

MAINE STATE LEGISLATURE

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ACTS AND RESOLVES

AS PASSED BY THE

Eighty - Third Legislature

OF THE

STATE OF MAINE

1927

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Private and Special Laws

OF THE

STATE OF MAINE

As Passed by the Eighty-Third Legislature

1927

Chapter 43

An Act to Incorporate Lucerne-in-Maine Village Corporation.

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 are 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 are 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 especially through the spring and summer seasons; and whereas said persons that now dwell within said territory and those who shall come through the spring and summer of the year 1927 for the purpose of dwelling within said territory, are dwelling and will dwell therein without any adequate fire or police protection or water supply until this act and the charter provided for therein become effective; 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 and procure instrumentalities for adequate fire and police protection and water supply, and the construction of roads and ways through said territory over which said instrumentalities may function and be moved from place to place as exigencies may require for the purpose of extending such fire and police protection and water supply to said persons who now dwell and who shall dwell within said territory; and whereas funds for said purposes cannot be obtained unless the revenue provided for in this act are made available thereby; and whereas said funds are necessary as soon as possible, and

Whereas, by reason of the foregoing facts the immediate passage of this act is necessary for the preservation of the public peace, 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:

Sec. 1. Territorial limits; created a corporation; may enlarge limits. The territory embraced and included within the following limits, to wit; a certain lot or parcel of land situate in the town of Dedham, county of

Hancock and state of Maine, bounded and described as follows, viz: Beginning at a point on the westerly side of the Bangor Road, so called, and on the generally northerly line of lot 25 according to a plan of the Town of Dedham made by Ira B. Hagan in 1913, said lot 25 being formerly owned or occupied by J. Phillips, Jr.; thence westerly on and by the northerly line of said lot 25 forty (40) rods more or less to the generally easterly shore of Phillips Lake; thence northwesterly on and by the generally easterly shore of Phillips Lake one hundred eighty-five (185) rods more or less; thence South 74° West nine (9) rods more or less to a now or former large fixed stone where there is now a post; thence North 60° West formerly thirty-four (34) rods to a stake and stones; thence North $13\frac{1}{2}^{\circ}$ West, formerly, forty-five (45) rods and three (3) feet to a stake and stones; thence North 54° West formerly six (6) rods to a stake and stones; thence North $58\frac{1}{2}^{\circ}$ West formerly, thirty-six (36) rods and thirteen and one-half ($13\frac{1}{2}$) feet to a stake and stones; thence North 35° West formerly, twenty (20) rods to a stake and stones; thence North $82\frac{1}{2}^{\circ}$ West formerly, eight (8) rods to a stake and stones; thence North 75° West formerly fifty-two (52) rods to a stake and stones on the Bucksport Road, so called, said last named stake and stones being six (6) rods and sixteen (16) links south of a stone monument standing on the town line between Dedham and Holden; thence northerly on said road to the Miller lot, so called; thence South $46\frac{1}{2}^{\circ}$ East formerly, six (6) rods; thence North $43\frac{1}{2}^{\circ}$ East formerly, one hundred four (104) rods to a now or former hemlock tree; thence South 59° East formerly, nineteen (19) rods to a now or former hemlock tree; thence North $43\frac{1}{2}^{\circ}$ East formerly fifty (50) rods more or less to the generally westerly line of the Bangor Road, so called, leading from Bangor to Ellsworth; thence southerly on and by said westerly line of the Bangor Road, so called, seventy (70) rods more or less to the division line between lots 56 and 57 according to said plan, extended or continued westerly across said Bangor Road; thence about South 81° East on the division line between lots 56 and 57 and the continuation thereof one hundred eighty-four (184) rods more or less to the generally easterly line of lot 56 according to said plan; thence northerly on and by the easterly line of lot 56 and a road as existed April 17, 1844, (see Hancock registry of deeds Vol. 78, Page 413) leading from land formerly owned or occupied by one Kidder to land formerly owned or occupied by one Thompson, one hundred twelve (112) rods to the northerly line of said lot 56; thence about South 81° East on and by the southerly line of land formerly owned or occupied by one Hall one hundred fifty (150) rods more or less to the southeast corner of said Hall land; thence about South 1° East two hundred twenty (220) rods more or less to the northeasterly corner of lot 24, formerly owned or occupied

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by F. Frye; thence about North 81° West on the northerly line of said lot 24 and the northerly line of lot 23, two hundred twenty-two (222) rods more or less to the northwesterly corner of said lot 23 according to said plan; thence southerly on the division line between lots 58 and 23 according to said plan thirty (30) rods more or less to the generally southerly line of said lot 58 according to said plan; thence southwesterly on and by the generally southerly line of said lot 58 and continuation thereof crossing said Bangor Road, so called, forty-five (45) rods more or less to a point on the northerly line of lot 59 and the westerly line of said Bangor Road according to said plan; thence southerly on and by the generally westerly line of the Bangor Road, so called, one hundred sixty (160) rods more or less to the bounds begun at.

The above parcel of land comprises the following lots conveyed 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 Mountain Lot, being also lot 57, according to said Hagan's plan, containing 62 acres more or less. Parcel 3. Lot 58 according to said Temple's survey and also Hagan's plan, containing 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 Hagan's plan, known as the Mann lots, containing 275 acres more or less.

Excepting and reserving, however, from the above described 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 Town of Dedham, county of Hancock and state of Maine, bounded and described as follows, viz: beginning at a point in the easterly line of the road leading from Bangor to Ellsworth, commonly known as the Bangor Road, and on the generally southerly line of Dutton (or John P. Webber) lot, so called, thence about South 81° East two hundred eighty-seven (287) rods more or less to a stake and stones; thence about North 9° East three hundred twenty (320) rods more or less to a stake and stones on the north line of the seventh range; thence about South 81° East following the north line of the seventh range sixty (60) rods more or less to the west-

erly line of the third parcel of land conveyed by one Arey et als., to the Grants by deed dated June 4, 1868, recorded in Hancock registry of deeds Vol. 129, Page 520, said westerly line being an irregular line following the summit of a ridge dividing the Mountain Pond water shed from the Green Lake (or Reeds Pond) water shed; thence northerly following said irregular line two hundred ninety-one (291) rods more or less to the generally southeasterly corner of the Stockwell lot, so called, according to a plan of the Town of Dedham made by Ira B. Hagan in 1913; thence about North 9° East on the westerly line of lot 15 and lot 14 according to said Hagan plan, one hundred forty (140) rods more or less to the division line between lots 9 and 10, according to said plan; thence about North 81° West following the division line between lots 9 and 10 according to said plan one hundred sixty (160) rods more or less to the southwesterly corner of lot 10; thence about North 9° East following the generally westerly line of lots 10 and 11 eighty (80) rods more or less to the southwest corner of lot 12 and the southeasterly corner of lot 13, according to said plan; thence about North 81° West on and by the southerly line of lot 13 and lot 7 one hundred twenty-five (125) rods more or less to the northwesterly corner of lot 1 and the northeasterly corner of lot 2 according to said plan; thence about South 9° west following the division line between lots 1 and 2, according to said plan one hundred sixty (160) rods more or less to the northerly line of the Stockwell lot, so called, according to said plan; thence about North 81° West following the northerly line of said Stockwell lot and the southerly line of lots 2, 3 and 4 all according to said plan one hundred twenty (120) rods more or less to the generally easterly line of lot 26 according to said plan, formerly owned or occupied by J. Phillips, Jr., and now owned or occupied by John Hill; thence southerly following the generally easterly line of lot 26 and the generally easterly line of lot 27, said lot 27 being formerly owned or occupied by William Phillips, one hundred twenty-one (121) rods more or less to the southeasterly corner of said lot 27 according to said plan; thence about North 81° West on and by the generally southerly line of lot 27 according to said plan two hundred thirty-eight (238) rods more or less to the generally westerly line of the Bangor Road, so called, leading from Bangor to Ellsworth; thence northerly on and by the westerly line of the Bangor Road, so called, sixty (60) rods more or less to the northerly line of said lot 27, according to said plan; thence westerly on the northerly line of lot 27 to the generally easterly shore of Phillips Lake; thence southerly on and by the generally easterly shore of Phillips Lake seven hundred (700) rods more or less to the northerly line of the ninth range; thence about South 81° East on and by the northerly line of said ninth range seventy (70) rods more or less to the point of beginning.

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The above last described parcel of land comprises the following lots of land conveyed to Harold M. Saddlemire as follows: Shirley M. Sweet to Harold M. Saddlemire by deed dated Nov. 20, 1925, recorded in Hancock registry of deeds, Vol. 597, Page 561; George E. Langley to Harold M. Saddlemire by deed dated Sept. 19, 1925, recorded in said registry Vol. 596, Page 371; and the following lots of land conveyed to Harold M. Saddlemire by Hillard C. Schoppe as appears in deed dated July 15, 1925, recorded in said registry Vol. 596, Page 12, viz: Parcel 25. The Freese lot, so-called, lying westerly of the Bangor Road, bounded northerly by the Lake House lot and southerly by the north line of the ninth range and the north line of lot one and the north line of lot 2, said lots being situate southerly and easterly of Phillips Lake, containing 88 acres more or less. Parcel 26. The Dutton or John P. Webber lot, containing 718 acres more or less. Parcel 27. Being part of Wilkes part of the Winslow Tract, so-called, lying east of the Bangor Road, so-called, bounded southerly by the Dutton or John P. Webber lot, so-called, containing 800 acres more or less. Parcel 28. Being lot 28 according to said plan, formerly owned by Peter Phillips and containing 46 acres more or less. Parcel 29. Parcel of land lying easterly of and southerly of lot 28 according to said plan, bounded westerly in part by the Bangor Road, so-called, containing 100 acres more or less. Parcel 30. The Stockwell lot, so-called, according to said plan, bounded southerly by the Wilkes part of the Winslow tract, containing 165 acres more or less. Parcel 31. Comprises Public lot 1, bounded southerly by the Stockwell lot and easterly by the Hathaway lot, containing 45 acres more or less. Parcel 32. Comprises Public lots 8 and 9, bounded westerly by the Hathaway lot, southerly by the Stockwell lot, so-called, easterly by lots 14 and 15, according to said plan, said lots containing together 80 acres more or less. Parcel 33. Being the Hathaway lot, so-called, containing 80 acres more or less bounded easterly by the westerly line of Public lots 8, 9, 10 and 11, southerly by the Stockwell lot, so-called. Parcel 34. Lake House property, so-called, lying on the westerly side of the Bangor Road, so-called, and extending to Phillips Lake, containing 89 acres more or less. Parcel 36. The last described parcel of land in said deed from Schoppe to 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 Sept. 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 Sept. 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 Lake and the westerly line of the location of the Maine Shore Line (or Maine Central) Railroad, so called. Also excepting and reserving from the above described premises a small cottage lot lying between the westerly shore of Phillips Lake and the westerly line of the location of the Maine Shore Line (or Maine Central) Railroad, see deed from Hooper to Rideout recorded in said registry, Vol. 400, Page 282. Also excepting and reserving, however, from the above described 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 premises or any part thereof.

Also another certain lot or parcel of land situate in the Town of Dedham, county of Hancock and state of Maine, bounded and described as follows, viz: beginning at a point on the easterly line of the road leading from Bangor to Ellsworth, commonly known as the Bangor Road, and on the generally southerly line of Dutton (or John P. Webber) lot, so called, said southerly line also being the northerly line of the ninth range in the town of said Dedham; thence about South 81° East two hundred eighty-seven (287) rods more or less to a stake and stones; thence about South 9° West following the easterly line of the John P. Phillips meadow lot, so called, containing two hundred (200) acres more or less and being parcel 35 as appears in deed from Hillard C. Schoppe to Harold M. Saddlemire dated July 15, 1925, recorded in the Hancock Registry of Deeds Vol. 596, Page 12, one hundred sixty (160) rods more or less to a stake and stones at the southeasterly corner of said Phillips meadow lot, so called; thence about North 81° West on the southerly line of said Phillips meadow lot, so called, and the northerly line of a lot of land formerly owned or occupied by M. Mann about three hundred twenty (320) rods more or less to the northwesterly corner of said M. Mann lot; thence about South

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9° West on the westerly line of the M. Mann lot, so called, one hundred (100) rods more or less to the southwest corner of said Mann lot being the southeasterly corner of the Jarvis or Webber lot, so called, according to a plan of the Town of Dedham made by Ira B. Hagan in 1913; thence southeasterly on the generally southerly line of the M. Mann lot, so called, and on the northerly line of the Robert Johnson forty-eight acre lot, so called, one hundred four (104) rods more or less to the northeasterly corner of said Johnson lot; thence South 15° East formerly, eighty-eight (88) rods more or less to the southeasterly corner of said Johnson forty-eight acre lot and the northerly line of the Johnson fifty acre lot, so called, thence about South 81° East on the northerly line of the Johnson fifty acre lot, so called, fifty (50) rods more or less to the northeasterly corner thereof; thence southerly on and by the easterly line of the Johnson fifty acre lot, so called, one hundred seventy-five (175) rods more or less to the southeasterly corner thereof; thence westerly following the southerly line of the said Johnson fifty acre lot fifty (50) rods more or less to the easterly side of the Bangor Road, so called, leading from Bangor to Ellsworth; thence northerly on and by the easterly line of the Bangor Road, so called, one hundred twenty-five (125) rods more or less to the southerly line of the Wilkes lot, so called, continued in an easterly direction across said Bangor Road, said Wilkes lot contains five hundred six (506) acres more or less according to said Hagan plan above referred to and is marked (Wilkes Heirs) on said plan; thence about North 81° West on the southerly line of the Wilkes lot, so called, and the continuation thereof six hundred (600) rods more or less to the westerly line of the third parcel of land described in a deed from Humphrey, Saunders et als. to C. C. Camber dated April 27, 1898, recorded in said registry Vol. 330, Page 301; thence northerly in the westerly line of said third parcel so conveyed by Saunders to Camber and on and by the westerly line of the first parcel so conveyed by Saunders to Camber two hundred twenty-eight (228) rods more or less to the southerly line of a parcel of land twenty (20) rods in width lying southerly of adjoining lots 6 and 7, said lots 6 and 7 lying southerly and westerly of Phillips Lake according to said plan, said twenty (20) rod strip being bounded easterly by the Jarvis or Webber lot so called, said twenty (20) rod strip being parcel 16 as appears in deed from Hillard C. Schoppe to Harold M. Saddlemire by deed dated July 15, 1925, recorded in Hancock Registry of Deeds Vol. 596, Page 12; thence about North 81° West on the southerly line of said twenty (20) rod strip eighty-four (84) rods more or less to the westerly line of lot 7 according to said plan produced southerly from the southwest corner of lot 7; thence about North 9° East on the westerly line of said lot 7 and continuation thereof one hundred (100) rods more or less to the northwesterly corner of said

lot 7, thence about South 81° East on and by the division line between lots 7 and 8 according to said plan one hundred (100) rods more or less to the northeast corner of lot 7 and the easterly line of lot 5 according to said plan; thence northerly on and by the division line between lots 5 and 8 according to said plan seventy-five (75) rods more or less to the northwesterly corner of lot 5 and the southerly line of lot 12 according to said plan now owned or occupied by Michael Quinn; thence easterly on the division line between lots 5 and 12 according to said plan fifty-eight (58) rods more or less to the division line between lots 12 and 13 according to said plan; thence northerly on the division line between said lots 12 and 13 eighty-one (81) rods more or less to the corner formed by lots 12, 13, 14 and the Fitts fifty acre lot, so called; thence westerly on the northerly line of said lot 12 and the southerly line of the Fitts fifty acre lot according to said plan one hundred (100) rods more or less to the northwesterly corner of said lot 12 and the easterly line of lot 11 according to said plan; thence northerly on the easterly line of said lot 11 sixteen (16) rods more or less to the northeasterly corner of said lot 11; thence westerly on the northerly line of lot 11 and lot 9 according to said plan one hundred ten (110) rods more or less to the northwesterly corner of lot 9 and the southwestery corner of lot 10 according to said plan; thence northwesterly on the northerly line of a parcel of land formerly owned or occupied by Asa Burrill thirty-seven (37) rods more or less to Allen Brook, so called; thence northeasterly along said Allen Brook two hundred twenty-five (225) rods more or less to the southwestery corner of the twelfth parcel of land described in a deed from Ella L. Burrill to John C. McFaul et als. dated April 26, 1917, recorded in said registry Vol. 535, Page 260; thence continuing northeasterly along said Allen Brook seventy-five (75) rods more or less to a spotted spruce tree on said Allen Brook; thence northeasterly fifteen (15) rods more or less to a cedar stake; thence northeasterly seventy-five (75) rods more or less to the outlet of Hurd Pond, so called, thence westerly following the northerly shore of Hurd Pond so called, sixty (60) rods more or less to the southwestery corner of lot 5 according to said plan, said lot 5 lying northerly of and adjoining Hurd Pond, also lying westerly of and adjoining the southerly end of the narrows of Phillips Lake; thence North 42° East formerly on and along the westerly side of said lot 5 one hundred nineteen (119) rods more or less to the northwesterly corner of lot 5 and the southerly line of lot 7; thence about North 70° West on the southerly line of lot 7 and on the southerly line of lot ninety-three (93) rods more or less to the northwesterly corner of the west half of lot 4 and an angle in the southerly line of lot 8 according to said plan; thence about North 20° East formerly sixty-five (65) rods more or less to a stake and stones;

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thence about South 70° East one hundred sixty (160) rods more or less to the generally westerly shore of Phillips Lake; thence in a generally southerly and easterly direction following the westerly and southerly shore of Phillips Lake and thereafter the northerly line of the Ninth Range, sixteen hundred fifty (1650) rods more or less to the bound begun at. Also all the islands in Phillips Lake, containing 50 acres more or less and being parcel 24 as appears in a deed from Hillard C. Schoppe to Harold M. Saddlemire dated July 15, 1925, recorded in said registry Vol. 596, Page 12.

The above last described parcel of land comprises the following lots of land conveyed to Harold M. Saddlemire as follows: Edgar Dauphinee to Harold M. Saddlemire, two parcels of land lying westerly of and adjoining Phillips Lake by deed dated Nov. 21, 1925, recorded in said registry Vol. 597, Page 563; Charles W. Meade to Harold M. Saddlemire by deed dated Mar. 17, 1926, recorded in said registry Vol. 601, Page 103, said lots lying westerly of and adjoining the westerly lines of the Jarvis or Webber lot and the Wilkes lot according to Hagan's plan above referred to; George R. Hagerthy to Harold M. Saddlemire by deed dated Feb. 2, 1926, recorded in said registry of deeds Vol. 599, Page 397, this deed conveys the northeasterly half part of a parcel of land lying on the westerly shore of Phillips Lake, said whole lot containing one hundred twenty-five (125) acres more or less. Also the following lots of land conveyed to Harold M. Saddlemire by Hillard C. Schoppe as appears in a deed dated July 15, 1925, recorded in said registry Vol. 596, Page 12. Parcel 6. Lot 5 lying north of Hurd Pond and west of Phillips Lake, containing $57\frac{1}{4}$ acres more or less. Parcel 7. Lot 6 lying on the westerly side of Phillips Lake at the southerly end of the narrow part of said lake northerly of and adjoining Hurd Brook, so-called, containing 65 acres more or less. Parcel 8. Lot known as the Chase lot, lying northerly of and adjoining lots 5 and 4 according to said Hagan's plan, containing 70 acres more or less. Parcel 9. Lying westerly of and adjoining the Bangor Road, so-called, being all or a portion of lot 1 according to said Hagan's plan, near the southeasterly end of Phillips Lake, containing $69\frac{1}{2}$ acres more or less. Parcel 10. Lying westerly of and adjoining lot 1 above mentioned, bounded southerly by the Jarvis or Webber lot, so-called, northerly and westerly by Phillips Lake, being lot 2 according to said Hagan's plan, containing 127 acres more or less. Parcel 11. Lying westerly of and adjoining lot 2, above mentioned, bounded southerly 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 according 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 according 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, containing 62 acres more or less. Parcel 19. Bounded easterly by Phillips Lake and lot 14, above referred to, southerly by lot 12 now owned or occupied by Michael Quinn, westerly by lot 10, being the Fitts 50 acre lot, so-called, marked (Fitts 50 acres flowed land W & E) on said Hagan's plan, containing 50 acres more or less. Parcel 20. The Jarvis or Webber lot, so-called, bounded easterly by the Mann lot, so-called, southerly by the Wilkes lot, so-called, according to said Hagan's plan, containing 290 acres more or less. Parcel 21. The Wilkes lot, so-called, lying southerly of and adjoining the Jarvis or Webber lot, so-called, bounded easterly by the Johnson lot, so-called, and the Bangor road, and southerly by a parcel of land now or formerly owned or occupied by the Bacon & Robinson Wood Co., containing 506 acres more or less and being all in accordance with said Hagan's plan. Parcel 22. Being the northerly parcel of land of the Johnson property, so-called, bounded northerly by the Mann lot, so-called, westerly by the Wilkes lot, so-called, and southerly in part by the Wilkes lot, so-called, containing 48 acres more or less. The Bangor Road passes through the easterly side of said lot and lot is marked (Johnson W & E) on said Hagan's plan. Parcel 23. Lying easterly of and adjoining the Bangor Road, so-called, bounded northerly in part by the last above described parcel of land containing 50 acres more or less. The road to Green Lake crosses this lot according to said Hagan's plan. Parcel 24. All the islands in Phillips Lake, containing 50 acres more or less. Parcel 35. Lying easterly of and adjoining the Bangor Road, bounded northerly by the Dutton or John P. Webber lot, and the northerly line of the Ninth Range in said Dedham,

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containing 200 acres more or less commonly known as the John P. Phillips meadow lot.

Excepting and reserving, however, from the above described premises all that part of the Bangor Road, so-called, leading from Bangor to Ellsworth, as lies within the bounds of, or adjoins the above described premises or any part thereof. Also excepting and reserving from the above described premises the southwesterly half of parcel 12 as appears in a deed from Ella L. Burrill to John C. McFaul et als, dated April 26, 1917, recorded in said registry Vol. 535, Page 260, the whole of lot 12 is estimated to contain 125 acres more or less. Also excepting and reserving from the above described premises, out of the parcel of land conveyed by Edgar Dauphinee to Harold M. Saddlemire, two cottage lots, lying westerly of and adjoining the westerly shore of Phillips Lake, as follows, Edgar Dauphinee to Doris C. Treat by deed dated July 13, 1925, recorded in said registry Vol. 595, Page 259, Edgar Dauphinee to Joseph Lunt by deed dated July 1, 1922, recorded in said registry Vol. 597, Page 323. Also excepting and reserving from the above described premises, out of the parcel of land conveyed by George R. Hagerthy to Harold M. Saddlemire the following cottage lots situated on and adjoining the westerly shore of Phillips Lake as follows: George R. Hagerthy to C. M. Rogers by deed dated Dec. 21, 1920, recorded in said registry Vol. 558, Page 190; George R. Hagerthy et als. to David N. Beach by deed dated Dec. 7, 1921, recorded in said registry Vol. 564, Page 300.

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

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

Also excepting and reserving from the above described premises a cottage lot conveyed by John P. Phillips to Geo. W. Parker by deed dated April 15, 1885, recorded in said registry Vol. 204, Page 459. Said parcel of land being situate on and is a part of Pearl Point, so called.

Also excepting and reserving so much of the Green Lake Road, so called, as crosses and lies within said Johnson fifty acre lot.

It is intended by the above description to include all that territory within the radius of the extreme points therein described in respect to

each parcel of land therein described, as each such parcel of land is therein described.

Said territory above described embraced within the limits above described but not including such premises as are specifically reserved and excepted by and in the above description, together with such other land in said town of Dedham adjacent and contiguous to any portion of the above described territory, which may hereafter be purchased by Lucerne-in-Maine Community Association, a Maine corporation; together with the inhabitants within said corporate territory as described and designated herein, and certain owners and proprietors of real estate therein, as hereinafter specified, is hereby created a body politic and corporate, by the name of Lucerne-in-Maine Village Corporation, with all the rights and privileges granted by the laws of the state of Maine to similar corporations.

Sec. 2. Purposes for which corporation may raise money; power to make contracts and other powers. Said corporation is hereby authorized and vested with the power at any legal meeting called for the purpose to raise money for the following purposes, namely: To create and maintain a fire department with all necessary equipment, appliances and apparatus for the prevention and extinguishment of fires; to build, repair and maintain roads, streets, ways and bridges, sidewalks, sewers and other sanitary works, including the collection and removal of offal, garbage and other waste material; to care for and beautify any portion of the corporate territory which has been or may hereafter be reserved for and dedicated to public uses to be enjoyed in common by all the owners of estates in said territory and to that end to build roads and walks upon and through said common lands and in general to beautify same; to build, repair and maintain wharves, landings and bathing beaches; to build and maintain golf courses, tennis courts and grounds for all other athletic sports for use in common by all owners of real estate within the boundaries of said corporate territory; to establish and maintain police and night watch; to procure water for fire, domestic and other purposes and to produce or procure light for public use and for the use of the inhabitants of said territory, and for such purposes to contract with any individual, firm or corporation to furnish such water or light for either or both of the purposes named and to establish reasonable rates subject to approval by the public utilities commission, to be paid by the inhabitants of said territory using such water or light for domestic purposes, if produced by said corporation herein created; to construct, maintain and operate telephone and telegraph lines or to aid in such construction, maintenance and operation and to that end and for that purpose to contract with any corporation, firm or individual therefor; to purchase ice, coal, wood, lumber, teams and

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other necessary supplies and equipment and employ labor, and to sell such supplies and furnish such teams and labor for hire to the members of the village corporation or residents in said territory; to license entertainments of a character not forbidden by law, and to forbid the same when, in the judgment of the overseers, such entertainment is a nuisance or is immoral; to make and enforce rules and regulations for the maintenance of order, and the protection of corporate property; to defray any and all other necessary or proper corporate charges; to defray the expense of such agents as the overseers of the village corporation may employ as necessary to carry out the provisions of this section.

Sec. 3. Town of Dedham relieved from certain duties; same to be assumed by corporation. The town of Dedham, in said county of Hancock, is hereby relieved from any and all duty to build, repair or maintain roads, streets or ways upon said territory, or within its limits, or to build school houses or to maintain schools for children resident therein, or to transport any such children to school, or to perform any of the duties for which said village corporation is authorized by section two of this act to raise money, and said town shall not be liable for defects in streets, ways or roads in said village corporation's territory nor for failure to perform any duty from which it is relieved by this act, but said village corporation shall assume all of said duties and be liable for said defects in said streets, ways and roads and for failure to perform the duties assumed as the town of Dedham would have been liable except for this act, which liability may be enforced under the same conditions, in the same manner and with the same remedies as are provided by law in relation to towns. Neither this section or any of the provisions of this act shall in any manner be construed to impose on said village corporation any duty or responsibility concerning or with respect to the building, repair or maintenance of the main state highway extending between Bangor, Maine, and Ellsworth, Maine, or to in any manner relieve the town of Dedham from the duties, responsibilities and liabilities with respect thereto, as existed prior to the passage of this act and which would exist thereon if this act had not been passed.

Sec. 4. Authority in relation to ways conferred; authorized to build bridge. Said village corporation and the overseers thereof shall have the same power and duties in laying out, discontinuing and altering public ways in said corporation territory which the town of Dedham and the selectmen thereof now have, to be exercised and performed under the same conditions and limitations and in the same manner that they are now exercised and performed by said town and its selectmen, including the right and power to construct, repair and maintain such additional ways, streets

and sidewalks as said overseers may consider proper and necessary for the purposes of the village corporation, and to construct and maintain a bridge across Phillips Lake, in said Dedham, northerly of Pearl Point so-called.

Sec. 5. Apportionment of taxes between town and corporation. The town of Dedham shall annually pay over to the treasurer of said village corporation out of the taxes collected from the inhabitants and estates within said corporation's territory a sum equal to sixty per centum of all the town taxes, exclusive of the state and county tax, collected from said inhabitants and estates. This provision shall commence to and shall effect the apportionment of said taxes, as above provided, assessed for the year nineteen hundred twenty-seven, provided this charter shall be accepted in accordance with section nineteen hereof; in which event such payment shall be made by the town of Dedham to said village corporation within the municipal year nineteen hundred twenty-seven.

Sec. 6. Assessment and collection of taxes. All moneys which shall be raised for the purposes named in section two of this act or for any other purpose for which the corporation may lawfully raise money, shall be assessed upon the taxable polls and estates embraced within the limits of said corporation's territory by the assessors of the town of Dedham in the same manner as is provided by law for the assessment of town and county taxes. For the purpose of taxation under this act the person or persons entitled to the use or occupation of any lot of land within the limits of said corporation's territory may be deemed the owner thereof and be taxed for said lot and the improvements, if any, thereon.

Sec. 7. Officers; adoption of by-laws; officers to be sworn; treasurer to give bond. The officers of said corporation shall be a board of three overseers who shall be elected annually at the annual meetings of the village corporation by ballot, a president, a treasurer and a clerk, and such other officers as the by-laws of said corporation may require. The three overseers when elected as above provided shall forthwith proceed to elect a president, treasurer and clerk. The treasurer and clerk must be residents of the state of Maine. The president, treasurer and clerk may be elected by the overseers from their own number. Said corporation is empowered to adopt at any legal meeting called for that purpose a code of by-laws for the proper management of its business affairs and other purposes connected therewith, provided said by-laws are not repugnant to the laws of the state of Maine. Such code of by-laws may be amended or altered at any legal meeting of the corporation in the call for which notice of the proposed change has been given. The officers aforesaid shall be sworn before a justice of the peace and the treasurer shall give bond

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to said corporation in such sum as the overseers may direct, which bond shall be approved by the overseers.

Sec. 8. Qualification of officers. Any person who is a legal voter in said corporation may be elected or appointed to any office therein, but shall cease to hold said office whenever he ceases to be such legal voter.

Sec. 9. President, duties of. The president, if present, shall preside over all of the meetings of the board of overseers, and in case of a tie shall cast the deciding vote. He shall perform such other duties as may be provided in the by-laws or from time to time delegated by the board of overseers. In the absence of the president, a chairman shall be elected to preside.

Sec. 10. Overseers, duties of. The overseers shall be the general municipal officers of said village corporation and shall have general charge of its affairs and of the expenditure of all its moneys, except so far as the same may be committed to other officers or persons.

Sec. 11. Procedure in assessment of corporation taxes; assessors of Dedham to assess tax; duties of collector of Dedham; duties of corporation treasurer. Each and every year an annual meeting shall be held within the territorial limits of the village corporation on the third Saturday of February at which a majority of the legal voters there assembled shall determine the amount of money to be raised for the corporate purposes during and for that year. A certificate signed by the president and attested by the clerk shall thereupon, and before the annual meeting of the town of Dedham, be filed with the assessors of the town of Dedham, which certificate shall recite the amount of money to be raised in accordance with the vote of the said meeting of the village corporation. It shall be the duty of said assessors or their successors in office, at the time of the annual assessment of town and county taxes for that year in said town of Dedham to assess the total amounts shown by such certificate upon the polls and estates of persons residing within the limits of said corporation's territory and upon the estates of non-resident owners and proprietors thereof located therein and to certify and deliver the lists of the assessments so made to the collector of the town of Dedham, whose duty it shall be to collect the same in like manner as county and town taxes are by law collected and said collector shall pay over all such moneys collected by him to the treasurer of the village corporation whenever the overseers thereof shall so direct. The collector shall also deliver to said treasurer a list of such assessments. It shall be the duty of the treasurer of the village corporation to receive all moneys belonging to the corporation and to pay it out only upon the written order or direction of the overseers,

and to keep regular accounts of all moneys received and paid out and to exhibit the same to the overseers whenever requested. The town of Dedham shall have the same powers relative to the collection of taxes within said corporation's limits as it has in the collection of town taxes, and said collector shall have the same rights and powers to collect and recover any taxes committed to him under the provisions of this act by suit or otherwise that he has for the collection of town taxes committed to him and the town of Dedham shall have the same right to recover and collect town taxes assessed therein. The collector of the town of Dedham shall be entitled to receive the same percentage for the collection of taxes assessed under this section and the same fees in connection with the collection thereof which he receives for the collection of the town taxes; which percentage and fees shall be deducted from and paid out of the tax collected under this section.

Sec. 12. Qualifications of voters; list of voters to be prepared; use of check list at meetings; voting by proxy. All persons residing within the limits of said corporation's territory, who would be legal voters in the town of Dedham and every person of lawful age who owns or is in possession of one or more lots of land in said territory shall be legal voters at any meeting of said corporation at which they are present. The overseers of said village corporation, shall determine who are the legal voters at any meeting and shall prepare a list of voters at least twenty-four hours before every meeting, which shall show just what persons the overseers have determined are legal voters, and which said list the overseers may amend or correct at any time before said meeting or during its progress. The vote upon any proposition at any meeting shall be taken and checked by this list upon the demand of five legal voters provided, however, that every person, who by virtue of a joint ownership of himself and some other person or persons, and by agreement with the other joint owners, is in possession of a certain aliquot part of a lot of land in said territory upon which he has a dwelling owned and controlled by himself exclusively, shall be deemed a legal voter at any meeting of the corporation at which he is present. A majority of the votes of those present at any meeting shall be binding on the corporation. Any person entitled by the provisions of this act to vote at any meeting of said village corporation, who for any reason is unable to attend any such meeting, or adjournment thereof, shall be entitled to vote thereat, or at any adjournment thereof by written proxy running to any legal voter who is present at such meeting or adjournment thereof, provided such proxy shall not have been granted more than thirty days prior to the meeting which shall be named therein. Any voter who is thus represented by proxy at any such meeting or adjournment, shall be in all and every respect considered as present

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in determining majority votes at such meetings or adjournments thereof.

Sec. 13. First election; tenure of office; annual meetings. The first election of officers, in the manner hereinabove provided, shall be at the meeting at which this charter is accepted. Said officers shall hold their respective offices until the next annual meeting of the village corporation, at which said meeting officers shall be elected in the manner hereinabove provided and thereafterwards at each annual meeting, but in any event all officers duly elected shall hold office until their successors are elected and duly qualified.

Sec. 14. Acceptance of charter; meetings for; subsequent meetings, how called. This charter may be accepted at any time within two years from its approval by the governor, but not more than two meetings to vote thereon shall be called in any one calendar year. Harold M. Saddle-mire, M. C. Saddlemire and Leroy J. Butterfield, or either of them, may call all meetings of the corporation previous to the acceptance of the charter and the first election of officers, and notify the persons entitled to vote therein to meet at some suitable time and place in said territory, by posting of notices in two public places in said territory seven days at least before the time of holding said meeting; all subsequent meetings shall be called and notified by the overseers as town meetings shall be called and notified by the selectmen thereof. Either of the above named persons is authorized to preside at any meeting previous to the acceptance of the charter until the meeting is organized and until a moderator shall have been chosen by ballot and sworn; at all meetings of the corporation, a moderator shall be chosen in the manner and with the same power as in a town meeting.

Sec. 15. Voters may exercise powers of annual meeting at meeting for acceptance of charter; voting by proxy. At the meeting called for the purpose of voting upon the acceptance of this charter, as soon as a majority of the legal voters present have voted in favor thereof, the legal voters present as defined by this act may in said first meeting exercise all of the powers herein conferred upon the voters at the annual meeting. At said first meeting or at any adjournment thereof, any legal voter may vote by written proxy to any legal voter who is present at the meeting or at any adjournment thereof, with full and the same effect in every respect as if such voter voting by proxy was personally present at the meeting or adjournment thereof.

Sec. 16. Vacancies, how filled. In the event of the death or resignation of any overseer or officer, his place may be filled by vote of a majority of the board of overseers, and the new officer or overseer so elected

shall hold his office until the next annual meeting, or until his successor is elected and qualified.

Sec. 17. Additional powers granted. Lucerne-in-Maine Village Corporation is hereby authorized to purchase, take title to in fee or in trust, lease or otherwise acquire real estate or interests therein within the limits of said corporation's territory, and to hold, manage, improve and control the same for the benefit of said village corporation and the members thereof, for the purpose of enabling the village corporation to accomplish the objects for which it was created.

Sec. 18. Authorized to issue bonds and notes and borrow money; may abate taxes. Said village corporation at any legal meeting called for that purpose, may vote to issue its bonds or notes to obtain money to carry out each, any or all of the objects and purposes set forth in hereinabove. Said bonds or notes shall be signed by the treasurer, and shall be on such time and terms and bear such rate of interest as the corporation may deem expedient, subject however to the limitations to towns under the constitution of Maine limiting municipal indebtedness. And in addition to the above powers of raising money said village corporation may, by a majority vote of the voters present at any legal meeting, from time to time borrow money as a temporary loan in anticipation of the receipt of its money from the town of Dedham under sections five, six and eleven hereinabove. Said village corporation shall also have the power to abate or refund taxes assessed within its limits for corporation purposes.

Sec. 19. Emergency clause. In view of the emergency set forth in the preamble, this act shall take effect when approved by the governor so far as to authorize the calling of a meeting or meetings of said village corporation for the purpose of voting upon the acceptance of this charter, and whenever this charter shall be accepted by a majority of the voters of said corporation voting at a legal meeting called for that purpose, then the same shall take and have complete effect in all its parts.

Sec. 20. Provision for assessment of taxes in 1927. If this charter shall be accepted and a certificate of the amount of money voted to be raised by the corporation filed with the assessors of the town of Dedham, on or before the first day of April, nineteen hundred twenty-seven, the amount of money so voted to be raised shall be included in the assessment of taxes for the year nineteen hundred twenty-seven and shall be collected and paid over to the treasurer of said village corporation in manner above provided.

Approved March 24, 1927.