

# MAINE STATE LEGISLATURE

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# 114th MAINE LEGISLATURE

## SECOND REGULAR SESSION - 1990

Legislative Document

No. 2491

S.P. 1003

In Senate, April 5, 1990

Referred to the Committee on Energy and Natural Resources and ordered printed.  
Sent down forthwith for concurrence.

A handwritten signature in cursive script that reads "Joy J. O'Brien".

JOY J. O'BRIEN  
Secretary of the Senate

Presented by Senator HOLLOWAY of Lincoln.

Cosponsored by Senator CARPENTER of York and Representative MAYO of Thomaston.

STATE OF MAINE

IN THE YEAR OF OUR LORD  
NINETEEN HUNDRED AND NINETY

Resolve, to Authorize the Director of the Bureau of Public Lands to Sell a Parcel  
of Land to the Warren Sanitary District.



2           **Director of the Bureau of Public Lands; property conveyed by**  
3 **quitclaim deed. Resolved:** That the State of Maine through the  
4 Director of the Bureau of Public Improvements, is authorized to  
5 sell at appraised value a parcel of land and easements to the  
6 Warren Sanitary District for purposes of the district  
7 constructing a sewerage treatment plant to service the Town of  
8 Warren and the State of Maine facilities located within the  
9 district. The land and easements are described in detail as  
10 follows:

11           A certain lot or parcel of land situated easterly of Route  
12 97 adjacent but not actually touching the westerly bank of the  
13 St. George River, in the Town of Warren, County of Knox, and  
14 State of Maine, and being more particularly bounded and described  
15 as follows, to wit:

16           Beginning at a granite monument with an aluminum cap stamped  
17 "Town of Warren/State of Maine 1989 RLS 1154 Mon. "A" Property  
18 Monument" set near the westerly bank of the St. George River and  
19 situated southeasterly from and on a course of S 23°-55'-30" E a  
20 distance of 563.83 from a certain pvc monument with aluminum cap  
21 set near the easterly end of the northerly boundary of land now  
22 of this grantor and the southerly boundary of Norman and Annie  
23 Fitzgerald as determined by the Maine Supreme Judicial Court law  
24 docket number KNO-88-108 decision number 4951 and decided  
25 December 21, 1988, and proceeding around the hereby described and  
26 conveyed parcel in a counter clockwise fashion to wit:

27           Thence N 67°-11'-20" W by through the land of this grantor  
28 for a distance of 650.5 feet to a granite monument stamped as  
29 aforementioned and designated with a "B", set for a boundary  
30 angle herein,  
31

32           Thence S 52°-48'-40" W by the remaining land of this grantor  
33 for a distance of 168.0 feet to a granite monument stamped as  
34 aforementioned and designated with a "C", set for a boundary  
35 angle herein,  
36

37           Thence S 65°-09'-20" W by the remaining land of this grantor  
38 for a distance of 195.2 feet to a granite monument stamped as  
39 aforementioned and designated with a "D", set for a boundary  
40 angle herein,  
41

42           Thence S 00°-21'-20" E by the remaining land of this grantor  
43 for a distance of 710.0 feet to a granite monument stamped as  
44 aforementioned and designated with an "E", set for a boundary  
45 angle herein and being the southwest corner of the parcel hereby  
46 conveyed,  
47

48           Thence S 87°-21'-20" E by the remaining land of this grantor  
49 for a distance of 1115.5 feet to a granite monument stamped as  
50 aforementioned and designated with an "F", set for a boundary  
51 angle herein,  
52

2 angle herein at the southeast corner of the parcel hereby  
conveyed, and the southwest corner of the outfall easement  
described herein below,

4  
6 Thence N 5°-11'-40" W by the remaining land of this grantor  
for a distance of 282.6 feet to a granite monument stamped as  
aforementioned and designated with a "G", set for a boundary  
8 angle herein,

10 Thence N 23°-55'-30" W by the remaining land of this grantor  
and approximately following the course of the said river for a  
12 distance of 450.0 feet to a granite monument at the point of  
beginning, containing 18.71 acres, more or less.

14  
16 Meaning and intending to convey and hereby conveying a  
parcel of land from the easterly end of the Warren Prison Farm  
property, and being portions of those parcels conveyed by E.  
18 Sandford Bucklin to the State of Maine and recorded in said  
registry in book 181 page 480, and deed of William L. Barrett to  
20 the State of Maine as recorded in said registry in book 181 page  
479, the parcel hereby conveyed being shown on a plan entitled  
22 "Standard Boundary Survey of Proposed Warren Treatment Plant  
Property, Route 97, Warren, Maine, made for the Warren Sanitary  
24 District", and dated January 30, 1990 by Woodard & Curran Inc.,  
Portland, Maine, to be recorded herewith.

26  
28 Also conveying herewith the right to pass and repass by foot  
and by vehicle over, upon and through the remaining land of this  
grantor situated east of Route 97, along the existing road and  
30 driveway that passes between the existing barn and house leading  
to the potato storage shed easterly of said house, and entering  
32 upon the lot hereby conveyed at a location adjacent to monument  
"D" as described above, together with the right to lay, install,  
34 construct, repair and maintain those utilities necessary for the  
normal day to day operation and functioning of the proposed  
36 wastewater treatment plant to be constructed on the hereby  
described and conveyed parcel.

38  
40 Also conveying herewith the right to enter upon, construct,  
maintain, and repair a certain outfall sewer line over and  
across, through and beneath the parcel hereby described for the  
42 purpose of discharging the wastewater treatment facility to be  
constructed upon the parcel first described herein, the parcel  
44 hereby described being a strip of land situated along the  
southeast boundary of the first described parcel running from  
46 monument "F" northerly to monument "A", and lying between the  
said boundary and the west edge of the St. George River, the  
48 southerly sideline of said parcel being the easterly extension of  
the southerly bound of parcel one above described, and whose  
50 northerly sideline carries from the point of beginning in parcel  
one above and parallel to the southerly sideline described

2 herein, and running to the said west edge of the St. George  
River, together with all riparian privileges of this grantor.

4 Also a certain strip of land to be utilized as a utility  
6 access easement for the purposes of installing and maintaining  
all necessary and pertinent utilities for the installation,  
8 construction, start up and operation of the said treatment  
facility to be constructed upon the parcel first described  
10 herein, the easement strip hereby conveyed being more fully  
bounded and described as follows, to wit:

12 Beginning at an iron rod set in the approximate easterly  
sideline of Route 97, being situated 778.45 feet southeasterly on  
14 a course of S 34°-07'-50" E from a certain pvc monument with  
aluminum cap set in the said easterly sideline of Route 97 and  
16 the northerly line of this grantor as determined by the Supreme  
Judicial Court aforesaid, and proceeding around the strip hereby  
18 described in a clockwise fashion, to wit:

20 Thence N 69°-45'-30" E through the land of this grantor for  
a distance of 406.93 feet to a point on the westerly bound of the  
22 treatment plant lot above described being situated southeasterly  
of the northwest corner of said lot as measured along said lot's  
24 westerly bound S 0°-21'-20" E a distance of 340.5 feet,

26 Thence S 0°-21'-20" E along said treatment plant lot for a  
distance of 53.17 feet to a point on the southerly bound of the  
28 strip hereby described,

30 Thence S 69°-45'-30" W through the land of this grantor for  
a distance of 382.8 feet to a point on the easterly bound of said  
32 Route 97 and an iron rod for a corner,

34 Thence N 27°-07'-20" W along the apparent sideline of said  
Route 97 for a distance of 50.37 feet to the iron rod and place  
36 of beginning, the strip easement hereby conveyed containing 0.45  
acres, more or less.

38 All three easements hereby described are shown on the  
40 aforementioned plan.

42 This description is compiled by benefit of a Standard  
Boundary Surveys by Woodard & Curran Inc. of Portland, Maine, of  
44 the Plan of Proposed Treatment Plant Property aforementioned, and  
of the Plan of The Minimum Security Prison Farm made for the  
46 Bureau of Public Improvements, Augusta, Maine, and dated December  
30, 1987 and last edited on June 5, 1989.

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## STATEMENT OF FACT

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This conveyance is necessary to allow the construction of a sewerage treatment plant to service the existing and future state facilities in Warren.