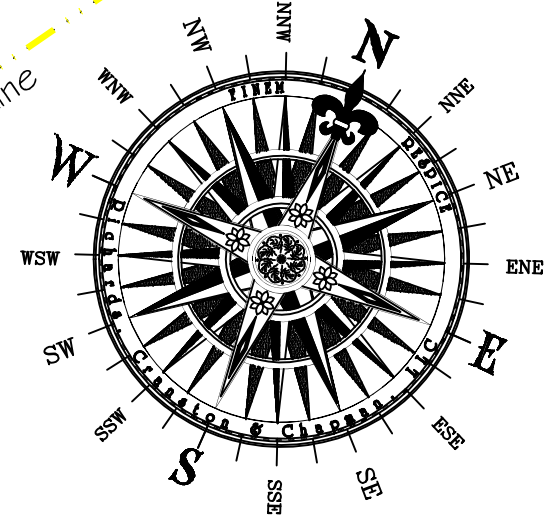
High Water Mark

Along High Water Mark - 410'
Excludes Shore and Flats

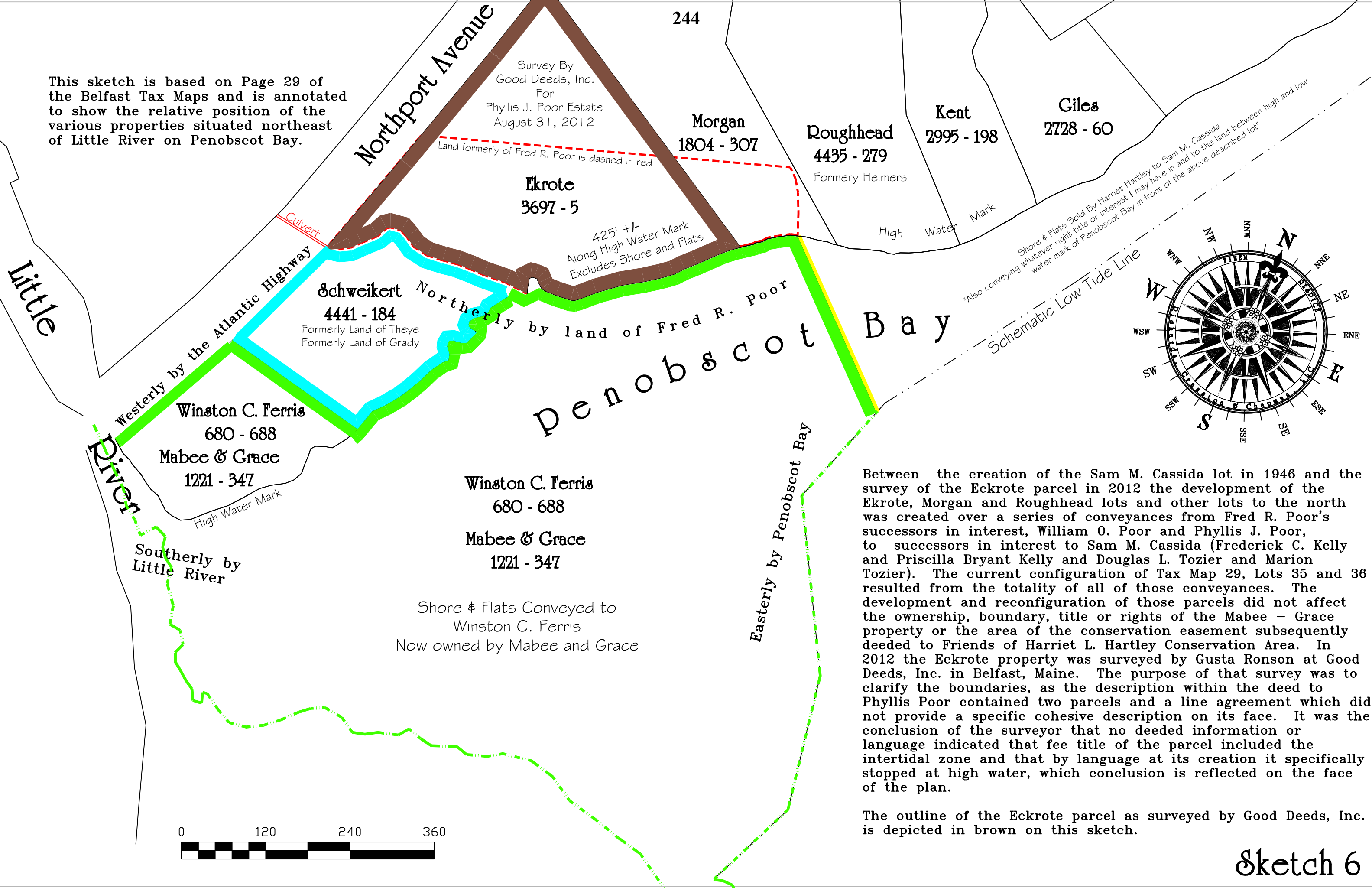
High Water Mark

"Also conveying whatever right title or interest I may have in and to the land between high and low water mark of Penobscot Bay in front of the above described lot"

Schematic Low Tide Line



This sketch is based on Page 29 of the Belfast Tax Maps and is annotated to show the relative position of the various properties situated northeast of Little River on Penobscot Bay.



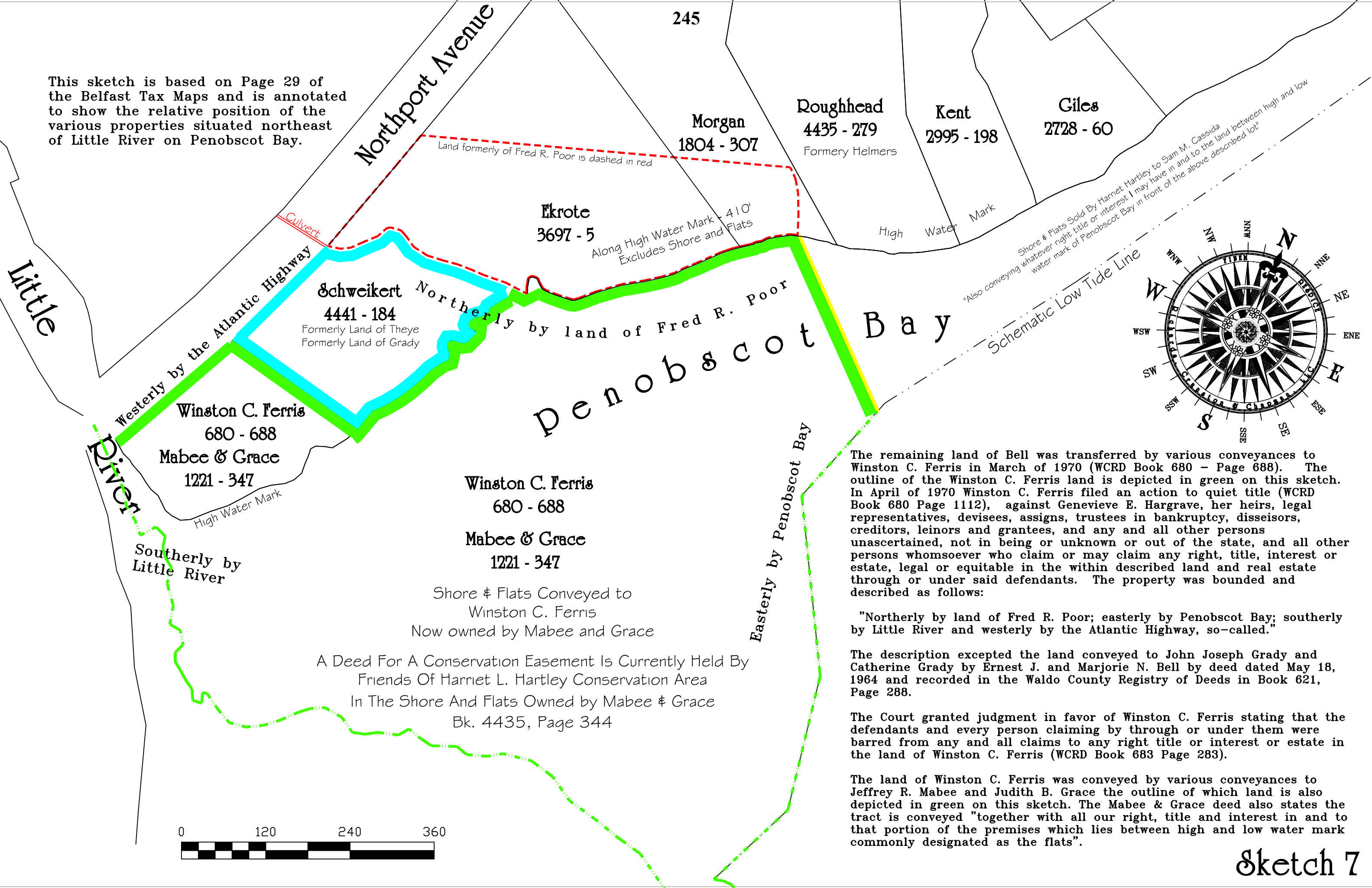
Between the creation of the Sam M. Cassida lot in 1946 and the survey of the Eckrote parcel in 2012 the development of the Ekrote, Morgan and Roughhead lots and other lots to the north was created over a series of conveyances from Fred R. Poor's successors in interest, William O. Poor and Phyllis J. Poor, to successors in interest to Sam M. Cassida (Frederick C. Kelly and Priscilla Bryant Kelly and Douglas L. Tozier and Marion Tozier). The current configuration of Tax Map 29, Lots 35 and 36 resulted from the totality of all of those conveyances. The development and reconfiguration of those parcels did not affect the ownership, boundary, title or rights of the Mabee - Grace property or the area of the conservation easement subsequently deeded to Friends of Harriet L. Hartley Conservation Area. In 2012 the Eckrote property was surveyed by Gusta Ronson at Good Deeds, Inc. in Belfast, Maine. The purpose of that survey was to clarify the boundaries, as the description within the deed to Phyllis Poor contained two parcels and a line agreement which did not provide a specific cohesive description on its face. It was the conclusion of the surveyor that no deeded information or language indicated that fee title of the parcel included the intertidal zone and that by language at its creation it specifically stopped at high water, which conclusion is reflected on the face of the plan.

The outline of the Eckrote parcel as surveyed by Good Deeds, Inc. is depicted in brown on this sketch.



Sketch 6

This sketch is based on Page 29 of the Belfast Tax Maps and is annotated to show the relative position of the various properties situated northeast of Little River on Penobscot Bay.



The remaining land of Bell was transferred by various conveyances to Winston C. Ferris in March of 1970 (WCRD Book 680 - Page 688). The outline of the Winston C. Ferris land is depicted in green on this sketch. In April of 1970 Winston C. Ferris filed an action to quiet title (WCRD Book 680 Page 1112), against Genevieve E. Hargrave, her heirs, legal representatives, devisees, assigns, trustees in bankruptcy, disseisors, creditors, leinors and grantees, and any and all other persons unascertained, not in being or unknown or out of the state, and all other persons whomsoever who claim or may claim any right, title, interest or estate, legal or equitable in the within described land and real estate through or under said defendants. The property was bounded and described as follows:

"Northerly by land of Fred R. Poor; easterly by Penobscot Bay; southerly by Little River and westerly by the Atlantic Highway, so-called."

The description excepted the land conveyed to John Joseph Grady and Catherine Grady by Ernest J. and Marjorie N. Bell by deed dated May 18, 1964 and recorded in the Waldo County Registry of Deeds in Book 621, Page 288.

The Court granted judgment in favor of Winston C. Ferris stating that the defendants and every person claiming by through or under them were barred from any and all claims to any right title or interest or estate in the land of Winston C. Ferris (WCRD Book 683 Page 283).

The land of Winston C. Ferris was conveyed by various conveyances to Jeffrey R. Mabee and Judith B. Grace the outline of which land is also depicted in green on this sketch. The Mabee & Grace deed also states the tract is conveyed "together with all our right, title and interest in and to that portion of the premises which lies between high and low water mark commonly designated as the flats".

