SPECIAL TOWN MEETING WARRANT

TO:   Gloria Brown, a resident of the Town of Chebeague Island, in the County of Cumberland and State of Maine,

GREETING:

In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Chebeague Island in the County of Cumberland, State of Maine, qualified by law to vote in town affairs, to meet at the Chebeague Island Community Hall, 247 South Road, Chebeague Island, Maine on Saturday, the 27th day of September, 2014 at 9 o’clock in the morning, then and there to act upon the following Articles, numbered 1 through 5:

Article 1:   To choose a moderator by written ballot to preside at said meeting.

Article 2:   To see if the Town will approve opening the floor of this Town Meeting to all non-registered persons for the purpose of discussion only on each of the following articles of this Warrant.

Explanation: This article must be passed by a 2/3 majority of those present in the hall.

Article 3:   To see what sum the Town will authorize the Board of Selectmen to spend from the Fire Truck Reserve account for the construction of a communications antenna and the purchase of associated emergency communications equipment.

Board of Selectmen recommends an amount up to $100,000.

Explanation: This expense is necessary to improve emergency services communication on the island and between our service providers and their regional partners. A future fundraising effort has been proposed to offset some or all of this expense. The Fire Truck Reserve account has a current approximate balance of $113,442.

Article 4:   To see if the Town will authorize the municipal officers to enter into a Boundary Line and Indenture Agreement (Exhibit A) with Roger and Sueanna Haskell on behalf of the Town of Chebeague Island.

Explanation: This agreement is necessary to clarify the location of a shared boundary line between property owned by the Town of Chebeague Island (recorded in the Cumberland County Registry of Deeds at Book 18262, Page 84) and property owned by Roger and Sueanna Haskell (recorded in the Cumberland County Registry of Deeds at Book 15176, Page 58). Both parties are in agreement that the line shown on the Bowman plan (recorded in the Cumberland County Registry of Deeds at Book 205, Page 30) is accurate.

Article 5:   To adjourn this Special Town Meeting
Given to our hands, this 17th day of September, 2014 at Chebeague Island, Maine.

Chebeague Island Board of Selectmen

____________________  ______________________
Susan Campbell, Chair  William Calthorpe

____________________  ______________________
Donna M. Damon  David Hill

A True Copy

Attest:  
____________________  ______________________
Town Clerk  Date

Town of Chebeague Island
EXHIBIT A

BOUNDARY LINE AND INDENTURE AGREEMENT

Now Come, the Town of Chebeague Island, a Maine municipal corporation (the “Town”), and Roger and Sueanna Haskell, individuals with a mailing address of P.O. Box 5236, Vero Beach, Florida, 32961.

Whereas, Roger and Sueanna Haskell own a parcel of land on Chebeague Island in the Town of Chebeague Island, Cumberland County, State of Maine, consisting of approximately 30 acres, more or less, and located on the northwesterly side of North Road in said Town and described in a deed to Roger and Sueanna Haskell recorded in the Cumberland County Registry of Deeds at Book 15176, Page 58 (the “Haskell Property”);

Whereas, the Town of Chebeague Island, Maine legally separated from the Town of Cumberland, Maine pursuant to P & S. L. 2007, ch. 47, “An Act to Authorize Chebeague Island to Secede from the Town of Cumberland,” pursuant to which all real property owned by the Town of Cumberland and situated within the territory of Chebeague Island was accorded to the Town of Chebeague Island, Maine as of July 1, 2007;  

Whereas, the Town of Chebeague Island owns property adjacent to the Haskell Property and located off of the North Road in said Town, being approximately 14.48 acres, and described in a deed recorded in the said registry of deeds at Book 18262 Page 84 (the “Town Property”); 

Whereas, the Town Property shares the northerly sideline of the Haskell Property as its southern-most property line, and the Haskell Property shares the southerly sideline of the Town Property as its northerly sideline; 

Whereas, each of the Haskell Property and the Town Property is described by reference to the sideline of the other and not by metes and bounds; 

Whereas, the Town’s predecessor, the Town of Cumberland, Maine, recorded a Boundary Survey styled: “North Road, Chebeague Island, Cumberland, Maine for the Town of Cumberland,” dated November 1, 2004 and recorded in the Cumberland County Registry of Deeds at Plan Book 205, Page 30 (the “Bowman Plan”); 

Whereas the Haskells have recorded two surveys describing the Haskell Property: (i) a Plan by Daniel Lapoint dated May 2000 and recorded in the Cumberland County Registry of Deeds at Plan Book 201, Page 143 (the “Lapoint Plan”); and (ii) a Boundary Survey of Herbert Gray dated October 29, 2004, and recorded in said Registry at Plan Book 204, Page 799 (the “Gray Survey”); 

Whereas the Bowman Plan, the Lapoint Plan, and the Gray Survey all use the same monuments and reference points to establish the shared boundary line between the Haskell Property and the Town Property; 

Whereas, the parties desire to clarify the location of their shared boundary line using modern surveying techniques and references and to establish the Bowman Plan as the definitive survey of their shared boundary line;
Now therefore, the parties hereby agree to adopt and be bound by the location of the shared boundary line as drawn on the Bowman Plan, being the northeasterly sideline of property of Roger and Sueanna Haskell and being the southwesterly sideline of property of the Town of Chebeague Island, formerly, the Town of Cumberland, described as follows:

Beginning at a point at an intersection of North Road and the most northeasterly corner of certain property of Roger and Sueanna Haskell on Chebeague Island, described in a deed recorded in the Cumberland County Registry of Deeds, Book 15176 Page 58, and shown on a Boundary Survey for The Town of Cumberland, dated November 1, 2004 and recorded in the said registry, Plan Book 205 Page 30; then from said point, on a bearing North 49 degrees 32 minutes and 28 seconds West a distance of 562.98 feet to the point of beginning and the southeast corner of property of the Town of Chebeague, described in the deed to the Town of Cumberland, now the Town of Chebeague, Cumberland County Registry of Deeds, Book 18262 Page 84;

Then from said point of beginning and continuing along the agreed upon boundary line on a bearing and distance as follows: Northwest along the southeasterly sideline of land of the Town of Chebeague Island North 49 degrees, 32 minutes and 28 seconds West, 990 feet to an iron pin marked PLS #1313, then by the same bearing 51.3 feet to a large rock at the shore of Casco Bay.

Meaning and intending to describe the bearing and distance of the shared property line of Roger Haskell et al and the Town of Chebeague Island (formerly The Town of Cumberland) per the survey of Bruce Bowman for the Town of Cumberland, recorded in the Cumberland County Registry of Deeds, Plan Book 205 Page 30, recorded January 14, 2005.

The purpose of this instrument is to establish the location of the shared property line between Roger and Sueanna Haskell and the Town of Chebeague Island as described in their respective deeds referenced herein and as identified in the Bowman Plan.

Witness our hands and seals this _____day of ________, 2014.

_________________________               __________________________________________
Roger Haskell

__________________________               __________________________________________
Sueanna Haskell

___________________________                _______________________________________
Town of Chebeague Island
By: ____________________________
Its___________________________

STATE OF MAINE
COUNTY OF _________________

__________, 2014

Personally appeared the above-named Roger and Sueanna Haskell and acknowledged the
foregoing instrument to be their free acts and deeds.

Before me,

____________________________________
Notary Public/Attorney-at-Law

____________________________________
(Print Name)

STATE OF MAINE
COUNTY OF ___________________  ____________, 2014

Personally appeared the above-named ______________________________________, Chairman of the Board of Selectmen for the Town of Chebeague Island and acknowledged the foregoing instrument as his/her free act and deed and in his/her said capacity, and the free act of the Town of Chebeague Island, a Maine municipal corporation.

Before me,

____________________________________
Notary Public/Attorney-at-Law

____________________________________
(Print Name)
RETURN ON THE WARRANT

Chebeague Island, Maine  September 19, 2014

Pursuant to the within warrant to me directed, I have notified and warned the inhabitants of said Town, qualified as herein expressed, to meet at said time and place, and for the purposes therein named, by posting an attested copy of said warrant at: Chebeague Island Town Office, Chebeague Island Hall Community Center, Chebeague Island Library, Chebeague Island Recreation Center, Island Market, Chandlers Cove Landing, and the Chebeague Transportation Company vessel “Islander”, being public and conspicuous places in said Town, on the nineteenth day of September, 2014, being at least seven days before the meeting.

_____________________________________
Resident of Chebeague Island