

W8 Offer



New Hampshire Fish and Game Department

11 Hazen Drive, Concord, NH 03301-6500
Headquarters: (603) 271-3421
Web site: www.WildNH.com

TDD Access: Relay NH 1-800-735-2964
FAX (603) 271-1438
E-mail: info@wildlife.nh.gov

April 10, 2013

Her Excellency, Governor Margaret Wood Hassan
And the Honorable Council
State House
Concord, New Hampshire 03301

REQUESTED ACTION

Pursuant to RSA 4:40, the New Hampshire Fish and Game Department requests approval and consent of the Governor and Council to sell 0.58 acres located at Conner Pond Road in Ossipee in the amount of \$11,500, plus an \$1,000 Administrative Fee, to Bruce E. and Marion B. Rines, effective upon Governor and Council approval through September 30, 2013.

EXPLANATION

NHFG proposes to sell to Bruce E. and Marion B. Rines of 49 Main Street, Center Ossipee, NH, abutters to our Conner Pond Public Boat Access Site, 0.58 acres of land surplus to the Department's needs. New Hampshire Fish and Game Department has received the recommendation of the Council on Resources and Development on November 15, 2012 and the approval of the Long Range and Capital Utilization Committee on March 6, 2013 to sell the property.

Respectfully submitted,

Glenn Normandeau
Executive Director

Kathy Ann LaBonte
Chief, Business Division

STATE OF NEW HAMPSHIRE

Inter-Department Communication

DATE: April 4, 2013

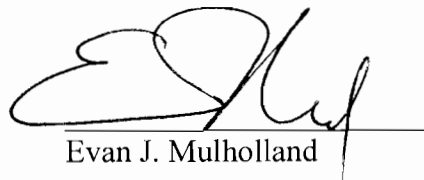
FROM: Evan J. Mulholland **AT (OFFICE)** Department of Justice
Assistant Attorney General Environmental Protection Bureau

SUBJECT: Conner Pond Surplus Deed -- Ossipee

TO: Richard Cook, Land Agent
Fish & Game Department

I have reviewed, and I approve for form and substance, the deed from the State to Bruce E. and Marion B. Rines for 0.58 acres of surplus land in Ossipee.

I will approve the deed for execution once it is signed.



Evan J. Mulholland

The within conveyance is a transfer to the State of New Hampshire and pursuant to RSA 78-B:2(I) it is exempt from the New Hampshire Real Estate Transfer Tax

Mail To:
NH Fish and Game Department
11 Hazen Drive
Concord NH 03301

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that NEW HAMPSHIRE FISH AND GAME DEPARTMENT, with an address of 11 Hazen Drive, Concord, County of Merrimack, State of New Hampshire 03301 (the "State"), for consideration paid, grants to BRUCE E. AND MARION B. RINES 49 Main Street, Center Ossipee, New Hampshire 03814(Grantee)

with LIMITED WARRANTY COVENANTS,

Certain parcels of land situate in the Town of Ossipee, County of Carroll, State of New Hampshire, containing 0.58 acres, shown as Areas A & B on survey plan entitled Proposed Plan of Boundary Line Adjustment involving Lands of Bruce & Marion Rines and State of New Hampshire Fish and Game Department, Conner Pond Road, Ossipee, New Hampshire, by White Mountain Survey & Engineering, Inc. dated _____ more particularly described in Exhibit A attached hereto and made a part hereof (the "Property").

Otherwise meaning and intending to describe and convey a portion of the same premises conveyed to the State by Warranty Deed of the Estate of Linda M. White, Beulah White and Rodney A. White Jr. dated August 10, 2001 and recorded at Book 1949, Page 247 in the Carroll County Registry of Deeds.

This conveyance is made subject to the following restrictions, which shall run with the land and be enforceable as permanent conservation restrictions, as defined in NH RSA 477:45-47, for the benefit of the State and its successors and assigns:

The following activities are prohibited:

1. The placement or construction of new structures within 50 feet of the shoreline of Conner Pond
2. The lot created by the Boundary Line Agreement between the State and the Grantor shall not be subdivided.

These restrictions serve the following purposes:

1. Protecting and conserving the native biological diversity of the Conner Pond, including any rare plants and animals, exemplary natural communities, wetlands, waterfowl and migratory bird habitat, and other significant wildlife habitats of the Pond;
2. Protecting and conserving the water quality of Conner Pond; and
3. Protecting and conserving 50 foot forested buffer along the shoreline of Conner Pond

This conveyance is subject to all easements, restrictions, rights, and encumbrances of record and to any facts, rights, interests, or claims that are not shown by the public records.

Notwithstanding the foregoing, in making this conveyance State hereby covenants that the Property is free and clear from any encumbrance done or suffered by State, and that State will warrant and defend the title to the Property unto the Grantee and its successors and assigns forever against the lawful claims and demands of all persons claiming by, under or through State.

Executed this ____ day of _____, 2013.

STATE OF NEW HAMPSHIRE
FISH AND GAME DEPARTMENT

Glenn Normandeau, Executive Director

STATE OF NEW HAMPSHIRE,
COUNTY OF MERRIMACK

Personally appeared before me on this _____ day of _____, 2013, Glenn Normandeau, who acknowledges himself to be the Executive Director for the New Hampshire Fish and Game Department, and as such is duly authorized to executed the foregoing instrument for the purposes therein contained, by signing his name on behalf of the State of New Hampshire.

Notary Public/Justice of the Peace
My Commission Expires:

Approved as to form, substance, and execution on this ____ day of _____, 2012:

Assistant Attorney General

Approved by the New Hampshire Governor and Executive Council:

Approval Date: _____ Item # _____

EXHIBIT A
Property Description

Description of Areas to be Conveyed to Bruce and Marion Rines

Area A

Beginning at a the base of a leaning iron pipe located at a common corner of land now or formerly of Mahlon E. Welch and land now or formerly of James F. and Brooke W. Rines, which iron pipe marks the westerly corner of land to be conveyed and which iron pipe is located approximately one hundred five feet (105') northerly of Connor Pond Road;

Thence North fifty-five degrees, eighteen minutes, forty seconds East (N 55°18'40" E), two hundred twenty-two and thirty-nine hundredths feet (222.39'), along said land now or formerly of James F. and Brooke W. Rines, to an iron pipe at grade;

Thence continuing North fifty-five degrees, eighteen minutes, forty seconds East (N 55°18'40" E), fourteen and ninety-three hundredths feet (14.93'), along said land now or formerly of James F. and Brooke W. Rines to a point near the shore of Connor Pond, at land to remain under the ownership of the State of New Hampshire Fish and Game Department;

Thence turning to the right and running South fifteen degrees, zero minutes, three seconds East (S 15°00'03" E), fourteen hundredths of a foot (0.14') to an aluminum State of New Hampshire Fish and Game Department bound;

Thence continuing South fifteen degrees, zero minutes, three seconds East (S 15°00'03" E), one hundred eighty-seven and twenty-four hundredths feet (187.24'), along said land to remain under the ownership of the State of New Hampshire Fish and Game Department to a point at land now or formerly of Bruce E. and Marion B. Rines, which point is to be marked with an aluminum White Mountain Survey & Engineering, Inc. disc;

Thence turning to the right and running North seventy-nine degrees, nineteen minutes, twenty-nine seconds West (N 79°19'29" W), two hundred forty-seven and ninety-two hundredths feet (247.92'), along said land now or formerly of Bruce E. and Marion B. Rines, past an iron pipe, and along land now or formerly of Mahlon E. Welch, to the base of a leaning iron pipe - being the point of beginning;

CONTAINING forty-eight hundredths of an acre (0.48 Ac) or one hundred ninety-four thousandths of a Hectare (0.194 Ha), both being the same, more or less.

Area A is to become part of adjacent land now or formerly of Bruce E. and Marion B. Rines, and shall not be considered a separate lot of record.

Area B

Beginning at an aluminum State of New Hampshire Fish and Game Department bound located on the northerly side of Connor Pond Road, at the southeasterly corner of land now or formerly of Bruce E. and Marion B. Rines, at land now or formerly of the State of New Hampshire Fish and Game Department;

Thence North forty-six degrees, thirty-four minutes, four seconds East (N 46°34'04" E), seven and fifty-one hundredths feet (7.51'), along said land now or formerly of Bruce E. and Marion B. Rines, to an iron pipe;

Thence continuing North forty-six degrees, thirty-four minutes, four seconds East (N 46°34'04" E), one hundred twenty-five and twenty-two hundredths feet (125.22'), along said land now or formerly of Bruce E. and Marion B. Rines, to the base of an iron pipe at the northerly corner of land to be conveyed, at land to remain under the ownership of the State of New Hampshire Fish and Game Department;

Thence turning to the right and running South two degrees, eighteen minutes, thirty-five seconds West (S 02°18'35" W), ninety-three and fourteen hundredths feet (93.14'), along said land to remain under the ownership of the State of New Hampshire Fish and Game Department to a point on the northerly side of Connor Pond Road, which point is to be marked with an aluminum White Mountain Survey & Engineering, Inc. disc;

Thence turning to the right and running North eighty-nine degrees, forty-four minutes, thirty seconds West (N 89°44'30" W), forty-two and sixty-five hundredths feet (42.65'), along said northerly side of Connor Pond Road, to a point;

Thence in a general westerly direction, fifty and two hundredths feet (50.02'), along the arc of a curve to the right having a radius of nine hundred and twenty-nine hundredths feet (900.29') and along said northerly side of Connor Pond Road, to an aluminum State of New Hampshire Fish and Game Department bound - being the point of beginning;

CONTAINING ten hundredths of an acre (0.10 Ac) or forty thousandths of a Hectare (0.040 Ha), both being the same, more or less.

Area B is subject to a perpetual right and easement in favor of New England Telephone and Telegraph and Public Service Co. of New Hampshire, as described in an instrument recorded at the Carroll County Registry of Deeds, book 1515, page 544.

Area B is to become part of adjacent land now or formerly of Bruce E. and Marion B. Rines, and shall not be considered a separate lot of record.



LRCP 13-007

JEFFRY A. PATTISON
Legislative Budget Assistant
(603) 271-3161

MICHAEL W. KANE, MPA
Deputy Legislative Budget Assistant
(603) 271-3161

State of New Hampshire
OFFICE OF LEGISLATIVE BUDGET ASSISTANT
State House, Room 102
Concord, New Hampshire 03301

RICHARD J. MAHONEY, CPA
Director, Audit Division
(603) 271-2785

March 6, 2013

Glenn Normandeau, Executive Director
New Hampshire Fish and Game Department
11 Hazen Drive
Concord, New Hampshire 03301

Dear Executive Director Normandeau,

The Long Range Capital Planning and Utilization Committee, pursuant to the provisions of RSA 4:40, on March 5, 2013, approved the request of the New Hampshire Fish and Game Department for the sale of a 0.58 acre parcel of land located on Conner Pond Road in the Town of Ossipee for \$11,500, plus an \$1,100 Administrative Fee, to abutters, Bruce and Marion Rines of Ossipee, as specified in the request dated January 17, 2013.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey A. Pattison".

Jeffrey A. Pattison
Legislative Budget Assistant

JAP/pe
Attachment

Cc: Richard Cook, Land Agent
N.H. Fish and Game Department

New Hampshire Council on Resources and Development

NH Office of Energy and Planning
107 Pleasant Street, Johnson Hall
Concord, NH 03301
Phone: 603-271-2155
Fax: 603-271-2615



TDD Access: Relay NH
1-800-735-2964

MEMORANDUM

TO: Glenn Normandeau, Executive Director
Department of Fish & Game

FROM: Susan Slack, Assistant Planner *Susan Slack*
Office of Energy and Planning

DATE: November 15, 2012

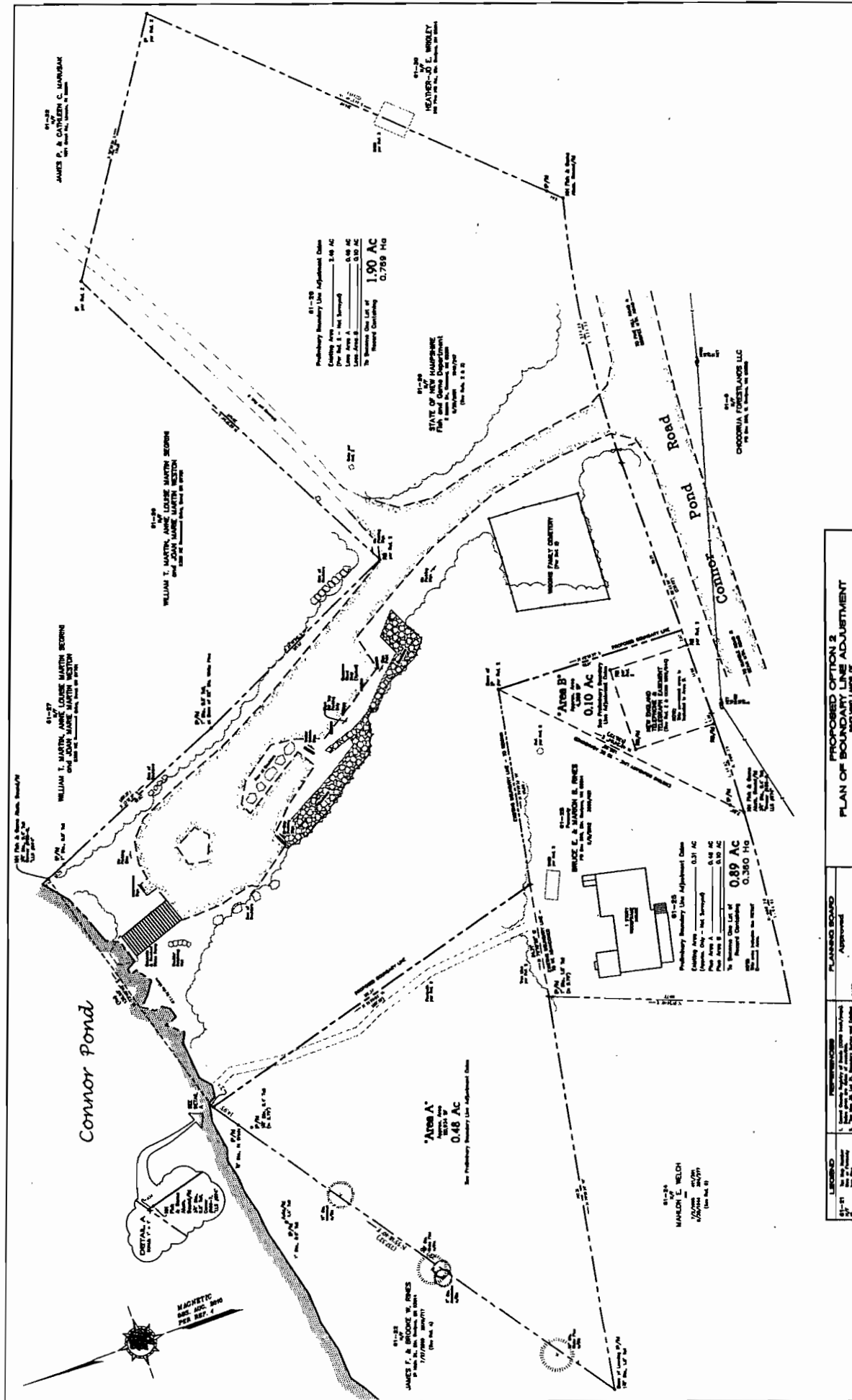
SUBJECT: Surplus Land Review, SLR 12-017-Ossipee

On November 1, 2012, the Council on Resources and Development (CORD) took action on the following issue brought by the Department of Fish & Game:

Request to sell at fair market value 0.58 acres of land near Connor Pond in Ossipee to an abutting property owner. The parcel is part of a 2.48 acre property on which F&G maintains a public boat access area.

CORD members voted to RECOMMEND APPROVAL OF SLR 12-017 as submitted, subject to no adverse comments being received during the remainder of the comment period ending November 14, 2012. No adverse comments were received.

cc: Richard Cook, Land Agent, Department of Fish & Game
Joanne Cassulo, Interim Director, NH Office of Energy and Planning
Representative John Graham, Chair, Long Range Capital Planning and Utilization Committee



PROPOSED OPTION 2
PLAN OF BOUNDARY LINE ADJUSTMENT
 Bruce & Marion Rines
 State of New Hampshire
 Fish and Game Department
 CONNOR POND ROAD, CHOCORUA, NEW HAMPSHIRE

DATE: _____

REVISION: _____

(603) 939-4118, PO Box 440, Chocorua, New Hampshire 03864

LEGEND

1. ...

2. ...

3. ...

4. ...

5. ...

6. ...

7. ...

8. ...

9. ...

10. ...

PLANNED BOARD

Approved: _____

ME: _____

DATE: _____

REVISIONS

1. ...

2. ...

3. ...

4. ...

5. ...

6. ...

7. ...

8. ...

9. ...

10. ...

LOCATION PLAN

Scale: 1" = 100'

DATE: 9/17/11

www.whitemountainsurvey.com

DATE: _____

REVISION: _____

DATE: _____

REVISION: _____