

# MAINE STATE LEGISLATURE

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ONE HUNDRED AND SIXTH LEGISLATURE

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**Legislative Document**

**No. 1256**

S. P. 411

In Senate, March 7, 1973

Referred to the Committee on Appropriations and Financial Affairs. Sent down for concurrence and ordered printed.

HARRY N. STARBRANCH, Secretary

Presented by Senator Huber of Knox.

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STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED  
SEVENTY-THREE

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**RESOLVE, Enabling Certain Conveyances by Governor and Council to Safeguard the Mortgage Insurance Fund of the Maine Industrial Building Authority.**

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**Emergency preamble.** Whereas, Acts and resolves of the Legislature do not become effective until 90 days after adjournment unless enacted as emergencies; and

Whereas, the Maine Industrial Building Authority has previously insured an industrial project known as Maine Shipbuilders, Inc., located in the City of Rockland and County of Knox, which project consisted in part of a land land fill area constructed by the City of Rockland with federal assistance and acquired from said city; and

Whereas, said project became in default in payment of its guaranteed mortgage obligation and the authority obtained title to a portion of said project by reason of the foreclosure of said guaranteed mortgage; and

Whereas, title to the land fill portion of said project is held by the State of Maine by right of its sovereignty between the high and low water marks of the Atlantic Ocean; and

Whereas, the authority has found a buyer ready, willing and able to purchase the entire premises at the project for adequate consideration at an immediate sale; and

Whereas, the buyer is desirous of obtaining clear title to the land fill area for possible industrial expansion; and

Whereas, it is the purpose of this resolve to authorize a conveyance by the Governor and the Council of that portion of the project between the high and low water marks of the Atlantic Ocean, thereby permitting the completion of the sale of the entire project for the purpose of safeguarding the Mortgage Insurance Fund of the Maine Industrial Building Authority and facilitating industrial expansion ; and

Whereas, in the judgment of the Legislature, these facts create an emergency within the meaning of the Constitution of Maine and require the following legislation as immediately necessary for the preservation of the public peace, health and safety ; now, therefore, be it

**Permitting certain conveyances. Resolved:** That the Governor, with the advice and consent of the Council, is authorized and directed to execute and convey by quit-claim release deed to the Maine Industrial Building Authority any and all interests that the State of Maine has in and to certain lots or parcels of land, as follows :

A certain lot or parcel of land, with buildings thereon, situate in the City of Rockland, County of Knox, State of Maine, more particularly described as follows, to wit :

Beginning at an iron pipe in the southerly side of Mechanic Street, this pipe being five hundred eighty-five and forty-seven hundredths (585.47) feet distant in the northeasterly direction from a granite monument in the aforesaid side of the aforesaid street, which granite monument represents the northwesterly corner of parcel number one, described in volume two hundred twelve (212) page two hundred seventy-eight (278) recorded in the Knox County Registry of Deeds ; thence South fifty-eight degrees forty-three minutes fifty-two seconds East (S 58° 43' 52" E) two hundred one and eighty-five hundredths (201.85) feet to a granite monument ; thence South twenty-nine degrees six minutes forty-five seconds East (S 29° 06' 45" E) two hundred seventy-four and twenty-nine hundredths (274.29) feet to another granite monument on end of an old wharf ; thence South twelve degrees forty-two minutes twenty-three seconds West (S 12° 42' 23" W) one hundred twenty and five hundredths (120.05) feet to an old iron rod at the high water mark of Rockland Harbor ; thence South nineteen degrees eighteen minutes one second West (S 19° 18' 01" W) one hundred fifty-eight and fifteen hundredths (158.15) feet to a point at the said high water mark ; thence South eighty-three degrees twenty-two minutes eight seconds West (S 83° 22' 08" W) two hundred six and eight tenths (206.8) feet to an angle in a Rip-Rap seawall ; thence South seventy-six degrees seven minutes sixteen seconds West (S 76° 07' 16" W) one hundred fifty-nine and eight tenths (159.8) feet to an iron rod at the southerly edge of the said wall ; thence North fifty-six degrees thirty-minutes forty-three seconds West (N 56° 30' 43" W) one hundred fifty-seven and eight tenths (157.8) feet to another iron rod ; thence North fifty-six degrees twenty-seven minutes seven seconds West (N 56° 27' 07" W) one hundred forty-six and fifty-eight hundredths (146.58) feet to another iron rod in the most southerly corner of a parcel of land to be conveyed to the City of Rockland for a sewer pumping station ; thence North fifty-six degrees twenty-six minutes twenty-six seconds West (N 56° 26' 26" W) forty and

four hundredths (40.04) feet to another iron rod in the most westerly corner of the said pumping station lot; thence North fifty-six degrees twenty-four minutes fifty-one seconds West (N  $56^{\circ} 24' 51''$  W) fifteen and twenty-four hundredths (15.24) feet to another iron rod; thence North sixty-seven degrees two minutes sixteen seconds West (N  $67^{\circ} 02' 16''$  W) ninety-one and sixty-two hundredths (91.62) feet to an iron rod in the original Henry Ingraham's south line; thence North sixty-seven degrees fifteen minutes three seconds East (N  $67^{\circ} 15' 03''$  E) by and along the said Ingraham line sixty-seven and eighty-nine hundredths (67.89) feet to a granite monument; thence North twenty-four degrees twenty-four minutes twenty-three seconds West (N  $24^{\circ} 24' 23''$  W) two hundred nineteen and nine tenths (219.9) feet to another granite monument in the southerly line of the above mentioned Mechanic Street; thence North sixty-eight degrees forty-five minutes thirty-five seconds East (N  $68^{\circ} 45' 35''$  E) five hundred eighty-five and forty-seven hundredths (585.47) feet to the point of beginning.

**Emergency clause.** In view of the emergency cited in the preamble, this resolve shall take effect when approved.

#### STATEMENT OF FACT

The purpose of this resolve is reflected in the emergency preamble.