

PLEASE NOTE: Legislative Information **cannot** perform research, provide legal advice, or interpret Maine law. For legal assistance, please contact a qualified attorney.

Amend the resolve in the 3rd indented paragraph in the 3rd line (page 1, line 8 of L.D.) by inserting after the following: "sections" the following: '1814,'

Amend the resolve in section 1 in the last indented paragraph in the last line (page 2, line 26 in L.D.) by striking out the following: "2" and inserting the following: '42'

Amend the resolve by striking out section 9 and inserting the following:

‘Sec. 9 Director of Bureau of Parks and Lands authorized, but not directed, to convey certain land in Jay, Franklin County. Resolved: That the Director of the Bureau of Parks and Lands within the Department of Conservation may by quitclaim deed without covenant and on such terms and conditions as the director may direct convey to Taylor Made Homes, Inc., and its successors or assigns, an easement to cross a state-owned recreational trail for the purposes of providing motor vehicle access and aboveground or below ground utilities to benefit the properties described in a survey labeled Plan of Look Brook Estates, made for Polar Enterprises, compiled by M.S.B. Associates, Inc., and recorded in the Franklin County Registry of Deeds on March 15, 1984 in Plan Book Page P-436. The trail crossing easement authorized under this section is approximately 50 feet wide and located approximately 360 feet west of the trail crossing described in section 8. The easement must approximate the location and dimensions of the western trail crossing depicted in the recorded plan for Look Brook Estates and with a length of 173.97 feet on the east side and 128.37 feet on the west side. The parties to the conveyance authorized in this section may by mutual agreement alter the exact location and alignment of the easement within the plan area based on engineering and safety considerations; and be it further’

Amend the resolve in section 11 in the last line (page 8, line 7 in L.D.) by striking out the following: "County." and inserting the following: 'County; and be it further'

Amend the resolve by inserting after section 11 the following:

‘Sec. 12 Director of Bureau of Parks and Lands authorized, but not directed, to convey certain land in Richardsontown Township, Oxford County. Resolved: That the Director of the Bureau of Parks and Lands within the Department of Conservation may by quitclaim deed without covenant convey at fair market value on such terms and conditions as the director may direct, the land leased to D. Aaron, LLC, pursuant to a Bureau of Parks and Lands lease, as amended, being more particularly bounded and described therein and as set forth below, being 4 contiguous parcels of land being approximately 4 acres, more or less, and such adjacent land as the director considers necessary and appropriate. The director may not convey any portion of a parcel that is currently used or managed as a public boat launch. Authorization for the conveyance of these parcels is contingent upon the 4 parcels being consolidated into one parcel prior to conveyance and restrictions in the deed that prohibit future division of the consolidated parcel. Said parcels to be conveyed to D. Aaron, LLC, are further bounded and described as follows:

Camp Lot #1: Premises situated in T4R1, Oxford County, ME, on the northerly shore of Upper Richardson Lake, westerly of the mouth of Mill Brook and adjacent to Camp Lot #2, beginning at a maple tree near the high water mark, witnessed by a cedar tree and a pine tree, thence due west across the trail to the main

camps, 388' to a large pine tree, thence N 42° W, 92' to a cedar post, thence S 51° W, 50' to three witness trees; a spruce, a fir, and a maple near the high water mark, thence southwesterly around the point, thence northwest along the shore line to the maple tree, the point of beginning as surveyed in 1972 by A. Allen Murphy & Richard Wellman.

Camp Lot #2: Premises situated in T4R1, Oxford County, ME. Beginning at the fir tree with three witness trees as described in the Boathouse lease on the northerly shore of Upper Richardson Lake, thence westerly along the lake shore to a maple tree on the high water mark and a cedar tree scribed "Dexter", thence due west, 174' to a cedar post, thence due north 356', to a white birch across the old wood road, thence down the old road S 44° E 200', N 84° E 70', N 78° E 70', N 81° E 84', to a white birch tree which is the same birch on the corner of the Boathouse Lot, thence due south 178' to the point of beginning as surveyed by A.A. Murphy and R. Wellman.

Parcel #2: Premises situated on T4R1, W.B.K.P., Oxford County, ME, a lot of land on the northerly shore of Upper Richardson Lake on the westerly side of Mill Brook at a fir tree scribed "Dexter" witnessed by a second fir tree scribed "1972 AM RW", thence due west 173' to a white birch tree, thence due south to a fir tree on the lake shore scribed "Dexter" and having three for witness trees, thence up the lake shore to the mouth of Mill Brook to the fir tree, the point of beginning. Said lot to include the boathouse situated near the mouth of the brook, and the turning circle and parking area being Parcel #2.

Parcel #1: Parcel #1 covered by the same lease, a strip of land sufficiently wide for use as a private truck road; Beginning on the southerly side of Rte. #16, Wilson Mills to Oquossoc Road, on the northerly line of section #1 of T4R2 near the westerly line of Public Lot #2 same town; thence southeasterly across Public Lot #2 in Section #1 same town, a distance of about 45.13 chains to the boathouse lot described here in as Parcel #2, said lots being re-surveyed in 1972 by A. Murphy & R. Wellman.

Parcel #1 Description Amended As Follows: Parcel #1 shall include a strip of land sufficiently wide for use as a private truck road. Beginning on the southerly side of Route #16, Wilson Mills to Oquossoc road, in the easterly part of Section 31 of T.4 R.2 near the westerly line of public lot #2 same town; thence southeasterly to the west line of said public lot. Also, including a like strip of land, beginning at the south line of said public lot (being also the north line of T.4 R.1), thence southeasterly to the boathouse lot described herein as Parcel #2. Said description of Parcel #1 hereby intending to except that section of the road which crosses public lot #2 in T.4 R.2.

For Reference see Recreational Lease Indenture dated October 1, 1981, by and between Pingree Associates, Inc., and James River Corporation ("Lessor") and Nathaniel T. Dexter ("Lessee"), said document being located in the Property Records Office of the Department of Conservation, Bureau of Parks and Lands in Augusta, Maine.'

SUMMARY

This amendment authorizes conveyance of a 2nd easement across a state-owned recreational trail to provide motor vehicle access within a residential subdivision in the Town of Jay. In the bill, the 2nd easement was restricted to aboveground and below ground utilities. This amendment also authorizes conveyance of approximately 4 acres of land on Upper Richardson Lake that is currently leased with the

lessee owning the buildings on the property. The amendment stipulates that the conveyance is contingent on the property being transferred as one parcel with deed restrictions prohibiting future subdivision.