

**NOTICE OF INTENT TO CONDEMN REAL PROPERTY INTERESTS
CITY COUNCIL OF CITY OF BELFAST, MAINE**

(30-A MRS 3101 and 23 MRS 3022)

KNOW ALL PERSONS BY THESE PRESENTS; The City Council of the City of Belfast, Maine provides this notice pursuant to 30-A MRS 3101 and 23 MRS 3022.

On August 12, 2021, at 6:30 pm at Belfast City Hall, 131 Church Street, Belfast Maine, and via remote video access, the City Council of Belfast, Maine will conduct a hearing and thereafter act on its intent to condemn the possible real property interests relating to the premises located at 282 Northport Avenue, Belfast, Maine as alleged by the persons and entities named and described in Schedule A and Schedule B attached hereto, which are incorporated herein as if fully set forth.

Therefore, on August 12, 2021, the Belfast City Council intends exercise its authority to condemn real property interests pursuant to 30-A MRS 3101 and 23 MRS 3023.

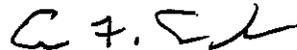
This Notice of Intent to Condemn Real Property Interests was authorized to be posted on August 3, 2021 by the Belfast City Council. On August 4, 2021, this Notice was posted (i) at Belfast City Hall, 131 Church Street, Belfast, Maine 04915, (ii) on the City of Belfast Official Website, and (iii) in the vicinity of 282 Northport Avenue, Belfast, Maine (Tax Map 29, Lot 36).

The property to be benefitted by the condemnation is located at 282 Northport Avenue, Belfast, Maine and is owned by the City of Belfast as described in deeds from Richard and Janet Eckrote to the City of Belfast and from Nordic Aquafarms, Inc. to the City of Belfast, as recorded in Book 4679 Page 157 and Book 4679 Page 160 of the Waldo County Registry of Deeds.

SO ORDERED.

DATED: August 3, 2021 at Belfast, Maine.

BELFAST CITY COUNCIL



BY: Eric Sanders, Mayor
Duly Authorized

SCHEDULE A – NOTICE OF INTENT TO CONDEMN
INTERTIDAL ZONE DESCRIPTION
TAX MAP 29 LOT 36

The fee interest in real property which the City Council of the City of Belfast, Maine intends to condemn, is more particularly described as follows, to wit:

A certain lot or parcel of intertidal land located easterly of Route One (a.k.a. Northport Avenue) and on the westerly shore of Penobscot Bay in the City of Belfast, County of Waldo, State of Maine, shown as the 5.1 acre "Intertidal Zone" on attached Exhibit 1 on which it is referenced as owned by Janet and Richard Eckrote, and as subsequently conveyed to the City of Belfast in a deed recorded in Book 4679 Page 167 of the Waldo county Registry of Deeds, and said Intertidal being more particularly described as follows:

COMMENCING at a 5/8 inch rebar with survey cap stamped "GOOD DEEDS" found on the easterly right-of-way line of Route One at the most westerly corner of land of Lyndon G. Morgan as described in a deed recorded in Book 1804, Page 307 of the Waldo County Registry of Deeds.

THENCE S 54°53'45" E along said land of Morgan a distance of 429.01 feet to a 5/8 inch rebar found.

THENCE S 54°53'45" E along said land of Morgan a distance of 26.1 feet to the high water mark of Penobscot Bay and the **TRUE POINT OF BEGINNING**.

THENCE S 31°35'52" E along said intertidal land of Morgan a distance of 777 feet more or less to the low water mark of Penobscot Bay.

THENCE westerly, southeasterly, southwesterly, and northwesterly along said low water mark of Penobscot Bay a distance of 820 feet more or less to intertidal land of Donald K. Schweikert and Wendy W. Schweikert as described in a deed recorded in Book 4441, Page 184 of the Waldo County Registry of Deeds.

THENCE N 35°41'53" W along said intertidal land of Schweikert a distance of 834 feet more or less to the high water mark of Penobscot Bay at the mouth of a brook which is N 89°41'01" E a distance of 42.5 feet from a 5/8 inch rebar with survey cap stamped "GOOD DEEDS" found in the center of a gully which rebar is S 55°54'53" W a distance of 322.89 feet from said rebar found at said land of Morgan 26.1 feet from the high water mark of Penobscot Bay.

THENCE easterly and northeasterly along said high water mark of Penobscot Bay a distance of 440 feet more or less back to the True Point of Beginning.

MEANING and intending to describe 5.1 acres of the Intertidal Zone as shown on Exhibit 1 attached hereto.

The parcel described herein is the intertidal portion of that land conveyed from the Estate of Phyllis J. Poor to Janet and Richard Eckrote as described in a deed recorded in Book 3697, Page 5 of the Waldo County Registry of Deeds. See also Deeds from Janet and Richard Eckrote to the City of Belfast, and from Nordic Aquafarms, Inc. to the City of Belfast as recorded in Book 4679 Page 157 and Book 4679 Page 160 of the Waldo County Registry of Deeds.

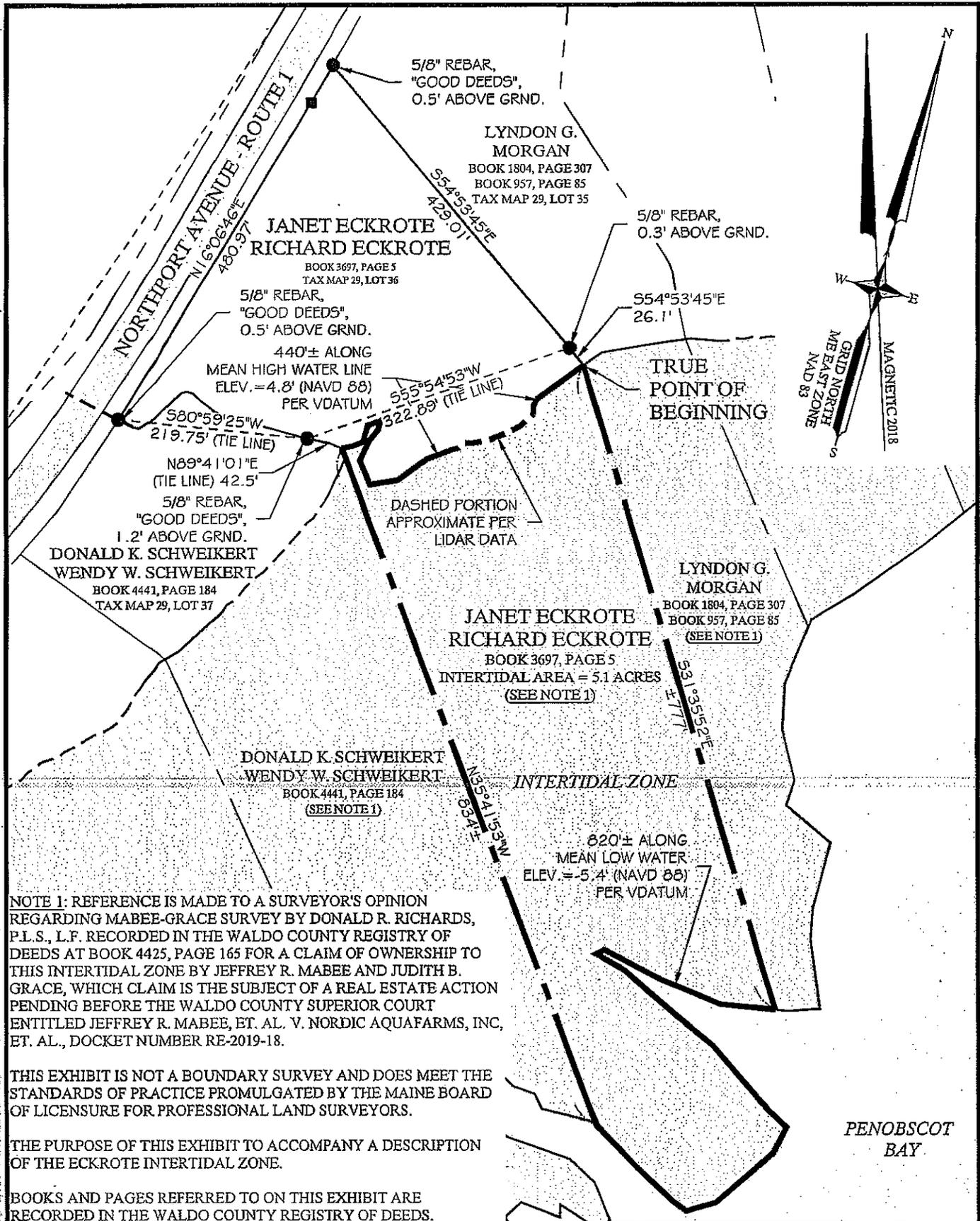
All directions are referenced to the Maine Coordinate System of 1983 (2011), East Zone. All distances are grid distances with a combined scale factor of 0.9999186.

The persons and entities from whom the City intends to condemn the real property interests described above are as follows:

Jeffrey R. Mabee
Judith B. Grace
290 Northport Avenue
Belfast, ME 04915-1219
Tax Map 29 Lot 38
Book 1221 Page 347

Friends of the Harriet L. Hartley Conservation Area
c/o Jeffrey R. Mabee, Registered Agent
PO Box 465
Belfast, ME 04915
Book 4435 Page 344

Elizabeth Cooper Rankin
320 Dash Ave
Media, PA 19063-1308



NOTE 1: REFERENCE IS MADE TO A SURVEYOR'S OPINION REGARDING MABEE-GRACE SURVEY BY DONALD R. RICHARDS, P.L.S., L.F. RECORDED IN THE WALDO COUNTY REGISTRY OF DEEDS AT BOOK 4425, PAGE 165 FOR A CLAIM OF OWNERSHIP TO THIS INTERTIDAL ZONE BY JEFFREY R. MABEE AND JUDITH B. GRACE, WHICH CLAIM IS THE SUBJECT OF A REAL ESTATE ACTION PENDING BEFORE THE WALDO COUNTY SUPERIOR COURT ENTITLED JEFFREY R. MABEE, ET. AL. V. NORDIC AQUAFARMS, INC, ET. AL., DOCKET NUMBER RE-2019-18.

THIS EXHIBIT IS NOT A BOUNDARY SURVEY AND DOES MEET THE STANDARDS OF PRACTICE PROMULGATED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

THE PURPOSE OF THIS EXHIBIT TO ACCOMPANY A DESCRIPTION OF THE ECKROTE INTERTIDAL ZONE.

BOOKS AND PAGES REFERRED TO ON THIS EXHIBIT ARE RECORDED IN THE WALDO COUNTY REGISTRY OF DEEDS.

Gartley & Dorsky
 ENGINEERING & SURVEYING

59B Union Street P.O. Box 1031 Camden, ME 04843-1031
 Ph (207) 236-4365 Fax (207) 236-3015 Toll Free 1-888-282-4365
 163 Main Street Suite 2D P.O. Box 1072 Denmark, Maine 04943
 Ph. (207) 790-5005

EXHIBIT 1
 BELFAST, WALDO COUNTY, MAINE

JUNE 29, 2021

PROJ. NO. 18-352

SCALE: 1" = 150'

SCHEDULE B – NOTICE OF INTENT TO CONDEMN
RESIDENTIAL PURPOSES UNDERSTANDING
TAX MAP 29 LOT 36

The right, title, and interest herein referred to as the “Residential Purposes Understanding,” which the Belfast City Council intends to condemn, is described in a Deed from Harriet L. Hartley to Fred R. Poor, dated June 19, 1946, and recorded in Book 452 Page 205 of the Waldo County Registry of deeds, and is more fully set forth as follows, to wit:

“The lot or parcel of land herein described is conveyed to Fred R. Poor with the understanding it is to be used for residential purposes only, that no business for profit is to be conducted there unless agreed to by Harriet L. Hartley, her heirs or assigns.”

The owners of parcels of land and Deed and Tax Map references for each alleged ownership interests that are possibly benefitted by said Residential Purposes Understanding, and therefore the list of parcels of land and current owners for whom said possible benefit is intended to be condemned by the Belfast City Council, are as follows:

1. Jeffrey R. Mabee
Judith B. Grace
290 Northport Avenue
Belfast, ME 04915-1219
Tax Map 29 Lot 38
Book 1221 Page 347

2. Peter A. Rasmussen
Adrienne R. Boissy
46001 Mather Lane
Chagrin Falls, OH 44022
Tax Map 29 Lot 31
Book 3525 Page 133

3. Michael H. Giles
Jayne C. Giles
15 Tozier Street
Belfast, ME 04915
Tax Map 29 Lot 32
Book 2728 Page 60

4. J. Thomas Kent, Jr.
Joan L. Kent
11 Tozier Street
Belfast, ME 04915
Tax Map 29 Lot 33
Book 2995 Page 198

5. Gary Roughead Revocable Living Trust
u/a/d April 19, 2017
8105 Great Run Lane
Warrenton, VA 20186
Tax Map 29 Lot 34
Book 4576 Page 278

6. Lyndon W. Morgan
1 Tozier Street
Belfast, ME 04915
Tax Map 29 Lot 35
Book 1804 Page 307