

MAINE STATE LEGISLATURE

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115th MAINE LEGISLATURE

SECOND REGULAR SESSION-1992

Legislative Document

No. 2459

S.P. 973

In Senate, February 29, 1992

Approved for introduction by a majority of the Legislative Council pursuant to Joint Rule 27.
Reference to the Committee on Energy and Natural Resources suggested and ordered printed.

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

JOY J. O'BRIEN
Secretary of the Senate

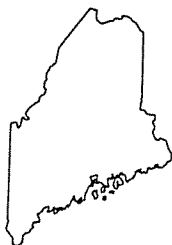
Presented by Senator BALDACCI of Penobscot
Cosponsored by Representative DUFFY of Bangor, Representative MORRISON of Bangor
and Representative STEVENS of Bangor.

STATE OF MAINE

IN THE YEAR OF OUR LORD
NINETEEN HUNDRED AND NINETY-TWO

Resolve, to Transfer Certain State Lands to the Maine Veterans' Home.

(AFTER DEADLINE)



2 **Sec. 1. Transfer of state land authorized. Resolved:** That the
Director of the Bureau of Public Lands is directed to convey to
4 the Maine Veterans' Home, a public body corporate under the laws
of the State, the State's interest in a certain parcel of land in
6 Bangor, Penobscot County, Maine, being 16 acres more or less, as
more particularly described in Exhibit A of this resolve. The
8 director may convey this parcel only in a deed containing the
following conditions requiring reversion of the entire interest
and title to the State if:

10
12 1. A veterans' home is not erected and fully operational on
this site no later than one year from the effective date of this
14 resolve;

16 2. The Maine Veterans' Home conveys or transfers in any way
any interest or title, except for utility easements, to the
18 premises to another person; and

20 3. The premises are used for purposes other than those
directly related to its use as a veterans' home.

22 EXHIBIT A

24 A PARCEL OF LAND ON THE WESTERLY SIDE OF HOGAN ROAD AND ON THE
NORTHWESTERLY SIDE OF STATE STREET IN BANGOR, MAINE.

26 A parcel of land located on the westerly side of Hogan Road and
28 on the northwesterly side of State Street in the City of Bangor,
County of Penobscot, State of Maine and being more particularly
30 bounded and described as follows:

32 Beginning at a Maine Department of Transportation (MDOT) Right of
Way (ROW) monument located on the northwesterly ROW line of State
34 Street. Said monument being the PT of a curve, Station 10+00, as
shown on the MDOT ROW plans S.H.C. File Number 10-146;

36 Thence, along said State Street ROW line, being a curve to the
38 right, 200.00 feet to a rebar, to be set. Said curve having a
radius of 1463.09 feet, a delta of 07° 49' 56" and a chord which
40 bears S 52° 45' 02" W 199.84 feet;

42 Thence, northwesterly, 450 feet more or less, to a rebar, to be
set. Said rebar being at the intersection of a point 100.00 feet
44 easterly of the centerline of the existing paved driveway which
exits on State Street for the Bangor State Hospital and the
46 extension of the southerly ROW line of Garland Street;

48 Thence, northerly, on a line parallel and 100.00 feet distant
from the centerline of said Hospital driveway, 310 feet more or
50 less, to a rebar, to be set. Said rebar being at the
intersection of a point 100.00 feet easterly of said centerline
52 driveway and an extension of two points both being 75.00 feet

2 southerly of the most southerly point of the foundation on each
of two buildings known as Staff Halfway Houses;

4 Thence, easterly, through the last mentioned two points 200 feet,
6 more or less, to a rebar, to be set at the intersection of the
extension of a line perpendicular to this line and 50 feet
8 easterly from the most easterly point of the foundation of the
most easterly of the above mentioned two buildings;

10 Thence, northerly, crossing the right hand fork of the driveway
12 770 feet more or less, to a rebar to be set, said rebar being 50
feet westerly and on a line perpendicular to this line from the
14 most westerly corner of the foundation of the storage and
sanitarium building;

16 Thence, northerly, 190 feet more or less, to a rebar to be set,
18 said rebar being the intersection of a point 75.00 feet westerly
perpendicular from Hogan Road having a bearing of approximately
20 S 77° 36' W, this line being 100 feet northerly from the most
22 northerly foundation corner of the said storage and sanitarium
building;

24 Thence, easterly along a line perpendicular to Hogan Road having
26 a bearing of approximately N 77° 36' E, this line being 100 feet
northerly from the most northerly corner of the said storage and
28 sanitarium building, 50 feet, more or less to a rebar to be set,
said rebar being 25.00 feet westerly from the centerline of said
30 right hand driveway;

32 Thence, northerly and northwesterly 25 feet from and parallel to
the centerline of the above mentioned right hand fork in the
34 driveway 550 feet more or less, to a rebar to be set, said rebar
being perpendicular from the intersection of the above stated
36 right hand driveway centerline and the centerline of the hospital
driveway entering from Hogan Road;

38 Thence, N 00° 00' 00" E, 5 feet, more or less, to a rebar to be
40 set, at the intersection of a line running parallel to and 20
feet southerly from the centerline of the hospital driveway
42 entering from Hogan Road;

44 Thence, easterly, parallel to and 20 feet southerly from the
centerline of the hospital driveway entering from Hogan Road,
46 crossing the above mentioned right hand driveway, 200 feet more
or less, to a rebar to be set, 140.00 feet westerly from the
48 westerly ROW line of Hogan Road;

50 Thence, southerly, 75.00 feet to a rebar to be set, said rebar
being 25.00 feet easterly of the centerline of the above
mentioned right hand driveway, said rebar also being 50.00 feet

2 northeasterly and easterly of the southwesterly and westerly
boundary line previously described;

4 Thence, southeasterly and southerly, 25 feet from and parallel to
6 the centerline of the said right hand driveway and being 50.00
feet, northeasterly and easterly of the southwesterly and
8 westerly boundary line previously described, 440 feet more or
less to a rebar to be set, said rebar being the intersection of a
10 line perpendicular from Hogan Road having a bearing of
approximately S 77° 36' W, this line being 100 feet northerly
12 from the most northerly corner of the said storage and sanitarium
building, said rebar is also on line with two before mentioned
rebars;

14 Thence, perpendicular to Hogan Road approximately N 77° 36' E,
16 170 feet more or less, to a rebar to be set on the westerly ROW
line of said Hogan Road;

18 Thence, S 12° 24' E along the westerly ROW line of Hogan Road,
20 720 feet more or less to a highway monument being PT Station
17+96.23;

22 Thence, along said ROW line, along a curve to the right, an arc
24 length of 751.85 feet, to a highway monument being the PC of a
curve, station 10+05.75, said curve having a delta of 44° 16', a
26 radius of 973.14 feet, and a chord which bears S 34° 32' W 733.29
feet. This curve begins on Hogan Road and ends on State Street;

28 Thence, S 56° 40' W along said ROW line, a distance of 5.75 feet
30 to the POINT OF BEGINNING.

32 Containing 16 acres, more or less.

34 All rebar, to be set, are to be 5/8 inch with aluminum cap
stamped "SMRT RLS 1314".

36 The basis of bearing is magnetic north as shown on the MDOT plan.

38 All courses are along the remaining lands of the Grantor except
40 those along the ROW lines of Hogan Road and State Street.

42 This parcel is subject to a MDOT slope drainage easement, a water
line easement and any other easements on record.

44 Meaning and intending to describe a parcel of land lying on the
46 westerly side of Hogan Road and the northwesterly side of State
Street, being a portion of the lands conveyed by deed to the
48 State of Maine recorded in book 601, page 24, book 601, page 26
and book 601, page 27, and as shown on a plan to be recorded at
50 the Penobscot County Registry of Deeds.

2 The Grantor reserves the right to an easement on that portion of
the above stated parcel which lies northerly of a line
4 perpendicular to Hogan Road having a bearing of approximately
S 77° 36' W, this line being 100 feet northerly from the most
6 northerly foundation corner of the said storage and sanitarium
building.

8 Also conveyed to the Grantee is right to easements on the
remaining lands of the Grantor. The final location of all
10 easements will be shown and defined on the standard boundary
survey \ as-built plan which is to be recorded after completion
12 of major site improvements.

14 Both the above described easements are defined as: Ingress and
egress for both pedestrian and vehicular use with the right to
16 alter, move, repair or upgrade the existing driveways, the right
to install and connect to existing and proposed public and
18 private utilities and surface water drainage facilities.

20

FISCAL NOTE

22

24 This resolve authorizes the conveyance of certain state
lands to the Maine Veterans' Home. Costs associated with the
conveyance can be absorbed within the existing resources of the
26 Bureau of Public Lands.

28

STATEMENT OF FACT

30

32 This resolve allows the Director of the Bureau of Public
Lands to convey a parcel of land in Bangor to the Maine Veterans'
Home.

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