

NOTICE LAND FOR SALE

The Town of Wiscasset will be accepting bids on 2 parcels of real estate.

Parcel 1. Located at 134 Old Dresden Road, Wiscasset, Maine Tax Map R2 as Lot 44C consisting of 1 acre +/-

Parcel 2. Located at 186 Foye Road Wiscasset, Maine Tax Map R2 as Lot 38A consisting of 12 acres, with well and septic.

Bid forms, which outlines the terms of the sale, may be obtained from the Wiscasset Town Clerks Office, the Wiscasset Code Enforcement Office located at 51 Bath Road, Wiscasset Maine 04578 and online at www.wiscasset.org. All bids must be sealed and submitted to the Wiscasset Town Clerk's Office by October 5, 2010 at 4:00 p.m. All bids will be opened by the Wiscasset Selectmen at their meeting on October 5, 2010 at 7 p.m.

BID OFFER TO PURCHASE

I, _____ of _____, offer to The Inhabitants of the Municipality of Wiscasset \$ _____ for the real estate at 134 Old Dresden Road, Wiscasset, Maine that the Town owns by virtue of a Judgment against Elizabeth A. Young et al recorded in the Lincoln County Registry of Deeds in Book 4038 at Page 225, subject to the following terms:

1. 10% of the bid amount must be submitted with this bid in a check payable to the Town of Wiscasset. The successful bidder's check will be retained, cashed and applied towards the full purchase price. All other bidders' checks will be marked "Void" and returned to them. Should the successful bidder fail to complete the purchase pursuant to the terms of this Offer, then Wiscasset shall retain his/her 10% deposit as liquidated damages.
2. On a separate paper included with this Bid Offer the bidder may include, as part of his/her offer, that the Town of Wiscasset finance a portion or all of the 90% of the bid amount remaining to be paid on the following terms: a mortgage secured note running to the Town of Wiscasset providing for equal monthly payments for three years with 5% simple interest per year; the note and mortgage to be in forms determined by the Town.
3. The balance of the purchase price will be due and payable, in full, by either a bank cashier's check or wired funds, within 30 days of acceptance of the bid.
4. The deed from Wiscasset to the successful bidder or his/her nominee will be a release deed and will be delivered to the successful bidder when the purchase price is paid in full and the 10% down-payment has cleared all banking channels.
5. The property will be conveyed "as is" and the bidder understands that there appears to be a discrepancy between a north line of the property and the south line of an abutting property, as generally shown on the attachment to this Bid Offer, and that the lot's septic system may lie partially on an abutting property.
6. Real estate taxes for the year July 1, 2010 through June 30, 2011 shall be prorated between the Town and the successful bidder as of the date the successful bidder pays the full bid amount. Wiscasset shall be solely responsible for all prior real estate taxes.
7. Wiscasset reserves the right to reject any and all bids.

Dated: _____

Bidder

Typed or printed name of bidder

TROTT
Caval
911

STATE OF MAINE
Lincoln, ss.

DISTRICT COURT
District Six
Division of Lincoln
Civil Action
Docket No. WIS-RE-0794

R02-044-C
285

THE INHABITANTS OF THE)
MUNICIPALITY OF WISCASSET,)
)
Plaintiff)

vs.)

ORDER

~~ELIZABETH A. YOUNG~~)
and)
MICHAEL P. HALLIGAN)
and)
IAN J. HALLIGAN)
and)
FIVE COUNTY CREDIT UNION)

and)
)
their Heirs, Legal Representatives,)
Devises, Assigns, Trustees in Bankruptcy,)
Disseizors, Creditors, Lienors and Grantees)
and any and all other persons unascertained)
or not in being or unknown or out of the)
State of Maine and all other persons)
whomsoever who may claim any right,)
title, interest or estate, legal or equitable,)
in the within described real estate by and)
through any of the aforesaid parties)

Based upon the Pleadings, the Affidavits of Dennis Jumper, James George and Stuart Wyman, and upon Exhibits # 1 -15 which Plaintiff submitted in this matter, Plaintiff's Motion for Summary Judgment is granted. It is therefore hereby ORDERED that:

The Inhabitants of the Municipality of Wiscasset's title is confirmed as against Elizabeth A. Young, Michael P. Halligan, Ian J. Halligan, Five County Credit Union, and their Heirs, Legal Representatives, Devises, Assigns, Trustees in Bankruptcy, Disseizors, Creditors, Lienors and Grantees and any and all other persons unascertained or not in being or unknown or out of the State of Maine and all other persons whomsoever who may claim any right, title, interest or estate, legal or equitable, in the within described real estate by and through any of the aforesaid parties to the following described premises:

SEAL A True Copy Attest:
Beth K. Kelley
Clerk

S X J

Land in Wiscasset, Lincoln County, Maine more particularly described as follows:

Lot 3B on Plan entitled "Standard Boundary Survey, Resubdivision of Diamond G. Subdivision. Lot 3 of this subdivision is hereby divided into new lots 3A, 3B, Old Dresden Road, Wiscasset, Maine" which plan is recorded in Plan Book 47, Page 78 in the Lincoln County Registry of Deeds. The lot is more particularly described as following:

BEGINNING on the southwesterly side of the Old Dresden Road at the northerly corner of Lot 2 as shown on said plan and the plan referenced therein, namely, plan entitled "Diamond G Subdivision" recorded in Plan Book 36, Page 7; thence S 56° 27' 27" W 218 feet to the westerly corner of Lot 2; thence S 20° 33' 33" E 186.94 feet to the southerly corner of Lot 2; thence S 50° 02' 25" E along Lot 1 to the southerly corner of Lot 1; thence S 35° 02' 52" W 84.72 feet to a reinforcing rod set; thence N 69° 38' 01" W 251.66 feet to the southwesterly corner of Lot 3B; thence N 15° 45' 28" E 225.45 feet to a point; thence N 20° 33' 33" W 89.69 feet to a point; thence by a curve northerly and northeasterly, as shown on the first-mentioned plan above, 17.04 feet to a point; thence N 56° 27' 27" E 218.00 feet to the southwesterly side of the Old Dresden Road; thence S 33° 32' 33" E 15.00 feet to the point of beginning. This lot contains 1.00 acres more or less.

EXCEPTING AND RESERVING a right-of-way for all legal purposes, including installation, use and maintenance of utility services, which right-of-way is to be used in connection with and is appurtenant to Lot 3A as shown on the first-mentioned plan above and which right-of-way shall be located within the two fifteen-foot wide strips connecting the old Dresden Road to the wider portion of Lot 3B.

~~A copy of this Order, when recorded in the Lincoln County Registry of Deeds, shall have the effect of a Quit Claim deed of said premises from all of the Defendants mentioned above to Plaintiff, the Inhabitants of the Municipality of Wiscasset.~~

The Clerk shall enter the following in the docket:

The Order dated 06/04/08, 2008 is incorporated in the docket by reference. This entry is made in accordance with M.R.C.P. Rule 79 (a) at the specific direction of the Court.

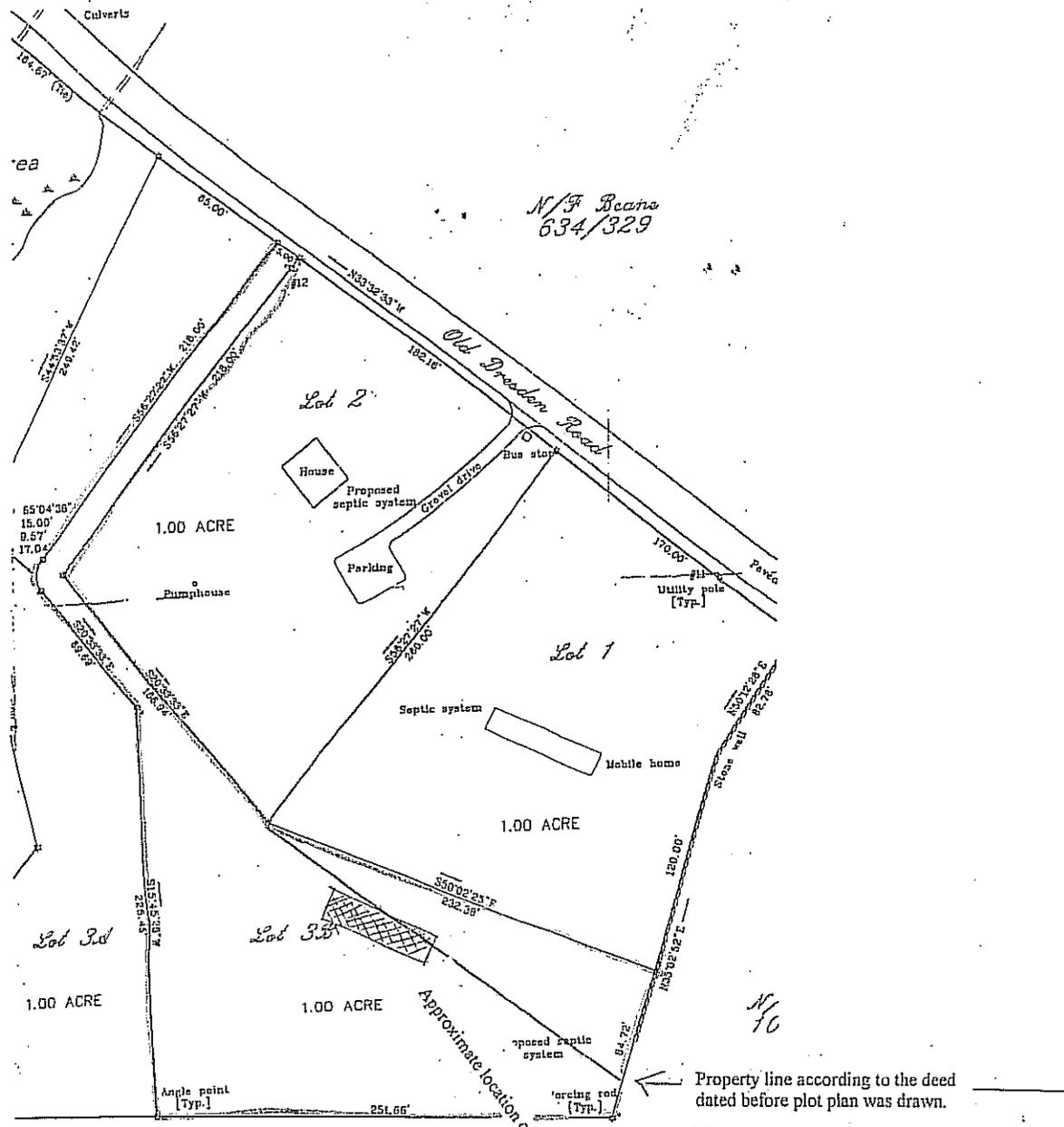
Dated: 6-4-08

POWSON
Judge, District Court

Lincoln County Registry of Deeds

SEAL

Marcia P. Silva
Marcia P. Silva, Registrar



N/F Beans
634/329

N/10

Property line according to the deed dated before plot plan was drawn.

This plan is a replication of "DIAMOND C SUBDIVISION" from Lincoln County Registry of Deeds Page 7. Except for this and no field work or other has been done to verify any

URVEY

BID OFFER TO PURCHASE

I, _____ of _____, offer to The Inhabitants of the Municipality of Wiscasset \$ _____ for the real estate at 186 Foye Road, Wiscasset, Maine that the Town owns by virtue of a Judgment against Glenn M. Lewis et al recorded in the Lincoln County Registry of Deeds in Book 4038 at Page 223, subject to the following terms:

1. 10% of the bid amount must be submitted with this bid in a check payable to the Town of Wiscasset. The successful bidder's check will be retained, cashed and applied towards the full purchase price. All other bidders' checks will be marked "Void" and returned to them. Should the successful bidder fail to complete the purchase pursuant to the terms of this Offer, then Wiscasset shall retain his/her 10% deposit as liquidated damages.
2. The balance of the purchase price will be due and payable, in full, by a bank cashier's check or wired funds, within 4 weeks of acceptance of the bid.
3. The deed from Wiscasset to the successful bidder or his/her nominee will be a release deed and will be delivered to the successful bidder when the purchase price is paid in full and the 10% down-payment has cleared all banking channels.
4. Wiscasset shall provide to the successful bidder a standard ALTA 2006 Owner's title insurance policy pertaining to the real estate, free and clear of all encumbrances except for a right of way as described in a deed recorded in said Registry in Book 1506 at Page 36, and except for any utilities servicing the property. Wiscasset shall also provide a concurrent Lender's policy, if the successful bidder wishes, upon the bidder paying for any additional costs for such a policy over and above the cost of an Owner's policy.
5. The property will be conveyed free and clear of all encumbrances except for the above-mentioned right of way and utilities (if any) servicing the property.
6. Real estate taxes for the year July 1, 2010 through June 30, 2011 shall be prorated between the Town and the successful bidder as of the date the successful bidder pays the full bid amount. Wiscasset shall be solely responsible for all prior real estate taxes.
7. The real estate is being sold "as is," and Wiscasset reserves the right to reject any and all bids.

Dated: _____

Bidder

Typed or printed name of bidder

Thou
Card X
9112

Bk 4038 Ps223 #7881
08-08-2008 @ 03:15p

STATE OF MAINE
Lincoln, ss.

DISTRICT COURT
District Six
Division of Lincoln
Civil Action
Docket No. WISDC-RE-07-101

RD2-038-A
261

THE INHABITANTS OF THE
MUNICIPALITY OF WISCASSET,

Plaintiff

vs.

GLENN M. LEWIS,
and
NORTHEAST BANK, (formerly,
Northeast Bank, F.S.B.),
and
STATE OF MAINE,
and
their Heirs, Legal Representatives,
Devises, Assigns, Trustees in Bankruptcy,
Disseizors, Creditors, Lienors and Grantees
and any and all other persons unascertained
or not in being or unknown or out of the
State of Maine and all other persons
whomsoever who may claim any right,
title, interest or estate, legal or equitable,
in the within described real estate by and
through any of the aforesaid parties,

Defendants

ORDER

Based upon the Pleadings, the Affidavits of Dennis Jumper and James George, and upon Exhibits #1-5 which Plaintiff submitted in this matter, Plaintiff's Motion for Summary Judgment is granted. It is therefore hereby ORDERED that:

The Inhabitants of the Municipality of Wiscasset's title is confirmed as against Glenn M. Lewis, Northeast Bank and The State of Maine, and their Heirs, Legal Representatives, Devises, Assigns, Trustees in Bankruptcy, Disseizors, Creditors, Lienors and Grantees and any and all other persons unascertained or not in being or unknown or out of the State of Maine and all other persons whomsoever who may claim any right, title, interest or estate, legal or equitable, in the within described real estate by and through any of the aforesaid parties to the following described premises:

SEAL A True Copy Attest:

[Signature] K. Kelley

S & T

Land in Wiscasset, Lincoln County, Maine more particularly described as follows:

A certain lot or parcel of land situated in Wiscasset, Lincoln County, Maine, bounded and described as follows, to wit:

BEGINNING on the southerly side of the Foye Road, so-called, at the northeasterly corner of land now or formerly of Elinor M. Lewis at an iron rod; thence easterly along said road 500 feet to a stone wall; thence southerly by said stone wall and land now or formerly of Earl B. Colby, Jr. and land now or formerly of John B. Sutter to an abutting stone wall and the northerly line of land formerly of Elizabeth Sproul, now of R & S Construction Company, Inc.; thence westerly along said stone wall and land of R & S Construction Company, Inc. a distance of 500 feet to an iron rod; thence northerly by land of said Elinor Lewis to point of beginning.

Excepting and reserving the land conveyed to R & S Construction Company, Inc. recorded October 11, 1988 in the Lincoln County Registry of Deeds in Book 1506 at Page 306.

A copy of this Order, when recorded in the Lincoln County Registry of Deeds, shall have the effect of a Quit Claim deed of said premises from all of the Defendants mentioned above to Plaintiff, the Inhabitants of the Municipality of Wiscasset.

The Clerk shall enter the following in the docket:

The Order dated June 6, 2008 is incorporated in the docket by reference. This entry is made in accordance with M.R.C.P. Rule 79 (a) at the specific direction of the Court.

Dated: 6-6-08



Judge, District Court

SEAL

Lincoln County Registry of Deeds

Marcia P. Silva

Marcia P. Silva, Registrar

ROAD.

8K
6
E

38J

2.8

AC

38G

38G

38E

38M-1

38H

37C

38A

50' R/W

37G

37H

37J

37I

EAS

G. N. P.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION		>> Caution: Permit Required -- Attach In Space Below <<	
City, Town, or Plantation	Wiscasset	WISCASSET 1903 TOWN COPY Date Permit Issued: <u>5/8/02</u> \$ <u>101010</u> <input type="checkbox"/> Double Fee Charged Signature: <u>Stewart Wynne</u> L.P.I. # <u>12,014</u> Local Plumbing Inspector Signature	
Street or Road	Foye Road		
Subdivision, Lot #			
OWNER/APPLICANT INFORMATION			
Name (last, first, MI)	Lewis, Glenn Owner-Applicant		
Mailing Address of <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant	186 Foye Road Wiscasset, Me.		
Daytime Tel. #	882-6604	Municipal Tax Map # <u>R-2</u> Lot # <u>38A</u>	
Owner or Applicant Statement		Caution: Inspections Required	
I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant: <u>Glenn Lewis</u> Date: <u>May 8, 02</u>		Local Plumbing Inspector Signature: _____ (1st) Date Approved: _____ _____ (2nd) Date Approved: _____	

PERMIT INFORMATION

TYPE OF APPLICATION 1. <input checked="" type="checkbox"/> First Time System 2. <input type="checkbox"/> Replacement System Type Replaced: _____ Year Installed: _____ 3. <input type="checkbox"/> Expanded System a. <input type="checkbox"/> One-time exempted b. <input type="checkbox"/> Non-exempted 4. <input type="checkbox"/> Experimental System 5. <input type="checkbox"/> Seasonal Conversion	THIS APPLICATION REQUIRES 1. <input checked="" type="checkbox"/> No Rule Variance 2. <input type="checkbox"/> First Time System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 3. Replacement System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 4. <input type="checkbox"/> Minimum Lot Size Variance 5. <input type="checkbox"/> Seasonal Conversion Approval	DISPOSAL SYSTEM COMPONENT(S) 1. <input checked="" type="checkbox"/> Complete Non-engineered System 2. <input type="checkbox"/> Primitive System (graywater & all toilet) 3. <input type="checkbox"/> Alternative Toilet, specify: _____ 4. <input type="checkbox"/> Non-Engineered Treatment Tank (only) 5. <input type="checkbox"/> Holding Tank, _____ gallons 6. <input type="checkbox"/> Non-engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (2000 gpd or more) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal Field (only) 11. <input type="checkbox"/> Pre-treatment, specify: 12. <input type="checkbox"/> Miscellaneous components
SIZE OF PROPERTY 12 1/2 ± <input type="checkbox"/> sq. ft. <input checked="" type="checkbox"/> acres	DISPOSAL SYSTEM TO SERVE 1. <input checked="" type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: <u>3</u> 2. <input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____ 3. <input type="checkbox"/> Other: _____ SPECIFY _____	TYPE OF WATER SUPPLY 1. <input checked="" type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private 4. <input type="checkbox"/> Public 5. <input type="checkbox"/> Other: _____
SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK 1. <input checked="" type="checkbox"/> Concrete a. <input checked="" type="checkbox"/> Regular or b. <input checked="" type="checkbox"/> Low Profile 2. <input type="checkbox"/> Plastic 3. <input type="checkbox"/> Other: _____ CAPACITY <u>1000</u> gallons	DISPOSAL FIELD TYPE & SIZE 1. <input checked="" type="checkbox"/> Stone Bed 2. <input type="checkbox"/> Stone Trench 3. <input type="checkbox"/> Proprietary Device a. <input type="checkbox"/> Cluster array c. <input type="checkbox"/> Linear b. <input type="checkbox"/> Regular load d. <input type="checkbox"/> H-20 load 4. <input type="checkbox"/> Other: _____ SIZE <u>900</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	GARBAGE DISPOSAL UNIT 1. <input checked="" type="checkbox"/> No 3. <input type="checkbox"/> Maybe 2. <input type="checkbox"/> Yes >> Specify one below: a. <input type="checkbox"/> Multi-compartment Tank b. <input type="checkbox"/> Tanks In Series c. <input type="checkbox"/> Increase In Tank Capacity d. <input type="checkbox"/> Filter on Tank Outlet	DESIGN FLOW <u>270</u> gallons per day BASED ON: 1. <input checked="" type="checkbox"/> Table 501.1 (dwelling unit(s)) 2. <input type="checkbox"/> Table 501.2 (other facilities) SHOW CALCULATIONS -- for other facilities --
SOIL DATA & DESIGN CLASS PROFILE <u>2.1 A111 C</u> CONDITION <u>B</u> DESIGN <u>C</u> at Observation Hole # <u>B</u> Depth <u>21</u> " Elevation <u>-64</u> " OF MOST LIMITING SOIL FACTOR	DISPOSAL FIELD SIZING 1. <input type="checkbox"/> Small -- 2.0 sq. ft./gpd 2. <input type="checkbox"/> Medium -- 2.6 sq. ft./gpd 3. <input checked="" type="checkbox"/> Medium-Large -- 3.3 sq. ft./gpd 4. <input type="checkbox"/> Large -- 4.1 sq. ft./gpd 5. <input type="checkbox"/> Extra Large -- 5.0 sq. ft./gpd	PUMPING 1. <input type="checkbox"/> Not Required 2. <input checked="" type="checkbox"/> May Be Required 3. <input type="checkbox"/> Required >> Specify only for engineered or experimental systems: DOSE: <u>75-100</u> gallons	3. <input type="checkbox"/> Section 503.0 (meter readings) ATTACH WATER-METER DATA

SITE EVALUATOR STATEMENT

I Certify that on 4/12/02 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Daniel P. Colby
 Site Evaluator Signature

286
 SE #

4/16/02
 Date

Daniel P. Colby
 Site Evaluator Name Printed

(207) 882-9742
 Telephone #

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-1172

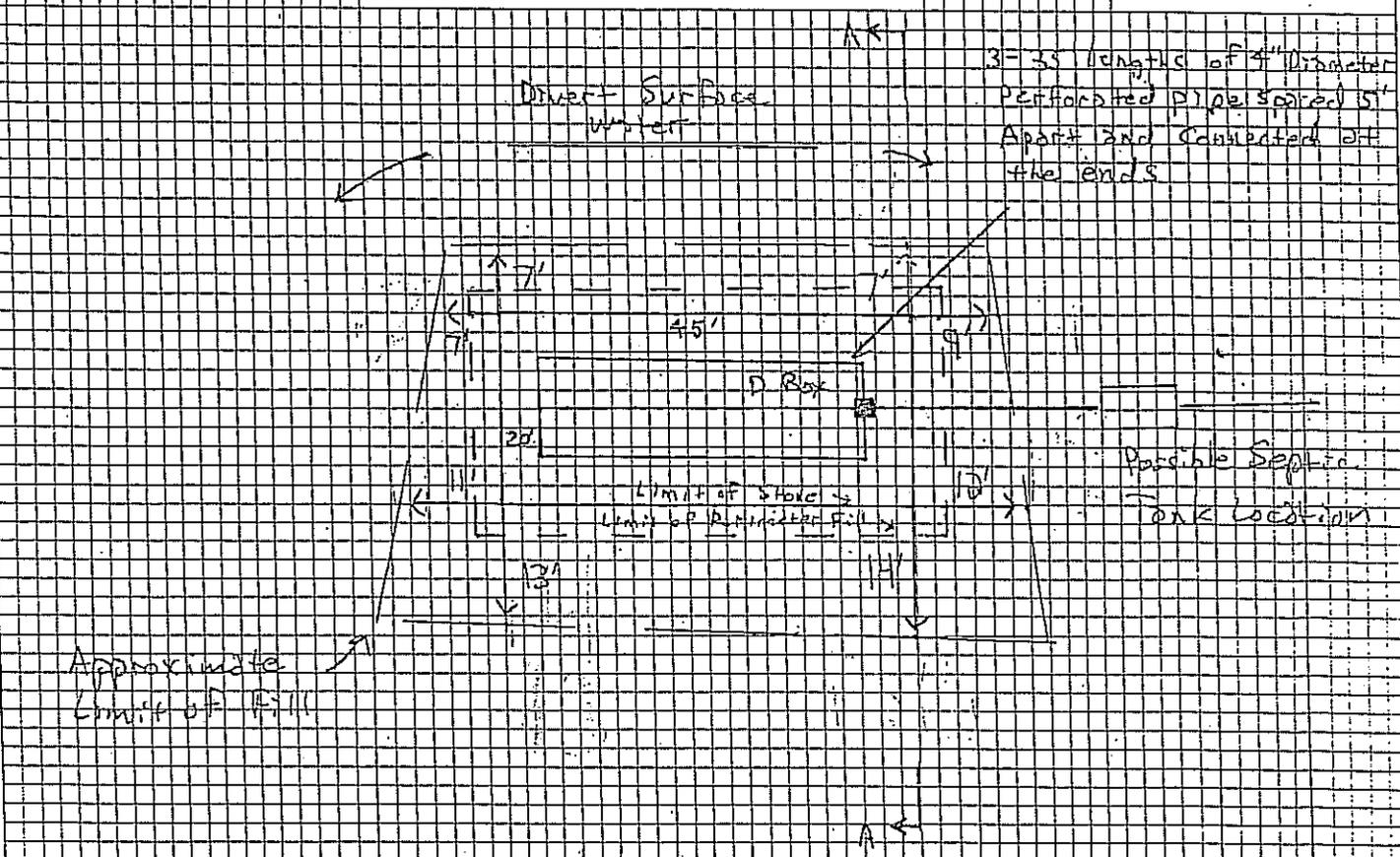
Town, City, Plantation
Wiscasset

Street, Road, Subdivision
Foye Road

Owner's Name
Glenn Lewis

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT.



3-35 lengths of 4" Diameter Perforated Pipe spaced 5' Apart and Connected off the ends

FILL REQUIREMENTS

Depth of Fill (Upslope) 13"
Depth of Fill (Downslope) 25"

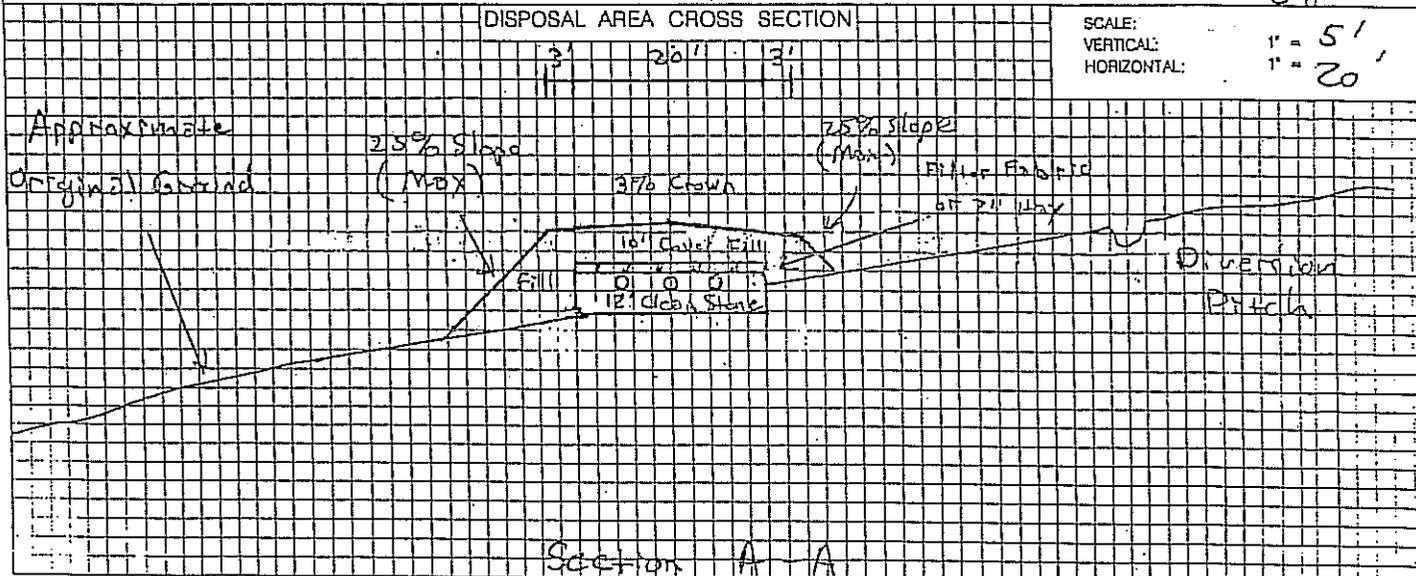
CONSTRUCTION ELEVATIONS

Finished Grade Elevation
Top of Distribution Pipe or Proprietary Device
Bottom of Disposal Area

ELEVATION REFERENCE POINT

-20" Location & Description Nail set in
-41" Oak Tree 55" Above Ground
-52" Reference Elevation 0' 0"

DISPOSAL AREA CROSS SECTION



SCALE:
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 20'

Daniel D. Coffey
Site Evaluator Signature

286
SE

4/16/02
Date

General Notes

- 1) Properly information as supplied by owner, applicant, or representative. Therefore, such information shall be verified as correct by the owner or applicant prior to signing this application. Property lines not shown herein are considered to be more than 50' from the proposed disposal area.
- 2) Fill to be free of foreign debris and coarse sand to gravelly coarse sand texture with 4-8% passing a #200 sieve and shall contain less than 5% by volume of rocks greater than 3" in size. The top 4" of cover material to be suitable for the establishment of good vegetative cover and seeded or covered with a layer of 3-6" of wood chips. If wood chips are to be used they shall be maintained to prevent erosion.
- 3) Work to be done in accordance with the rules.
- 4) No neighboring wells were apparent within 100 feet of the disposal area. Owner or applicant to verify before signing this application.
- 5) All work on disposal area to be performed under dry conditions.
- 6) Minimum separation distances required (unless reduced by variance)

Owners Well to disposal area.	100'
Owners Well to septic tank	100'
Neighbors Well to disposal area.	100'
Neighbors Well to septic tank	100'
Septic Field to full foundation.	20'
Septic Field to slab or frost wall	15'
Septic Tank to Foundation.	8'

Other separation distances per the rules
- 7) Fill to be placed in 8" compacted lifts.
- 8) Remove vegetation and scarify original soil under entire disposal area and fill extensions before placing fill. Bottom 4" of fill shall be mixed with original ground to improve infiltration.
- 9) This site evaluation has been done in compliance with the Maine State Plumbing Code. The approval and or design may be subject to more restrictive local ordinances. The Local Plumbing Inspector should be contacted for final review and approval.
- 10) Any questions about the design of the system should be directed to me at the address below:

Daniel P. Colby
313 Bradford Road
Wiscasset, Maine

04578

Tel. (207) 882- 9742