

**Town of Middleton Request to Transfer Properties Currently Under the Care and Control of
the Division of Capital Asset Management and Maintenance (DCAMM)**

Parcel #: 13

Location/Address:	RIVER STREET
Assessors Map/Lot :	0032-0000-0055
Book and Page:	Bk 5935 Pg 65 Plan Bk 124 Pl 83
Acres:	10.47
Assessed Value:	\$33,300
Acquired Date:	12/18/1972
Acquired Price:	\$5,952
Acquisition Notes:	Acquired under Chapter 698 Acts of 1967 for conservation purposes.
Property Description/Notes:	<p>Map 32 Lot 55, 10.5 acres, between River Street and the river. Almost all is wetland, Riverfront, and 100-year floodplain. This long lot along the river across from Peabody is an important wildlife corridor.⁴</p> <hr/> <p>1. Riverfront under the Massachusetts Wetland Protection Act is land measured horizontally out 200-ft. from the mean annual high water contour along rivers and perennial streams. Activities within riverfront are severely restricted.</p> <p>2. One hundred year floodplains are shown on FEMA maps. Building and earth movements within them are restricted.</p> <p>3. Wetlands are defined by their plants and soils. Activities within them are severely restricted. Few exemptions are allowed.</p> <p>4. The town zoning map has areas called conservancy districts that provide protection for wetlands. They are defined on the map by elevations above sea level. Below these elevations activities are restricted. Much of the land of the lots listed above are in conservancy district areas. See Middleton Zoning Bylaws.</p> <hr/>
Current Property Use:	Contiguous to Parcel #12
Potential Property Use:	Enhanced public access for use during dry periods.

Attachments:

1. Assessors map/lot
2. All deed information from South Essex Registry of Deeds
3. Pictures of site

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This is not yet on either Map 32, Lots 54 or 55. It is on a continuation of Riverview Drive before turning west/south west between Lots 54 and 55.



Map 32, Lot 55 looking northwest on trail that is in straight line from Riverview Drive. Blue ribbon marked tree on right.

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Looking northwest along Ipswich River boundary of Map 32, Lot 55.



Looking east/northeast along trail marking boundary between Map 32, Lots 54 and 55.

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Map 32, Lot 55, stonewall running north/northeast



Map 32, Lot 55. Blue ribbon marker in woods.

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Map 32, Lot 55. Unnamed stream.



Map 32, Lot 55, opening in stone wall.

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Standing water, Map 32, Lot 55.



Opening to Ipswich River from standing water, Map 32, Lot 55.

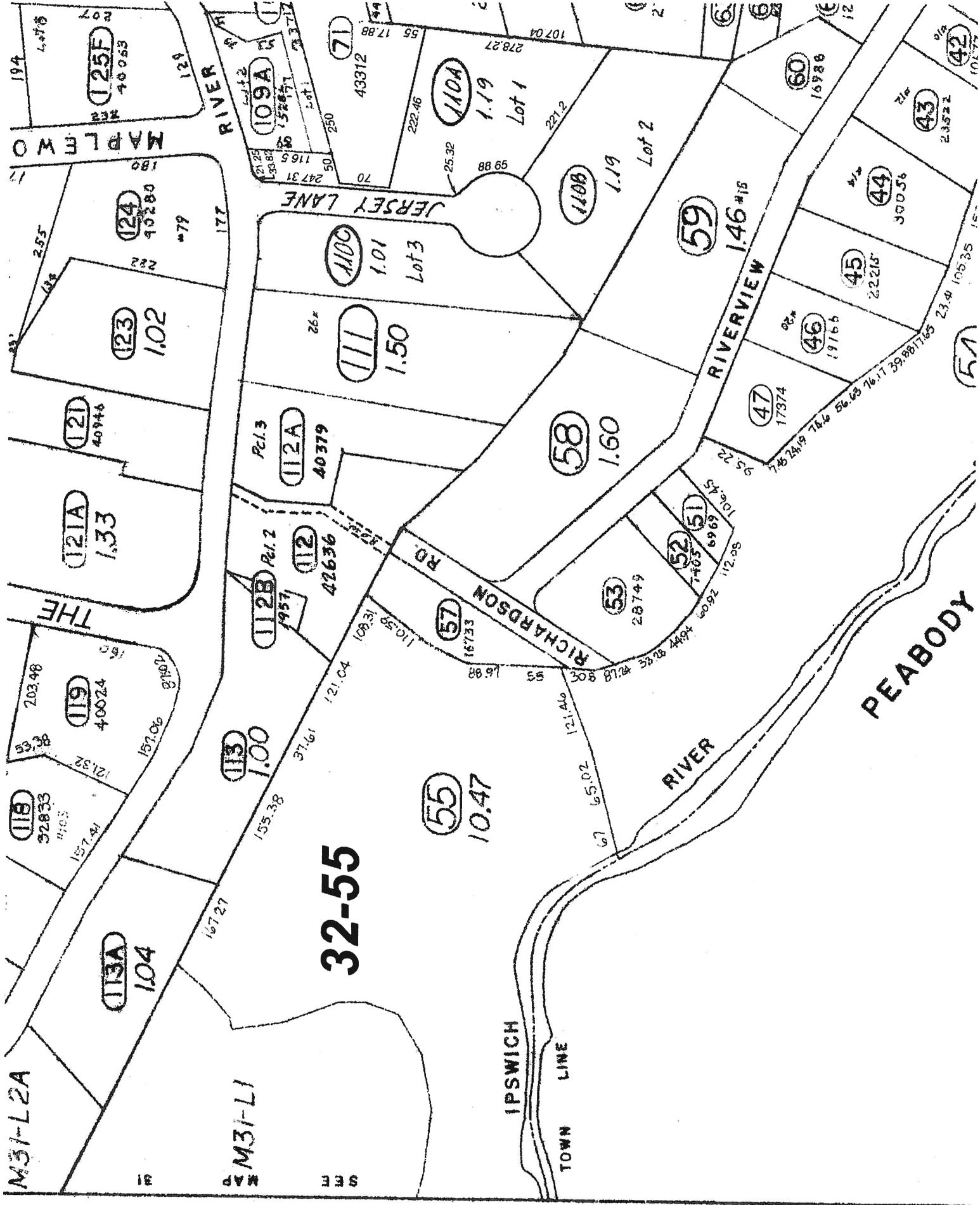
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Yellow construction ribbon on tree, Map 32, Lot 55.



Enormous bark less pine on trail, Map 32, Lot 55.



M31-L2A

M31-L1

32-55

55
10.47

IPSWICH
TOWN LINE

RIVER

RIVERVIEW

RIVER

JERSEY LANE

RICHARDSON RD.

PEABODY

MAPLEWOOD

124
90280
-79

123
1.02

121
40946

121A
1.33

119
40024

118
32833

113A
1.04

113
1.00

112B
42636

112
40379

112A
40379

111
1.50

110C
1.01
Lot 3

110D
1.19
Lot 1

110E
1.19
Lot 2

110F
1.60

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& Plan
See Pl. B. 124
Pl. 83

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 801

BK 5935 PG 065

I, Charles H. Russell,
of 123 Russell Street, Peabody, Essex County, Massachusetts,
~~being married~~, for consideration paid, and in full consideration of \$5,952.00

grants to the County of Essex, a municipal corporation duly established by law, of 32 Federal Street, Salem, Massachusetts with quitclaim covenants for conservation purposes the land in Middleton and Peabody bounded and described as follows:-

[Description and encumbrances, if any]

Beginning at the westerly corner thereof at a point in the center of the Ipswich River and running northeasterly partly by a stone wall and by land of New England Power Co. on various courses about 1611 feet; thence turning and running easterly partly by said wall and by land now or formerly of the Richardson Trust, Burgess and Gould on various courses 539.61 feet; thence turning and running southerly partly by said wall and by land now or formerly of Palmer, Daniels and Gage and by land now or formerly of the Richardson Trust on various courses about 562 feet; thence turning and running easterly by the center of the Ipswich River and by land now or formerly of the Richardson Trust about 850 feet; thence turning and running southerly partly by a stone wall and by land now or formerly of the Richardson Trust about 155 feet to the Salem and Lowell branch of the Boston and Maine Corporation; thence turning and running westerly by said Boston and Maine Corporation about 1586 feet; thence turning and running northerly by land now or formerly of the Richardson Trust about 102 feet to a point in the center of the Ipswich River; thence turning and running westerly about 507 feet by the center of the Ipswich River and by land now or formerly of the Richardson Trust to the point of beginning; all as shown on a plan to be filed herewith drawn by James R. Carlin, County Engineer, dated November 20, 1972, said parcel containing according to said plan 19.84 acres more or less, of which 10.47 acres more or less is located in the town of Middleton and 7.37 acres, more or less, is located in the City of Peabody.

This conveyance is made subject to an easement in favor of the New England Power Co. recorded in Book 3898, Page 451 at the Essex South Registry of Deeds and all other encumbrances, if any, still in force and effect. Granting also, all my right, title and interest, if any, in and to the fee in the Boston and Maine Corporation right of way abutting the above described parcel.

For my title see estate of Chester B. J. Russell, my father, Docket #300013, filed in Essex County Probate Court.

Witness my hand and seal this 18th day of December, 1972

Charles H. Russell

Mass. Excise Stamps \$ 13.68 affixed and CANCELLED ON BACK OF THIS INSTRUMENT

The Commonwealth of Massachusetts

ss.

December 18, 1972

Then personally appeared the above named Charles H. Russell and acknowledged the foregoing instrument to be his free act and deed, before me

Notary Public - Justice of the Peace

My commission expires May 28, 1974



(*Individual—Joint Tenants—Tenants in Common—Tenants by the Entirety.)

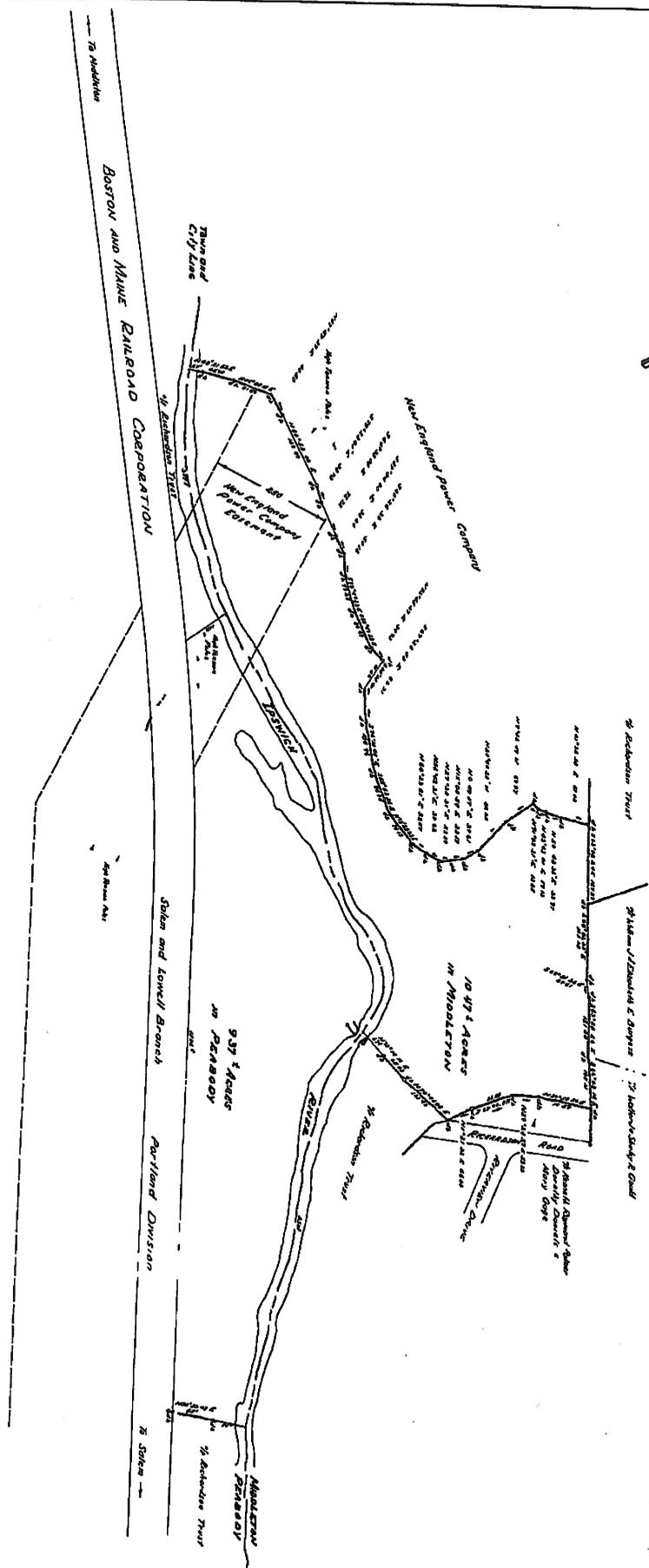
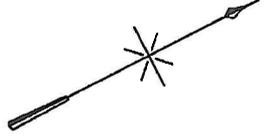
CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such enlargements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ESSEX SS. RECORDED Dec. 19, 1972 37 M. PAST 10 A.M. INST. # 91

COUNTY OF ESSEX, MASSACHUSETTS
 PLAN OF LAND IN
MIDDLETON and PEABODY
 OWNED BY
CHARLES H. RUSSELL
 JAMES R. CARLIN
 COUNTY ENGINEER
 NOVEMBER 29, 1972
 SCALE 1" = 100'

PLAN BOOK 10 PLAN 13
 DATE RECORDED: 11/29/72
 DRAWN BY: J. R. CARLIN
 CHECKED BY: J. R. CARLIN
 DATE: 11/29/72
 COUNTY ENGINEER
 JAMES R. CARLIN
 MIDDLETON, MASSACHUSETTS



This plan shows existing and proposed boundaries, and is subject to change without notice. It is not intended to be used for any purpose other than that of recording information or for any other purpose.

James R. Carlin, County Engineer



0200-9-4

COUNTY OF ESSEX
 ENGINEER'S OFFICE

107

0120-9



32-55

MIDDLETON CONSERVATION COMMITTEE

Town Office Building

Middleton, Mass.

At a meeting of the Middleton Conservation Committee held at the Town Office Building, Middleton, Massachusetts, on _____ 1972, a quorum being present, it was VOTED:

To approve, in accordance with Chapter 698 of the Acts of 1967, the purchase by the County of Essex of land for conservation purposes, comprising about 10.47 acres in Middleton, as shown on a plan by James R. Carlin, County Engineer, dated September 25, 1972, to be filed with deed.

1972

Middleton Conservation Committee

September 25, 1972

Mr. Henry N. Sawyer, Chairman
Middleton Conservation Commission
Peabody Street
Middleton, Mass.

Dear Henry: Re. Middleton Conservation Land

I am enclosing plan and form of approval relating to the acquisition of a parcel of land on the Ipswich River for conservation purposes.

I respectfully request the approval of this acquisition by the Middleton Conservation Commission as required by Chapter 698 of the Acts of 1967.

If you wish any further information, or, if I can be of assistance in this matter, please call me.

Yours truly,

James R. Carlin
County Engineer

JRC/p
Enclosure

BK 5935 PG 064



FRANCIS W. SARGENT
GOVERNOR
ARTHUR W. BROWNELL
COMMISSIONER

The Commonwealth of Massachusetts
Department of Natural Resources
Leavitt Latham Building
100 Cambridge Street, Boston 02202

December 15, 1972

Mr. James R. Carlin
County Engineer
County Court House
Salem, Massachusetts 01970

Dear Mr. Carlin:

This letter is to approve of the acquisition of 19.8 acres of land of which 10.47 acres is located in Middleton and 9.37 acres is located in Peabody. This acquisition is being made under Chapter 69E of the Acts of 1967.

I would like to wish you continued success with your work in the field of conservation.

Sincerely,

Handwritten signature of Arthur W. Brownell in cursive.
Arthur W. Brownell
Commissioner

AWB/LRL:js

ESSEX SS. RECORDED Dec 19 1972 37 M. PAST 10 A.M. INTT. # 90

BK 5935 PG 062

MIDDLETON CONSERVATION COMMITTEE

Town Office Building
Middleton, Mass.

At a meeting of the Middleton Conservation Committee held at the Town Office Building, Middleton, Massachusetts, on OCTOBER 9, 1972, 1972, a quorum being present, it was VOTED:

To approve, in accordance with Chapter 698 of the Acts of 1967, the purchase by the County of Essex of land for conservation purposes, comprising about 10.47 acres in Middleton, as shown on a plan by James R. Carlin, County Engineer, dated September 25, 1972, to be filed with deed.

J. R. Carlin
Francis E. [unclear]
Donald W. [unclear]

ESSEX SS. RECORDED Dec. 19 Middleton Conservation Committee
1972. 37 M. PAST 12 M. INST. = 88