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

Parcel #: 12

Location/Address:	RIVERVIEW DRIVE
Assessors Map/Lot :	0032-0000-0054
Book and Page:	Bk 6066 Pg 445 Plan Bk 130 Plan 3
Acres:	10.02
Assessed Value:	$35,200
Acquired Date:	5/8/1974
Acquired Price:	$7,515
Acquisition Notes:	Middleton Conservation Committee approved purchase of land by Essex County for conservation purposes. Acquired under Chapter 698 Acts of 1967 for conservation purposes.
Property Description/Notes:	Map 32 Lot 54, 10.0 acres, between Riverview Drive and the river. All is in Riverfront. It is inundated in major floods. Most is wetland. This long lot along the river across from Peabody is an important wildlife corridor. A portion of this parcel is contained within NHESP Priority Habitat of Rare Species (PH 414).
Current Property Use:	Directly abuts Ipswich River. Good hiking access but can get wet at times. There are well established trails onsite.
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

Rock bridge abutments on Ipswich River between Map 32, Lots 54 and 55.

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Looking south east along Ipswich River boundary of Map 32, Lot 54 from the rock bridge abutment at the boundary between the two lots.

Northwest/Southwest running stone wall marking Inland boundary of Map 32, Lot 54.

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Map 32, Lot 54 – Looking upstream along path by the river

Map 32, Lot 54 – Looking northeast from river path toward deserted trailer parked on Lot 51, 52 or 53.

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Map 32, Lot 54 – Along riverside walk.

Map 32, Lot 54 – Stream entering Ipswich River.

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

Map 32, Lot 54

Map 32, Lot 54

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

Map 32, Lot 54

Map 32, Lot 54 – Path along Ipswich River.

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

Map 32, Lot 54

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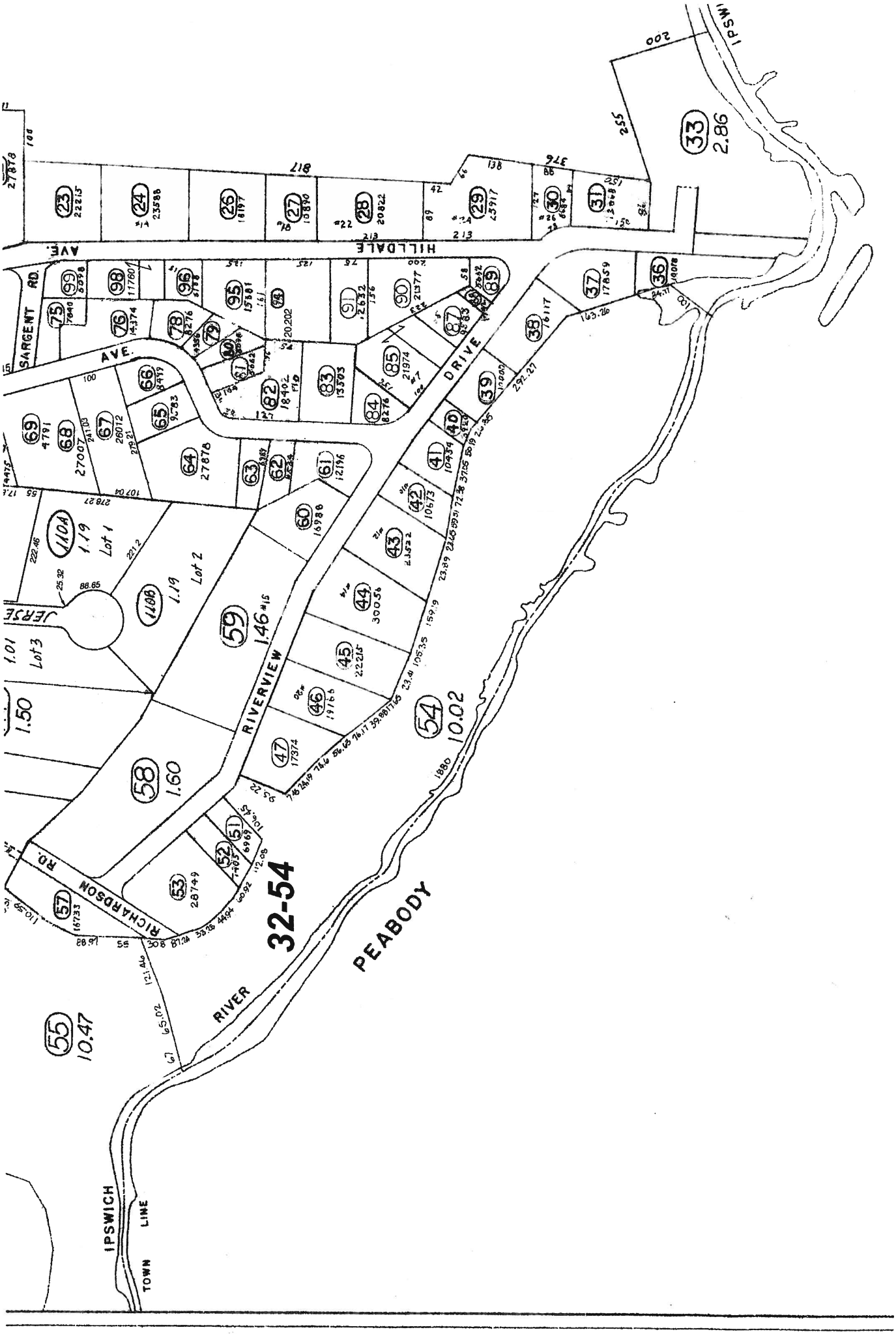
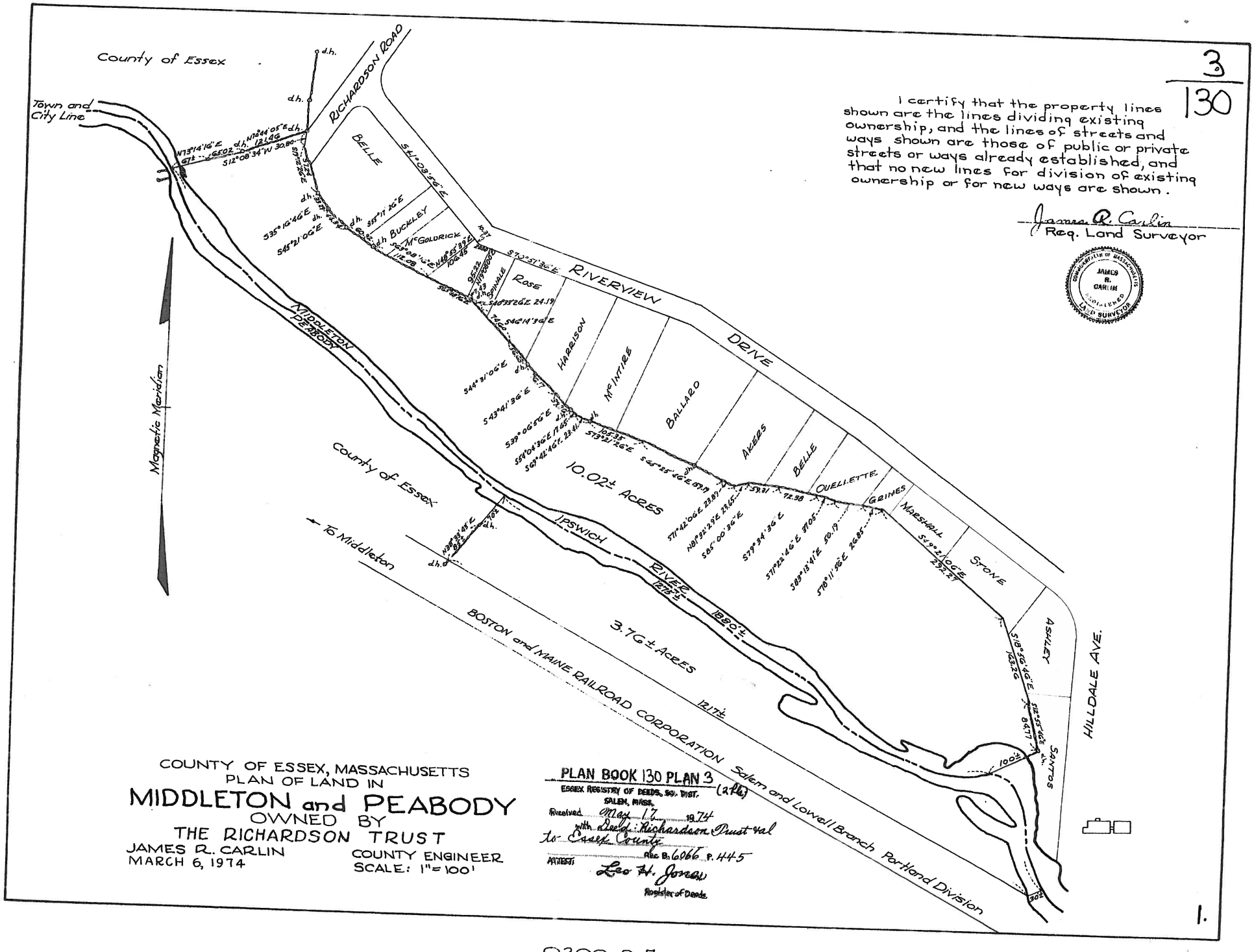
Map 32, Lot 54

Map 32, Lot 54



32-54
HILLDALE AVE.
SARGENT RD.
AVE.
DRIVE
RIVERVIEW
RICHARDSON RD.
JERSE
PEABODY
RIVER
IPSWICH
TOWN LINE
Lot 1
Lot 2
Lot 3



3
130

I certify that the property lines shown are the lines dividing existing ownership, and the lines of streets and ways shown are those of public or private streets or ways already established, and that no new lines for division of existing ownership or for new ways are shown.

James R. Carlin
Reg. Land Surveyor

JAMES R. CARLIN
COMMONWEALTH OF MASSACHUSETTS
Registered
LAND SURVEYOR

COUNTY OF ESSEX, MASSACHUSETTS
PLAN OF LAND IN
MIDDLETON and PEABODY
OWNED BY
THE RICHARDSON TRUST
JAMES R. CARLIN
MARCH 6, 1974
COUNTY ENGINEER
SCALE: 1"=100'

PLAN BOOK 130 PLAN 3 (2 Pcs)
ESSEX REGISTRY OF DEEDS, SO. DIST.
SALEM, MASS.
Received May 17, 1974
with Deed: Richardson Trust Val
to Essex County
Rec'd B. 6066 P. 445
ATTEST: Leo M. Jones
Register of Deeds

1.

0200-9-7

&/PLANS
SEE PL. B.130
PL. 3

BK6066 PG445

MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 088

KNOWALL MEN BY THESE PRESENTS, that we, Benjamin K. Richardson, Hazen M. Richardson and Anne H. Richardson, Trustees of The Richardson Trust, under a Declaration of Trust dated September 30, 1964, recorded in Essex South District Registry of Deeds, Book 5211, Page 214, and individually, all of Middleton, in the County of Essex and Commonwealth of Massachusetts,

of

for consideration paid, (in the sum of $12,000.00) grant to County of Essex, 32 Federal Street, Salem, Massachusetts, a corporation duly established by law,

with quitclaim covenants all our right, title and interest in two adjoining parcels of land, one in Middleton and one in Peabody, in said County, shown on plan entitled "County of Essex, Massachusetts, Plan of Land in Middleton and Peabody owned by The Richardson Trust, James R. Carlin County Engineer, March 6, 1974, Scale: 1"=100'." To be recorded herewith, said parcels being bounded and described as follows:

PARCEL 1. Land in said Middleton bounded and described as follows:

Beginning at the NORTHEASTERLY corner thereof at a drill hole in a wall by Richardson Road as shown on said plan, thence running

SOUTH 12° 08' 34" WEST Thirty and 80/100 (30.80) feet; thence running by said wall

SOUTH 19° 12' 26" EAST Eight-seven and 24/100 (87.24) feet to a drill hole; thence running

SOUTH 35° 16' 46" EAST Thirty-three and 29/100 feet; thence running SOUTH

45° 21' 6" EAST forty-four and 34/100 (44.34) feet; thence running

SOUTH 55° 17' 26" EAST sixty and 92/100 (60.92) feet; thence running

SOUTH 63° 08' 16" EAST one hundred twelve and 08/100 (112.08) feet; thence turning and running

NORTH 48° 55' 39" EAST one hundred six and 45/100 (106.45) feet to Riverview Drive as shown on said plan thence turning and running by said Riverview Drive

SOUTH 41° 03' 56" EAST ten and 37/100 (10.37) feet; thence running

SOUTH 70° 51' 36" EAST twenty (20) feet.

The last two courses being by said Riverview Drive; thence turning and running

SOUTH 19° 08' 00" WEST ninety-five and 22/100 (95.22) feet to the stone wall,; thence running

SOUTH 65° 48' 16" EAST seven and 43/100 (7.43) feet to a drill hole in the wall, thence turning and running in general

SOUTHEASTERLY in varying courses a distance of fourteen hundred ten and 67/100 (1410.67) feet to a drill hole; thence turning and running

SOUTHWESTERLY one hundred (100) feet more or less, plus or minus, to the thread of the stream of the Ipswich River, which marks the dividing lines between the Town of Middleton and the City of Peabody; thence turning and running in a general NORTHWESTERLY direction by the thread of the said river a distance of eighteen hundred eighty (1880) feet, more or less, to other land of the County of Essex; thence turning and running

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

BK6066 PG447

Witness our hands and seals this 8th day of May 1974

Benjamin K. Richardson

Hayden M. Richardson

Trustees of The Richardson Trust
and Individually

The Commonwealth of Massachusetts

Essex, ss. May 8 1974

Then personally appeared the above named Benjamin K. Richardson, in his capacity as Trustee of The Richardson Trust, and individually,

and acknowledged the foregoing instrument to be his free act and deed, before me

Notary Public

My commission expires

SUMNER L. RAYMOND
NOTARY PUBLIC
Commission Expires
April 16, 1976

BK6066 PG449

MIDDLETON CONSERVATION COMMITTEE

Town Hall

Middleton, Mass.01949

At a meeting of the Middleton Conservation Committee held at Middleton, Massachusetts on March 12, 1974 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 10.02 acres, as shown on a plan by James R. Carlin, County Engineer, dated March 6, 1974, to be filed with deed.

Middleton Conservation Committee

01/200
-9

1974

March 25, 1974

Arthur W. Brownell, Commissioner
Dept. of Natural Resources
100 Cambridge St.
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 Peabody and Middleton, Mass. by the County of Essex for conservation purposes.

The subject land is shown on the enclosed two plans and comprises about 16.48 acres. I am also enclosing a copy of the concurrence of the Peabody and Middleton Conservation Committees to this acquisition.

If you require any further information, please call me.

Very truly yours,

JAMES R. CARLIN
County Engineer

JRC/n
Enc.

01204-

The Commonwealth of Massachusetts
Department of Natural Resources
Leverett Saltonstall Building, Government Center
100 Cambridge Street, Boston 02202

March 27, 1968

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

Dear Mr. Carlin:

In accordance with the provisions of Chapter 698 of the Acts of 1967, I am approving the petition of the Commissioners of Essex County to purchase 16.48 acres of land.

Once again, I wish to commend the Commissioners and yourself for your attitude and farsightedness in the area of conservation.

The land area that you are purchasing, does indeed, need protection and it is very satisfying to me to know that you are working on such a problem.

Sincerely,

Arthur W. Brovitz
Commissioner

AWB/LRL:js

1974 4/20-21

COUNTY OF ESSEX

OFFICE OF COUNTY ENGINEER

COURT HOUSE, SALEM, MASS. 01970

JAMES R. CARLIN, P.E.
COUNTY ENGINEER

MAURICE T. DENCH, P.E.
F. RICHARD GELOTTI
ASS'T. ENGINEERS

744-1240 Ext. 14

April 9, 1974

To the County Commissioners

Re: Conservation Land
Danvers - Middleton - Peabody

Dear Commissioners:

In continuation of the program adopted by your board in 1969 of acquiring land along the banks of the Ipswich River for conservation pruposes, I am negotiating for the purchase of two parcels of land, one in Danvers and one in Peabody and Middleton, both on the banks of the river.

These proposed acquisitions have been approved by the Conservation Commissions of the three communities involved, and by the Mass. Dept. of Natural Resources (copies enclosed) as required by the General Laws.

The acquisition of these two parcels will make a total of 121 acres of protected watershed areas owned by Essex County in six different communities.

The areas already acquired are mainly along the banks of the Ipswich River which is the primary source of public water supply for communities such as Lynn, Peabody, Salem and Beverly who pump directly from the river and other towns such as Danvers whose well fields are indirectly supplied by the river.

These areas also protect natural growth and wildlife, provide open public areas for such recreational activities as hiking, nature study, fishing and canoeing and provide valuable areas for storage of flood water as well as reducing the danger of polluting the public water supply by landfill operations and septic systems adjacent to the river.

As the next step in this process, I request that you retain Mr. Francis F. Perry, Boxford, Mass., to appraise these two parcels for a fee not to exceed $35.00 per parcel.

Very truly yours,

JAMES R. CARLIN
County Engineer

JRC/n

19

1974 C/20-2

April 9, 1974

To the County Commissioners

Re: Conservation Land
Danvers - Middleton - Peabody

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In continuation of the program adopted by your board in 1969 of acquiring land along the banks of the Ipswich River for conservation pruposes, I am negotiating for the purchase of two parcels of land, one in Danvers and one in Peabody and Middleton, both on the banks of the river.

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As the next step in this process, I request that you retain Mr. Francis F. Perry, Boxford, Mass., to appraise these two parcels for a fee not to exceed $35.00 per parcel.

Very truly yours,

JAMES R. CARLIN
County Engineer

JRC/n

0120-20

1974

April 9, 1974

Mr. Francis F. Perry
Haverhill Road
Boxford, Mass. 01921

Re: Conservation Land
Danvers - Middleton - Peabody

Dear Frank:

The Commissioners voted today to retain you to appraise two parcels of land as shown on the enclosed two plans at a fee not to exceed $35.00 per parcel.

I would be happy to meet at your convenience to inspect these areas with you on the ground.

I would appreciate it if this could be done as soon as possible.

Very truly yours,

JAMES R. CARLIN
County Engineer

JRC/n

0120-4-1974

Commonwealth of Massachusetts

Essex, ss.

At a regular meeting of the County Commissioners held in Salem on Tuesday, April 9, 1974, Chairman Cahill and Commissioners Burke and Donovan were present.

.....

Upon motion of Mrs. Donovan, duly seconded, it was unanimously VOTED:

To appoint Mr. Francis F. Perry of Boxford, Mass. to appraise the two parcels of land under consideration for conservation purposes at a fee not to exceed $35.00 per parcel.

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

.....

Attest:

Ann M. Blood

Deputy Asst. Clerk.

A true copy.

Attest: Ann M. Blood

Deputy Asst. Clerk.

Tel. 617-887-5948

1974

0120-1-0210

Endicott Realty Company

Haverhill Road
Boxford, Massachusetts 01921

April 24, 1974

To: County of Essex
Court House
Salem, Massachusetts

Appraisal Fee for 2.44A of land on Green Street in Middleton (Bruley) - requested by letter of April 9, 1974	$35.00
Appraisal Fee for 16.48A of land in Middleton and Peabody off Riverview Drive, Middleton (Richardson) - requested by letter of April 9, 1974	$35.00
Total	$70.00

BK6066 PG449

MIDDLETON CONSERVATION COMMITTEE

Town Hall

Middleton, Mass.01949

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Middleton Conservation Committee

BK6066 PG450

The Commonwealth of Massachusetts

Department of Natural Resources
Leverett Saltonstall Building, Government Center
100 Cambridge Street, Boston 02202

March 27, 1974

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

Dear Mr. Carlin:

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Sincerely,

Arthur W. Brownell
Commissioner

AWB/LRL:js

ESSEX SS. RECORDED May 17, 1974 12 M. PAST 2 PM. INST. #17