

# MAINE STATE LEGISLATURE

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# 122nd MAINE LEGISLATURE

## SECOND REGULAR SESSION-2006

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Legislative Document

No. 2095

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S.P. 827

In Senate, March 28, 2006

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**Resolve, Authorizing the Department of Conservation, Bureau of  
Parks and Lands To Convey Certain Lands**

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Reported by Senator NUTTING of Androscoggin for the Joint Standing Committee on Agriculture, Conservation and Forestry pursuant to Joint Order 2006, S.P. 817 and ordered printed under Joint Rule 401.

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

JOY J. O'BRIEN  
Secretary of the Senate



1           **Sec. 3. Director of Bureau of Parks and Lands authorized, but not**  
2 **directed, to convey certain land in Town of Pownal, County of Cumberland.**

3 **Resolved:** That the Director of the Bureau of Parks and Lands within the Department of  
4 Conservation may by quitclaim deed without covenant convey, to the Town of Pownal, a  
5 certain lot or parcel of land, situated on Route 9 adjacent to the existing town hall in the  
6 Town of Pownal, County of Cumberland, State of Maine, approximately 5.0 acres, and  
7 being a portion of Bradbury Mountain State Park. Said conveyance must be on such  
8 terms and conditions as the director may direct, including, but not limited to, the  
9 requirement that the use of the land be limited to public purposes, and in the event the  
10 land is no longer used for public purposes, title shall revert to the State of Maine, and  
11 further subject to the rights of the public to use an existing trail located on the premises.  
12 Said parcel from the State of Maine to the Town of Pownal must be surveyed. For  
13 reference see deed from Carl I. Knight, personal representative of the estate of Wilma  
14 Florence Knight, to the State of Maine, dated October 2, 1990, and recorded in the  
15 Cumberland County Registry of Deeds, October 4, 1990, in Book 9432, Page 290; and be  
16 it further

17           **Sec. 4. Director of Bureau of Parks and Lands authorized, but not**  
18 **directed, to convey certain land in Town of Newport, County of Penobscot.**

19 **Resolved:** That the Director of the Bureau of Parks and Lands within the Department of  
20 Conservation may by quitclaim deed without covenant convey for fair market value, and  
21 on such other terms and conditions as the director may direct, to Todd Lornell and Robin  
22 Lornell, both of 31 Douglas Road, Sutton, Massachusetts 01590, husband and wife, a  
23 certain lot or parcel of land, situated in the Town of Newport, County of Penobscot, State  
24 of Maine, being approximately 50 feet wide and 2,000 feet in length of the Four Season  
25 Adventure Trail, extending from Main Street southerly to land to be conveyed to the  
26 State. This conveyance is in exchange for an approximately 2.18-acre lot, to be used as a  
27 state-owned trail parking lot, and a recreational trail easement approximately 16 feet wide  
28 and 1,000 feet in length across a section of the Lornell property. The said recreational  
29 trail easement is to extend in a westerly direction from the southeasterly corner of the  
30 Lornell property to the southwesterly corner of the Lornell property, running the length of  
31 the Lornell property and parallel with property of the Maine Central Railroad Company.  
32 For reference see deed from the Maine Central Railroad Company to the State of Maine  
33 dated October 25, 2004, and recorded in the Penobscot County Registry of Deeds,  
34 October 27, 2004, in Book 9601, Page 239; see also deed from Eugene A. Ferry to Todd  
35 Lornell, dated December 29, 2003, and recorded December 31, 2003, in the Penobscot  
36 County Registry of Deeds in Book 9148, Page 133; and see also deed from Eugene A.  
37 Ferry to Todd Lornell and Robin Lornell, dated September 14, 2005 and recorded in said  
38 Registry of Deeds, September 16, 2005, in Book 10093, Page 222; and be it further

39           **Sec. 5. Director of Bureau of Parks and Lands authorized, but not**  
40 **directed, to convey certain land in Town of Mars Hill, County of Aroostook.**

41 **Resolved:** That the Director of the Bureau of Parks and Lands within the Department of  
42 Conservation may by quitclaim deed without covenant convey for fair market value, and  
43 on such other terms and conditions as the director may direct, to Naturally Potatoes a  
44 Basic American Foods Division, LLC, a Delaware Limited Liability Company, 2999 Oak  
45 Road, Walnut Creek, California, a certain lot or parcel of land, situated in the Town of  
46 Mars Hill, County of Aroostook, State of Maine, being approximately 66 feet wide and

1 2,190 feet in length extending from Station 1626+37 to Station 1648+27 on the Houlton  
2 to Presque Isle Recreational Trail and an easement approximately 10 feet in width and  
3 1,000 feet in length extending from Station 1720+67 to Station 1730+67 on said trail for  
4 the purpose of installing and maintaining an irrigation pipe within the state-owned  
5 property along the side of the traveled trail surface. This conveyance is in exchange for a  
6 certain lot or parcel of land approximately 100 feet in width and 2,350 feet in length, to  
7 be conveyed by quitclaim deed with covenant, located easterly of the Houlton to Presque  
8 Isle Recreational Trail, from approximately Station 1625+37 to Station 1649+27, said  
9 parcel of land to be surveyed, and for a recreational trail easement being approximately  
10 100 feet in width and 700 feet in length in the area of Station 1680+02 easterly to the  
11 thread of Presque Isle Stream, for the purposes of providing access to the existing  
12 abutment and bridge that cross the Presque Isle Stream, said trail easement to be  
13 surveyed. For reference see deed from UPC Wind Management, LLC to the State of  
14 Maine dated January 31, 2005, and recorded February 1, 2005 in the Aroostook County  
15 Registry of Deeds, Southern Division, in Book 4081, Page 198; and see trustee's deed  
16 from James E. Howard, trustee for the estate of Bangor & Aroostook Railroad Company  
17 to the State of Maine, dated June 24, 2005, and recorded in said Registry of Deeds, June  
18 29, 2005, in Book 4146, Page 35; and see also deed from Fresh Way, Inc. to Naturally  
19 Potatoes a Basic American Foods Division, LLC, dated September 23, 2005, and  
20 recorded in said Registry of Deeds, September 23, 2005, in Book 4187, Page 63; and be it  
21 further

22 **Sec. 6. Director of Bureau of Parks and Lands authorized, but not**  
23 **directed, to convey certain land in Town of Dexter, County of Penobscot.**  
24 **Resolved:** That the Director of the Bureau of Parks and Lands within the Department of  
25 Conservation may by quitclaim deed without covenant convey, for fair market value, and  
26 on such other terms and conditions as the director may direct, including maintenance and  
27 safety obligations and responsibilities, a 22-foot wide trail crossing easement to benefit  
28 the residential properties of Henri Vansluys and Lili Vansluys, Ron Snyder and Jane  
29 Snyder, Paul Bazinet and Mary Bazinet, Norris Fillmore and Diana Fillmore and Arnold  
30 Miller, all in the Town of Dexter, County of Penobscot, State of Maine. Said trail  
31 crossing easement is further bounded and described as follows:

32 An easement for residential purposes only 22 feet in width situated at the  
33 northerly end of Moose Lane in the Town of Dexter, County of  
34 Penobscot, State of Maine, more particularly described as follows:  
35 Beginning at an iron rod set on the northwesterly sideline of lands now or  
36 formerly of the State of Maine as described in Volume 9114, Page 194,  
37 said iron rod being located N 37° 07' 52" E, a tie distance of 22.24 feet  
38 from an iron rod found at the southeasterly corner of lands now or  
39 formerly of H. Ronald and Sara-Jane Snyder as described in Volume  
40 7903, Page 313, said iron rod also being located S 38° 38' 06" W, a tie  
41 distance of 77.75 feet from an iron rod found at the northeasterly corner  
42 of said lands of Snyder; Thence in a northeasterly direction, by and  
43 along the northwesterly sideline of said lands of the State of Maine along  
44 a curve to the right with a radius of 1,909.86 feet, an arc distance of  
45 22.07 feet to an iron rod set, said curve having a chord bearing N 37° 47'  
46 44" E, a chord distance of 22.07 feet; Thence S 47° 34' 29" E, through

1 lands of the grantor, a distance of 66.19 feet to an iron rod set on the  
2 southeasterly sideline of said lands of the State of Maine; Thence in a  
3 southwesterly direction, by and along the southeasterly sideline of said  
4 lands of the State of Maine, along a curve to the left with a radius of  
5 1,843.86 feet, an arc distance of 22.08 feet to an iron rod set, said curve  
6 having a chord bearing S 37° 37' 46" W, a chord distance of 22.08 feet;  
7 Thence N 47° 34' 29" W, through lands of the grantor, a distance of  
8 66.26 feet to the point of beginning; Containing 1,457 square feet, 0.033  
9 acres. Bearings referenced herein are oriented to Magnetic North in the  
10 year of 1989. Documents referenced herein are recorded in the  
11 Penobscot County Registry of Deeds unless otherwise noted. All iron  
12 rods set referenced herein are capped 3/4" rebar stamped "Plisga & Day  
13 P.L.S. 2361."

14 For reference see deed from Maine Central Railroad Company to the State of Maine,  
15 Department of Conservation, Bureau of Parks and Lands, dated December 5, 2003, and  
16 recorded in the Penobscot County Registry of Deeds in Book 9114, Page 194; and be it  
17 further

18 **Sec. 7. Director of Bureau of Parks and Lands authorized, but not**  
19 **directed, to convey certain land in Town of Brownville, County of**  
20 **Piscataquis. Resolved:** That the Director of the Bureau of Parks and Lands within the  
21 Department of Conservation may by quitclaim deed without covenant convey for  
22 appraised fair market value, and on such other terms and conditions as the director may  
23 direct, including maintenance and safety obligations and responsibilities, a right-of-way  
24 easement, with utilities, located in the Town of Brownville, County of Piscataquis, State  
25 of Maine, being approximately 15 feet wide and 1,620 feet in length extending from  
26 Front Street, along the Katahdin Ironworks Recreational Trail to land of Barton Hughes  
27 and Cory Campbell, of Sangerville, Maine, and having a mailing address of Post Office  
28 Box 162, Sangerville, Maine 04479. For reference see deed from James E. Howard,  
29 trustee for the estate of the Bangor & Aroostook Railroad Company to the State of Maine,  
30 dated April 30, 2004, and recorded in the Piscataquis County Registry of Deeds in Book  
31 1553, Page 124.

32 **SUMMARY**

33 This resolve is the report of the Joint Standing Committee on Agriculture,  
34 Conservation and Forestry. It authorizes the Director of the Bureau of Parks and Lands  
35 within the Department of Conservation to convey certain properties.

**FISCAL NOTE REQUIRED**  
(See attached)



# 122nd MAINE LEGISLATURE

LD

LR 3260(01)

## Resolve, Authorizing the Department of Conservation, Bureau of Parks and Lands to Convey Certain Lands

### Fiscal Note for Committee Bill

Committee: Agriculture, Conservation and Forestry

Fiscal Note Required: Yes

### Fiscal Note

	2005-06	2006-07	Projections 2007-08	Projections 2008-09
<b>Revenue</b>				
Other Special Revenue Funds	\$0	\$4,850	(\$150)	(\$150)

#### Fiscal Detail and Notes

The authorization of the conveyance of certain state properties will increase Other Special Revenue Funds collected by the Department of Conservation by \$5,000 in fiscal year 2006-07 on a one-time basis and will decrease the department's collection of annual Other Special Revenue Funds from leases by \$150 beginning in fiscal year 2006-07.