

Chronology of Lot Development At Little River, Belfast, Maine 1934 - 1991

This set of sketches depicts the development of certain lots at the Little River area of Belfast. The purpose is to show how the lots were created and what was included in the lots with explanatory notes.

Sketch One shows the current Belfast tax map configuration with lots annotated to show the names of current owners.

Sketch Two shows the extent of the Harriet Hartley property situated easterly of Northport Avenue (U. S. Route 1) in 1946 and the first parcel she created in 1946 and sold off to Fred R. Poor.

Sketch Three shows the second parcel Harriet Hartley created in 1946 and sold to Sam M. Cassida

Sketch Four shows the remaining land of Harriet Hartley which she sold to William P. & Pauline H. Butler in 1950.

Sketch Five shows the location of the last lot created by then owner Ernest J. and Marjorie N. Bell which was conveyed to John Joseph & Catherine Grady. That lot was later conveyed to Larry D. Theye and Betty Becker Theye in 1992.

Sketch six shows the location of the Winston C. Ferris parcel which was subsequently conveyed to Jeffrey R. Mabee and Judith B. Grace. The subsequent development of the Ekrote, Morgan and Helmers lots and other lots to the north were created over a series of conveyances from Fred R. Poor and successors in interest to Sam M. Cassida. The development and reconfiguration of those parcels did not affect the ownership, boundaries, title or rights of the Mabee - Grace property.

Additional notes and annotations are provided on the various pages.

Any land owned by Harriet L. Hartley west of Northport Avenue or U. S. Route 1 was not considered for this study.

This illustrated compilation of sketches is based in part on government documents including tax maps, Maine GIS photos, contours and parcel configurations and deeds and plans of record but does not constitute a boundary survey. The North Arrow shown on the sketches as taken from the tax map is True North.

This Document of Annotated Sketches Was Prepared For
Upstream Watch

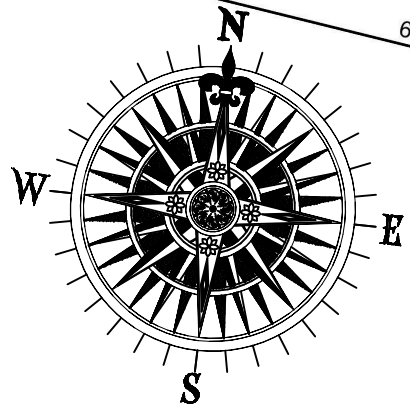
And

Jeffrey R. Mabee and Judith B. Grace

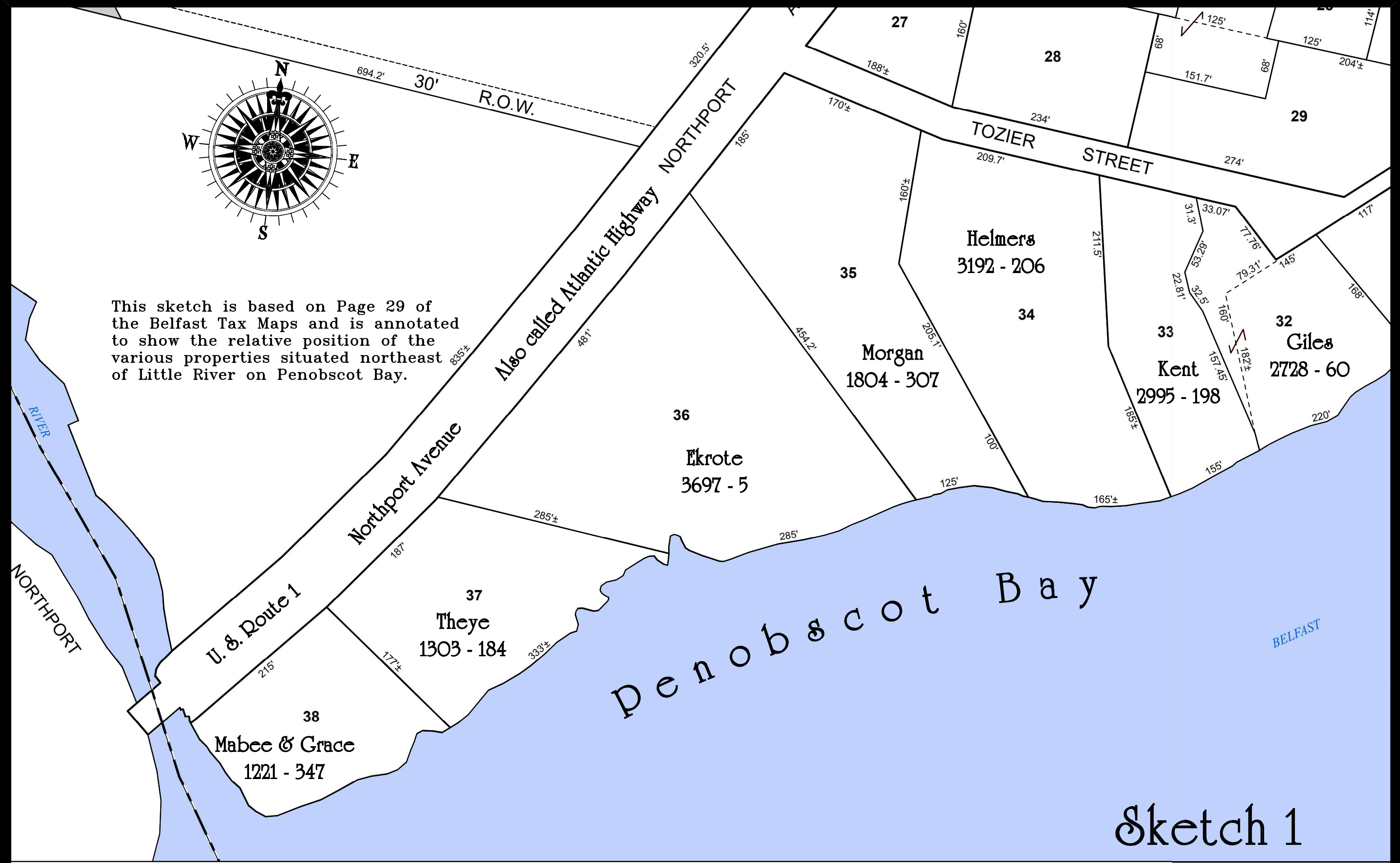
By

Richards, Cranston & Chapman, LLC
Rockport, Maine

July 29, 2019

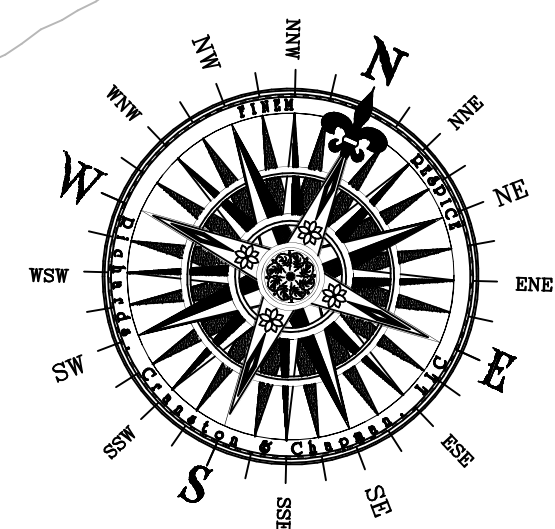
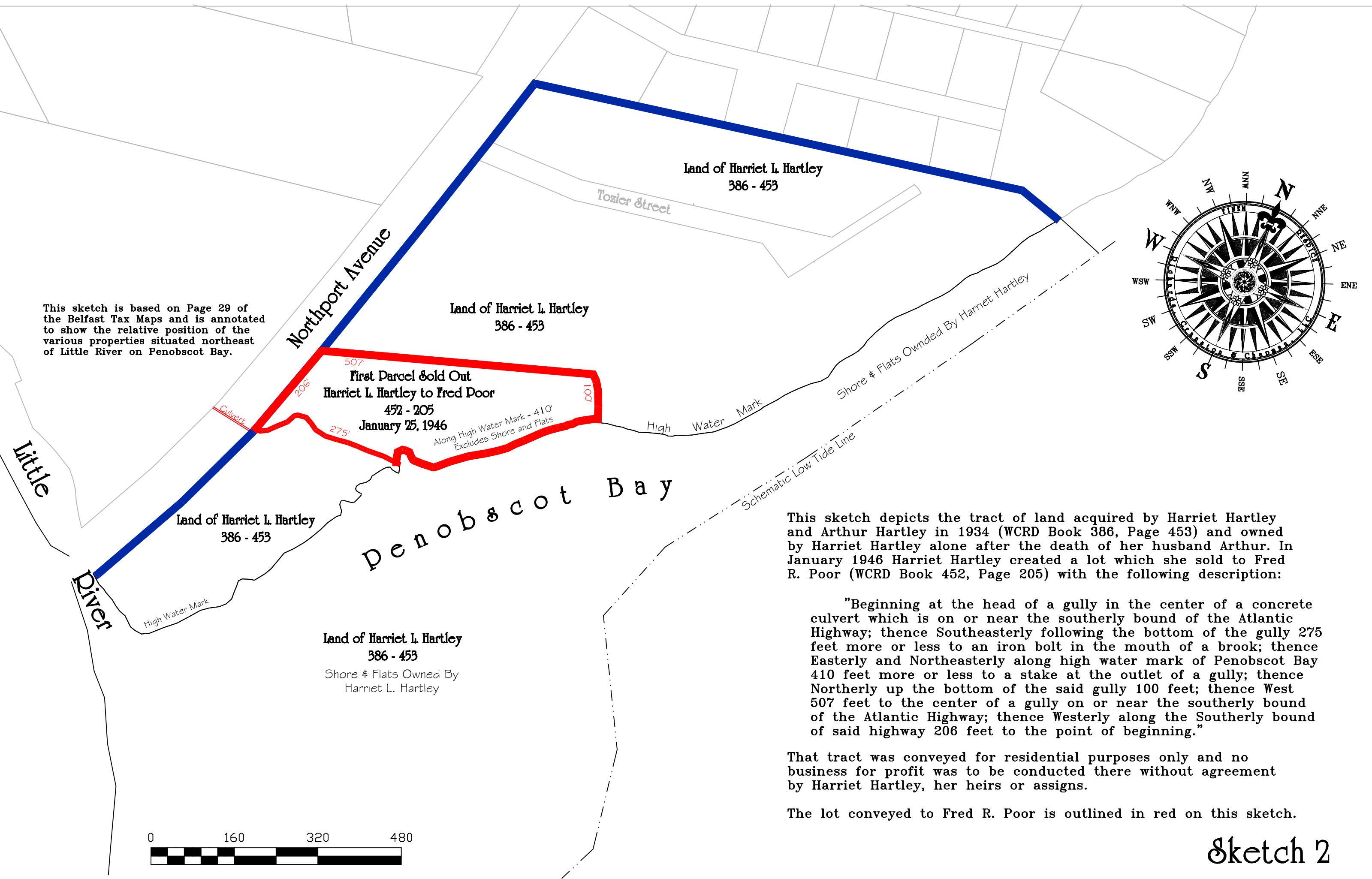


This sketch is based on Page 29 of the Belfast Tax Maps and is annotated to show the relative position of the various properties situated northeast of Little River on Penobscot Bay.



Sketch 1

This sketch is based on Page 29 of the Belfast Tax Maps and is annotated to show the relative position of the various properties situated northeast of Little River on Penobscot Bay.



This sketch depicts the tract of land acquired by Harriet Hartley and Arthur Hartley in 1934 (WCRD Book 386, Page 453) and owned by Harriet Hartley alone after the death of her husband Arthur. In January 1946 Harriet Hartley created a lot which she sold to Fred R. Poor (WCRD Book 452, Page 205) with the following description:

"Beginning at the head of a gully in the center of a concrete culvert which is on or near the southerly bound of the Atlantic Highway; thence Southeasterly following the bottom of the gully 275 feet more or less to an iron bolt in the mouth of a brook; thence Easterly and Northeasterly along high water mark of Penobscot Bay 410 feet more or less to a stake at the outlet of a gully; thence Northerly up the bottom of the said gully 100 feet; thence West 507 feet to the center of a gully on or near the southerly bound of the Atlantic Highway; thence Westerly along the Southerly bound of said highway 206 feet to the point of beginning."

That tract was conveyed for residential purposes only and no business for profit was to be conducted there without agreement by Harriet Hartley, her heirs or assigns.

The lot conveyed to Fred R. Poor is outlined in red on this sketch.



Sketch 2

This sketch is based on Page 29 of the Belfast Tax Maps and is annotated to show the relative position of the various properties situated northeast of Little River on Penobscot Bay.

Little River

Northport Avenue

Tozier Street

Harriet Hartley to Sam M. Cassida
438 - 497
October 25, 1946

Second Parcel Sold Out
Harriet Hartley to Sam M. Cassida
438 - 497
October 25, 1946

First Parcel Sold Out
Harriet L. Hartley to Fred Poor
452 - 205
January 25, 1946

Remaining land of Harriet L. Hartley
386 - 453

Remaining Land of Harriet L. Hartley
386 - 453
Shore & Flats Retained By Harriet L. Hartley

Penobscot Bay

Culvert

High Water Mark

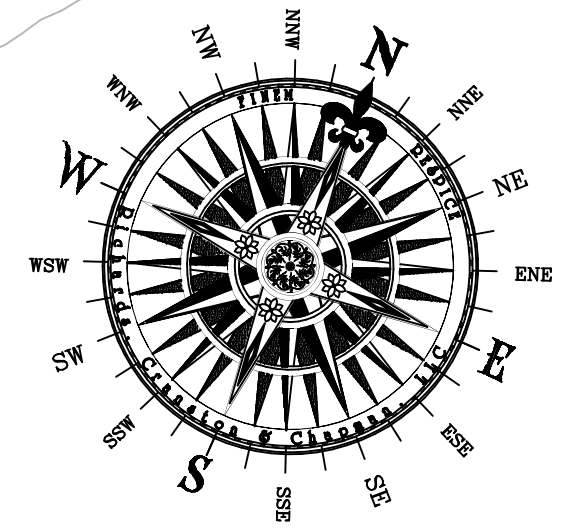
Along High Water Mark - 410'
Excludes Shore and Flats

High Water Mark

"Also conveying whatever right title or interest I may have in and to the land between high and low water mark of Penobscot Bay in front of the above described lot"

Shore & Flats Sold By Harriet Hartley to Sam M. Cassida

Schematic Low Tide Line



In October of 1946 Harriet L. Hartley created a second lot which she sold to Sam M. Cassida (WCRD Book 438, Page 497). That lot included all her land north of Fred R. Poor and conveyed the land between high and low water marks of Penobscot Bay in front of the lot.

The lot conveyed to Sam M. Cassida is outlined in yellow on this sketch.



Sketch 3

This sketch is based on Page 29 of the Belfast Tax Maps and is annotated to show the relative position of the various properties situated northeast of Little River on Penobscot Bay.

Little River

Northport Avenue

Tozier Street

Harriet Hartley to Sam M. Cassida
438 - 497
October 25, 1946

Second Parcel Sold Out
Harriet Hartley to Sam M. Cassida
438 - 497
October 25, 1946

First Parcel Sold Out
Harriet L. Hartley to Fred Poor
452 - 205
January 25, 1946

Harriet L. Hartley
To
Wm. & Pauline Butler
474 - 387

Harriet L. Hartley
To
Wm. & Pauline Butler
474 - 387

Shore & Flats Conveyed to
Wm. & Pauline Butler

Northerly by land of Fred R. Poor

penobscot Bay

Easterly by Penobscot Bay

Westerly by the Atlantic Highway

Southerly by Little River

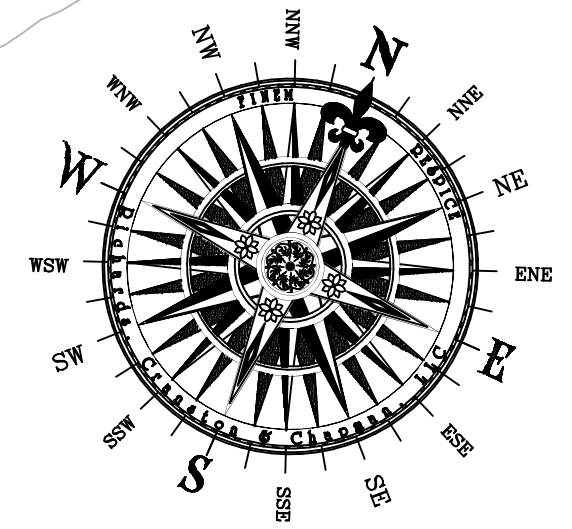
Culvert

High Water Mark

High Water Mark

"Also conveying whatever right title or interest I may have in and to the land between high and low water mark of Penobscot Bay in front of the above described lot"

Schematic Low Tide Line



In September of 1950 Harriet L. Hartley sold the remainder of her land to William P. & Pauline H. Butler (WCRD Book 474, Page 387).

That tract was bounded and described as follows:

"Northerly by land of Fred R. Poor; easterly by Penobscot Bay; southerly by Little River and westerly by the Atlantic Highway, so-called."

The lot conveyed to William P. & Pauline H. Butler is outlined in Green on this sketch.



Sketch 4

This sketch is based on Page 29 of the Belfast Tax Maps and is annotated to show the relative position of the various properties situated northeast of Little River on Penobscot Bay.

Second Parcel Sold Out
 Harriet Hartley to Sam M. Cassida
 438 - 497
 October 25, 1946

First Parcel Sold Out
 Harriet L. Hartley to Fred Door
 452 - 205
 January 25, 1946

E. J. & M. N. Bell
 To
 Jn. Jos. & C. Grady
 621 - 288
 May 18, 1964
 Later Land of Theye

Wm. & Pauline Butler
 To
 E. J. & M. N. Bell
 587 - 100
 May 13, 1961

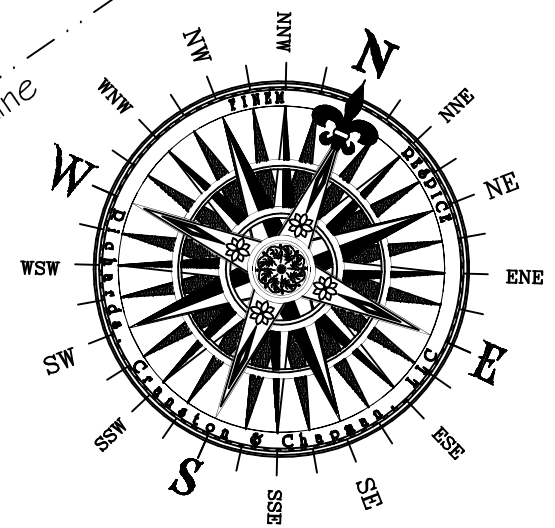
Wm. & Pauline Butler
 To
 E. J. & M. N. Bell
 587 - 100
 May 13, 1961

Shore & Flats Conveyed to
 E. J. & M. N. Bell

High Water Mark

"Also conveying whatever right title or interest I may have in and to the land between high and low water mark of Penobscot Bay in front of the above described lot"

Schematic Low Tide Line



In May of 1961 William P. & Pauline H. Butler sold their property to Ernest J. and Marjorie N. Bell (WCRD Book 587, Page 100). In May of 1964 Ernest J. and Marjorie N. Bell created a lot which they sold to John Joseph and Catherine Grady (WCRD Book 621, Page 288). That lot extended to the high water mark but did not include the shore and the flats in front of the lot which was retained by the Bells. The outline of the Grady lot is depicted in blue on this sketch. The Grady lot was transferred by various conveyances to Larry D. Theye and Betty Becker-Theye who own it today.

The outline of the remaining land of Ernest J. and Marjorie N. Bell is depicted in green on this sketch.

That remaining land of Bell was transferred by various conveyances to Winston C. Ferris. The description in the intervening conveyances and to Winston C. Ferris are as follows:

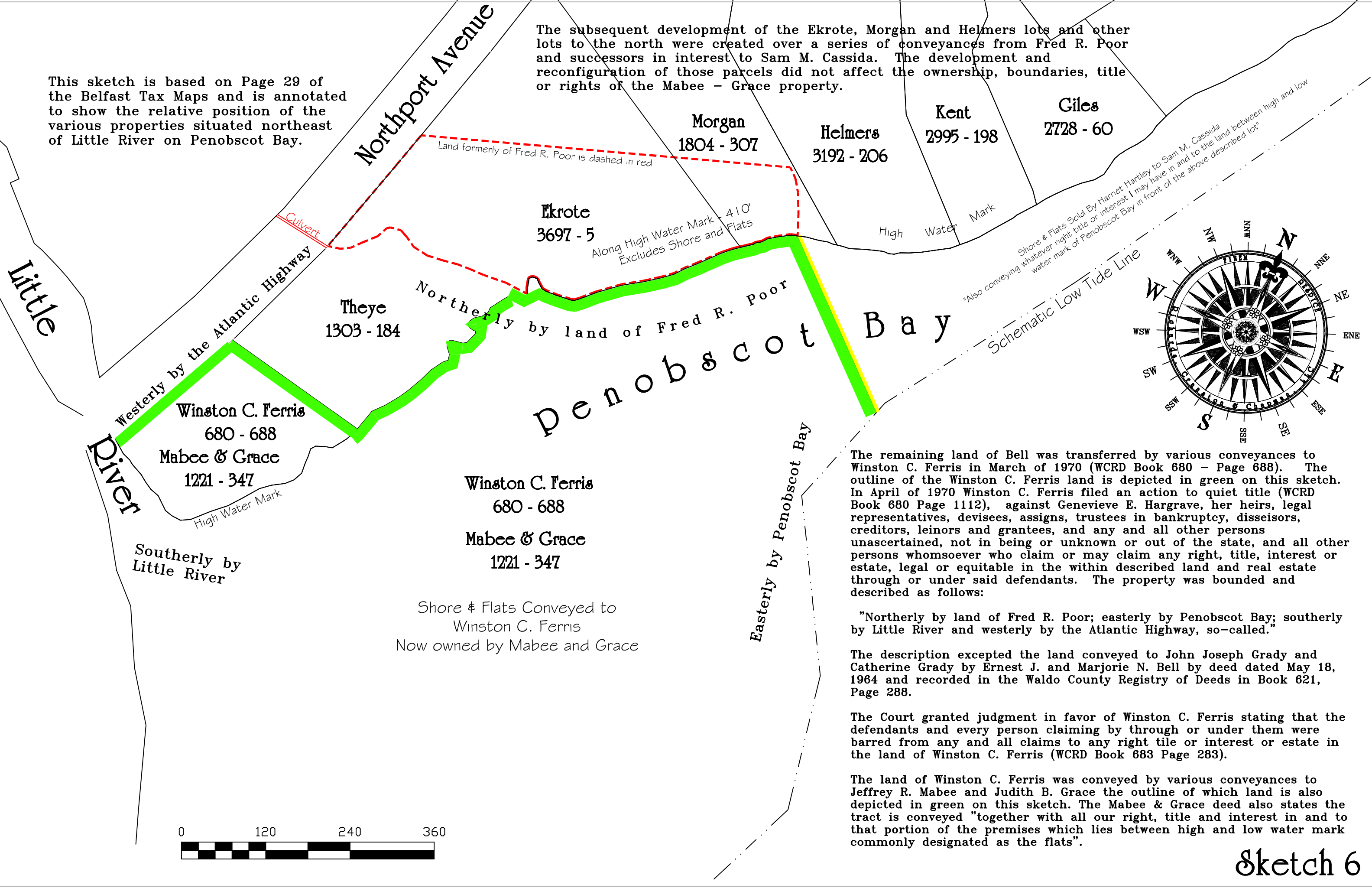
"Northerly by land of Fred R. Poor; easterly by Penobscot Bay; southerly by Little River and westerly by the Atlantic Highway, so-called."

The descriptions excepted the land conveyed to John Joseph Grady and Catherine Grady by Ernest J. and Marjorie N. Bell by deed dated May 18, 1964 and recorded in the Waldo County Registry of Deeds in Book 621, Page 288.



This sketch is based on Page 29 of the Belfast Tax Maps and is annotated to show the relative position of the various properties situated northeast of Little River on Penobscot Bay.

The subsequent development of the Ekrote, Morgan and Helmers lots and other lots to the north were created over a series of conveyances from Fred R. Poor and successors in interest to Sam M. Cassida. The development and reconfiguration of those parcels did not affect the ownership, boundaries, title or rights of the Mabee - Grace property.



Little River

Northport Avenue

Morgan
1804 - 307

Helmers
3192 - 206

Kent
2995 - 198

Giles
2728 - 60

Ekrote
3697 - 5

Theye
1303 - 184

Winston C. Ferris
680 - 688

Mabee & Grace
1221 - 347

Winston C. Ferris
680 - 688

Mabee & Grace
1221 - 347

Shore & Flats Conveyed to
Winston C. Ferris
Now owned by Mabee and Grace

penobscot Bay

River

Westerly by the Atlantic Highway

Southerly by Little River

Northerly by land of Fred R. Poor

Easterly by Penobscot Bay

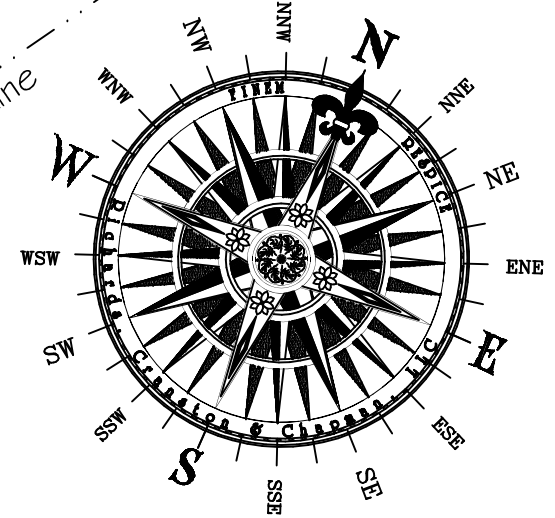
Land formerly of Fred R. Poor is dashed in red

Along High Water Mark - 410' Flats
Excludes Shore and

High Water Mark

"Also conveying whatever right title or interest I may have in and to the land between high and low water mark of Penobscot Bay in front of the above described lot"

Schematic Low Tide Line



The remaining land of Bell was transferred by various conveyances to Winston C. Ferris in March of 1970 (WCRD Book 680 - Page 688). The outline of the Winston C. Ferris land is depicted in green on this sketch. In April of 1970 Winston C. Ferris filed an action to quiet title (WCRD Book 680 Page 1112), against Genevieve E. Hargrave, her heirs, legal representatives, devisees, assigns, trustees in bankruptcy, disseisors, creditors, leinors and grantees, and any and all other persons unascertained, not in being or unknown or out of the state, and all other persons whomsoever who claim or may claim any right, title, interest or estate, legal or equitable in the within described land and real estate through or under said defendants. The property was bounded and described as follows:

"Northerly by land of Fred R. Poor; easterly by Penobscot Bay; southerly by Little River and westerly by the Atlantic Highway, so-called."

The description excepted the land conveyed to John Joseph Grady and Catherine Grady by Ernest J. and Marjorie N. Bell by deed dated May 18, 1964 and recorded in the Waldo County Registry of Deeds in Book 621, Page 288.

The Court granted judgment in favor of Winston C. Ferris stating that the defendants and every person claiming by through or under them were barred from any and all claims to any right tile or interest or estate in the land of Winston C. Ferris (WCRD Book 683 Page 283).

The land of Winston C. Ferris was conveyed by various conveyances to Jeffrey R. Mabee and Judith B. Grace the outline of which land is also depicted in green on this sketch. The Mabee & Grace deed also states the tract is conveyed "together with all our right, title and interest in and to that portion of the premises which lies between high and low water mark commonly designated as the flats".