

# MAINE STATE LEGISLATURE

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# EIGHTY-THIRD LEGISLATURE

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**Senate Document**

**No. 118**

S. P. 289

In Senate, Feb. 17, 1927.

Referred to Committee on Judiciary and 500 copies ordered printed. Sent down for concurrence.

ROYDEN V. BROWN, Secretary.

Presented by Senator Douglas of Hancock.

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## STATE OF MAINE

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IN THE YEAR OF OUR LORD ONE THOUSAND NINE  
HUNDRED AND TWENTY-SEVEN

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AN ACT to Incorporate Lucerne-in-Maine Water Company.

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*Emergency Preamble.* Whereas, the inhabitants of and those who own or are in possession of estates in the territory described in this act exceed two thousand in number; and whereas there is already constructed in said territory a club house, a hotel, many business structures, and over fifty private dwellings all owned by said inhabitants or by those owning or in possession of said estates; and whereas there is continually being constructed in various parts of said territory further private dwellings and other business structures constructed of wood and intended for occupancy; and whereas there are now living within said territory in said buildings and structures already constructed many persons; and whereas through the

spring and summer of the year 1927 there will continue to come to said territory for the purpose of dwelling therein many other persons who own or are in possession of estates therein and visitors; and whereas said territory is largely wild land and heavily forested and subject to forest fires specially through the spring and summer seasons; and whereas said persons who now dwell within said territory and those who shall come there through the spring and summer seasons of the year 1927 for the purpose of dwelling therein, are now dwelling and will dwell therein without any adequate fire protection or water supply for domestic, sanitary and municipal purposes; and whereas as soon as this act and the charter provided for therein become effective it will permit of work and proceedings thereunder to provide adequate fire protection and water supply for domestic, sanitary and municipal purposes for the protection and benefit of all the persons who dwell or may come to dwell within said territory; and whereas said work and proceedings cannot be commenced or the funds necessary to conduct such work and proceedings cannot be obtained until this act and the charter provided for therein become effective; and whereas same are necessary, and

Whereas, by reason of the foregoing facts the immediate passage of this act is necessary for the preservation of the public health and safety, and in the judgment of this legislature constitutes an emergency measure within the meaning of the constitution of this state, now therefore,

Be it enacted by the People of the State of Maine, as follows:

Section 1. *Corporators; name; purposes.* Harold M. Saddle-  
2 dlemire, M. C. Saddlemire and Leroy J. Butterfield with  
3 their associates and successors, be and hereby are made a  
4 corporation under the name of Lucerne-in-Maine Water  
5 Company, for the purpose of supplying the inhabitants and  
6 property owners of the territory incorporated under the  
7 name of Lucerne-in-Maine Village Corporation, situate in  
8 the county of Hancock, State of Maine, with water for do-  
9 mestic, sanitary and municipal purposes; and such corpora-  
10 tion shall possess all the powers and privileges and be sub-  
11 ject to all the liabilities and obligations imposed upon cor-  
12 porations by law, except as herein otherwise provided.

Sect. 2. *Territorial limits.* The territory embraced and  
2 included within the following limits, to wit: a certain lot  
3 or parcel of land situate in the town of Dedham, county of  
4 Hancock and State of Maine, bounded and described as  
5 follows, viz: Beginning at a point on the westerly side of  
6 the Bangor road, so-called, and on the generally northerly  
7 line of lot 25 according to a plan of the town of Dedham  
8 made by Ira B. Hagan in 1913, said lot 25 being formerly  
9 owned or occupied by J. Phillips, Jr.; thence westerly on  
10 and by the northerly line of said lot 25 forty (40) rods  
11 more or less to the generally easterly shore of Phillips Lake;  
12 thence northwesterly on and by the generally easterly shore  
13 of Phillips Lake one hundred eighty-five (185) rods more  
14 or less; thence south 74 degrees west nine (9) rods more  
15 or less to a now or former large fixed stone where there

16 is now a post; thence north 60 degrees west formerly thirty-  
17 four (34) rods to a stake and stones; thence north  $13\frac{1}{2}$  de-  
18 grees west, formerly, forty-five (45) rods and three (3)  
19 feet to a stake and stones; thence north 54 degrees west  
20 formerly six (6) rods to a stake and stones; thence north  
21  $58\frac{1}{2}$  degrees west formerly, thirty-six (36) rods and thir-  
22 teen and one-half ( $13\frac{1}{2}$ ) feet to a stake and stones; thence  
23 north 35 degrees west formerly, twenty (20) rods to a stake  
24 and stones; thence north  $82\frac{1}{2}$  degrees west formerly, eight  
25 (8) rods to a stake and stones; thence north 75 degrees  
26 west formerly fifty-two (52) rods to a stake and stones on  
27 the Bucksport road, so-called, said last named stake and  
28 stones being six (6) rods and sixteen (16) links south of  
29 a stone monument standing on the town line between Ded-  
30 ham and Holden; thence northerly on said road to the  
31 Miller lot, so-called; thence south  $46\frac{1}{2}$  degrees east for-  
32 merly, six (6) rods; thence north  $43\frac{1}{2}$  degrees east former-  
33 ly, one hundred four (104) rods to a now or former hem-  
34 lock tree; thence south 59 degrees east formerly, nineteen  
35 (19) rods to a now or former hemlock tree; thence north  
36  $43\frac{1}{2}$  degrees east formerly fifty (50) rods more or less to  
37 the generally westerly line of the Bangor road, so-called,  
38 leading from Bangor to Ellsworth; thence southerly on  
39 and by said westerly line of the Bangor road, so-called,  
40 seventy (70) rods more or less to the division line between  
41 lots 56 and 57 according to said plan, extended or contin-  
42 ued westerly across said Bangor road; thence about south

43 81 degrees east on the division line between lots 56 and 57  
44 and the continuation thereof one hundred eighty-four (184)  
45 rods more or less to the generally easterly line of lot 56 ac-  
46 cording to said plan; thence northerly on and by the east-  
47 erly line of lot 56 and a road as existed April 17, 1844 (see  
48 Hancock Registry of Deeds Vol. 78, Page 413), leading  
49 from land formerly owned or occupied by one Kidder to  
50 land formerly owned or occupied by one Thompson, one  
51 hundred twelve (112) rods to the northerly line of said lot  
52 56; thence about south 81 degrees east on and by the south-  
53 erly line of land formerly owned or occupied by one Hall  
54 one hundred fifty (150) rods more or less to the southeast  
55 corner of said Hall land; thence about south 1 degree east  
56 two hundred twenty (220) rods more or less to the north-  
57 easterly corner of lot 24, formerly owned or occupied by  
58 F. Frye; thence about north 81 degrees west on the norther-  
59 ly line of said lot 24 and the northerly line of lot 23, two  
60 hundred twenty-two (222) rods more or less to the north-  
61 westerly corner of said lot 23 according to said plan; thence  
62 southerly on the division line between lots 58 and 23 ac-  
63 cording to said plan thirty (30) rods more or less to the  
64 generally southerly line of said lot 58 according to said  
65 plan; thence southwesterly on and by the generally souther-  
66 ly line of said lot 58 and continuation thereof crossing said  
67 Bangor road, so-called, forty-five (45) rods more or less  
68 to a point on the northerly line of lot 59 and the westerly  
69 line of said Bangor road according to said plan; thence

70 southerly on and by the generally westerly line of the Ban-  
71 gor road, so-called, one hundred sixty (160) rods more or  
72 less to the bounds begun at.

The above parcel of land comprises the following lots con-  
veyed to Harold M. Saddlemire by Hillard C. Schoppe by  
deed dated July 15, 1925, recorded in Hancock Registry of  
Deeds Vol. 596, Page 12, viz: Parcel 1. Fitt's Mill lot, so-  
called, containing 100 acres more or less. Parcel 2. Lot 57  
according to John Temple's survey of 1831, called the Moun-  
tain lot, being also lot 57, according to said Hagan's plan,  
containing 62 acres more or less. Parcel 3. Lot 58 ac-  
cording to said Temple's survey and also Hagan's plan, con-  
taining 38 acres more or less. Parcel 4. Lot 59 according  
to said Temple's survey and also Hagan's plan, containing 40  
acres more or less. Parcel 5. Lot 23 and lot to the east  
of lot 56 according to said Temple's survey and also Ha-  
gan's plan, known as the Mann lots, containing 275 acres  
more or less.

Excepting and reserving, however, from the above de-  
scribed premises, so much of the Bangor road, so-called,  
leading from Bangor to Ellsworth, as lies within the bounds  
of or adjoins the above described land or any part thereof.  
Also excepting and reserving from the above described  
premises so much of the Cemetery lot as lies within the  
bounds of lot 59 and the Fitt's Mill lot, so-called, according  
to said plans above referred to.

Also another certain lot or parcel of land situate in the

2 town of Dedham, county of Hancock and State of Maine,  
3 bounded and described as follows, viz: Beginning at a point  
4 in the easterly line of the road leading from Bangor to  
5 Ellsworth, commonly known as the Bangor road, and on  
6 the generally southerly line of Dutton (or John P. Web-  
7 ber) lot, so-called, thence about south 81 degrees east two  
8 hundred eighty-seven (287) rods more or less to a stake  
9 and stones; thence about north 9 degrees east three hun-  
10 dred twenty (320) rods more or less to a stake and stones  
11 on the north line of the seventh range; thence about south  
12 81 degrees east following the north line of the seventh range  
13 sixty (60) rods more or less to the westerly line of the  
14 third parcel of land conveyed by one Arey et. als., to the  
15 grants by deed dated June 4, 1868, recorded in Hancock  
16 Registry of Deeds Vol. 129, Page 520, said westerly line  
17 being an irregular line following the summit of a ridge di-  
18 viding the Mountain Pond water shed from the Green Lake  
19 (or Reed's Pond) water shed; thence northerly following  
20 said irregular line two hundred ninety-one (291) rods more  
21 or less to the generally southeasterly corner of the Stock-  
22 well lot, so-called, according to a plan of the town of Ded-  
23 ham made by Ira B. Hagan in 1913; thence about north  
24 9 degrees east on the westerly line of lot 15 and lot 14 ac-  
25 cording to said Hagan plan, one hundred forty (140) rods  
26 more or less to the division line between lots 9 and 10, ac-  
27 cording to said plan; thence about north 81 degrees west  
28 following the division line between lots 9 and 10 according



29 to said plan one hundred sixty (160) rods more or less to  
30 the southwesterly corner of lot 10; thence about north 9  
31 degrees east following the generally westerly line of lots  
32 10 and 11 eighty (80) rods more or less to the southwester-  
33 ly corner of lot 12 and the southeasterly corner of lot 13,  
34 according to said plan; thence about north 81 degrees west  
35 on and by the southerly line of lot 13 and lot 7 one hun-  
36 dred twenty-five (125) rods more or less to the northwest-  
37 erly corner of lot 1 and the northeasterly corner of lot 2 ac-  
38 cording to said plan; thence about south 9 degrees west fol-  
39 lowing the division line between lots 1 and 2, according to  
40 said plan one hundred sixty (160) rods more or less to the  
41 northerly line of the Stockwell lot, so-called, according to  
42 said plan; thence about north 81 degrees west following the  
43 northerly line of said Stockwell lot and the southerly line  
44 of lots 2, 3 and 4 all according to said plan one hundred  
45 twenty (120) rods more or less to the generally easterly  
46 line of lot 26 according to said plan, formerly owned or  
47 occupied by J. Phillips, Jr., and now owned or occupied  
48 by John Hill; thence southerly following the generally east-  
49 erly line of lot 26 and the generally easterly line of lot 27,  
50 said lot 27 being formerly owned or occupied by William  
51 Phillips, one hundred twenty-one (121) rods more or less  
52 to the southeasterly corner of said lot 27 according to said  
53 plan; thence about north 81 degrees west on and by the  
54 generally southerly line of lot 27 according to said plan  
55 two hundred thirty-eight (238) rods more or less to the

56 generally westerly line of the Bangor road, so-called, lead-  
57 ing from Bangor to Ellsworth; thence northerly on and by  
58 the westerly line of the Bangor road, so-called, sixty (60)  
59 rods more or less to the northerly line of said lot 27, ac-  
60 cording to said plan; thence westerly on the northerly line  
61 of lot 27 to the generally easterly shore of Phillips Lake;  
62 thence southerly on and by the generally easterly shore of  
63 Phillips Lake seven hundred (700) rods more or less to  
64 the northerly line of the ninth range; thence about south 81  
65 degrees east on and by the northerly line of said ninth range  
66 seventy (70) rods more or less to the point of beginning.

The above last described parcel of land comprises the fol-  
2 lowing lots of land conveyed to Harold M. Saddlemire as  
3 follows: Shirley M. Sweet to Harold M. Saddlemire by  
4 deed dated November 20, 1925, recorded in Hancock Reg-  
5 istry of Deeds, Vol. 597, Page 561; George E. Langley to  
6 Harold M. Saddlemire by deed dated September 19, 1925,  
7 recorded in said registry Vol. 596, Page 371; and the fol-  
8 lowing lots of land conveyed to Harold M. Saddlemire by  
9 Hillard C. Schoppe as appears in deed dated July 15, 1925,  
10 recorded in said registry Vol. 596, Page 12, viz: Parcel 25.  
11 The Freese lot, so-called, lying westerly of the Bangor road,  
12 bounded northerly by the Lake House lot and southerly by  
13 the north line of the ninth range and north line of lot 1  
14 and the north line of lot 2, said lots being situate southerly  
15 and easterly of Phillips Lake, containing 88 acres more or  
16 less. Parcel 26. The Dutton or John P. Webber lot, con-

17 taining 718 acres more or less. Parcel 27. Being part of  
18 Wilkes part of the Winslow Tract, so-called, lying east of  
19 the Bangor road, so-called, bounded southerly by the Dut-  
20 ton or John P. Webber lot, so-called, containing 800 acres  
21 more or less. Parcel 28. Being lot 28 according to said  
22 plan, formerly owned by Peter Phillips and containing 46  
23 acres more or less. Parcel 29. Parcel of land lying east-  
24 erly of and southerly of lot 28 according to said plan, bound-  
25 ed westerly in part by the Bangor road, so-called, contain-  
26 ing 100 acres more or less. Parcel 30. The Stockwell lot,  
27 so-called, according to said plan, bounded southerly by the  
28 Wilkes part of the Winslow tract, containing 165 acres  
29 more or less. Parcel 31. Comprises Public lot 1, bounded  
30 southerly by the Stockwell lot and easterly by the Hath-  
31 away lot, containing 45 acres more or less. Parcel 32. Com-  
32 prises Public lots 8 and 9, bounded westerly by the Hath-  
33 away lot, southerly by the Stockwell lot, so-called, easterly  
34 by lots 14 and 15, according to said plan, said lots contain-  
35 ing together 80 acres more or less. Parcel 33. Being the  
36 Hathaway lot, so-called, containing 80 acres more or less  
37 bounded easterly by the westerly line of Public lots 8, 9, 10  
38 and 11, southerly by the Stockwell lot, so-called. Parcel 34.  
39 Lake House property, so-called, lying on the westerly side  
40 of the Bangor road, so-called, and extending to Phillips  
41 Lake, containing 89 acres more or less. Parcel 36. The  
42 last described parcel of land in said deed from Schoppe to  
43 Saddlemire, containing 10 acres more or less.

Excepting and reserving from the above described premises the following described parcel of land conveyed by Arno G. Hooper to Parker and Pearl by deed dated May 25, 1892, recorded in said registry Vol. 263, Page 296, said Parker and Pearl land being commonly known as Pearl Point. Also excepting and reserving from the above described premises a parcel of land conveyed by Vondel L. Hooper and Ernest W. Burrill to Arno G. Hooper by deed dated September 9, 1921, recorded in said registry Vol. 562, page 259, said parcel of land contains 6 acres, more or less. Also excepting and reserving from the above described premises the following cottage lots, as excepted in a deed from George E. Langley to Harold M. Saddlemire dated September 19, 1925, viz: a strip of land sixty (60) feet in width southerly of and adjoining the north line of said parcel and extending from Phillips Lake to the westerly line of the location of the Maine Shore Line (or Maine Central) Railroad; also a small cottage lot conveyed by Cornelius Daley to Irving Doyle by deed dated July 2, 1917, recorded in said registry Vol. 535, Page 546; also a small cottage lot conveyed by Cornelius Daley to William E. Irish by deed dated July 2, 1917, recorded in said registry, Vol. 535, Page 547, also a parcel of land conveyed by George E. Langley to Joseph E. Drinkwater by deed dated May 8, 1924, recorded in said registry, Vol. 596, Page 343. The last four lots excepted and reserved as aforesaid are small cottage lots lying between the westerly shore of Phillips

28 Lake and the westerly line of the location of the Maine  
29 Shore Line (or Maine Central) Railroad, so-called. Also  
30 excepting and reserving from the above described premises  
31 a small cottage lot lying between the westerly shore of Phil-  
32 lips Lake and the westerly line of the location of the Maine  
33 Shore Line (or Maine Central) Railroad, see deed from  
34 Hooper to Rideout recorded in said registry, Vol. 400, page  
35 282. Also excepting and reserving, however, from the  
36 above described premises, so much of the Bangor road, so-  
37 called, leading from Bangor to Ellsworth as lies within the  
38 bounds of or adjoins the above described premises or any  
39 part thereof.

Also another certain lot or parcel of land situate in the  
2 town of Dedham, county of Hancock and State of Maine,  
3 bounded and described as follows, viz: beginning at a point  
4 on the easterly line of the road leading from Bangor to  
5 Ellsworth, commonly known as the Bangor road, and on  
6 the generally southerly line of Dutton (or John P. Web-  
7 ber) lot, so-called, said southerly line also being the north-  
8 erly line of the Ninth range in the town of said Dedham;  
9 thence about south 81 degrees east two hundred eighty-  
10 seven (287) rods more or less to a stake and stones; thence  
11 about south 9 degrees west following the easterly line of  
12 the John P. Phillips meadow lot, so-called, containing two  
13 hundred (200) acres more or less and being parcel 35 as  
14 appears in deed from Hillard C. Schoppe to Harold M.  
15 Saddlemire dated July 15, 1925, recorded in the Hancock

16 Registry of Deeds, Vol. 596, page 12, one hundred sixty  
17 (160) rods more or less to a stake and stones at the south-  
18 easterly corner of said Phillips meadow lot, so-called; thence  
19 about north 81 degrees west on the southerly line of said  
20 Phillips meadow lot, so-called, and the northerly line of a  
21 lot of land formerly owned or occupied by M. Mann about  
22 three hundred twenty (320) rods more or less to the north-  
23 westerly corner of said M. Mann lot; thence about south  
24 9 degrees west on the westerly line of the M. Mann lot,  
25 so-called, one hundred (100) rods more or less to the south-  
26 west corner of said Mann lot, being the southeasterly cor-  
27 ner of the Jarvis or Webber lot, so-called, according to a  
28 plan of the town of Dedham made by Ira B. Hagan in 1913;  
29 thence southeasterly on the generally southerly line of the  
30 M. Mann lot, so-called, and on the northerly line of the  
31 Robert Johnson forty-eight acre lot, so-called, one hun-  
32 dred four (104) rods more or less to the northeasterly cor-  
33 ner of said Johnson lot; thence south 15 degrees east for-  
34 merly, eighty-eight (88) rods more or less to the southeast-  
35 erly corner of said Johnson forty-eight acre lot and the  
36 northerly line of the Johnson fifty acre lot, so-called, thence  
37 about south 81 degrees east on the northerly line of the  
38 Johnson fifty acre lot, so-called, fifty (50) rods more or  
39 less to the northeasterly corner thereof; thence southerly  
40 on and by the easterly line of the Johnson fifty acre lot, so-  
41 called, one hundred seventy-five (175) rods more or less  
42 to the southeasterly corner thereof; thence westerly follow-

43 ing the southerly line of the said Johnson fifty acre lot fifty  
44 (50) rods more or less to the easterly side of the Bangor  
45 road, so-called, leading from Bangor to Ellsworth; thence  
46 northerly on and by the easterly line of the Bangor road,  
47 so-called, one hundred twenty-five (125) rods more or less  
48 to the southerly line of the Wilkes lot, so-called, continued  
49 in an easterly direction across said Bangor road, said Wilkes  
50 lot contains five hundred six (506) acres more or less ac-  
51 cording to said Hagan plan above referred to and is marked  
52 (Wilkes Heirs) on said plan; thence about north 81 de-  
53 grees west on the southerly line of the Wilkes lot, so-called,  
54 and the continuation thereof six hundred (600) rods more  
55 or less to the westerly line of the third parcel of land de-  
56 scribed in a deed from Humphrey, Saunders et. als. to C.  
57 C. Camber dated April 27, 1898, recorded in said registry,  
58 Vol. 330, page 301; thence northerly in the westerly line  
59 of said third parcel so conveyed by Saunders to Camber  
60 and on and by the westerly line of the first parcel so con-  
61 veyed by Saunders to Camber two hundred twenty-eight  
62 (228) rods more or less to the southerly line of a parcel of  
63 land twenty (20) rods in width lying southerly of adjoin-  
64 ing lots 6 and 7, said lots 6 and 7 lying southerly and west-  
65 erly of Phillips Lake according to said plan, said twenty  
66 (20) rod strip being bounded easterly by the Jarvis or  
67 Webber lot, so-called, said twenty (20) rod strip being par-  
68 cel 16 as appears in deed from Hillard C. Schoppe to Har-  
69 old M. Saddlemire by deed dated July 15, 1925, recorded in

70 Hancock Registry of Deeds, Vol. 596, page 12; thence  
71 about north 81 degrees west on the southerly line of said  
72 twenty (20) rod strip eighty-four (84) rods more or less  
73 to the westerly line of lot 7 according to said plan pro-  
74 duced southerly from the southwest corner of lot 7; thence  
75 about north 9 degrees east on the westerly line of said lot  
76 7 and continuation thereof one hundred (100) rods more  
77 or less to the northwesterly corner of said lot 7, thence  
78 about south 81 degrees east on and by the division line be-  
79 tween lots 7 and 8 according to said plan one hundred (100)  
80 rods more or less to the northeast corner of lot 7 and the  
81 easterly line of lot 5 according to said plan; thence norther-  
82 ly on and by the division line between lots 5 and 8 accord-  
83 ing to said plan seventy-five (75) rods more or less to the  
84 northwesterly corner of lot 5 and the southerly line of lot  
85 12 according to said plan now owned or occupied by  
86 Michael Quinn; thence easterly on the division line between  
87 lots 5 and 12 according to said plan fifty-eight (58) rods  
88 more or less to the division line between lots 12 and 13  
89 according to said plan; thence northerly on the division line  
90 between said lots 12 and 13 eighty-one (81) rods more or  
91 less to the corner formed by lots 12, 13, 14 and the Fitts fifty  
92 acre lot, so-called; thence westerly on the northerly line of  
93 said lot 12 and the southerly line of the Fitts fifty acre lot  
94 according to said plan one hundred (100) rods more or  
95 less to the northwesterly corner of said lot 12 and the east-  
96 erly line of lot 11 according to said plan; thence northerly



97 on the easterly line of said lot 11 sixteen (16) rods more  
98 or less to the northeasterly corner of said lot 11; thence  
99 westerly on the northerly line of lot 11 and lot 9 according  
100 to said plan one hundred ten (110) rods more or less to  
101 the northwesterly corner of lot 9 and the southwesterly  
102 corner of lot 10 according to said plan; thence northwest-  
103 erly on the northerly line of a parcel of land formerly  
104 owned or occupied by Asa Burrill thirty-seven (37) rods  
105 more or less to Allen Brook, so-called; thence northeaster-  
106 ly along said Allen Brook two hundred twenty-five (225)  
107 rods more or less to the southwesterly corner of the  
108 twelfth parcel of land described in a deed from Ella L.  
109 Burrill to John C. McFaul et. als. dated April 26, 1917,  
110 recorded in said registry Vol. 535, page 260; thence con-  
111 tinuing northeasterly along said Allen Brook seventy-five  
112 (75) rods more or less to a spotted spruce tree on said  
113 Allen Brook; thence northeasterly fifteen (15) rods more  
114 or less to a cedar stake; thence northeasterly seventy-five  
115 (75) rods more or less to the outlet of Hurd Pond, so-  
116 called, thence westerly following the northerly shore of  
117 Hurd Pond so-called, sixty (60) rods more or less to the  
118 southwesterly corner of lot 5 according to said plan, said  
119 lot 5 lying northerly of and adjoining Hurd Pond, also  
120 lying westerly of and adjoining the southerly end of the  
121 narrows of Phillips Lake; thence north 42 degrees east for-  
122 merly on and along the westerly side of said lot 5 one hun-  
123 dred nineteen (119) rods more or less to the northwester-

124 ly corner of lot 5 and the southerly line of lot 7; thence  
125 about north 70 degrees west on the southerly line of lot  
126 7 and on the southerly line of lot ninety-three (93) rods  
127 more or less to the northwesterly corner of the west half  
128 of lot 4 and an angle in the southerly line of lot 8 accord-  
129 ing to said plan; thence about north 20 degrees east for-  
130 merly sixty-five (65) rods more or less to a stake and  
131 stones; thence about south 70 degrees east one hundred  
132 sixty (160) rods more or less to the generally westerly  
133 shore of Phillips Lake; thence in a generally southerly and  
134 easterly direction following the westerly and southerly  
135 shore of Phillips Lake and thereafter the northerly line  
136 of the Ninth Range, sixteen hundred fifty (1650) rods  
137 more or less to the bound begun at. Also all the islands  
138 in Phillips Lake, containing 50 acres more or less and be-  
139 ing parcel 24 as appears in a deed from Hillard C. Schoppe  
140 to Harold M. Saddlemire dated July 15, 1925, recorded in  
141 said registry Vol. 596, page 12.

The above last described parcel of land comprises the fol-  
2 lowing lots of land conveyed to Harold M. Saddlemire as  
3 follows: Edgar Dauphinee to Harold M. Saddlemire, two  
4 parcels of land lying westerly of and adjoining Phillips  
5 Lake by deed dated Nov. 21, 1925, recorded in said regis-  
6 try Vol. 597, Page 563; Charles W. Meade to Harold M.  
7 Saddlemire by deed dated Mar. 17, 1926, recorded in said  
8 registry Vol. 601, Page 103, said lots lying westerly of  
9 and adjoining the westerly lines of the Jarvis or Webbér

10 lot and the Wilkes lot according to Hagan's plan above  
11 referred to; George R. Hagerthy to Harold M. Saddle-  
12 mire by deed dated Feb. 2, 1926, recorded in said registry  
13 of Deeds Vol. 599, Page 397, this deed conveys the north-  
14 easterly half part of a parcel of land lying on the westerly  
15 shore of Phillips Lake, said whole lot containing one hun-  
16 dred twenty-five (125) acres more or less. Also the fol-  
17 lowing lots of land conveyed to Harold M. Saddlemire by  
18 Hillard C. Schoppe as appears in a deed dated July 15,  
19 1925, recorded in said registry Vol. 596, Page 12. Parcel 6.  
20 Lot 5 lying north of Hurd Pond and west of Phillips Lake,  
21 containing  $57\frac{1}{4}$  acres more or less. Parcel 7. Lot 6 lying  
22 on the westerly side of Phillips Lake at the southerly end  
23 of the narrow part of said lake northerly of and adjoining  
24 Hurd Brook, so-called, containing 65 acres more or less.  
25 Parcel 8. Lot known as the Chase lot, lying northerly of  
26 and adjoining lots 5 and 4 according to said Hagan's plan,  
27 containing 70 acres more or less. Parcel 9. Lying west-  
28 erly of and adjoining the Bangor Road, so-called, being  
29 all or a portion of lot 1 according to said Hagan's plan, near  
30 the southeasterly end of Phillips Lake, containing  $69\frac{1}{2}$   
31 acres more or less. Parcel 10. Lying westerly of and ad-  
32 joining lot 1 above mentioned, bounded southerly by the  
33 Jarvis or Webber lot, so-called, northerly and westerly by  
34 Phillips Lake, being lot 2 according to said Hagan's plan,  
35 containing 127 acres more or less. Parcel 11. Lying west-  
36 erly of and adjoining lot 2, above mentioned, bounded south-

erly by the Jarvis or Webber lot, so-called, and northerly  
by the most southerly part of Phillips Lake, being lot 3  
according to said Hagan's plan, containing 68 acres more  
or less, according to said plan. Parcel 12. Lying westerly  
of and adjoining lot 3, above mentioned, bounded southerly  
by the Jarvis or Webber lot, so-called, and the easterly by  
Phillips Lake, being lot 4 according to said Hagan's plan,  
containing 53 acres more or less. Parcel 13. Bounded  
easterly by lot 4 and southerly by lot 6, being lot 5 accord-  
ing to said Hagan's plan, containing 53 acres more or less.  
Parcel 14. Bounded easterly by lot 4 and southerly in part  
by the Jarvis or Webber lot, so-called, being lot 6 accord-  
ing to said Hagan's plan, containing 47 acres more or less.  
Parcel 15. Lying westerly of and adjoining lot 6, bounded  
southerly by the Settler's lot, so-called, northerly by lot 8,  
being lot 7 according to said Hagan's plan, containing 50  
acres more or less. Parcel 16. Bounded northerly by lots  
6 and 7 according to said Hagan's plan easterly by the  
Jarvis or Webber lot, so-called, being a parcel of land twenty  
(20) rods in width lying between the Jarvis and Webber  
lot and the westerly line of lot 7, produced south. Parcel  
17. Bounded easterly by Phillips Lake southerly by lots  
4 and 5, westerly by lot 12, now owned or occupied by  
Michael Quinn, being lot 13, according to said Hagan's  
plan, containing 54 acres more or less. Parcel 18. Bounded  
southerly by said lot 13, easterly and northerly by Phillips  
Lake, being lot 14 according to said Hagan's plan, con-

64 taining 62 acres more or less. Parcel 19. Bounded east-  
65 erly by Phillips Lake and lot 14, above referred to, south-  
66 erly by lot 12 now owned or occupied by Michael Quinn,  
67 westerly by lot 10, being the Fitts 50 acre lot, so-called,  
68 marked (Fitts 50 acres flowed land W & E) on said Hagan's  
69 plan, containing 50 acres more or less. Parcel 20. The  
70 Jarvis or Webber lot, so-called, bounded easterly by the  
71 Mann lot, so-called, southerly by the Wilkes lot, so-called,  
72 according to said Hagan's plan, containing 290 acres more  
73 or less. Parcel 21. The Wilkes lot, so-called, lying south-  
74 erly of and adjoining the Jarvis or Webber lot, so-called,  
75 bounded easterly by the Johnson lot, so-called, and the  
76 Bangor Road, and southerly by a parcel of land now or  
77 formerly owned or occupied by the Bacon & Robinson Wood  
78 Co., containing 506 acres more or less and being all in  
79 accordance with said Hagan's plan. Parcel 22. Being the  
80 northerly parcel of land of the Johnson property, so-called,  
81 bounded northerly by the Mann lot, so-called, westerly by  
82 the Wilkes lot, so-called, and southerly in part by the Wilkes  
83 lot, so-called, containing 48 acres more or less. The Bangor  
84 Road passes through the easterly side of said lot and lot is  
85 marked (Johnson W & E) on said Hagan's plan. Parcel  
86 23. Lying easterly of and adjoining the Bangor Road, so-  
87 called, bounded northerly in part by the last above described  
88 parcel of land containing 50 acres more or less. The road  
89 to Green Lake crosses this lot according to said Hagan's  
90 plan. Parcel 24. All the islands in Phillips Lake, contain-

91 ing 50 acres more or less. Parcel 35. Lying easterly of  
92 and adjoining the Bangor Road, bounded northerly by the  
93 Dutton or John P. Webber lot, and the northerly line of  
94 the Ninth Range in said Dedham, containing 200 acres  
95 more or less commonly known as the John P. Phillips  
96 meadow lot.

Excepting and reserving, however, from the above de-  
2 scribed premises all that part of the Bangor Road, so-called,  
3 leading from Bangor to Ellsworth, as lies within the bounds  
4 of, or adjoins the above described premises or any part  
5 thereof. Also excepting and reserving from the above de-  
6 scribed premises the southwesterly half of parcel 12 as  
7 appears in a deed from Ella L. Burrill to John C. McFaul  
8 et als. dated April 26, 1917, recorded in said registry Vol.  
9 535, Page 260, the whole of lot 12 is estimated to contain  
10 125 acres more or less. Also excepting and reserving from  
11 the above described premises, out of the parcel of land  
12 conveyed by Edgar Dauphinee to Harold M. Saddlemire,  
13 two cottage lots, lying westerly of and adjoining the west-  
14 erly shore of Phillips Lake as follows, Edgar Dauphinee to  
15 Doris C. Treat by deed dated July 13, 1925, recorded in  
16 said registry Vol. 595, Page 259, Edgar Dauphinee to Joseph  
17 Lunt by deed dated July 1, 1922, recorded in said registry  
18 Vol. 597, Page 323. Also excepting and reserving from  
19 the above described premises, out of the parcel of land con-  
20 veyed by George R. Hagerthy to Harold M. Saddlemire the  
21 following cottage lots situated on and adjoining the westerly

22 shore of Phillips Lake as follows: George R. Hagerthy to  
23 C. M. Rogers by deed dated Dec. 21, 1920, recorded in said  
24 Registry Vol. 558, Page 190; George R. Hagerthy et als.  
25 to David N. Beach by deed dated Dec. 7, 1921, recorded  
26 in said registry Vol. 564, Page 300.

Also excepting and reserving from the above described  
2 premises, a certain cottage lot lying on and adjoining the  
3 westerly shore of Phillips Lake conveyed by Hadley P.  
4 Burrill to Joseph Lunt by deed dated Dec. 26, 1913, recorded  
5 in said registry Vol. 533, Page 530.

Also excepting and reserving from the above described  
2 premises a certain cottage lot situate on and adjoining the  
3 westerly shore of Phillips Lake conveyed by Ella L. Burrill  
4 to Percy Sawyer by deed dated Jan. 17, 1917, recorded in  
5 said registry Vol. 537, Page 57.

It is intended by the above description to include all that  
2 territory within the radius of the extreme points therein  
3 described in respect to each parcel of land therein described,  
4 as each such parcel of land is therein described; and to  
5 exclude all premises which are specifically reserved and  
6 excepted by and in the above description.

Any other land in said town of Dedham adjacent and  
2 contiguous to the territory included in and by the above  
3 description or to any part thereof which may hereafter be  
4 purchased by Lucerne-in-Maine Community Association, a  
5 Maine Corporation, shall become included in and form a  
6 part of said territory for all intents and purposes of this

7 act and in every manner and respect as if herein specifically  
8 described.

Sect. 3. *Location.* The place of business of said corpo-  
2 ration shall be at Dedham, in the county of Hancock and  
3 State of Maine.

Sect. 4. *Authorized to take and use water and to construct*  
2 *dams, buildings, pipes, etc.* For any of the purposes afore-  
3 said the said corporation is hereby authorized to take and  
4 use water from any spring or springs, lakes and ponds  
5 situated wholly or in part within the territory above de-  
6 scribed, or contiguous thereto, and to survey for, locate,  
7 construct and maintain all suitable and convenient dams,  
8 reservoirs, sluices, wells, buildings, machinery, lines of pipe,  
9 aqueducts, structures and appurtenances.

Sect. 5. *Authorized to construct and maintain pipe lines.*  
2 The said corporation is hereby authorized to lay, construct  
3 and maintain its lines of pipe within the territory above  
4 described, and to build and maintain all necessary structures  
5 therefor, at such places as shall be necessary for the said  
6 purposes of said corporation; and to cross any water course,  
7 private or public sewer, or to change the direction thereof,  
8 when necessary for the said purposes of its incorporation,  
9 but in such manner as not to obstruct or impair the use  
10 thereof, and the said corporation shall be liable for any  
11 injury caused.

Sect. 6. *Authorized to lay pipes in streets, across bridges,*  
2 *streams, etc., may cross railroads; construction work on*



3 *highways not to obstruct public travel more than necessary.*

4 The said corporation is hereby authorized to lay, construct  
5 and maintain in, under, through, along, over and across  
6 the highways, ways, streets, streams, rivers and bridges in  
7 said territory and in, through, under, along, over and across  
8 any public highway not included within said described ter-  
9 ritory but which may be adjacent and contiguous to said  
10 territory or any part thereof, and to take up, replace and  
11 repair, all such aqueducts, sluices, pipes and other struc-  
12 tures and fixtures, as may be necessary and convenient for  
13 any of the said purposes of the said corporation, under such  
14 reasonable restrictions and conditions as the overseers of  
15 Lucerne-in-Maine Village corporation may impose as re-  
16 spects any of the territory included in said village corpora-  
17 tion, and as the selectmen of the town of Dedham may  
18 impose as respects only any public highway in said town  
19 not included within the territorial limits of said village  
20 corporation; and in case of the crossing of any railroad,  
21 unless consent is given by the company owning or operating  
22 such railroad as to place, manner and conditions of the  
23 crossing, within thirty days after such consent is requested  
24 by said water company, the public utilities commission shall  
25 determine the place, manner and conditions of all such  
26 crossings, and all work done within the limits of such rail-  
27 road location shall be done under the supervision and to  
28 the satisfaction of such railroad company, but at the expense  
29 of said water company, and the said water corporation shall

30 be responsible for all damages to the said town of Dedham  
31 and to all corporations, persons, and property, occasioned  
32 by such use of the highways, ways and streets. Whenever  
33 the said corporation shall lay down or construct any pipes  
34 or fixtures in any highway, way or street or make any  
35 alteration or repair upon its works, in any highway, way  
36 or street, it shall cause the same to be done with as little  
37 obstruction to public travel as may be practicable, and shall,  
38 at its own expense, without unnecessary delay, cause the  
39 earth and pavement then removed by it, to be placed in  
40 proper condition.

Sect. 7. *May take and hold land for flowage; also for*  
*2 buildings, reservoirs, etc.* The said corporation is hereby  
3 authorized to take and hold by purchase or otherwise any  
4 land necessary for flowage, and also for its drains, reser-  
5 voirs, gates, buildings and other necessary structures, and  
6 may locate, erect, lay and maintain aqueducts, lines of pipe,  
7 and other necessary structures or fixtures, in, over and  
8 through such land for such location, construction and erec-  
9 tion. And in general said corporation is authorized to do  
10 any act necessary, convenient or proper for carrying out  
11 any of the said purposes of incorporation. It may enter  
12 upon such land to make surveys and locations, and shall  
13 file in the registry of deeds in the county of Hancock plans  
14 of such locations and lands, showing the property taken, and  
15 within thirty days thereafter publish notices of such filing  
16 in some newspaper in said county, such publication to be

17 continued three weeks successively. Not more than two  
18 rods in width of land shall be occupied by more than one  
19 line of pipe or aqueduct.

Sect. 8. *Assessment of damages; payment for damages.*

2 Should the said corporation and the owner of such land be  
3 unable to agree upon the damage to be paid for such loca-  
4 tion, taking, holding, flowing and construction, the land  
5 owner or said corporation may, within twelve months after  
6 said filing of plans of location, apply to the commissioners  
7 of said county of Hancock, and cause such damages to be  
8 assessed in the same manner and under the same conditions  
9 as are prescribed by law in the case of damages by the lay-  
10 ing out of highways, as far as such law is consistent with  
11 the provisions of this act. If said corporation shall fail  
12 to pay such land owner, or deposit for his use with the  
13 clerk of the county commissioners aforesaid such sum as  
14 may be finally awarded as damages, with costs when re-  
15 covered by him, within ninety days after notice of final  
16 judgment shall have been received by the clerk of courts  
17 of said county of Hancock, the said location shall be thereby  
18 invalid, and the said corporation shall forfeit all rights  
19 under the same against such land owner. In case the said  
20 corporation shall begin to occupy such land before the  
21 rendition of final judgment the land owner may require the  
22 said corporation to file its bond to him with the said county  
23 commissioners, in such sum and with such sureties as they  
24 may approve, conditioned for said judgment or deposits.

25 No action shall be brought against said corporation for such  
26 taking, holding and occupation until after such failure to  
27 pay or deposit as aforesaid.

Sect. 9. *No action for damages to be brought until ex-*  
*2 piration limit provided in section eight.* Any person suf-  
3 fering damage by the taking of water by said company as  
4 provided by this act, may have his damage assessed in the  
5 same manner provided in the preceding section, and pay-  
6 ment therefor shall be made in the same manner and with  
7 the same effect. No action shall be brought for the same  
8 until after the expiration of the time of payment and a  
9 tender by said company may be made with the same effect  
10 as in the preceding section.

Sect. 10. *Authorized to make contracts for supplying*  
*2 water; town and village corporation authorized to contract*  
*3 with water company.* The said corporation is hereby au-  
4 thorized to make contracts with the United States, the State  
5 of Maine, county of Hancock, the town of Dedham in said  
6 county, and with Lucerne-in-Maine Village Corporation and  
7 with the inhabitants and property owners thereof and there-  
8 in, or any person, firm or corporation doing business therein  
9 or water district, for the supply of water for any and all  
10 the purposes contemplated in this act; and the said town  
11 of Dedham, or village corporation, by its proper officers,  
12 is hereby authorized to enter into any contract with the  
13 said corporation for a supply of water for any and all  
14 purposes mentioned in this act, and in consideration thereof

15 to relieve said corporation from such public burdens by  
16 abatement or otherwise as said town, village corporation  
17 or water district may agree upon, and said contract shall  
18 be legal and binding upon all parties thereto. It is not in-  
19 tended that this section shall preclude said town or village  
20 corporation from paying or rendering to said corporation  
21 hereby created money or other considerations in considera-  
22 tion for such contracts, which said town and village cor-  
23 poration are hereby expressly authorized to do.

Sect. 11. *Authorized to purchase property of Lucerne-*  
2 *in-Maine Community Association.* The said corporation is  
3 hereby authorized to lease or purchase from Lucerne-in-  
4 Maine Country Club, or from Lucerne-in-Maine Community  
5 Association, a Maine corporation with an established place  
6 of business at Bangor, in the county of Penobscot, State  
7 of Maine, in its own stead or as trustee for any other per-  
8 sons, associations or corporations, all or any drains, reser-  
9 voirs, gates, buildings, structures, lines of pipes, engines,  
10 pumps, hose, storage tanks, buildings, materials, equipment  
11 and machinery, plans, surveys and engineers' reports, which  
12 said Lucerne-in-Maine Country Club or said Lucerne-in-  
13 Maine Community Association in its own stead or as such  
14 trustee, has heretofore purchased, paid for or in any manner  
15 acquired for the purpose of or in connection with the sup-  
16 plying and distribution of water within the territory herein  
17 described, or any part thereof. And said water corporation  
18 is hereby also authorized to lease or purchase from Lucerne-

19 in-Maine Country Club or from Lucerne-in-Maine Com-  
20 munity Association in its own stead or as said trustee, such  
21 land, springs, brooks, lakes and ponds, or parts thereof as  
22 may be necessary or convenient for the purposes of said  
23 water corporation. In every case the price of rental or  
24 purchase, as the case may be shall be fixed or agreed upon  
25 by the two interested corporations, subject to the approval  
26 of the public utilities commission of this state.

Sect. 12. *Rates for supplying water.* Said corporation is  
2 hereby authorized to establish, maintain and collect rates of  
3 money for the supplying of water for the purposes herein  
4 mentioned, subject in every respect to the approval of the  
5 public utilities commission of this state.

Sect. 13. *Capital stock; shares.* The capital stock of said  
2 corporation shall be fifty thousand dollars all of which shall  
3 be common stock divided into shares of one hundred dol-  
4 lars each.

Sect. 14. *May issue bonds, subject to approval of public  
2 utilities commission.* The said corporation, subject to the  
3 approval of the public utilities commission, may issue its  
4 bonds for the acquiring of its property, real or personal,  
5 and for the construction of its works, plant and equipment  
6 of any and all kinds, upon such rates, terms and time as it  
7 may deem expedient to an amount not exceeding its capital  
8 stock subscribed for or issued and outstanding and may  
9 secure same by mortgage of its franchise and property.

Sect. 15. *Authorized to hold property.* The said corpora-

tion, for all its said purposes, may hold real and personal property necessary and convenient therefor.

Sect. 16. *First meeting, how called.* The first meeting of the corporation shall be called by a written notice therefor, signed by any two of the named incorporators, served upon each named incorporator by giving him the same in hand, or by leaving same at his last and usual place of abode, or by mailing same to his last known address, postage prepaid, at least seven days before the time of meeting, or by publishing said notice in some newspaper published in the county of Hancock aforesaid.

Sect. 17. *By-laws. Officers.* At the first meeting of the corporation, the incorporators shall adopt a set of by-laws which shall provide for the general conduct of the business and affairs of the company, the officers which the company shall have and the powers, duties and responsibilities of each, together with their compensation, if any, in what manner they shall be elected and the tenure of the respective offices of each. The by-laws shall among other things provide for the changes and amendment thereof by the stockholders. Such by-laws including such changes in or amendments thereto as may be made shall govern and control the conduct and affairs of the company, its officers, agents, servants and employees.

Sect. 18. *Existing statutes not affected; subject to provisions of R. S. c. 55.* Nothing herein contained is intended to repeal or shall be construed as repealing the whole or

4 any part of any existing statute, and all the rights and duties  
5 herein mentioned shall be exercised and performed in ac-  
6 cordance with all the applicable provisions of chapter fifty-  
7 five of the revised statutes, and acts amendatory and addi-  
8 tional thereto.

Sect. 19. *Emergency clause.* In view of the emergency  
2 set forth in the preamble, this act shall take and have com-  
3 plete effect in all its parts when approved by the governor.