

HEART OF MAINE SURVEYING

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March 4, 2021

Mr. John Contreni, Chairman
Greenville Planning Board
Municipal Building
Minden St.
Greenville, Maine 04441

RE: Moosehead Isle Estates

Dear Mr. Contreni,

I am a Professional Licensed Surveyor with Heart of Maine Surveying working for Niles McBreairty, Anne McBreairty, Tammy MacGovern (Conservator for Niles McBreairty), Michael Neece and Heather Axworthy. My clients mutually propose to amend the configuration of their individual and adjoining properties to eliminate previously granted easements within and affecting Lots 25 and 26 of Moosehead Isle Estates and remaining land of the McBreairty's located south and west of these two lots. These properties are depicted on Greenville Tax Map 10; being Lots 15, 15-25 and 15-26.

Tax Lot 15-26 is owned by Michael Neece and Heather Axworthy and is currently not improved. The owners are making plans to build a home on Lot 15-26 in the not to distance future. The McBreairty's are owners of Tax Lot 15 and 15-25. Lot 15-25 currently is used to stock pile topsoil for use Moosehead Isle Estate Road. Lot 15 is unimproved except for the lease of two small parcels supporting cell towers.

On prior recorded plans of Phase III and Phase IV of Moosehead Isle Estates, Lots 25 and 26 were created, reviewed and approved. Lot 26 was subsequently conveyed to Michael Neece and Heather Axworthy by Niles and Anne McBreairty on February 15, 2008 recorded in deed


Book 1906 Page 115 in the Piscataquis County Registry of Deeds. In that conveyance an easement for ingress, egress and utilities was granted to Neece and Axworthy over Lot 25. That easement, labeled as Easement A is over the west end of Lot 25 and was never granted to any other parties. A second easement labeled as Easement B was reserved by Niles and Anne McBreairty for access from Moosehead Isle Road to their remaining land (Tax Lot 15). Likewise it has not been conveyed to any other party.

The McBreairty's propose to convey a portion of Lot 25 to Neece and Axworthy in return for the strip of land now designated as Easement B. Easement A would be extinguished. Attached are reduced copies of the recorded maps above referenced, upon which I have drafted lines to reflect the proposed changes to Lots 25 and 26 and Tax Lot 15. Upon a favorable response to the proposal, Heart of Maine Surveying will set pins marking the new corners and prepare the appropriate plan depicting the proposed changes; said plan to be suitable for recording in the county registry of deeds.

In as much as Lot 25 contains a soil test taken during the review process for Phase III we respectfully request the requirement of a soils suitability test be waived for this lot. Please find attached reduced copies of the aforementioned approved subdivision plans and Greenville Tax Map 10. I will have with me at the March 8th meeting, full size copies of the subdivision maps for your viewing.

Thank you for your attention to this proposed amendment. I look forward to working with the planning board and other town officials as may be required on this project.

Sincerely,
Heart of Maine Surveying


M. Marie S. Lougee, PLS 2008 / President

