



# TOWN OF NAPLES PLANNING BOARD APPLICATION

P.O. Box 1757, Naples, Maine 04055  
Phone: (207) 693-6364 / Fax: (207) 693-3667  
[www.townofnaples.org](http://www.townofnaples.org)

## Minor Subdivision Application

Date: 4/4/24

Owner/Applicant Name: Paul Giroux for Suzanne Giroux + Dianne Lidiak

Mailing Address: 14 Horseshoe Rd, Windham, NH 03087

Telephone: 732-740-8377 Email: SPgiroux@comcast.net

Property Owner: Suzanne Giroux and Dianne Lidiak

Property Location: 19 Turkey Pond Rd, Naples Map & Lot: U30 Lots 06803

Any easements, covenants, or deed restrictions related to the property? See Attachment A

Zoning District: Shorelands Waivers requested: \_\_\_\_\_

A list must be submitted for waivers

Name, address, & phone # of applicants engineer, land surveyor or planner: \_\_\_\_\_

Colliers Engineering; 41 Church Road; ~~Bow~~  
Brunswick, ME 04011 207-481-7080

The undersigned, being the applicant, owner or legally authorized representatives, states that all information contained in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the Town and in accordance with applicable ordinances, statues, and regulation of the Town, State and Federal governments.

Date: 4/4/24 Signature: Paul D. Giroux

### Fee Schedule:

Advertising: \$50.00

Fee per abutter: \$10.00

Residential Subdivision: \$500.00 + \$500 per proposed lot

Commercial Subdivision: \$750 + \$750.00 per proposed lot

Modification of approved plan: \$100.00 + \$500/\$750 per proposed lot

Commercial Initial permit: \$100.00

Review Escrow: \$1,000.00

Applicants Total: \$ \_\_\_\_\_

You must submit 9 copies of this application, the letter of intent, and all supporting documents 21 days prior to the meeting to be considered by the Planning Board.

**TOWN OF NAPLES**  
**Checklist and Findings of Fact**  
**For**  
**Minor Subdivision**

Name of Proposed Subdivision: 19 Trickey Pond Road

Name of Applicant: Paul Giroux Owner: Suzanne Giroux + Dianne LidiaK

Date Submitted: \_\_\_\_\_

<b>Sketch Plan Submissions</b>		Submitted by Applicant	NA	Applicant Request to be waived	Rc vd. By PB	Waive
Required						
	Roads and lot layout in relation to existing conditions topo map					
	Description or outline of existing conditions and the proposed development as necessary to supplement the map					
	Medium intensity soil survey including soil interpretation.					
	Available or proposed utilities.					
	Existing and proposed covenants or deed restrictions.					
	General information, regarding proposal as to typical lot size, price range, public access areas, or other pertinent information.		X			
<b>Final Plan Submissions</b> <i>Needs to be submitted within 6 months of approval of Sketch Plan</i>		Submitted by Applicant	NA	Applicant Request to be waived	Rc vd. By PB	Waive
	1. All information presented on the sketch plan and location map and any amendments required by Planning Board.					
	2. Official surveyed map to include the stamp of land surveyor, architect, engineer or consultant who prepared plan.					
	3. A soils report identifying changes in soil conditions down to one eight acre or as determined by the Planning Board.					
	4. On site sewage and water supply facilities shown and compliance with state and local minimums stated on the plan by a licensed engineer.					
	5. Proposed name of the subdivision or identifying title, and the name of the Municipality in which it is located.					
	6. The date, north point, graphic map scale, name and address of record owner and subdivider and names of adjoining property owners					
	7. A soil erosion and sediment control plan containing the endorsement of Cumberland County Soil and Water or Maine Soil and Water Conservation Commission or the discretion of the Planning Board.					

All of the information has been submitted and \_\_\_\_\_meets \_\_\_\_\_does not meet all of the requirements of the Town of Naples subdivision ordinance. The Planning Board has approved the \_\_\_\_\_sketch \_\_\_\_\_preliminary \_\_\_\_\_final with the following conditions and waivers:

\_\_\_\_\_ **Planning Board Chair**                      **Dated:** \_\_\_\_\_

Subdivision Request and Narrative  
19 Trickey Pond Road  
Map U30, Lots 06 and 03

April 4, 2024

1. In November 2000, Chase sold Lot 03 to Finlay and Gokey Trust
2. Finlay and Gokey immediately subdivided lot 03 for the purpose of joining each half to their abutting lots: lot 2 for Finlay and lot 06 for Gokey.
3. Map U30 Lot 06 is the original Gokey parcel and is addressed as 19 Trickey Pond Rd.
4. Vernon Gokey is my father-in-law, and at the time (2000) informed me that he had spoken with the town about joining lot 06 with his half of lot 03. The tax map was subsequently amended. No other record exists.
5. Our goal is to
  - a. Remedy the lack of official record regarding the subdivision.
  - b. Join lot 06 and our half of lot 03 in order to comply with the Shorelands Zoning Ordinance-2022.
6. As supporting documents, we are providing:
  - a. Attachment A: a copy of the original deed for lot 06 describing any restrictions.
  - b. Attachment B: A draft survey developed by Colliers Engineering that shows the location of lot 03 and the division that took place in 2000.
  - c. Attachment C: A draft survey showing elevations and existing conditions footprint for lot 06 and the to-be-joined half of lot 03.
  - d. Attachment D: A preliminary septic plan prepared in 2022. It describes the soil conditions in this area. We plan to update this plan and submit for a new septic in the near future (the current septic is original).
  - e. Attachment E: Ownership history from Gokey to their daughters Suzanne Giroux and Dianne Lidiak.

# Attachment A page 1

1203 S Warranty Deed-Joint Tenancy

188777

81

We, Eugene H. Lehman and Elizabeth Lehman, both

of West End, Monmouth County, State of New Jersey  
~~(Naples, Maine)~~ for consideration paid, grant to

Vernon H. Gokey and Marianne N. Gokey, both

of Merrick, Nassau County, State of New York  
with warranty covenants, as joint tenants, the land in Naples, Cumberland  
County, State of Maine.

A certain lot or parcel of land situated in the town of Naples, aforesaid,  
and being Lot # 6 on a Plan of Property, in Naples, Maine, made for Dr. Eugene  
H. Lehman, Estates by Earl Hotchkiss on July 20, 1970, as recorded in the  
Cumberland County Registry of Deeds, in Plan Book 83, Page 32

This lot #6 having a frontage on Trickey Pond, in said Naples.

The above numbered lot shall be subject to the following restrictions govern-  
ing its use, which shall be construed as real covenants running with the land,  
enforcible as in equity, by the SELLERS, their heirs and assigns, and by the  
purchaser of said lot, said conditions and restrictions to be in full force and  
effect until January 1, 1990, the SELLERS, or their heirs and assigns, however,  
not obliged to enforce any of said restrictions or conditions.

1. Neither the property hereby conveyed, nor any part of it, shall be used  
for any commercial purposes whatsoever, but shall be used solely for private  
residential purposes. This restriction shall not be construed to prevent  
rental of any cottage on said cottage lot for private residential purposes.

2. No building or other structure shall be erected on said cottage lot with-  
in twenty (20) feet from the hard land bank of the southerly shore of Tricky  
Pond, nor within ten (10) feet from the easterly and westerly boundaries of said  
lot, except that an untenable boat-house may be erected and a dock built at  
the waters edge.

3. No more than one residential building shall be erected or maintained  
at any time on each of said cottage lot and said building shall contain a mini-  
mum of six hundred (600) square feet first floor living space, exclusive of  
porches and stairways, and shall be limited to a single family residence.

4. All sanitary facilities and sewage disposal systems shall be of modern  
water flush design, utilizing an approved septic tank for disposal systems, and  
all of every kind of plumbing shall conform to the State of Maine Department of  
Health Rules and Regulations, both as to interior and exterior installations.

5. No dwelling or other building erected on the lot herein conveyed shall be  
covered with tar paper, asphalt siding, or corrugated metal siding, but shall be

82

covered with clapboards, log siding, or shingles, or other similar or suitable material.

6. No trailers, tents, mobile homes, or other structures of a temporary nature shall be allowed to remain on the lot herein conveyed, except that during the period of actual construction of a permanent dwelling on said lot, tents or trailers may be used for dwelling purposes, said period, however, not to exceed two (2) years after the date of sale. During this two year period, all sanitary facilities and sewage disposal systems shall conform to the State of Maine Department of Health Rules and Regulations governing the occupancy of trailers, tents, mobile homes, or the structures of a temporary nature.

7. All and any trees and limbs creating a hazard to the roadways, utility lines, or neighboring property and buildings shall be removed promptly.

8. No animal husbandry shall be housed or kept on said parcel, provided, however, that this shall not exclude household pets.

9. Each of the lots herein conveyed shall not be subdivided by the Grantees, their heirs and assigns, but if sold, must be sold in its entirety, and subject to the restrictions and conditions set forth herein.



Eugene H. Lehman and Elizabeth Lehman, husband and wife, */s/ Eugene H. Lehman /s/ Elizabeth Lehman*  
joint as grantor and releases all rights by descent and all other rights.

Witness our hands and seals this 25<sup>th</sup> day of August, 1970

*David J. Ennis*  
DAVID J. ENNIS  
NOTARY PUBLIC OF N. J.  
My Commission Expires Mar. 15, 1973  
*County of Monmouth*

*Eugene H. Lehman*  
*Elizabeth H. Lehman*

Nonmouth ~~Nonmouth~~ ss. August 25, 1970

Then personally appeared the above named Eugene H. Lehman

and acknowledged the foregoing instrument to be his *David J. Ennis* *intest and deed*  
SEP 22 1970  
Before me, *David J. Ennis*  
DEEDS CUMBERLAND COUNTY, MAINE Justice of the Peace at Law - Notary Public  
Received at *9 H - 10 N* and recorded in My Commission Expires Mar. 15, 1973  
BOOK *3144* PAGE *51* *Monmouth Order* Deputy Register





# Attachment D - Preliminary Plan to Update Septic

## SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services  
Division of Health Engineering, 10 SHS  
(207) 287-5672 Fax: (207) 287-3165

### PROPERTY LOCATION

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town, or Plantation	Naples
Street or Road	19 Trickey Pond Road
Subdivision, Lot #	

Town/City _____	Permit # _____
Date Permit Issued ____/____/____	Fee: \$ _____ Double Fee Charged <input type="checkbox"/>
Local Plumbing Inspector Signature _____	
L.P.I. # _____	

### OWNER/APPLICANT INFORMATION

Name (last, first, MI)	Giroux, Paul	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant
Mailing Address of Owner/Applicant	19 Trickey Pond Road Naples, Maine	
Daytime Tel. #		

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. This Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # \_\_\_\_\_ Lot # \_\_\_\_\_

**OWNER OR APPLICANT STATEMENT**  
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

\_\_\_\_\_  
Signature of Owner or Applicant

\_\_\_\_\_  
Date

**CAUTION: INSPECTION REQUIRED**  
I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

\_\_\_\_\_  
(1st) date approved

\_\_\_\_\_  
Local Plumbing Inspector Signature

\_\_\_\_\_  
(2nd) date approved

### PERMIT INFORMATION

<b>TYPE OF APPLICATION</b> <input type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input checked="" type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. >= 25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	<b>THIS APPLICATION REQUIRES</b> <input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit
<b>SIZE OF PROPERTY</b> 1+/- <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	<b>DISPOSAL SYSTEM TO SERVE</b> <input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>4</u> <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="checkbox"/> 3. Other: _____ (specify) Current Use <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped
<b>SHORELAND ZONING</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

<b>DISPOSAL SYSTEM COMPONENTS</b> <input type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input checked="" type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components	<b>TYPE OF WATER SUPPLY</b> <input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other
--	---

### DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

<b>TREATMENT TANK</b> <input checked="" type="checkbox"/> 1. Concrete <input type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>1500</u> GAL	<b>DISPOSAL FIELD TYPE &amp; SIZE</b> <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: <u>480</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	<b>GARBAGE DISPOSAL UNIT</b> <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	<b>DESIGN FLOW</b> <u>450</u> gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS — for other facilities —
<b>SOIL DATA</b> PROFILE <u>3</u> CONDITION <u>C</u> at Observation Hole # <u>1</u> Depth <u>24"</u> of Most Limiting Soil Factor	<b>DISPOSAL FIELD SIZING</b> <input type="checkbox"/> 1. Medium—2.6 sq. ft. / gpd <input checked="" type="checkbox"/> 2. Medium—Large 3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large—5.0 sq. ft. / gpd	<b>EFFLUENT/EJECTOR PUMP</b> <input type="checkbox"/> 1. Not Required <input checked="" type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	<input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. <u>43</u> d <u>55</u> m <u>47</u> s Lon. <u>70</u> d <u>36</u> m <u>41</u> s if g.p.s. state margin of error: <u>15</u>

### SITE EVALUATOR STATEMENT

I certify that on 9-8-2022 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

*John Wiesemann*  
Site Evaluator Signature

410

9-8-2022

SE #

Date

John Wiesemann  
Site Evaluator Name Printed

207-452-8855

Telephone Number

denmarkwastewater@gmail.com

Email Address

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

State Department of Human Services  
Division of Health Engineering, Station 10  
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation  
Naples

Street, Road, Subdivision  
19 Trickey Pond Road

Owner or Applicant Name  
Paul Giroux

SITE PLAN Scale 1" = NTS ft.

Rte 114

Gore Rd.

Trickey Pond

Trickey Pond Rd.

Proposed Septic location

Property Line

Proposed Well location, 100 from Leachfield

Trickey Pond

W

Slope

Existing House

1500 Gal tank to be installed 8' from foundation

Trickey Pond Road

Property Line

## SOIL PROFILE DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole # 1  Test Pit  Boring

Observation Hole # \_\_\_\_\_  Test Pit  Boring

1 " Depth of organic horizon above mineral soil

\_\_\_\_\_ " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				NONE
6				
12	Course gravelly sand	Frabbs Rocky	Y. Brown	
18				
24				
30				
36				
42				
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater	<input checked="" type="checkbox"/> Restrictive Layer	<input type="checkbox"/> Bedrock
<u>3</u>	<u>C</u>	<u>6</u>	<u>24"</u>			

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6				
12				
18				
24				
30				
36				
42				
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater	<input type="checkbox"/> Restrictive Layer	<input type="checkbox"/> Bedrock

Site Evaluator Signature

410 SE #

9-8-2022 Date

**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

Town, City, Plantation

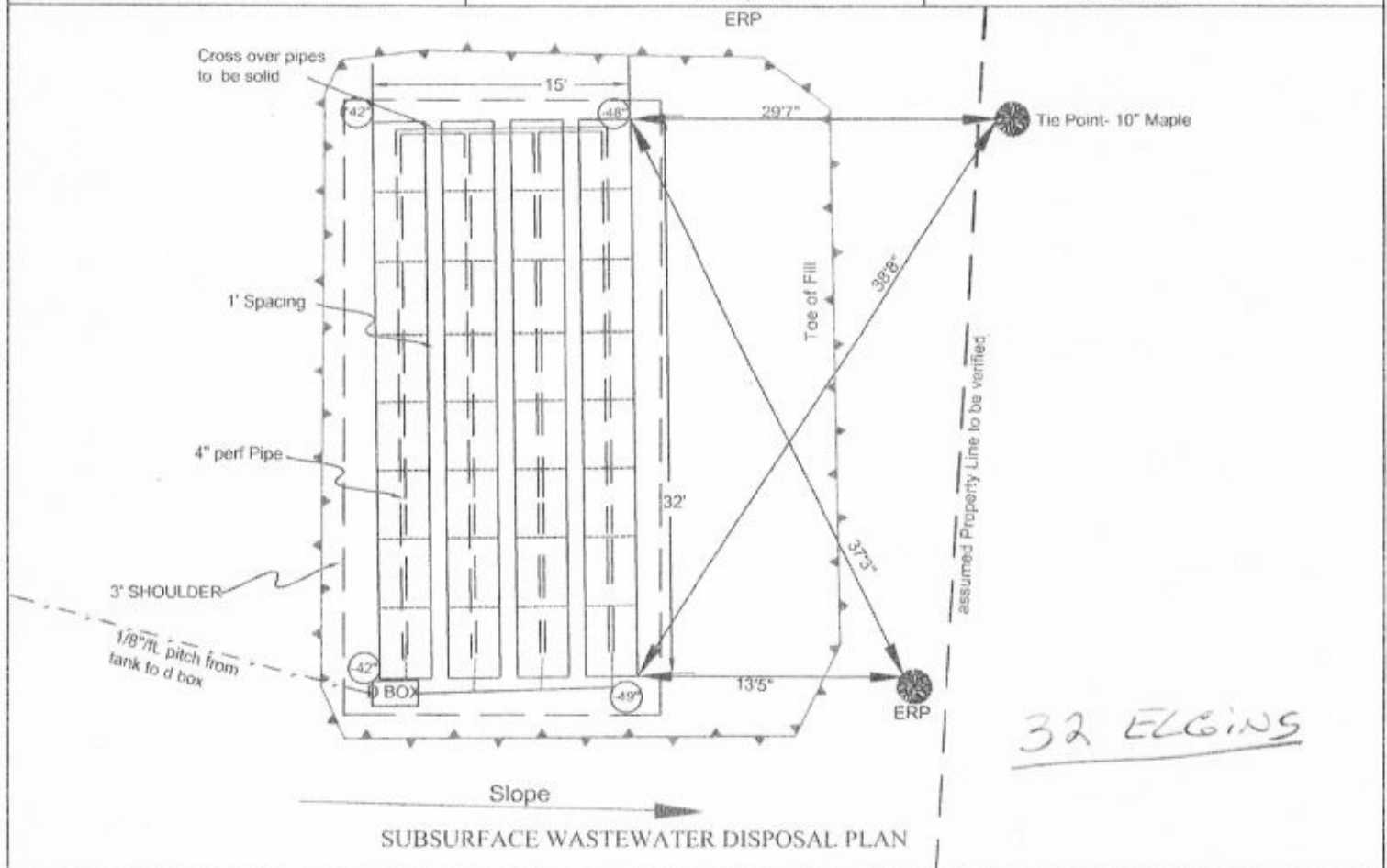
Naples

Street, Road, Subdivision

19 Trikey Pond Road

Owner or Applicant Name

Paul Giroux



**SUBSURFACE WASTEWATER DISPOSAL PLAN**

**BACKFILL REQUIREMENTS**

Depth of Backfill (upslope) 0-8"  
 Depth of Backfill (downslope) 12-16"

**CONSTRUCTION ELEVATIONS**

Finished Grade Elevation -28"  
 Top of Pipe -38"  
 Bottom of Elgin -49"  
 Bottom of Sand -55"

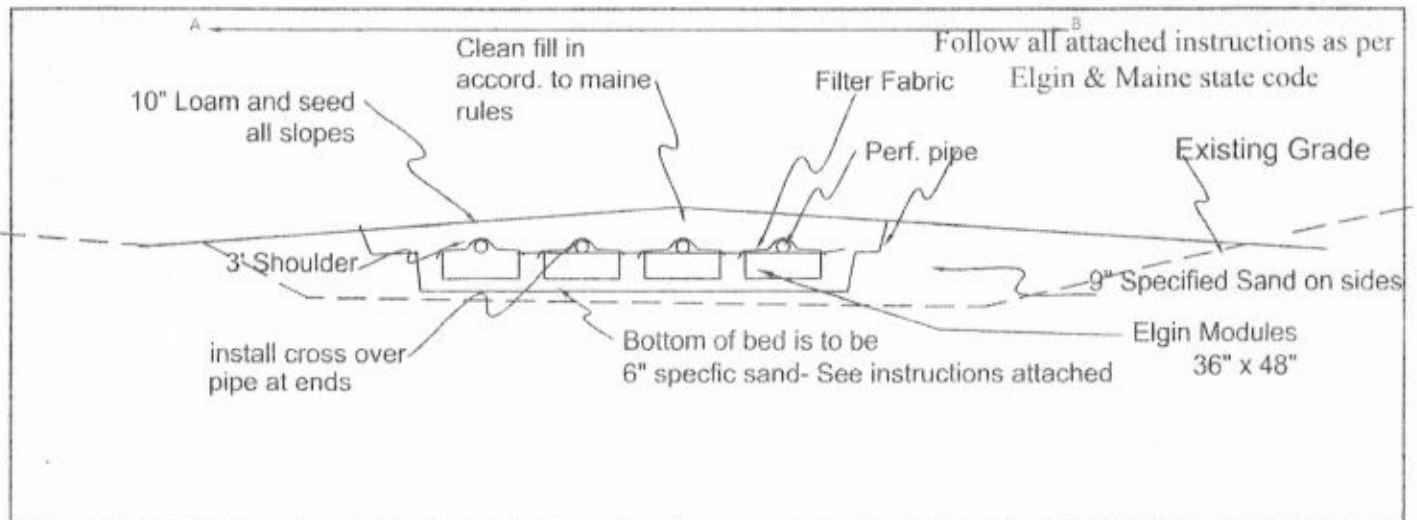
**Location & Description:**

ERP=Nail @ 36" A.G. in 6" Beech Tree

Reference Elevation: ELEVATION= 0'

**DISPOSAL FIELD CROSS SECTION**

1"=7.5 H  
 1"=7.5 V



*[Signature]*  
 Site Evaluator Signature

410  
 SE #

9-8-2022  
 Date

Page 3 of 3  
 HHE-200 Rev. 10/02

*Attachment E - Ownership history  
for Lots 06 and 03*  
**STATE OF MAINE**

(SEAL OF COURT)  
CUMBERLAND COUNTY PROBATE COURT PORTLAND  
Location of Court

DOCKET 2017-1156

Estate of VERNON H. GOKEY  
**AMENDED  
CERTIFICATE AND ABSTRACT**

To the Register of Deeds of Cumberland County

An estate has been opened in this court for the above named decedent. The following facts apply to this estate according to the probated will or the petition or application was made or both.

Date of decedent's death 6/8/2017

1. Did decedent leave a will?  YES  NO
2. If item one is YES, will was probated  FORMALLY  INFORMALLY
3. If item one is YES, date of most recent probate of the will was August 30, 2017
4. If item 2 is answered FORMALLY, was there previous informal probate of the same will?  YES  NO
5. If the will was previously probated informally, was that informal probate certified to the Register of Deeds of the county to which this certificate is directed?  YES  NO
6. Has a petition for elective share been filed? (If YES, attach copy.)  YES  NO
7. Has a personal representative been appointed?  YES  NO
8. If item 7 is YES, date of appointment was August 30, 2017
9. If item 7 is YES, appointment was  FORMAL  INFORMAL
10. If item 7 is YES, give names and addresses of personal representatives.

SUZANNE G. GIROUX 14 HORSESHOE ROAD WINDHAM, NH 03087	&	DIANNE G. LIDIAK 15405 TINDLAY ST. SILVER SPRING, MD 20905
---	---	--

- 11. Insert here a true copy of so much of decedent's will as devises real estate, if any. In addition, if a more complete description of the real estate involved appears on the petition or application upon which the appointment was made, add that description below the provisions of the will. Label any such description: "DESCRIPTION OF REAL ESTATE FROM APPLICATION OR PETITION". Also, in every case where information is available, list each municipality and county in which decedent owned real estate.

NAPLES, COUNTY OF CUMBERLAND

I give and devise all of the rest, residue and remainder of my estate, of whatever nature and wherever situate, including any property over which I may have testamentary power of disposition and any life insurance proceeds paid to my estate, to the then acting Trustee of the VERNON GOKEY REVOCABLE TRUST under Agreement dated the 19th day of March, 1996, to be added to the trust estate held thereunder, and to be administered and distributed as a part thereof.

- 12. Following is a list of Heirs or of all persons who are or may be Devises of real estate. (List heirs only when there is no probated will. If there is a probated will, list devisees of real estate.)

Suzanne G. Giroux, as Trustee of the Vernon H. Gokey Revocable Trust  
14 Horseshoe Road  
Windham, NH 03087

Dianne G. Lidiak, as Trustee of the Vernon H. Gokey Revocable Trust  
15405 Tindlay St.  
Silver Spring, MD 20905

- 13. I certify that the foregoing statements are accurate so far as they may be determined from the will or the petition or application upon which the appointment was made.

August 30, 2017  
Date

  
Nadeen Daniels, Register of Probate

See 18-A MRSA § 1-504.

Received  
Recorded Register of Deeds  
Sep 20, 2017 12:57:53P  
Cumberland County  
Nancy A. Lane



# STATE OF MAINE

(SEAL OF COURT)  
CUMBERLAND

COUNTY PROBATE COURT

PORTLAND

Location of Court

DOCKET 2017-1156

Estate of VERNON H. GOKEY CERTIFICATE AND ABSTRACT

To the Register of Deeds of Cumberland County

An estate has been opened in this court for the above named decedent. The following facts apply to this estate according to the probated will or the petition or application was made or both.

Date of decedent's death 6/8/2017

1. Did decedent leave a will?  YES  NO
2. If item one is YES, will was probated  FORMALLY  INFORMALLY
3. If item one is YES, date of most recent probate of the will was August 30, 2017
4. If item 2 is answered FORMALLY, was there previous informal probate of the same will?  YES  NO
5. If the will was previously probated informally, was that informal probate certified to the Register of Deeds of the county to which this certificate is directed?  YES  NO
6. Has a petition for elective share been filed? (If YES, attach copy.)  YES  NO
7. Has a personal representative been appointed?  YES  NO
8. If item 7 is YES, date of appointment was August 30, 2017
9. If item 7 is YES, appointment was  FORMAL  INFORMAL
10. If item 7 is YES, give names and addresses of personal representatives.

SUSAN G. GIROUX  
14 HORSESHOE ROAD  
WINDHAM, NH 03087

&

DIANNE G. LIDIAK  
15405 TINDLAY ST.  
SILVER SPRING, MD 20905

- 11. Insert here a true copy of so much of decedent's will as devises real estate, if any. In addition, if a more complete description of the real estate involved appears on the petition or application upon which the appointment was made, add that description below the provisions of the will. Label any such description: "DESCRIPTION OF REAL ESTATE FROM APPLICATION OR PETITION". Also, in every case where information is available, list each municipality and county in which decedent owned real estate.

NAPLES, COUNTY OF CUMBERLAND

I give and devise all of the rest, residue and remainder of my estate, of whatever nature and wherever situate, including any property over which I may have testamentary power of disposition and any life insurance proceeds paid to my estate, to the then acting Trustee of the VERNON GOKEY REVOCABLE TRUST under Agreement dated the 19th day of March, 1996, to be added to the trust estate held thereunder, and to be administered and distributed as a part thereof.

- 12. Following is a list of Heirs or of all persons who are or may be Devises of real estate. (List heirs only when there is no probated will. If there is a probated will, list devisees of real estate.)

Suzanne G. Giroux, as Trustee of the Vernon H. Gokey Revocable Trust  
14 Horseshoe Road  
Windham, NH 03087

Dianne G. Lidiak, as Trustee of the Vernon H. Gokey Revocable Trust:  
15405 Tindlay St.  
Silver Spring, MD 20905

- 13. I certify that the foregoing statements are accurate so far as they may be determined from the will or the petition or application upon which the appointment was made.

August 30, 2017 Nadeen Daniels  
Date Register of Probate

See 18-A MRSA § 1-504.

Received  
Recorded Register of Deeds  
Sep 12, 2017 08:48:23A  
Cumberland County  
Nancy A. Lane

0068866

BK 15869 PG 245

**WARRANTY DEED**

**VERNON H. GOKEY**, Trustee under a Declaration of Trust dated March 19, 1996, of Bradenton, County of Manatee and State of Florida, for consideration paid, grants to **PETER P. FINLAY**, of Naples, County of Cumberland and State of Maine, with **WARRANTY COVENANTS**, the land, with any buildings thereon, in Naples, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land situate in the Town of Naples, County of Cumberland and State of Maine, lying easterly of the Werdna Woods Road, so-known, being the southerly most portion of Lot 3 as shown on a plan of property in Naples made for Elizabeth N. Lehman which said plan is recorded in the Cumberland County Registry of Deeds in Plan Book 91, Page 6, the parcel herein conveyed being more particularly bounded and described as follows:

Beginning at an iron pipe set at or near the assumed easterly road line of Werdna Woods Road, aforesaid, and which said iron pipe marks the southwesterly most corner of Lot 3 as shown on said plan and the northwesterly most corner of Lot 2, being other land of the said Peter P. Finlay; thence North 86 degrees 51 minutes East and along the northerly line of other land of Finlay a distance of 267.1 feet, more or less, to an iron pipe set at or near the assumed westerly shoreline of Trickey Pond; thence continuing on in the same course to said shoreline; thence northerly along said shoreline as it trends a distance of 100 feet, more or less, to a point marking the northeasterly most corner of the parcel herein conveyed and the southeasterly most corner of land this day conveyed to the said Vernon H. Gokey as Trustee, aforesaid; thence westerly along the southerly line of said Gokey Trust property westerly along the southerly line to a point at or near the assumed easterly road line of the Werdna Woods Road, aforesaid; thence South 18 degrees 15 minutes West and along said sideline of said roadway a distance of 53.2 feet, more or less, to an iron pipe; thence South 15 degrees 30 minutes West and along said sideline of said roadway a distance of 24.3 feet, more or less, to the iron pipe and point of beginning.

For title of the Grantor, reference is made to a Warranty Deed of David L. Chase and Linda E. Chase under recent date and to be recorded herewith.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS my hand and seal this 3 day of November, 2000.

Witness

Vernon H. Gokey, Trustee

BK 15869 PG246

STATE OF MAINE  
Cumberland, ss.

Personally appeared the above named Vernon H. Gokey, known to me, this 23 day of November, 2000 and acknowledged before me the foregoing instrument to be his free act and deed, in his said capacity.



Notary Public/Attorney at Law

Thomas F. Smith  
Print or type name

My commission expires: \_\_\_\_\_

RECEIVED  
RECORDED REGISTRY OF DEEDS  
2000 NOV 28 PM 12:12  
CUMBERLAND COUNTY  
*John B. O'Brien*

0068867

BK15869 PG247

**WARRANTY DEED**

**PETER P. FINLAY**, of Naples, County of Cumberland and State of Maine, for consideration paid, grants to **VERNON H. GOKEY**, Trustee under a Declaration of Trust dated March 19, 1996, of Bradenton, County of Manatee and State of Florida, with **WARRANTY COVENANTS**, the land, with any buildings thereon, in Naples, County of Cumberland and State of Maine, bounded and described as follows:

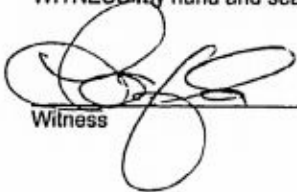
A certain lot or parcel of land situate in the Town of Naples, County of Cumberland and State of Maine, lying easterly of the Werdna Woods Road, so-known, being the northerly most portion of Lot 3 as shown on a plan of property in Naples made for Elizabeth N. Lehman which said plan is recorded in the Cumberland County Registry of Deeds in Plan Book 91, Page 6, the parcel herein conveyed being more particularly bounded and described as follows:

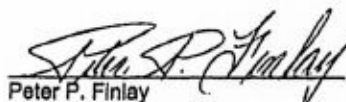
Beginning at an iron pipe set at or near the assumed easterly road line of Werdna Woods Road, aforesaid, and which said iron pipe marks the northwesterly most corner of Lot 3 as shown on said plan and the southwesterly most corner of other land of Vernon H. Gokey as Trustee, aforesaid; thence North 71 degrees 40 minutes East and along the southerly bound of said Gokey Trust property a distance of 164.8 feet, more or less, to an iron pipe set at or near the approximate shoreline of Trickey Pond; thence continuing on in the same course to the shore of Trickey Pond; thence southerly along said shoreline as it trends a distance of 100 feet, more or less, to a point marking the southwesterly most corner of the parcel herein conveyed and the southeasterly most corner of the parcel herein conveyed and the northeasterly most corner of land this day conveyed to Peter P. Finlay; thence westerly and along the northerly bound of said Finlay property to a point at or near the assumed easterly sideline of the Werdna Woods Road, aforesaid; thence North 18 degrees 15 minutes East and along said sideline of said roadway a distance of 77.5 feet, more or less, to the iron pipe and point of beginning.

For title of the Grantor, reference is made to a Warranty Deed of David L. Chase and Linda E. Chase under recent date and to be recorded herewith.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS my hand and seal this 3<sup>rd</sup> day of November, 2000.

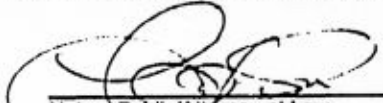
  
Witness

  
Peter P. Finlay

BK 15869 PG 248

STATE OF MAINE  
Cumberland, ss.

Personally appeared the above named Peter P. Finlay, known to me, this 3<sup>rd</sup> day of November, 2000 and acknowledged before me the foregoing instrument to be his free act and deed.

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

Thomas R. Smith  
Print or type name

My commission expires: \_\_\_\_\_

RECEIVED  
RECORDED REGISTRY OF DEED:

2000 NOV 28 PM 12: 13

CUMBERLAND COUNTY

*John B. O'Brien*

0068865

BK15869PG243

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DAVID L. CHASE and LINDA E. CHASE, of Portsmouth, County of Independent City, and State of Virginia;

For consideration paid, grant to: PETER P. FINLAY, of Naples, County of Cumberland and State of Maine; and VERNON H. GOKEY, as Trustee under a Declaration of Trust dated March 19, 1996, of Bradenton, County of Manatee, and State of Florida;

Whose mailing address is: (Peter Finlay) Trickey Pond Road, Naples, ME 04055 (Vernon Gokey) 4466 Roann Avenue, Bradenton, FL 34203

With warranty covenants as tenants in common, the land, with the buildings thereon, situated in the Town of Naples, County of Cumberland and State of Maine, described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

WITNESS my hand and seal this 01<sup>st</sup> day of the month of ~~October~~ November, 2000.

Signed, Sealed and Delivered  
In presence of

Ben L. Bailey  
WITNESS

David L. Chase  
DAVID L. CHASE

Ben H. Bailey  
WITNESS

Linda E. Chase  
LINDA E. CHASE

STATE OF VIRGINIA  
COUNTY OF Norfolk

November 01,  
~~October~~ . 2000

Then personally appeared the above-named Linda E. Chase and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Jane Lisa Hogbin  
NOTARY PUBLIC  
ATTORNEY AT LAW

Jane Lisa Hogbin  
Notary Public  
Commonwealth of Virginia  
My Commission Expires Oct. 31, 2004

MAINE REAL ESTATE TAX PAID

BK 15869 PG 244

EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon, situated in the Town of Naples, County of Cumberland and State of Maine, lying on the east side of Werdna Woods Road, so-called, and designated as Lot #3 on Plan of Property in Naples made for Elizabeth N. Lehman and recorded in the Cumberland County Registry of Deeds in Book 91, Page 6.

Being the same premises as described in a Warranty Deed of Fred Shulkin and Sandra L. Shulkin to David L. Chase and Linda E. Chase, dated August 9, 1977 and recorded on August 31, 1977 in the Cumberland County Registry of Deeds at Book 4088, Page 232.

RECEIVED  
RECORDED REGISTRY OF DEEDS

2000 NOV 28 PM 12:12

CUMBERLAND COUNTY

*John B. O'Brien*

54194

WARRANTY DEED

VERNON GOKEY, of Naples, County of Cumberland and State of Maine, for consideration paid, grants to VERNON GOKEY, Trustee, under a Declaration of Trust dated March 19, 1996, with WARRANTY COVENANTTS, the land, with any buildings thereon, in Naples, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land situated in the Town of Naples, aforesaid, and being Lot No. 6 on a Plan of Property, in Naples, Maine, made for Dr. Eugene H. Lehman, Estates by Earl Hotchkiss on July 20, 1970, as recorded in the Cumberland County Registry of Deeds, in Plan Book 83, Page 32. This lot No. 6 having a frontage on Trickey Pond, in said Naples.

The above numbered lot shall be subject to the following restrictions governing its use, which shall be construed as real covenants running with the land, enforceable as in equity, by the SELLERS, their heirs and assigns, and by the purchaser of said lot, said conditions and restrictions to be in full force and effect until January 1, 1990, the SELLERS, or their heirs and assigns, however, not obliged to enforce any of said restrictions or conditions.

1. Neither the property hereby conveyed, nor any part of it, shall be used for any commercial purposes whatsoever, but shall be used solely for private residential purposes. This restriction shall not be construed to prevent rental of any cottage on said cottage lot for private residential purposes.
2. No building or other structure shall be erected on said cottage lot within twenty (20) feet from the hard land bank of the southerly shore of Tricky Pond, nor within ten (10) feet from the easterly and westerly boundaries of said lot, except that an untenable boat-house may be erected and a dock built at the waters edge.
3. No more than one residential building shall be erected or maintained at any time on each of said cottage lot and said building shall contain a minimum of six hundred (600) square feet first floor living space, exclusive of porches and stairways, and shall be limited to a single family residence.
4. All sanitary facilities and sewage disposal systems shall be of modern water flush design, utilizing an approved septic tank for disposal systems, and all of every kind of plumbing shall conform to the State of Maine Department of Health Rules and Regulations, both as to interior and exterior installations.
5. No dwelling or other building erected on the lot herein conveyed shall be covered with tar paper, asphalt siding, or corrugated metal siding, but shall be covered with clapboards, log siding, or shingles or other similar or suitable material.
6. No trailers, tents, mobile homes, or other structures of a temporary nature shall be allowed to remain on the lot herein conveyed, except that during the period of actual construction of a permanent dwelling on said lot, tents or trailers may be used for dwelling purposes, said period, however, not to exceed two (2) years after the date of sale. During this two year period, all sanitary facilities and sewage disposal systems shall conform to the State of Maine Department of Health Rules and Regulations governing the occupancy of trailers, tents, mobile homes, or the

structures of a temporary nature.

7. All and any trees and limbs creating a hazard to the roadways, utility lines, or neighboring property and buildings shall be removed promptly.

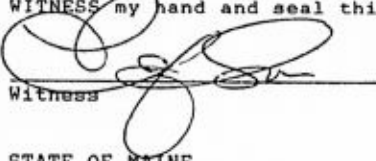
8. No animal husbandry shall be housed or kept on said parcel, provided, however, that this shall not exclude household pets.

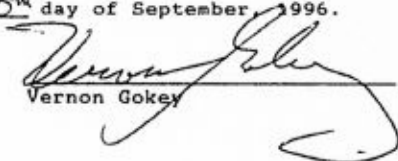
9. Each of the lots herein conveyed shall not be subdivided by the Grantees, their heirs and assigns, but if sold, must be sold in its entirety, and subject to the restrictions and conditions set forth herein.

For title of the Grantor, reference is made to a Warranty Deed of Vernon Gokey and Marianne N. Gokey to the said Vernon Gokey under date of November \_\_, 1989, and recorded in the Cumberland County Registry of Deeds in Book 9001, Page 132.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS my hand and seal this 10<sup>th</sup> day of September, 1996.

  
Witness

  
Vernon Gokey

STATE OF MAINE  
Cumberland, ss.

Personally appeared the above named Vernon Gokey, known to me, this 10<sup>th</sup> day of September, 1996 and acknowledged before me the foregoing instrument to be his free act and deed.

  
Notary Public/Attorney at Law

THOMAS P. SMITH  
Print or type name

My commission expire: \_\_\_\_\_

RECEIVED  
RECORDED, REGISTRY OF DEEDS  
96 SEP 12 AM 10:26  
CUMBERLAND COUNTY  
John B. O'Brien

BK 900 | PG 0132  
R 0132

WARRANTY DEED  
Joint Tenancy  
058708 Maine Statutory Short Form

**Know all Men by these Presents,**

GIFT BETWEEN  
SPOUSES, NO  
CONSIDERATION

**That** we, VERNON H. GOKEY and MARIANNE N. GOKEY, both

of 1816 Relyea Dr., Merrick, County of Nassau, State of New York

~~being unmarried~~ for consideration paid, grant to

VERNON H. GOKEY

of Merrick, County of Nassau, State of New York

whose mailing address is 1816 Relyea Drive, Merrick, New York 11566

with **warranty covenants** as joint tenants the land in Naples, County of Cumberland,

State of Maine, described as follows:

A certain lot or parcel of land situated in the town of Naples, aforesaid, and being Lot No. 6 on a Plan of Property, in Naples, Maine, made for Dr. Eugene H. Lehman, Estates by Earl Hotchkiss on July 20, 1970, as recorded in the Cumberland County Registry of Deeds, in Plan Book 83, Page 32. This lot No. 6 having a frontage on Trickey Pond, in said Naples.

The above numbered lot shall be subject to the following restrictions governing its use, which shall be construed as real covenants running with the land, enforceable as in equity, by the SELLERS, their heirs and assigns, and by the purchaser of said lot, said conditions and restrictions to be in full force and effect until January 1, 1990, the SELLERS, or their heirs and assigns, however, not obliged to enforce any of said restrictions or conditions.

1. Neither the property hereby conveyed, nor any part of it, shall be used for any commercial purposes whatsoever, but shall be used solely for private residential purposes. This restriction shall not be construed to prevent rental of any cottage on said cottage lot for private residential purposes.
2. No building or other structure shall be erected on said cottage lot within twenty (20) feet from the hard land bank of the southerly shore of Tricky Pond, nor within ten (10) feet from the easterly and westerly boundaries of said lot, except that an untenable boat-house may be erected and a dock built at the waters edge.
3. No more than one residential building shall be erected or maintained at any time on each of said cottage lot and said building shall contain a minimum of six hundred (600) square feet first floor living space, exclusive of porches and stairways, and shall be limited to a single family residence.
4. All sanitary facilities and sewage disposal systems shall be of modern water flush design, utilizing an approved septic tank for disposal systems, and all of every kind of plumbing shall conform to the State of Maine Department of Health Rules and Regulations, both as to interior and exterior installations.
5. No dwelling or other building erected on the lot herein conveyed shall be covered with tar paper, asphalt siding, or corrugated metal siding, but shall be covered with clapboards, log siding, or shingles or other similar or suitable material.

6. No trailers, tents, mobile homes, or other structures of a temporary nature shall be allowed to remain on the lot herein conveyed, except that during the period of actual construction of a permanent dwelling on said lot, tents or trailers may be used for dwelling purposes, said period, however, not to exceed two (2) years after the date of sale. During this two year period, all sanitary facilities and sewage disposal systems shall conform to the State of Maine Department of Health Rules and Regulations governing the occupancy of trailers, tents, mobile homes, or the structures of a temporary nature.
7. All and any trees and limbs creating a hazard to the roadways, utility lines, or neighboring property and buildings shall be removed promptly.
8. No animal husbandry shall be housed or kept on said parcel, provided, however, that this shall not exclude household pets.
9. Each of the lots herein conveyed shall not be subdivided by the Grantees, their heirs and assigns, but if sold, must be sold in its entirety, and subject to the restrictions and conditions set forth herein.

Being the same premises conveyed to Vernon H. Gokey and Marianne N. Gokey, by deed made by Eugene H. Lehman and Elizabeth Lehman dated August 25, 1970 and recorded September 22, 1970 in the Office of Registry of Deeds, Cumberland County, Maine in Book 3144, Page 81.

This deed is made without consideration and is a gift between spouses.

