

TOWN OF VINALHAVEN

SPECIAL TOWN MEETING WARRANT

December 13, 2022

County of Knox, ss.

State of Maine

To: Hope Steffens, Resident of Vinalhaven, in the County of Knox, State of Maine,

Greeting:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Vinalhaven in said county and state, qualified by law to vote in town affairs, to meet at the Town Office Meeting Room, 19 Washington School Road in said Town on December 13, 2022, at five o'clock in the afternoon, then and there to act upon Article 1 and 2 as set out below, to wit:

Article 1. To elect a moderator to preside at said meeting and to fix compensation.

Article 2. To see if the town will vote to authorize the Board of Selectmen to enter into a boundary line agreement and/or an exchange of quitclaim deeds with Boom Quarry Preservation Corporation or his successor or assigns in order to establish the location of the boundary between the premises owned by Boom Quarry Preservation Corporation and the park land owned by the Town of Vinalhaven as shown on a boundary survey entitled "Boundary Survey of John Arey, Isle Au Haut Mountain Road, Vinalhaven, Maine" dated January 28, 2022, prepared by Gartley & Dorsky Engineering & Surveying. The boundary in question beginning at a 5/8 inch rebar set at the northerly terminus of a boundary line between the Inhabitants of the Town of Vinalhaven and John R. Arey as shown on the Plan, said rebar being N 36°23'57" W a distance of 1505.98 feet from a 1 1/2 inch iron pipe found in a large stone pile at or near the southwesterly corner of land of John Frumer as described in a deed recorded in Book 2598, Page 202 of the Knox County Registry of Deeds. Thence N 36°23'57" W a distance of 528.79 feet to a lynch rod found at the northerly corner of said land of the Inhabitants of the Town of Vinalhaven and the northwest corner of said land of Boom Quarry Preservation Corporation and as shown on the Plan.

The Registrar of Voters will hold office hours at the Vinalhaven Town Office from 5:00 p.m., on December 13, 2022 until adjournment of the Special Town Meeting for the purpose of correcting the list of voters.

Given under our hands this 29<sup>th</sup>, day of November, Two Thousand and Twenty-two, A.D.

Donald W. Poole

*Donald W. Poole*

Pamela C. Alley

*Pamela C. Alley*

Donald Young

*Donald C. Young*

Jacob Thompson

Leshie Dyer  
Selectmen of Vinalhaven

*Leshie Dyer*

A True Copy Attested:

*Darlene M. Candage*  
Darlene M. Candage  
Town Clerk

## BOUNDARY LINE CONFIRMATION AGREEMENT

**THIS AGREEMENT** is entered into by and between The Inhabitants of the Town of Vinalhaven, County of Knox, State of Maine (herein "**Town**") and **Boom Quarry Preservation Corporation** of Knox County, Maine (herein "**Corporation**"), hereinafter the Parties.

**WHEREAS**, the Town owns a parcel of land located in the Town of Vinalhaven, as described in a deed recorded in the Knox County Registry of Deeds in Book 518, Page 179, identified in the Town tax records as Map 6A, Lot 11 ("**Town Property**"); and

**WHEREAS**, the **Corporation** owns land adjacent described in a deed recorded in the Knox County Registry of Deeds in Book 918, Page 175, identified in the Town tax records as Map 6A, Lot 21 ("**Corporation Property**"); and

**WHEREAS**, the Parties wish to enter into a Boundary Line Confirmation Agreement to establish and confirm the common boundary line which divides the **Town Property** and the **Corporation Property**, conforming to a certain plan entitled "Boundary Survey, John Arey" prepared by Gartley & Dorsky Engineering & Surveying dated January 28, 2022 revised January 31, 2022, and further revised September 14, 2022, hereinafter the "Plan" attached hereto and recorded herewith.

**NOW THEREFORE**, in consideration of the mutual agreements and conveyances contained herein, and other valuable consideration, the receipt of which is hereby acknowledged, the **Town** and the **Corporation** hereby agree, release and convey as follows:

1. The Parties agree to establish and confirm the common boundary between the **Town Property** and the **Corporation Property** and describe the boundary as follows:

BEGINNING at a 5/8 inch rebar set at the northerly terminus of a boundary line between the Inhabitants of the Town of Vinalhaven and John R. Arey as shown on the Plan, said rebar being N 36°23'57" W a distance of 1505.98 feet from a 1 ½ inch iron pipe found in a large stone pile at or near the southwesterly corner of land of John Frumer as described in a deed recorded in Book 2598, Page 202 of the Knox County Registry of Deeds.

THENCE N 36°23'57" W a distance of 528.79 feet to a 1 inch iron rod found at the northerly corner of said land of the Inhabitants of the Town of Vinalhaven and the northwest corner of said land of Boom Quarry Preservation Corporation and as shown on the Plan.

All directions are referenced to the Maine Coordinate System of 1983 (2011), East Zone. All distances are grid distances with a combined scale factor of 0.9999125. All 5/8 inch rebar set are marked with a plastic surveyor's cap stamped "G&D 2290-2366-2424-2473".

2. The **Town** grants, releases and conveys to the **Corporation**, its successors and assigns, any and all land, if any, in which the **Town** may have any interest, lying generally northeasterly of the line described in Paragraph 1 above, and contiguous to said line.

3. The **Corporation** grants, releases and conveys to the **Town**, its, successors and assigns, any and all land, if any, in which the **Corporation** may have any interest, lying generally southeasterly of the line described in Paragraph 1 above, and contiguous to said line.

4. This Agreement shall not invalidate or extinguish any utility rights of way that cross either property to the benefit of the other.

**IN WITNESS WHEREOF, The Inhabitants of the Town of Vinalhaven and Boom Quarry Preservation Corporation** have executed this Agreement effective this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**The Inhabitants of the Town of Vinalhaven By  
the Select Board**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Donald W. Poole, Chair

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Pamela Conway Alley, Vice Chair

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Leslie Dyer

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Jacob Thompson

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Donald Young

**STATE OF MAINE  
COUNTY OF KNOX, SS.**

\_\_\_\_\_, 2022



Then personally appeared the above-named \_\_\_\_\_ known to me (or satisfactorily proven to me) to be the individual described in this instrument and acknowledged the above instrument be his/her/their free act and deed.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name of Notary

\_\_\_\_\_  
Witness

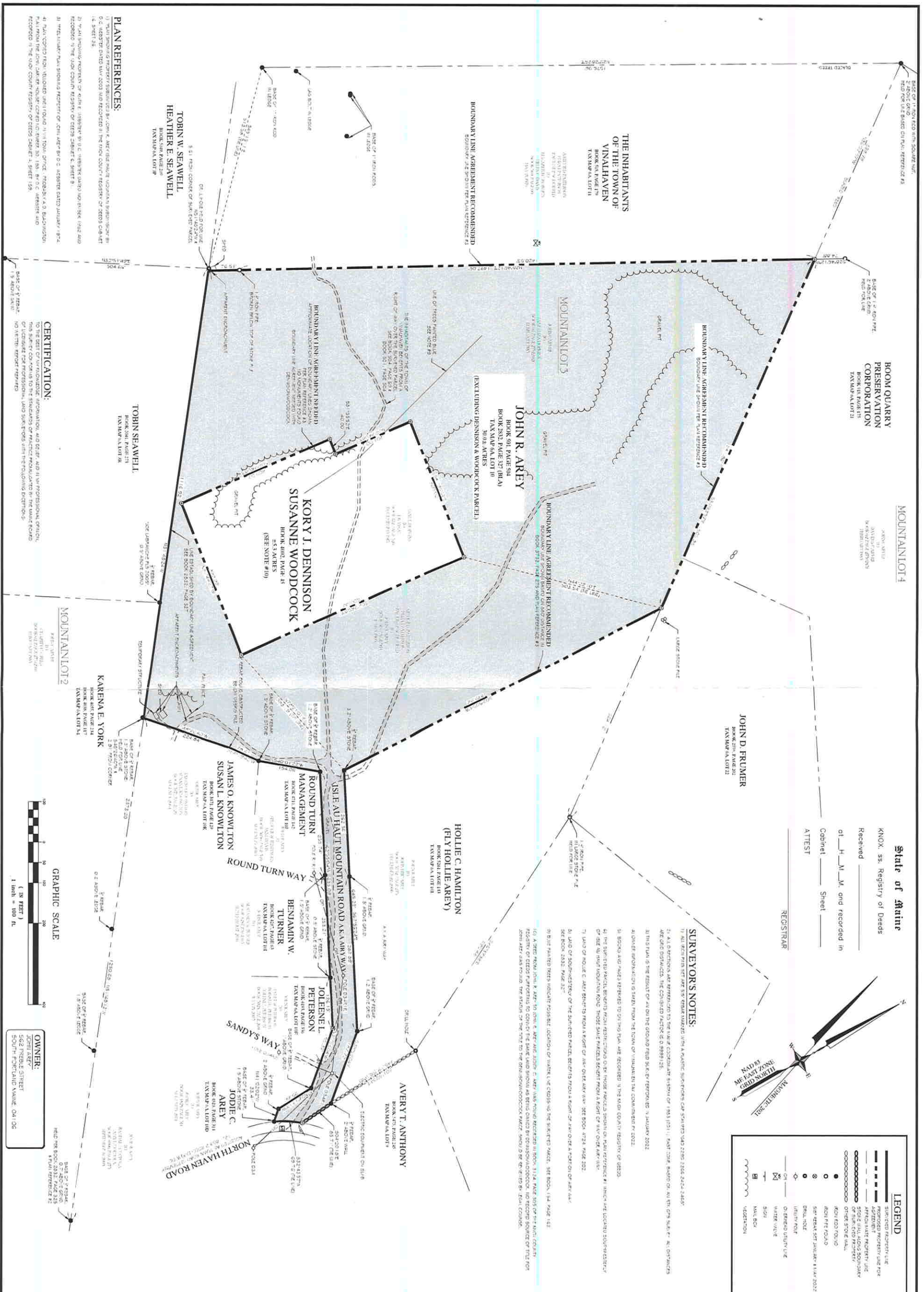
\_\_\_\_\_  
**Boom Quarry Preservation Corporation**  
**By: John D. Frumer, President and Treasurer**

**STATE OF MAINE**  
**COUNTY OF SAGADAHOC SS.** \_\_\_\_\_, 2022

Then personally appeared the above-named \_\_\_\_\_ known to me (or satisfactorily proven to me) to be the individual described in this instrument and acknowledged the above instrument be his free act and deed in his said capacity.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name of Notary



**State of Maine**

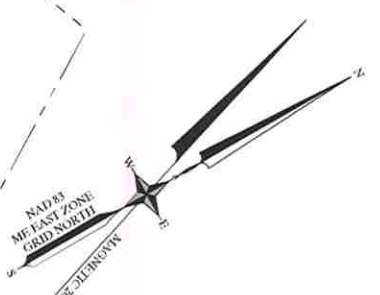
KNOX, ss. Registry of Deeds  
 Received \_\_\_\_\_  
 of \_\_\_\_\_ M., and recorded in  
 Cabinet \_\_\_\_\_ Sheet \_\_\_\_\_  
 ATTEST \_\_\_\_\_  
 REGISTRAR

JOHN D. FRUMER  
 PROCEEDING PAGE 30  
 TAX MAP #A LOT 22

**SURVEYOR'S NOTES:**

- 1) ALL DISTANCES ARE APPROXIMATE TO THE NEAREST MILLIMETER AND SHOWN TO THE NEAREST TENTH OF AN INCH. ALL DISTANCES ARE CORRECTED FOR CURVATURE AND REFRACTION.
- 2) THIS PLAN IS THE RESULT OF A FIELD SURVEY CONDUCTED BY THE SURVEYOR ON JANUARY 2022.
- 3) ALL INFORMATION IS TAKEN FROM THE TOWN OF VINALHAVEN TAX MAP #A LOT 22.
- 4) BOUNDARY LINES ARE SHOWN TO THE NEAREST MILLIMETER. ALL DISTANCES ARE SHOWN TO THE NEAREST TENTH OF AN INCH.
- 5) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE BOUNDARY LINES TO BE CORRECTLY LOCATED.
- 6) THE SURVEYOR HAS FOUND THE BOUNDARY LINES TO BE CORRECTLY LOCATED.
- 7) THE SURVEYOR HAS FOUND THE BOUNDARY LINES TO BE CORRECTLY LOCATED.
- 8) THE SURVEYOR HAS FOUND THE BOUNDARY LINES TO BE CORRECTLY LOCATED.
- 9) THE SURVEYOR HAS FOUND THE BOUNDARY LINES TO BE CORRECTLY LOCATED.
- 10) THE SURVEYOR HAS FOUND THE BOUNDARY LINES TO BE CORRECTLY LOCATED.

LEGEND	
	SURVEYED PROPERTY LINE
	PROPOSED PROPERTY LINE FOR AGREEMENT
	STATE OF MAINE BOUNDARY
	OTHER STATE BOUNDARY
	OTHER BOUNDARY
	IRON PIPE FOUND
	NAIL FOUND
	UTILITY POLE
	DISMANTLED UTILITY POLE
	WATER VALVE
	MANHOLE
	VEGETATION

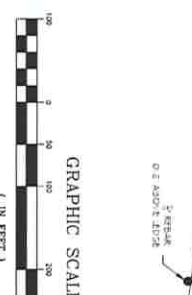


**PLAN REFERENCES:**

- 1) TOWN OF VINALHAVEN TAX MAP #A LOT 22
- 2) TOWN OF VINALHAVEN TAX MAP #A LOT 22
- 3) TOWN OF VINALHAVEN TAX MAP #A LOT 22
- 4) TOWN OF VINALHAVEN TAX MAP #A LOT 22
- 5) TOWN OF VINALHAVEN TAX MAP #A LOT 22

**CERTIFICATION:**

I, THE SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF MAINE AND THAT I HAVE PERSONALLY CONDUCTED THIS SURVEY AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**OWNER:**  
 JOHN AREY  
 562 PEBBLE STREET  
 SOUTH PORTLAND MAINE 04106

THIS PLAN PRELIMINARY STATE OF MAINE ADDISON A. WHITWORTH #2224 WITHOUT SIGNATURE	<b>Gartley &amp; Dorsky</b> ENGINEERING & SURVEYING 59 Union Street, Unit 1, P.O. Box 1031, Camden, ME 04843-1031 Ph: (207) 236-4365 Fax: (207) 236-3055 Toll Free: 1-888-282-4365 165 Main Street Suite 2D P.O. Box 1072, Danville, Maine 04543 Ph: (207) 790-5055	<b>CLIENT/PROJECT:</b> JOHN AREY	<b>SHEET TITLE:</b> BOUNDARY SURVEY
		<b>LOCATION:</b> ISLE AU HAUT MOUNTAIN ROAD	<b>SCALE:</b> 1" = 100'
<b>TOWN:</b> VINALHAVEN	<b>COUNTY:</b> KNOX	<b>STATE:</b> MAINE	<b>DATE:</b> JANUARY 28, 2022
		<b>DRAWN BY:</b> AW	<b>CHECKED BY:</b> JAD
		<b>NO.</b>	<b>REVISIONS</b>