

December 27, 2023

Caroline Pelletier, Town Planner  
Town of Freeport  
30 Main Street  
Freeport, ME 04032

Subject: Cedar Haven Family Campground Expansion  
Concept Plan Application for Project Review Board

Dear Caroline,

On behalf of Cedar Haven Family Campground, Sevee & Maher Engineers, Inc. (SME) is pleased to submit the attached Town of Freeport (Town) Planning Department application and supporting documents for the proposed campground expansion located off Baker Road in Freeport, Maine.

The Cedar Haven Family Campground expansion will include approximately 25 new campsites, 550 feet of additional access drive, and a 1,300-square-foot bath house. The new sites will be served by a private well, an engineered septic system, and underground utilities including water service, sewer hookups, and electrical service. Grassed underdrained soil filters are planned for stormwater management. Proposed site improvements are outlined on the attached Concept Plan included with this submission.

In accordance with submission requirements, we have enclosed twelve (12) copies of the signed application form and recorded deeds for the property, as well as ten (10) 11" by 17" copies and two (2) 24" by 36" copies of the concept plan. A check for the application and abutter fees is also included with the submission documents. An electronic copy of the application materials will be forwarded to you via email this afternoon.

We look forward to reviewing the Cedar Haven Campground Expansion Project in more detail with the Project Review Board January 17, 2024, and appreciate your consideration of this application. Please feel free to contact me at 207.829.5016 or [jtr@smemaine.com](mailto:jtr@smemaine.com) if you have any questions or need additional information.

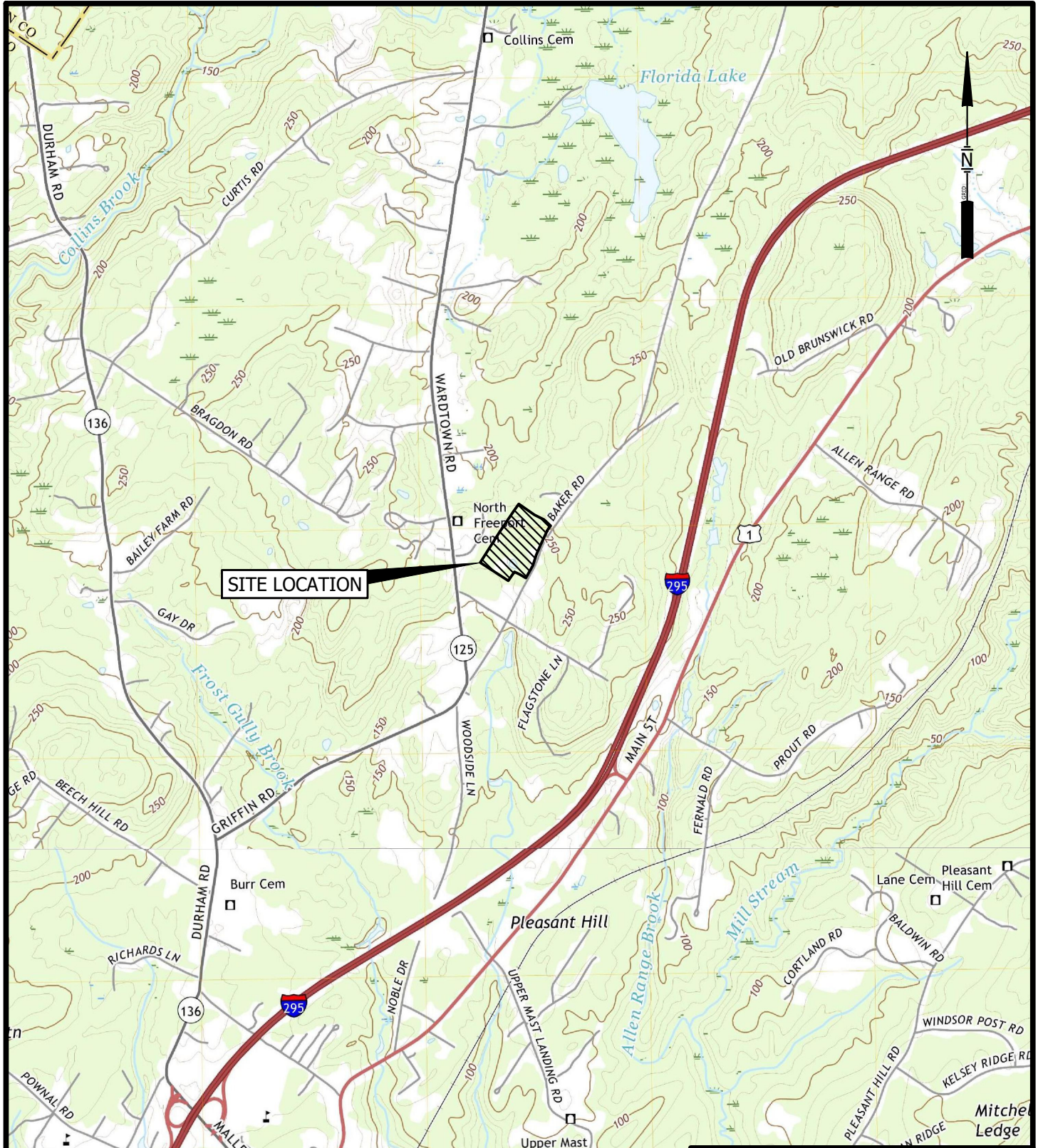
Very truly yours,

SEVEE & MAHER ENGINEERS, INC.



Jeffrey T. Read P.E.  
Senior Civil Engineer

Attachments: Figure 1 – Site Location Map  
Attachment 1 Planning Department Application for Review  
Attachment 2 Recorded Deeds  
Attachment 3 Concept Plan



BASEMAP ADAPTED FROM 7.5 MIN USGS TOPO QUADS  
 FREEPORT, ME - 2021  
 LISBON FALLS-SOUTH, ME - 2021

FIGURE 1  
 SITE LOCATION MAP  
 CEDAR HAVEN FAMILY CAMPGROUND  
 FREEPORT, MAINE



I:\server\dfs\Ted Crooker\Cedar Haven Family Campground\Acad\Figures\SITELOC.dwg, A\_FIG 1, 6/8/2023 9:21:33 AM, sjm

**ATTACHMENT 1**

**PLANNING DEPARTMENT APPLICATION FOR REVIEW**



**Town of Freeport  
Planning Department  
30 Main Street  
Freeport, ME 04032  
(207) 865-4743 ext. 107**

**1. SUBMISSIONS**

- Twelve (12) copies each of the completed application form and a copy of the recorded deed(s) for the property. If the applicant is not the property owner, a purchase and sale agreement or a lease agreement shall also be submitted to show that the applicant has a serious interest in the project and sufficient title, right, and/or interest to complete the project. *The amount being paid for the property may be blacked out.*
- For applications to the Project Review Board, you must also submit twelve (12) copies of all other supplemental materials collated into individual packets which will fit into a large manila envelope. Please clip materials together; do not use special binding or binders. If copies of plans are being submitted, please include 2 full size sets (24" x 36") and 10 copies reduced to 11" x 17". The scale of any site plans shall be sufficient to allow review under the Criteria and Standards of Section 602.G of the Freeport Zoning Ordinance, but at not more than 50 feet to the inch for that portion of the total tract of land being proposed for development. **All plan sheets must also be submitted electronically in a pdf format.** For a complete list of detailed submission requirements, please refer to the applicable ordinance(s) which may include the Design Review Ordinance, the Subdivision Ordinance or the Zoning Ordinance (Section 602 – Site Plan Review).

For applications to the Planning Board, you must also submit eight (8) copies of all other supplemental materials.

- Payment of application fee and abutter fee (if applicable)
- This application form, along with the required accompanying materials, must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered.
- The applicant or an agent needs to be present at the meeting to present the application to the Board. If the applicant is going to be represented by someone other than themselves, they must submit a signed letter of authorization.

**2. ABUTTERS**

Abutters will be notified as required by State and Town regulations. Abutters will be determined by the Freeport Planning Department using most recent Assessing Records. If there are other people that you would like notified of the meeting, their contact information (either mailing address or email address) must be submitted with the application form. A fee of \$2.50 per abutter will be charged.

**3. FEES**

Refer to current fee schedule.

**Town of Freeport  
Planning Department**

Application for Review

**Project Type: (check all applicable)**

X Site Plan Review    \_\_\_\_\_ Design Review Certificate    \_\_\_\_\_ Subdivision  
\_\_\_\_\_ Zoning Ordinance Amendment    \_\_\_\_\_ Other (please explain) \_\_\_\_\_

**Name of Project:** Cedar Haven Family Campground Expansion

**Proposed Use of Property:** Campground - 25 new campsites

**1) Applicant Information:**

Name: Cedar Haven Family Campground c/o Ted Crooker Tel: 207-865-6254  
(If a Company, provide name of person also)

Address: 44 Storer Road, Brunswick, ME 04011

Email: ted@crookers.me

**2) Interest in Property:** Please attach a copy of the recorded deed for the property. If the applicant is not the property owner, a purchase and sale agreement or a lease agreement shall also be submitted to show that the applicant has a serious interest in the project and sufficient title, right, and/or interest to complete the project. The amount being paid for the property may be blacked out. This application will not be processed without this information.

**3) Do you own any abutting property?**    Yes     No

If yes, please explain: \_\_\_\_\_

**4) Property Information:**

Present Use of Property Campground

Location: Street Address 45 and 51 Baker Street

Assessor's Office Map: 17

Lot: 18A, 18B, 19, 20A, and 20D

Size of Parcel (acres): 13.79

Zoning District (s): Rural Residential One (RR1)

**5) Design Review Information** (please circle one from each category)

Design Review District:    One    Two     Not in the Design Review District

Building Class, as designated on the Design Review District Map(s):    A    B    C

Is this building in the Color Overlay District:    Yes     No

Please describe the proposed changes: Campground expansion will include 25 campsites, bath house, and a 550 liner feet access road. Each campsite will have a sewer, water, and electric hookups. Additional site improvements will include underground utilities, engineered septic system and well.

**6) Other Information:**

Proposed # of Buildings: 1 Gross Square Footage of Non-Residential Buildings: 1,400 SF

Is Zoning Board of Appeals Approval Required? Yes  No

If YES, provide reason \_\_\_\_\_

**7) Subdivision Approval or a Subdivision Amendment: (if applicable)**

Proposed Number of Lots \_\_\_\_\_

Does the applicant intend to request any waivers of Subdivision or Site Review provisions?

NO \_\_\_\_\_ YES \_\_\_\_\_

If YES, list and give reasons why \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**8) Applicant's Engineer, Land Surveyor, Landscape Architect and/or Planner:**

Name: Sevee & Maher Engineers, Inc. Jeffrey Read, P.E. Tel: 207-829-5016

Address: 4 Blanchard Road, PO Box 85A, Cumberland, ME 04021

Email: jtr@smemaine.com

**9) Billing Contact (if different than applicant information)**

Name: \_\_\_\_\_ Tel: \_\_\_\_\_

Address: \_\_\_\_\_

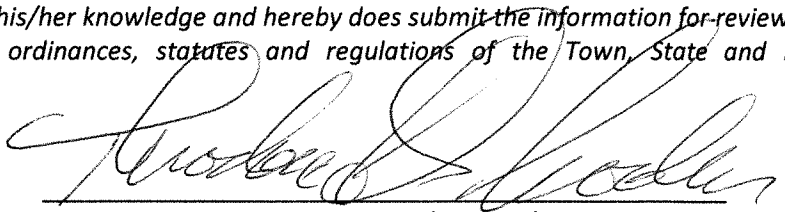
Email: \_\_\_\_\_

Application Fee: \$ 330.00 Abutter Fee: \$ 60

**Submission:** This application form, along with required accompanying materials, must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered.

The undersigned, being the applicant, owner or legally authorized representative, states that all information 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, statutes and regulations of the Town, State and Federal governments.

12/21/23  
DATE

  
SIGNATURE OF APPLICANT/OWNER/REPRESENTATIVE

Re.

Pay To Town of Freeport

Check No. 1475

Invoice No.	Invoice Date	Invoice Amount	Amount Due	Discount	Apply	Balance
2023.12.20	12/20/2023	390.00	390.00	0.00	390.00	0.00

**Sevee & Maher Engineers, Inc.**  
 P.O. Box 85A 4 Blanchard Rd.  
 Cumberland, ME 04021  
 207-829-5016

Norway Savings Bank  
 52-7451/2112



14751

12/20/2023  
 DATE

390.00  
 AMOUNT

Three Hundred Ninety and 00/100 Dollars

PAY  
 TO THE  
 ORDER  
 OF

Town of Freeport  
 30 Main Street  
 Freeport, ME 04032

*Pete M. Maher*  
 AUTHORIZED SIGNATURE

Security features. Details on back.

⑈014751⑈ ⑆211274515⑆ 801 0176130⑈

Re.

Pay To Town of Freeport

Check No. 1475

Invoice No.	Invoice Date	Invoice Amount	Amount Due	Discount	Apply	Balance
2023.12.20	12/20/2023	390.00	390.00	0.00	390.00	0.00



**ATTACHMENT 2**  
**RECORDED DEEDS**

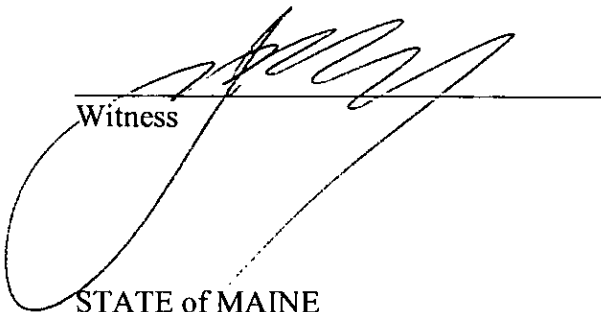



**QUITCLAIM DEED WITH COVENANTS**  
(Maine Statutory Short Form)

KNOW ALL MEN BY THESE PRESENTS, that the **NORTHERN NEW ENGLAND CONFERENCE OF SEVENTH-DAY ADVENTISTS, INC.**, a Maine non-profit corporation with a mailing address of 479 Main Street, Westbrook, ME 04092, grants to **CEDAR HAVEN FAMILY CAMPGROUND, LLC**, a Maine limited liability company with a mailing address of 26 Union Park, Topsham, ME 04086, with QUITCLAIM COVENANTS, a certain lot or parcel of land with any buildings thereon, situated in the town of Freeport, County of Cumberland, and State of Maine, more fully described in Exhibit A attached hereto and made a part hereof.

WITNESS its hand and seal this 15th day of April, 2016.

MAINE REAL ESTATE TAX PAID

  
\_\_\_\_\_  
Witness

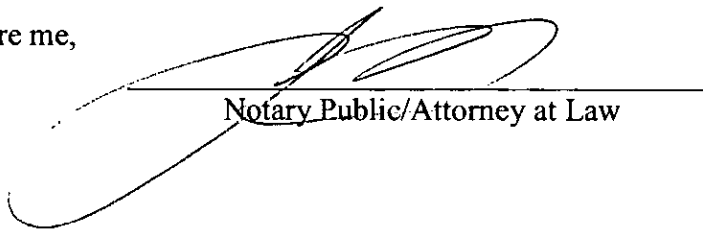
  
\_\_\_\_\_  
The Northern New England Conference of Seventh-Day Adventists, Inc.  
By: Daniel Battin, Treasurer

STATE of MAINE  
CUMBERLAND, ss.

April 15, 2016

Then personally appeared the above-named **Daniel Battin, as Treasurer of The Northern New England Conference of Seventh-Day Adventists, Inc.**, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

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

**JOHN T. VOORHEES, JR.**  
Attorney-at-Law/Notary Public  
My Commission does not expire.

**EXHIBIT A**

# 18887

Five certain lots or parcels of land situated on the northwesterly side of the Old County Road leading from Freeport Corner to Brunswick, commonly known as the Baker Road, in the Town of Freeport, County of Cumberland and State of Maine, bounded and described as follows:

Parcel One: Beginning at a marked spruce tree and an iron pipe set in the ground at a point on the northwesterly side of said road, which point is two hundred and ten (210) feet northeasterly from the southerly corner of land now or formerly of Ernest F. Marstaller, as described in warranty deed from Austin E. Cotton to Ernest F. Marstaller dated January 16, 1945, and recorded in Cumberland County Registry of Deeds, Book 1767, Page 342; thence in a general southwesterly direction along the northwesterly side of said road a distance of twenty (20) feet to the northeasterly corner of other land now or formerly of Norman and Lorette Baker, as described in quit claim deed from Ernest F. Marstaller to Norman Baker, et al, dated October 9, 1954, and recorded in said Registry; thence at an approximate right angle and running northwesterly along the northeasterly boundary line of other land now or formerly of Norman and Lorette Baker a distance of two hundred eighty-four (284) feet to a point; thence at an approximate right angle and running southwesterly and parallel with said road along the northwesterly boundary line of other land now or formerly of Norman and Lorette Baker a distance of one hundred and ninety (190) feet to a point marking the westerly corner of other land now or formerly of Norman and Lorette Baker; thence at an approximate right angle and running northwesterly along the line of other land now or formerly of Ernest F. Marstaller to a point at the westerly corner thereof; thence at an approximate right angle and running in a general northeasterly direction along the line of other land now or formerly of Marstaller a distance of three hundred seventy-five (375) feet to a point; thence at an approximate right angle and running in a general southeasterly direction along the line of other land now or formerly of Marstaller a distance of four hundred (400) feet, more or less, to the northerly corner of land conveyed by Marstaller to Liston Eastman and Janet Eastman; thence at an approximate right angle and running in a general southwesterly direction along said Eastman land one hundred sixty-five (165) feet to the westerly corner of said Eastman land; thence at an approximate right angle and running in a general southeasterly direction along the southwesterly line of said Eastman land two hundred sixty-four (264) feet to the Old County Road and the point of beginning.

Parcel Two: Beginning on the northwesterly side of Old County Road at the southerly corner of land now or formerly of Ernest F. Marstaller as described in warranty deed from Austin E. Cotton to Ernest F. Marstaller dated January 6, 1945, and recorded in Cumberland County Registry of Deeds, Book 1767, Page 342; thence northwesterly along the southwesterly boundary line of Marstaller's land two hundred and eighty-four (284) feet to a point; thence at an approximate right angle and running northeasterly and parallel with said road one hundred and

ninety (190) feet to a point; thence at an approximate right angle and running southeasterly parallel with the first bound two hundred and eighty-four (284) feet to said County Road; thence in a general southwesterly direction along said road one hundred and ninety (190) feet to the point of beginning; said parcel of land being a portion of that described in the aforementioned deed.

Parcel Three: Beginning at the land now or formerly of Norman Baker, et al, at the northeasterly corner and land formerly of Hires; thence about northeast along land now or formerly of Hires one hundred and ninety (190) feet to land now or formerly of Ernest F. Marstaller, thence southeast and parallel with the Baker line two hundred thirty (230) feet to a point; thence southwest and parallel with the land now or formerly of Hires' line one hundred and ninety (190) feet to the land of Norman Baker, et al; thence about northwest two hundred thirty (230) feet to the point of beginning.

Parcel Four: Beginning off the westerly side of the Old Brunswick Road, also known as the Baker Road, at the northwesterly corner of land now or formerly of Leavitt and Ruth Baker; thence northwesterly along the line of land now or formerly of Norman and Lorette Baker approximately five hundred (500) feet to the land now or formerly of Ellen Webber, at al; thence southwesterly one hundred fifty (150) feet along the Webber line to an iron stake; thence southwesterly approximately five hundred (500) feet parallel with the first mentioned bound to the southwesterly corner of land now or formerly of Leavitt and Ruth Baker; thence northeasterly one hundred fifty (150) feet along the line of Leavitt and Ruth Baker to the point of beginning.

Parcel Five: Beginning on the northwesterly side of the Baker Road, so called, formerly the County Road leading from Freeport Village to the Prout Road in Freeport County of Cumberland and State of Maine, at the northeasterly corner of land now or formerly of Norman Baker, at al, and the line of land now or formerly of Harry Powers; thence about northeasterly one hundred sixty (160) feet to a point; thence about southeasterly and parallel to the line of land now or formerly of Norman Baker three hundred ten (310) feet to a point; thence about southwesterly one hundred sixty (160) feet to land now or formerly of Norman Baker; Thence about northwesterly along land now or formerly of Baker three hundred ten (310) feet to the point of beginning.

Meaning and intending to describe premises conveyed in the Quitclaim Deed without Covenant of People's United Bank dba Maine Bank & Trust to Northern New England Conference of Seventh-Day Adventists, Inc., dated June 1, 2010 and recorded in the Cumberland County Registry of Deeds in Book 27824, Page 15.

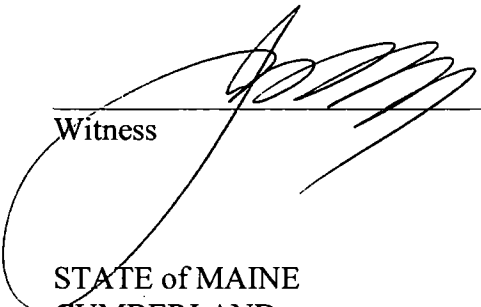
Received  
Recorded Register of Deeds  
Apr 29, 2016 11:39:35A  
Cumberland County  
Nancy A. Lane

**QUITCLAIM DEED WITH COVENANTS**  
(Maine Statutory Short Form)

KNOW ALL MEN BY THESE PRESENTS, that **TIMOTHY STEEVES**, of Freeport, County of Cumberland and State of Maine, grants to **CEDAR HAVEN FAMILY CAMPGROUND, LLC**, a Maine limited liability company with a mailing address of 26 Union Park, Topsham, ME 04086, with QUITCLAIM COVENANTS, a certain lot or parcel of land with any buildings thereon, situated in the Town of Freeport, County of Cumberland and State of Maine, more fully described in Exhibit A attached hereto and made a part hereof.

WITNESS its hand and seal this 6th day of May, 2016.

MAINE REAL ESTATE TAX PAID

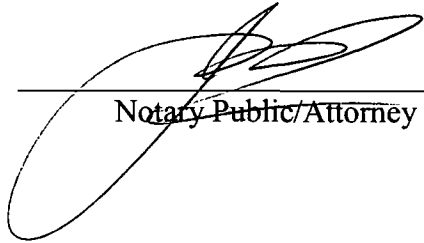
  
\_\_\_\_\_  
Witness  
  
STATE of MAINE  
CUMBERLAND, ss.

  
\_\_\_\_\_  
**TIMOTHY STEEVES**

May 6, 2016

Then personally appeared the above-named **Timothy Steeves**, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

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

**JOHN T. VOORHEES, JR.**  
Attorney-at-Law/Notary Public  
My Commission does not expire.

**EXHIBIT A**

# 18894

A CERTAIN LOT OR PARCEL OF LAND together with the buildings thereon located at 43 Baker Road, in the Town of Freeport, County of Cumberland and State of Maine, further bounded and described as follows:

Beginning at a point at a spruce tree, marked, and an iron driven in the ground, which point is two hundred ten (210) feet northeast from the southwest corner of land described in deed from Austin E. Cotton to Ernest F. Marstaller, dated January 6, 1945, and recorded in the Cumberland County Registry of Deeds, Book 1767, Page 342, at the corner of a stone wall on the northwest side of the Old County Road;

Thence northeast along the northwest side of said Old County Road one hundred sixty-five (165) feet to an iron pipe driven in the ground;

Thence at right angles northwesterly two hundred sixty-four (264) feet to a point; and thence at right angles southwesterly one hundred sixty-five (165) feet to a point;

Thence at right angles southeasterly two hundred sixty-four (264) feet to the first mentioned marked spruce tree and iron driven in the ground and the point of beginning; containing one (1) acre.

Meaning and intending to describe the premises conveyed by Quitclaim Deed of Maxine L. Steeves to Timothy Steeves, dated March 19, 2003, and recorded in the Cumberland County Registry of Deeds at Book 19073, Page 207.

Received  
Recorded Register of Deeds  
May 10, 2016 11:50:01A  
Cumberland County  
Nancy A. Lane

MAINE REAL ESTATE TAX-Paid

DLN# 1002140170555

**DEED OF SALE BY PERSONAL REPRESENTATIVE**  
Maine Statutory Short Form

**Know all Persons by these Present,**

That We, **CAROLE HARLOW MENDONCA**, of La Quinta, County of Riverside and State of California, and **WAYNE S. HARLOW**, of Berthoud, County of Larimer, State of Colorado, duly appointed and acting co-personal representatives of the **Estate of Robert P. Harlow**, deceased (testate), as shown by the probate records of Cumberland County, Maine, by the power conferred by the Probate Code, and every other power, for consideration paid, grant to:

**THEODORE CROOKER**

having a mailing address of 44 Storer Road, Brunswick, Maine 04011, the real property, together with the improvements thereon, situated in the Town of Freeport, County of Cumberland and State of Maine, described in the Exhibit A attached hereto and made a part hereof.

Witness our hands and seals this 5<sup>th</sup> day of November, 2021.

Signed, Sealed and Delivered  
in the presence of

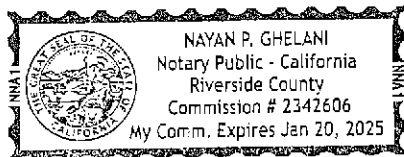
*[Signature]*

*[Signature]*  
Carole Harlow Mendonca, Co-Personal Representative  
of the Estate of Robert P. Harlow

STATE OF CALIFORNIA  
County of RIVERSIDE

November 05<sup>th</sup>, 2021

Then personally appeared before me the above named Carole Harlow Mendonca, in her said capacity, and acknowledged the foregoing instrument to be her free act and deed.



*[Signature]*  
Notary Public, Printed Name: NAYAN P. GHELANI

*Wayne S. Harlow*

Wayne S. Harlow, Co-Personal Representative  
of the Estate of Robert P. Harlow

STATE OF COLORADO

County of Larimer

November 5<sup>th</sup>, 2021

Then personally appeared before me the above named Wayne S. Harlow, in his said capacity,  
and acknowledged the foregoing instrument to be his free act and deed

Thomas Paul Restelli III  
Notary Public  
State of Colorado  
Notary ID 20214039785  
My Commission Expires 10/07/2025

*[Signature]*

Notary Public, Printed Name: Thomas Paul Restelli III

**EXHIBIT A**

A certain lot or parcel of land situated on the northwesterly side of the Baker Road, so called, formerly Old County Road, bounded and described as follows:

Beginning at the southerly corner of the land of Robert P. and Alberta L. Harlow;

Thence southwesterly along the Baker Road two hundred twenty-five (225) feet more or less to the land now or formerly of Steeves, formerly of Eastman;

Thence northwest by the land now or formerly of Steeves and the land now or formerly of Baker to a large pine tree;

Thence northeasterly by the land now or formerly of Baker to an iron pin;

Thence northwesterly by the land now or formerly of Baker to an iron pin;

Thence northeasterly by the land of said Baker one hundred ninety (190) feet to an iron pin;

Thence northwesterly by the land of said Baker two hundred thirty (230) feet to an iron pin and the land now or formerly of Powers;

Thence northeasterly by land now or formerly of Powers one hundred forty (140) feet to an iron pin;

Thence southeasterly in a straight line two hundred eighty-five (285) feet more or less to the northeast corner of the land now or formerly of Robert P and Alberta L. Harlow;

Thence southwesterly, southerly, and southeasterly along the land now or formerly of Harlow to the Baker Road and the point of beginning, containing two and one half (2 ½) acres more or less.

Being the same premises conveyed to Robert P. Harlow by Deed of Distribution from Carole Harlow Mendonca and Wayne S. Harlow, as Co-Personal Representatives of the Estate of Alberta Louise Harlow, dated May 16, 2019, and recorded in the Cumberland County Registry of Deeds in Book 35672, Page 143. Robert P. Harlow died (testate) on January 21, 2021.



DLN: 1002140176304

MAINE REAL ESTATE TAX-Paid

**DEED OF SALE BY PERSONAL REPRESENTATIVE**  
Maine Statutory Short Form

**Know all Persons by these Present,**

That We, **CAROLE HARLOW MENDONCA**, of La Quinta, County of Riverside and State of California, and **WAYNE S. HARLOW**, of Berthoud, County of Larimer, State of Colorado, duly appointed and acting co-personal representatives of the Estate of **Robert P. Harlow**, deceased (testate), as shown by the probate records of Cumberland County, Maine, by the power conferred by the Probate Code, and every other power, for consideration paid, grant to:

**THEODORE CROOKER**

having a mailing address of 44 Storer Road, Brunswick, Maine 04011, the real property, together with the improvements thereon, situated in the Town of Freeport, County of Cumberland and State of Maine, described in the Exhibit A attached hereto and made a part hereof.

Witness our hands and seals this 13<sup>th</sup> day of December, 2021.

Signed, Sealed and Delivered  
in the presence of

*Carole Harlow Mendonca*

Carole Harlow Mendonca, Co-Personal Representative  
of the Estate of Robert P. Harlow

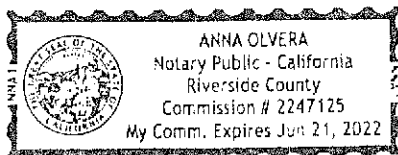
STATE OF CALIFORNIA  
County of Riverside

December 13<sup>th</sup>, 2021

Then personally appeared before me the above named Carole Harlow Mendonca, in her said capacity, and acknowledged the foregoing instrument to be her free act and deed.

*Anna Olvera*

Notary Public, Printed Name: Anna Olvera



*Wayne S. Harlow*

Wayne S. Harlow, Co-Personal Representative  
of the Estate of Robert P. Harlow

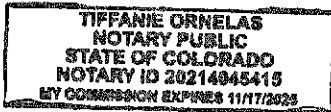
STATE OF COLORADO  
County of Larimer

December 14, 2021

Then personally appeared before me the above named Wayne S. Harlow, in his said capacity,  
and acknowledged the foregoing instrument to be his free act and deed.

*Tiffanie Ornelas*

Notary Public, Printed Name: Tiffanie Ornelas



## EXHIBIT A

A certain lot or parcel of land situated on the northwesterly side of the Old County Road, now known as the Baker Road, so called, in the Town of Freeport, County of Cumberland, State of Maine and bounded and described as follows:

Beginning at a point in the northwesterly boundary line of said Road two hundred thirty-one (231) feet northeasterly from a parcel of land described in a deed from Ernest F. Marstaller to Liston Eastman;

Thence at an approximate right angle with said Road and running northwesterly one hundred eighty-seven (187) feet to a point;

Thence at an approximate right angle and running approximately northeasterly and parallel with said Road one hundred eighty-seven (187) feet to a point;

Thence at an approximate right angle and running southeasterly and parallel with the first mentioned boundary one hundred eighty-seven (187) feet to the boundary line of said Road at the end of a stone wall;

Thence approximately southwesterly along the boundary line of said Road one hundred eighty-seven (187) feet to the point of beginning.

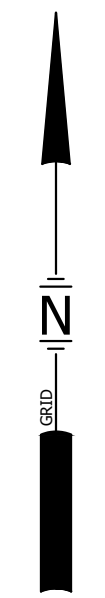
Reference is made to the following deeds:

- 1) Deed conveyed by Ernest F. Marstaller to Robert P. Harlow and Alberta L. Harlow, as joint tenants, dated November 12, 1968, and recorded in the Cumberland County Registry of Deeds in Book 3071, Page 452;
- 2) Deed conveyed by Ernest F. Marstaller to Robert P. Harlow and Alberta L. Harlow, as joint tenants, dated June 16, 1970, and recorded in the Cumberland County Registry of Deeds in Book 3135, Page 40; and
- 3) Deed conveyed by Ernest F. Marstaller to Robert P. Harlow and Alberta L. Harlow, as joint tenants, dated January 1, 1979, and recorded in the Cumberland County Registry of Deeds in Book 4373, Page 349.

Alberta L. Harlow died July 21, 2018 leaving Robert P. Harlow as sole surviving joint tenant.

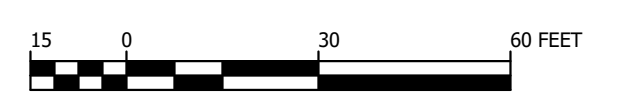
**ATTACHMENT 3**

**CONCEPT PLAN**



**DRAFT**

- NOTES:**
1. PROPERTY BOUNDARIES FROM SURVEY PERFORMED BY HARTY & HARTY PROFESSIONAL LAND SURVEYORS OF BOWDOINHAM, MAINE, DATED MARCH 28, 2022.
  2. SITE FEATURES FROM SURVEY PERFORMED BY SURVEY, INC. OF WINDHAM, MAINE, DATED JANUARY, 2023.



**CEDAR HAVEN FAMILY CAMPGROUND  
EXPANSION CONCEPT PLAN  
BAKER ROAD  
FREEPORT, MAINE**



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Name: C:\Users\sevee\OneDrive\Documents\Cedar Haven Family Campground\404\Plan\025.dwg, CONCEPT, 12/27/2023 10:51:11 AM, Job No.