

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

Parcel #: 1

Location/Address:	PEABODY ST
Assessors Map/Lot :	0013-0000-0105
Book and Page:	Bk 5659-Pg 699 Plan Bk 1970 Plan 5
Acres:	5.53
Assessed Value:	\$26,000
Acquired Date:	12/13/1969
Acquired Price:	\$3,500
Acquisition Notes:	Acquired under Chapter 698 Acts of 1967 for conservation purposes.
Property Description/Notes:	Peabody Street landing (Map 13 Lot 105) is on the river off Peabody Street. It is on a 5.6 acre lot owned by the state under DCAM. All is in Riverfront and almost all is in the 100-year floodplain. MST finished this landing-park in 2005. State grant funds were used for the construction of the landing.
Current Property Use:	A farm is located to the east. DCAMM has signed off on the Notice of Intent for the land's current use as a public park used as a canoe landing and for farming a portion of the site. Used for access to other abutting conservation parcels. Regular maintenance is performed on this property.
Potential Property Use:	Will be used for access to a new walkway connecting conservation land along the river, approximately a mile long.

Attachments:

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



Map 13, Lot 105 portion on west side of Ipswich River from bridge.

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Map 13, Lot 105 looking south across Ipswich River from Peabody Street bridge.



Map 13, Lot 105, Peabody Street Landing.

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Map 13, Lot 105, Peabody Street landing looking from Ipswich River north toward Peabody Street.



Map 13, Lot 105, rock steps/seating at Peabody Street Landing.

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



Map 13, Lot 105. Field to the east of Ipswich River, south of Peabody Street.

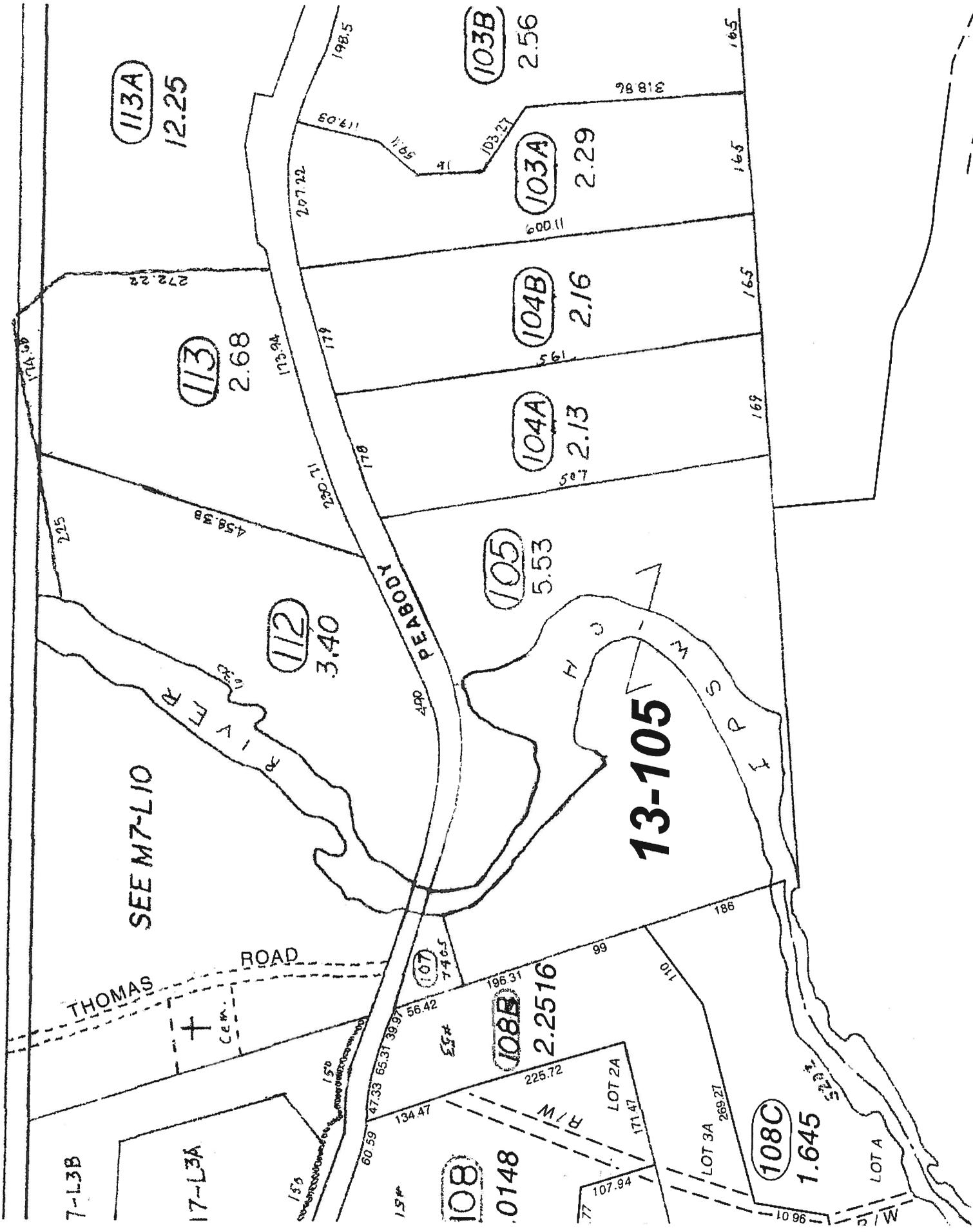


Map-13 Lot 105 east side of river, south end of lot

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Map 13 - Lot 105 south end looking NE over field. River on left.



113A
12.25

113
2.68

112
3.40

103B
2.56

103A
2.29

104B
2.16

104A
2.13

105
5.53

107
7405

108B
2.2516

108
0148

108C
1.645

SEE M7-L10

13-105

REABODY

THOMAS ROAD

M
A
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P
S
W

7-L3B

17-L3A

LOT 2A

LOT 3A

LOTA

Cem.

R/W

150

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171.47

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186

110

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13-105

BK 5659 PG 699

MANUFACTURER'S QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 601

& Plan

Charles Curtis, John Curtis and Charlotte Curtis Clarenbach, as trustees and not individually, of the Curtis Realty Trust, Declaration of Trust dated December 14, 1967, recorded at Essex South District Registry of Deeds, Book 5545, Page 453 and Phillip E. Curtis, individually of Topsfield Essex County, Massachusetts, ~~for consideration paid, grant to~~ County of Essex

of the land in Middleton with quitclaim conveyance

[Description and encumbrances, if any]

A certain parcel of land situated in Middleton, described as parcel No. 2 on a plan of land entitled "Plan of land Middleton, Mass., owned by the Curtis Realty Trust", James R. Carlin, County Engineer December 5, 1969, scale, 1" = 100', said plan to be recorded with this deed.

Beginning at a point on the southerly side of Peabody Street in the center of the Ipswich River at land now or formerly of Sawyer and thence running easterly by said Peabody Street 470' ± to a point at land of Curtis Realty Trust.

Thence running southerly by land of said Curtis Realty Trust 502' ± to a stone wall at land now or formerly of John Sylvester.

Thence running westerly by said land of Sylvester 366' ± to a point in the wall.

Thence running westerly 160' ± still by land of said Sylvester to the center of the Ipswich River at land now or formerly of Demetra Barlas.

Thence running northerly 455' ± by said land of Barlas along the center of a ditch and by a stone wall to a point at land now or formerly of Sawyer.

Thence running easterly 110' ± by land of said Sawyer to the center of the Ipswich River at Peabody Street and point begun at.

Said parcel containing about 5.53 acres ±.

This conveyance is made subject to all easements and restrictions of record.

The consideration for this conveyance is \$3,500. For reference to title of the Curtis Realty Trust see deed to the Trust recorded Essex South District Registry of Deeds, Book 5545, Page 467. ^{husband} ~~of~~ said grantor, s

release to said grantee all rights of tenancy by the curtesy dower and homestead and other interests therein.

Witness our hand and seals this 13th day of December 19 69

John Curtis
John Curtis, Trustee
Charles Curtis
Charles Curtis, Trustee
Charlotte Clarenbach
Charlotte Curtis Clarenbach, Trustee

The Commonwealth of Massachusetts

Phillip E. Curtis
Phillip E. Curtis

Essex ss.

Dec. 13 19 69

Then personally appeared the above named John Curtis, Charles Curtis trustees and Charlotte Curtis Clarenbach, their free act and deed, before me and acknowledged the foregoing instrument to be

Dorothy L. Woodbury
Dorothy L. Woodbury
Notary Public
My commission expires 12-15 1972

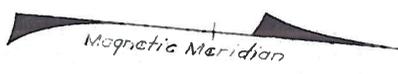
CANCELLED
FILED
CANCELED

(*Individual - Joint Tenants - Tenants in Common - Tenants by the Entirety.)
Essex ss. Recorded Jan. 5, 1970. 30 m. past 11 A. M. #71

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1970

DEMETRA BARLAS

COUNTY OF ESSEX, MASSACHUSETTS
PLAN OF LAND
MIDDLETON, MASS
OWNED BY
CURTIS REALTY TRUST
JAMES P. CARLIN COUNTY ENGINEER
DECEMBER 5, 1969 SCALE 1" = 100'



ESSEX REGISTRY OF DEEDS, SO. DIST. SALERIE, MASS.
Received Jan. 5, 1970 with Prod:
Curtis Realty Trust and to
Essex County
Rec. B-5657, B-677 Filed on Nov. 5, 1970
Attest: *Leo H. Jones*
Register of Deeds

SYLVESTER

13-105

N 80° 38' 10" W
364.49

Parcel #2 553A
507.22
N 1° 57' 03" E

MORSE

CURTIS REALTY TRUST

ditch E.P. 455±

110±

SWAYNE

To MILL ST.

470±

Top of Bank

490±

PEABODY STREET

Parcel #3 340A
459.38
N 31° 02' 34" E

CURTIS REALTY TRUST

SAWYER RIVER

Edge of Field

BOYCHUCK





The Commonwealth of Massachusetts

5

*Department of Natural Resources
State Office Building, Government Center
100 Cambridge Street, Boston 02202*

December 8, 1969

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

Dear Mr. Carlin:

Thank you for your letter concerning the approval by this Department of the purchase of land in Middleton by Essex County.

Before considering your request, I would appreciate receiving a copy of the concurrence by the Middleton Conservation Commission, which is also required by Chapter 698 of the Acts of 1967.

Your cooperation is appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Arthur W. Brownell".

Arthur W. Brownell
Commissioner

GRS:kc

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~~6:17:11~~ OIAOAX

Commonwealth of Massachusetts

Essex, ss.

At a regular meeting of the County Commissioners held at Salem on Tuesday, December 16, 1969, Chairman Burke and Commissioners Cahill and Donovan were present.

Upon motion of Mr. Cahill, duly seconded, it was unan-
imously VOTED:

To purchase two parcels of land in Middleton, Mass-
achusetts, totaling 8.93 acres, subject to approval of the Mass.
Dept. of Natural Resources and the Middleton Conservation Committee,
and that the County Attorney be authorized to prepare a purchase
and sale agreement for the land.

Roll call: Mr. Burke, yes; Mr. Cahill, yes; Mr. Donovan, yes.

Attest:
Barbara O. Chapman
Deputy Asst. Clerk.

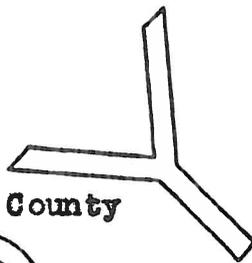
A true copy.

Attest: *Barbara O. Chapman*
Deputy Asst. Clerk.

8969
1969

December 8, 1969

6



To the Commissioners of Essex County

Gentlemen:

I recommend that, under the authority of Chapter 698 of the Acts of 1967, the County Commissioners purchase two parcels of land totaling 8.93 acres of land in Middleton, Mass., shown on the attached plan entitled "County of Essex, Mass., Plan of Land in Middleton, Mass., Owned by Curtis Realty Trust, James R. Carlin, County Engineer, Dec. 5, 1969, Scale 1" = 100'", for the sum of \$7,000.00, subject to the approval of the Mass. Dept. of Natural Resources and the Middleton Conservation Committee, and that the County Attorney be authorized to prepare a purchase and sale agreement for this land.

Respectfully yours,

James R. Carlin
County Engineer

JRC/v

1969
6981

Handwritten vertical text on the left margin, possibly a name or reference number.

5

December 9, 1969

Mr. Arthur W. Brownell, Commissioner
Dept. of Natural Resources
100 Cambridge Street
Boston, Mass. 02202

Dear Sir:

On behalf of the Essex County Commissioners, and in accordance with the provisions of Chapter 698 of the Acts of 1967, I am requesting the approval of your department to the acquisition of land in Middleton, Mass. by the County of Essex for conservation purposes.

The subject land is shown on the enclosed plan and comprises two parcels totaling 8.93 acres.

The price agreed to by the owners and the Commissioners is \$7,000.00.

I am also enclosing for your information a copy of an editorial from the Beverly Times.

If you require any further information, please call me.

Yours truly,

James R. Carlin
County Engineer

JRC/C-2
encls.

1989

02/20/70-811-99

December 10, 1969

5

Arthur W. Brownell, Commissioner
Dept. of Natural Resources
State Office Building, Government Center
100 Cambridge St.
Boston, MA 02202

Dear Sir:

As per your request of December 8, 1969,
I am enclosing herewith copy of concurrence by
the Middleton Conservation Commission, as required
by Chapter 698 of the Acts of 1967, regarding the
purchase of land in Middleton by Essex County.

Very truly yours,

James R. Carlin
County Engineer

JRC/v
Enclosure

698
1967