

**Town of Sedgwick**  
**The Warrant for Special Town Meeting**  
**Hancock, ss** **State of Maine**

To Rachel McFarland, a resident of the Town of Sedgwick, in said County:

**GREETINGS:**

In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Sedgwick, in said County, qualified by law to vote in town affairs, to meet at the Sedgwick Town House, in said Town on Friday, the 28th day of April, 2017 A.D., at 12:45 p.m., then and there to act on the following articles:

Art. 1: To choose a Moderator to preside over said meeting.

Art. 2: To vote by secret ballot on the following question:

"Shall the Town of Sedgwick reinstate a school budget validation referendum process according to Title 20-A of the Maine State Revised Statutes, Section 2307, to take effect in the new fiscal year beginning July 1, 2018?"

Polls will open at 1:00 p.m. and close at 6:00 p.m. The special town meeting will reconvene at 7:30 p.m. to vote on the remaining articles:

Art. 3: To see if the Town will vote to accept a gift, subject to the limitations described in the proposed Warranty Deed (attached), of six (6) acres of land, as described in Exhibit A (attached), in North Sedgwick from the Next Generation Foundation to be used as access to the Salt Pond.

Art. 4: To see if the Town will vote to accept a gift of \$25,000.00 from the Next Generation Foundation to the Public Access Account.

Art. 5: To see if the Town will vote to move \$10,000.00 from undesignated surplus to the Public Access Account, and to appropriate \$35,000.00 from the Public Access Account to

be used to build a road on the Town's access to the Salt Pond.

Art. 6: To see if the voters will vote to raise and appropriate \$400.00 for the Snow Account, to correct the total needed for the Snow Removal contract for FY 18.


**Given under our hands at Sedgwick, Maine, the  
6<sup>th</sup> day of April, 2017.**



Michael Sheahan, First Selectman

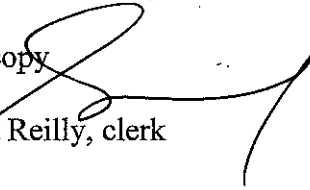


Colby Bert, Second Selectman



Benjamin Astbury, Third Selectman

A true copy  
Attest:  
Cynthia Reilly, clerk



[Heading]

The Next Generation Foundation offers to the Town of Sedgwick the gift of approximately six (6) deeded acres per our 2016 survey completed by Eric Allen (a copy of which is enclosed as Exhibit A). The gift consists of a strip of land from Route 172 to the shore of the Salt Pond, for the purposes of the recreational use of the town ~~and public and for, and shore access for clambers and boaters.~~

This gift is subject to the conditions set out in the proposed deed, a copy of which we attach hereto as Exhibit B. (The remainder of the original piece will be gifted to Blue Hill Heritage Trust.)

Subject to the successful transfer of the property described above, The Next Generation Foundation further offers to the Town of Sedgwick the sum of \$25,000.00 to be applied towards the construction of the gravel road referenced in said proposed deed.

[Closing]

## WARRANTY DEED

**THE NEXT GENERATION FOUNDATION**, a Maine non-profit corporation with a mailing address is PO Box 441, Blue Hill, ME 04614, for consideration paid, grants to **TOWN OF SEDGWICK**, a body corporate located at Sedgwick, Maine with **WARRANTY COVENANTS**,

A certain lot or parcel of land situated in Sedgwick, Hancock County, Maine, with improvements thereon (if any) bounded and described in Exhibit A hereto.

Meaning and intending to convey and hereby conveying a portion of the same premises described in a deed from Jeffrey W. Lawson, *et al*, to The Next Generation Foundation dated February 16, 2016, and recorded in the Hancock County Registry of Deeds in Book 6529, Page 209.

By acceptance of delivery of this deed, the inhabitants of the Town of Sedgwick hereby agrees to the following conditions (not conditions subsequent):

1. The Grantee shall use the premises exclusively for public recreational purposes and shore access;
  
21. The Grantee will, within one year of the date of this deed, construct a small parking lot on the premises no closer than 120 feet from mean high tide, as well as a gravel road from Route 172 to the parking lot. Such road is to be no wider than 12 feet with pullouts to allow for cars to pass;
  
32. The Grantee may install structures such as picnic tables, port-a-potties, -and other items to facilitate public enjoyment. No buildings may be constructed;

- ~~43.~~ The Grantee may not install utilities or a border fence on or near the boundary between the premises and the property bounded and described in a deed from The Next Generation Foundation to Blue Hill Heritage Trust dated January 4, \_\_\_\_\_, 2017, and recorded in said Registry in Book, 6705\_\_\_\_\_, Page 326\_\_\_\_\_;
4. The Grantee shall allow the construction of walking paths on the premises by Blue Hill Heritage Trust or its successors at such locations as Blue Hill Heritage Trust or its successors find to be appropriate;
5. If the Grantee should ever decide to end its ownership of the premises, it shall deed the premises to Blue Hill Heritage Trust for \$1.00;
6. Only boats that can be manually launched will be permitted access to the parcel. No boat landing that accommodates boat launching from a trailer is permitted; and
7. None of the above conditions may be eliminated or altered by the Grantee or its successor or assign. The Grantee and Blue Hill Heritage Trust may agree, however, to impose reasonable additional restrictions which, in their judgment, protect the parcel and carry out the Grantor's intentions as expressed in this deed.

Grantor and Grantee agree that these conditions may be enforced by Blue Hill Heritage Trust on behalf of those persons entitled to the benefit of said conditions, in addition to other persons who have standing to enforce said conditions.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**THE NEXT GENERATION FOUNDATION**  
By: Mary A. Offutt  
Its: President, duly authorized

## Exhibit A

### DESCRIPTION OF LAND

6.0 Acres ±

A certain lot or parcel of land, together with any improvements thereon, situated in Sedgwick, Hancock County, Maine, bounded and described as follows to wit:

Beginning at a ¾ inch iron rod with survey cap stamped ERIC W. ALLEN PLS 2097 set in 2000 at or near the southeasterly sideline of Route 172 at the southwesterly line of land conveyed in a deed from Roy S. Florian and June Florian to Blueberry Factory, LLC dated August 15, 2013 and recorded in Book 6097, Page 79 at the Hancock County Registry of Deeds; thence South sixty degrees thirty-four minutes twelve seconds East (S. 60° 34' 12" E.) by and along said land of Blueberry Factory, LLC eighty-nine and fifty-four hundredths (89.54) feet to an axle found; thence South twenty-eight degrees forty-three minutes zero seconds East (S. 28° 43' 00" E.) by and along remaining land conveyed in a deed from Jeffrey W. Lawson and Mary H. Lawson to The Next Generation Foundation dated February 16, 2016 and recorded in Book 6529, Page 209 at said Registry three hundred fifty-five and forty-six hundredths (355.46) feet to an unmarked corner; thence South eighteen degrees zero minutes two seconds West (S. 18° 00' 02" W.) by and along said remaining land of The Next Generation Foundation two hundred seventeen and zero hundredths (217.00) feet to an unmarked corner; thence South thirty-three degrees twenty-six minutes thirty-three seconds East (S. 33° 26' 33" E.) by and along said remaining land of The Next Generation Foundation one thousand sixteen and fifty-nine hundredths (1016.59) feet to an unmarked corner; thence North seventy-one degrees thirty-three minutes twenty-seven seconds East (N. 71° 33' 27" E.) by and along said remaining land of The Next Generation Foundation one hundred eighty (180) feet more or less to an unmarked point at the high water line of Salt Pond, so-called, said point bears South thirty-one degrees thirty-one minutes thirty seconds West (S. 31° 31' 30" W.) a distance of five hundred sixty-three and twenty-eight hundredths (563.28) feet from an iron pipe found at the northeasterly line of said remaining land of The Next Generation Foundation, said rod also bears North fifteen degrees fifty-five minutes twenty-nine seconds East (N. 15° 55' 29" E.) a distance of three hundred fifty-nine and ninety hundredths (359.90) feet from a ¾ inch iron rod with said survey cap set in 2000 at the northeasterly line of land conveyed in deeds from Theodore Grindal and Ruth E. Grindal to Bruce Frank Grindal and Linette Grindal dated June 9, 1983 and January 13, 1989 and recorded respectively in Book 1466, Page 321 and Book 1736, Page 276 at said Registry; thence in a generally southerly direction following said high water line four hundred forty-eight (448) feet more or less to a point that bears South thirty-three degrees twenty-six minutes thirty-three seconds East (S. 33° 26' 33" E.) from the last mentioned rod; thence North thirty-three degrees twenty-six minutes thirty-three seconds West (N. 33° 26' 33" W.) by and along said land of Grindal fifty-eight (58) feet more or less to said rod; thence continuing the same course North thirty-three degrees twenty-six minutes thirty-three seconds West (N. 33° 26' 33" W.) in part following a wire fence and rock wall by and along said land of Grindal and land conveyed in a deed from Linette A. Grindal and Bruce F. Grindal to the Bruce F. Grindal Living Trust and the Linette A. Grindal Living Trust dated September 8, 2011 and recorded in Book 5679, Page 26 at said Registry a

total distance of fourteen hundred thirty-eight and eighty-nine hundredths (1438.89) feet to a  $\frac{3}{4}$  inch iron rod with said survey cap set in 2000 at land conveyed in a deed from Daryl D. Carter, personal representative of the Estate of Richard D. Carter to Newmen W. Eaton dated November 22, 2016 and recorded in Book 6676, Page 19 at said Registry; thence North twenty-eight degrees fifty-five minutes forty-eight seconds East (N.  $28^{\circ} 55' 48''$  E.) by and along said land of Eaton one hundred thirty-one and zero hundredths (131.00) feet to a  $\frac{3}{4}$  inch iron rod with said survey cap set in 2000; thence North thirty-three degrees twelve minutes twenty-six seconds West (N.  $33^{\circ} 12' 26''$  W.) by and along said land of Eaton two hundred ninety-seven and thirty hundredths (297.30) feet to a  $\frac{3}{4}$  inch iron rod with said survey cap set in 2000 at or near said southeasterly sideline of Route 172, said rod bears South thirty degrees fifteen minutes thirty-eight seconds West (S.  $30^{\circ} 15' 38''$  W.) a distance of one hundred fifty-seven and thirteen hundredths (157.13) feet from the first mentioned rod; thence continuing the same course North thirty-three degrees twelve minutes twenty-six seconds West (N.  $33^{\circ} 12' 26''$  W.) by and along said land of Eaton twenty-three (23) feet more or less to the centerline of the traveled way of said Route 172; thence in a generally northeasterly direction following said centerline one hundred forty-seven (147) feet more or less to a point that bears North sixty degrees thirty-four minutes twelve seconds West (N.  $60^{\circ} 34' 12''$  W.) from said first mentioned rod; thence South sixty degrees thirty-four minutes twelve seconds East (S.  $60^{\circ} 34' 12''$  E.) by and along said land of Blueberry Factory, LLC twenty-three (23) feet more or less to the point of beginning and containing six and zero tenths (6.0) acres more or less.

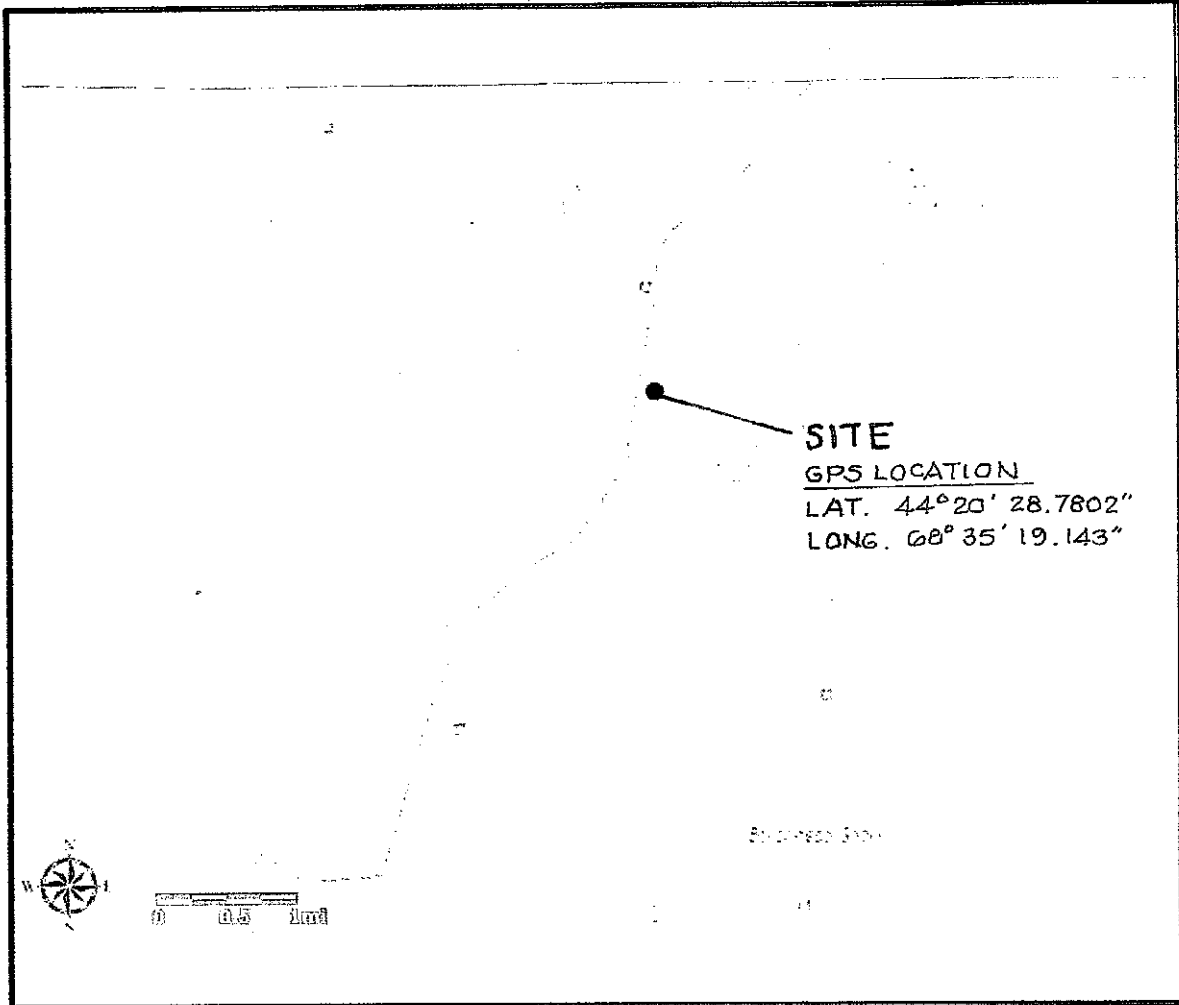
Bearings mentioned in the description above are magnetic 1987 and oriented to a survey by Eric W. Allen, PLS as shown on a plan entitled "Property Sketch of Survey for Jeffery W. and Mary H. Lawson Sedgwick, Maine" dated August 25, 1999.

Together with all right, title and interest of the grantor in and to the shore and flats of Salt Pond between the sidelines of the above described lot extended to low water in accordance with the laws of the State of Maine

Subject to the rights and interests of the public to that portion of Route 172 lying within the above described lot of land.

The above described lot of land is a portion of the land conveyed in a deed from Jeffrey W. Lawson and Mary H. Lawson to The Next Generation Foundation dated February 16, 2016 and recorded in Book 6529, Page 209 at the Hancock County Registry of Deeds.

The above description of land is taken from a survey by Allen-Bowden, Inc. entitled "Plan of Standard Boundary Survey for **The Next Generation Foundation** Route 172 Salt Pond Sedgwick, Maine" dated December 28, 2016 and prepared by Eric W. Allen, PLS 2097.



BLT PROJECT #  
16 - 23

DATE:  
8 - 17 - 2016

SCALE:  
AS NOTED

**NEXT GENERATION  
FOUNDATION  
SITE LOCATION MAP  
SALT POND ROAD  
SEDGWICK, MAINE**

**BURMAN**  
LAND & TREE COMPANY, LLC.

P. O. BOX 145  
ORRINGTON, MAINE 04474  
(207) 825 - 4050

SHEET

**B-1**