



August 3, 2023

Doug Bogdan, Chairman  
Town of Naples Planning Board  
P.O. Box 1757  
Naples, ME 04055

**RE: 4<sup>th</sup> Amendment to Long Lake Acres (Big Bear Point)**

Dear Mr. Bodgan and Board Members,

On behalf of Teri Chase, Trustee of the John F. Chase Living Trust, please accept the attached "4<sup>th</sup> Amended Subdivision Plan of Long Lake Acres," as a de minimis change to the existing subdivision. Specifically, the revision seeks to swap a 10,648 square foot portion of Lot 2 with Lot 2A so that the existing service garage on Lot 2, just off the turnaround for Big Bear Point, becomes part of Lot 2A. So that this area around the garage is contiguous to the existing Lot 2A, a 5,279 square foot portion of Lot 1A will also be combined with Lot 2A.

This revision does not add or remove lots to the subdivision. The existing forested Buffer on Lots 1A and 2A remains the same, both in shape and size. Lots 1A and 2A remain larger than the minimum lot size of 40,000 square feet. Lot 2 remains well above the minimum shoreland lot size of 60,000 square feet. Except for a walking path easement from Lot 2A to the beach on Lot 2 and Lot 3, no modifications to any roads, rights of way or easements are proposed.

Also included with this submittal is evidence of right title and interest to the subject parcels and a copy of the previously approved and recorded subdivision plan. Also included are draft descriptions that will be used to execute the conveyances between the lot owners.

Terradyn Consultants, LLC has been retained by the Applicant to provide any and all information and documentation to the Board for their review and approval of this Amendment. Please let us know if you have any questions or concerns, or wish for additional information. We look forward to presenting this plan to you at the next regularly scheduled Planning Board Meeting.

Regards,

  
Jimmy C. Courbron, PLS

DLN 1002040125398

**TRUSTEES DEED**

KNOW ALL MEN BY THESE PRESENTS: That **John F. Chase, Trustee of the John F. Chase Living Trust, dated 11/29/01** of 290 Bridgton Road, Westbrook, ME 04092, pursuant to the power conferred by the provisions of the trust agreement and every other power, for consideration paid grant(s) to **Joshua Joseph Chase and Ciarra Jeannette Chase**, of 28 Big Bear Point, Naples, ME 04055:

A certain lot or parcel of land with the buildings and improvements thereon situated in Naples, County of Cumberland, and State of Maine and being bounded and described as follows:

Being depicted as Lot 2A on a plan entitled "Amended Long Lake Acres Subdivision Lots 1 & 2" made for Chase Custom Homes and Finance by Wayne Wood & Co. dated September 2019 and recorded in the Cumberland County Registry of Deeds in Plan Book 219, Page 414, to which plan reference is hereby made for a more particular description of the premises hereby conveyed.

Also hereby conveying an easement for ingress and egress and the installation of all utilities over the fifty (50) foot wide easement running in a general northeasterly direction from Route 302 over Lot 1, known as "Big Bear Point", and also over the "Access & Stormwater Easement" running in a general southeasterly direction over Lot 1A to the property herein conveyed, both as depicted on said Plan. The costs of all maintenance and repairs to these easements shall be shared equally by the owners of Lots 1A and 2A on said plan.

This conveyance is made subject to the matters set forth or depicted on said plan, including but not limited to building setbacks, the "Forested Buffer" and such drainage rights and the "57' Wide Level Spreader" as the same is located on the property hereby conveyed. The owner of Lot 1A has the right to drain stormwater onto Lot 2A as depicted on said plan. The costs of all maintenance and repairs to the Level Spreader shall be shared equally by the owners of Lots 1A and 2A on said plan.

Also hereby conveying to the grantees herein a personal right to use, in common with others, the "Beach" on Lot 3 as depicted on Plan Book 200, Page 521, together with a right of way by foot over the remainder of Lot 2 on Plan Book 200, Page 521 from the above conveyed lot over the existing path to said Beach.

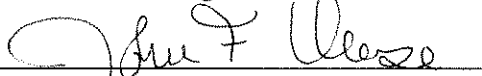
Should the grantees convey Lot 2A above to a third party, the grantee(s) of that deed may request the same beach rights and access rights by the owner of Lots 2 and 3, said permission being in the sole discretion of the owner of Lot 2. If the owner of Lot 2 denies such permission, the owner of Lot 2 prevails in denying such access and rights.

MAINE REAL ESTATE TAX-Paid

These premises were conveyed to Grantor(s) John F. Chase, Trustee of the John F. Chase Living Trust dated November 29, 2001 by virtue of a quitclaim deed from Sherry L. Chase Living Trust dated 02/25/2015 and recorded at the Cumberland County Registry of Deeds in Book 32161, Page 162.

Executed this 16th day of December, 2020.

**John F. Chase Living Trust dated November 29, 2001**

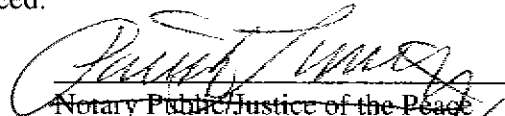
By:   
John F. Chase, Trustee

State of Maine

County of Cumberland

December 16, 2020

Then personally appeared before me on this 16th day of December, 2020, the said John F. Chase, Trustee of the John F. Chase Living Trust dated November 29, 2001 and acknowledged the foregoing to be his/her/their voluntary act and deed.

  
Notary Public/Justice of the Peace  
Commission expiration:

PATRICK D. THORNTON  
MAINE ATTORNEY AT LAW

**Confirmatory Release Deed**

**John F. Chase** of Naples, County of Cumberland and State of Maine, for consideration paid, **RELEASES** to **Blessed By 4, LLC**, of Naples, a Maine Limited Liability Company with a principal place of business at Westbrook, County of Cumberland and State of Maine the land and interest in land situated in Naples, County of Cumberland and State of, Maine, described as follows:

A certain lot or parcel of land, together with all buildings and improvements now located thereon, bounded and described as follows:

**Parcel 1 :**

Lot 1 shown on Plan of Long Lake Acres U.S. Route 302, Naples, Maine, complied by Main-Land Development Consultants, Inc., dated November 13, 2000 and recorded in the Cumberland County Registry of Deeds in Plan Book 200, Page 521..

Being a portion of the same lands and premises conveyed to Blessed By 4, LLC by deed of Chase Holdings, LLC, by deed dated May 5, 2011 and recorded in the Cumberland County Registry of Deeds in Book 28689, Page 327.

**Parcel 2:**

Lot 2 as shown on a Plan of Long Lake Acres, U.S. Route 302, Naples, Maine, complied by Main-Land Development Consultants, Inc., dated November 13, 2000 and recorded in the Cumberland County Registry of Deeds in Plan Book 200, Page 521.

This lot is conveyed with and subject to those easements and restrictions set forth in a Declaration by Grantor dated October 12, 2000 and recorded in Book 15791, Page 180, which are incorporated herein by reference. Provided however, the reference therein to Plan Book 200, Page 433 is changed in Plan Book 200, Page 521.

Being the same lands and premises conveyed to John F. Chase, Trustee of the John F. Chase Lving Trust, dated November 29, 2001 by deed of Sherry L. Chase, Trustee of the Sherry L. Chase Living Trust, dated November 29, 2001, said deed being dated February 25, 2015 and recorded in the Cumberland County Registry of Deeds in Book 32161, Page 162.

**Parcel 3:**

Lot 3 shown on Plan of Long Lake Acres U.S. Route 302, Naples, Maine, complied by Main-Land Development Consultants, Inc., dated November 13, 2000 and recorded in the Cumberland County Registry of Deeds in Plan Book 200, Page 521.

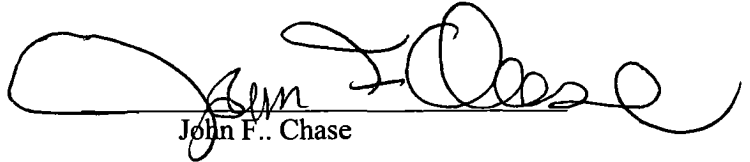
Being a portion of the same lands and premises conveyed to Blessed By 4, LLC by deed of Chase Holdings, LLC, by deed dated May 5, 2011 and recorded in the Cumberland County Registry of Deeds in Book 28689, Page 327.

The purpose of this deed is to confirm title to the above-described premises in Blessed By 4, LLC. John F. Chase conveys whatever right, title and interest in the above-referenced premises he obtained by virtue of a Confirmatory Release Deed from Sherry L. Chase, dated June 28, 2022 and recorded in the Cumberland County Registry of Deeds in Book 39552, Page 170.

Signed, sealed and delivered this 17 day of July, 2022

Witness

\_\_\_\_\_

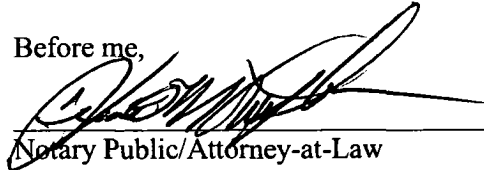
  
John F. Chase

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss

June 17, 2022

Personally appeared the above named John F. Chase and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney-at-Law

**KENNETH M. LEFEBVRE  
NOTARY PUBLIC-MAINE  
MY COMMISSION EXPIRES 01-22-2025**

Received  
Recorded Register of Deeds  
Jul 13, 2022 09:50:40A  
Cumberland County  
Jessica M. Spaulding



July 5, 2023

## Suggested Legal Description

Use of this description requires legal review.

### Land Swap, Blessed By 4, LLC to Joshua & Ciarra Chase Long Lake Acres, 4<sup>th</sup> Amendment

Two certain parcels of land in the Town of Naples, County of Cumberland, State of Maine, being portions of Lots 1A and 2 of the plan entitled "3<sup>rd</sup> Amended Long Lakes Acres Subdivision" prepared for Chase Custom Homes and Finance by Wayne T. Wood & Co. dated October 2021 and recorded as Book 222 Page 107, and being more particularly bounded and described as follows:

Parcel 1, portion of Lot 1A:

**Beginning** at a 5/8-inch rebar with surveyor's identification cap stamped "Wood 1328" found at the northeasterly corner of Lot 2A of said plan, being also an easterly corner of Lot 1A;

1. Thence S 77°56'59", along line of Lot 1A and 2A of said plan, a distance of 84.79 feet to a 5/8" rebar with surveyor's identification cap stamped "Terradyn PLS 2532" set;
2. Thence N 12°03'01" W, through Lot 1A of said plan, a distance of 57.07 feet to a 5/8" rebar with surveyor's identification cap stamped "Terradyn PLS 2532" set on the northwesterly line of Lot 1A of said plan;
3. Thence N 73°12'28" E, along the northwesterly line of lot 1A of said plan, a distance of 91.00 feet to a 5/8" rebar with surveyor's identification cap stamped "Wood 1328" found at the northeasterly corner of Lot 1A of said plan;
4. Thence S 06°50'12" E, along the easterly line of Lot 1A, a distance of 64.86 feet to the **Point of Beginning**.

Containing approximately 5,279 square feet.

Parcel 2, a portion of Lot 2:

**Beginning** at a 5/8" rebar with surveyor's identification cap stamped "Wood 1328" found at the northeasterly corner of Lot 1A of said plan;

1. Thence S 73°12'28" W, along the northwesterly line of Lot 1A of said plan, a distance of 188.30 feet to a 5/8" rebar with surveyor's identification cap stamped "Terradyn PLS 2532" set;
2. Thence N 16°47'32" W, through Lot 2 of said plan, a distance of 66.12 feet to a 5/8" rebar with surveyor's identification cap stamped "Terradyn PLS 2532" set;
3. Thence N 04°52'56" E, through Lot 2 of said plan, a distance of 17.82 feet to a 5/8" rebar with surveyor's identification cap stamped "Terradyn PLS 2532" set at the southwesterly corner of the

southeasterly sideline of the terminus of a fifty-foot-wide hammerhead turnaround of a private road now known as Big Bear Point;

4. Thence N 65°38'44" E, along the southeasterly sideline of the terminus of said turnaround of said private road, a distance of 50.00 feet;
5. Thence S 72°45'27" E, along through Lot 2 of said plan, a distance of 159.48 to the **Point of Beginning**.

Containing approximately 10,648 square feet.

Being a portion of the premises conveyed by Chase Holdings, LLC to Blessed By 4, LLC, by a quitclaim deed dated May 5, 2011 and recorded as Book 39569 Page 312.

All Book and Page numbers refer to documents recorded at the Cumberland County Registry of Deeds.

All bearings noted herein are referenced to Magnetic North 2000 as referenced on a plan entitled "Final Plan of Long Lake Acres," prepared for Envision Realty Corporation by Main-Land Development Consultants, LLC dated November 13, 2000 and recorded as Plan Book 200 Page 521.

This description was prepared from a plan entitled "4<sup>th</sup> Amended Subdivision Plan of Long Lake Acres," prepared for Blessed By 4, LLC by Terradyn Consultants, LLC, dated August 3, 2023 and recorded as Plan Book \_\_\_\_\_ Page \_\_\_\_\_.

#### **USE OF THIS DESCRIPTION ACKNOWLEDGES UNDERSTANDING AND ACCEPTANCE OF THE FOLLOWING NOTES AND CONDITIONS**

1. This description was prepared without benefit of an attorney's title search, therefore the user of this description shall satisfy themselves that the grantor of the parcel described in this Suggested Parcel Description is record owner, with good and marketable title thereto, free and clear of all encumbrances, with any exception or restrictions that are mutually agreed to by all parties involved. The user of this description shall consult with legal counsel to verify wording contained within this Suggested Parcel Description and to provide all references to easements, restrictions, or covenants of record affecting the described parcel to protect grantor/grantee interests.
2. The user of this description shall consult with legal counsel to verify wording contained within this Suggested Parcel Description and to provide all references to easements, restrictions, or covenants of record affecting the described parcel to protect grantor/grantee interests.
3. This Suggested Parcel Description was prepared based on the above referenced recorded plan. New distances were calculated based on said plan. Additionally, at the client's request the veracity of the information contained on said plan has not been verified by Terradyn Consultants, LLC or the preparer of this Suggested Parcel Description.

#### **USE OF THIS DESCRIPTION ACKNOWLEDGES UNDERSTANDING AND ACCEPTANCE OF THE FOLLOWING NOTES AND CONDITIONS**

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