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

Parcel #: 14

Location/Address:	BIXBY AVENUE
Assessors Map/Lot :	0033-0000-0045
Book and Page:	Bk 5824 Pg 166 Plan Bk 121 Plan 16
Acres:	5.40
Assessed Value:	$51,900
Acquired Date:	11/11/1971
Acquired Price:	$3,000
Acquisition Notes:	Deed restriction for conservation purposes only. Acquired under Chapter 698 Acts of 1967 for conservation purposes.
Property Description/Notes:	Log Bridge park-landing (Map 33 Lot 45) is state owned property presently under the control of DCAM. Most of the 5.4 acres are in Riverfront and the 100-year floodplain. The park-landing was finished and opened to the public in 2008. The southern portion abuts and may be partly in Map 33 Lot 46A owned by Danvers. Danvers gave the MST permission to improve the site. Window on Wetlands nature park (Map 33 Lot 45) is also state owned under DCAM. About one-third of the 5.4 acre lot is upland shaded by mature hardwoods and pine. The remainder is wetland[3] in 100-year floodplain. Almost the whole lot up to Birch Street is covered in large floods. Most of the upland is in Riverfront. This lot has no public access to the river.
Current Property Use:	Window on Wetlands nature park used as a picnic area and contains walking trails.
Potential Property Use:	Would continue to be maintained as a nature park.

Attachments:

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

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Map 33- Lot 45- Window on Wetlands nature park kiosk

Map 33- Lot 45- Window on Wetlands path bordering wetlands

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Map 33- Lot 45- Window on Wetlands path bordering wetlands- picnic table

Map 33- Lot 45- Window on Wetlands facing W to Birch Road

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Map 33- Lot 45- Window on Wetlands facing southwest to Birch Road

Map 33- Lot 45- Window on Wetlands corner of adjacent lot on northeast side

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Map 33- Lot 45- Window on Wetlands facing wetlands on northeast side

Map 33- Lot 45- Window on Wetlands facing wetlands on east side

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Map 33- Lot 45- Window on Wetlands facing wetlands on east side

Map 33- Lot 45- Window on Wetlands facing wetlands on southeast side

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Map 33- Lot 45- Window on Wetlands facing southeast

Map 33- Lot 45- Window on Wetlands facing southeast

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Map 33- Lot 45- Window on Wetlands facing south from Birch Road area

Map 33- Lot 45- Window on Wetlands facing east from Birch Road area

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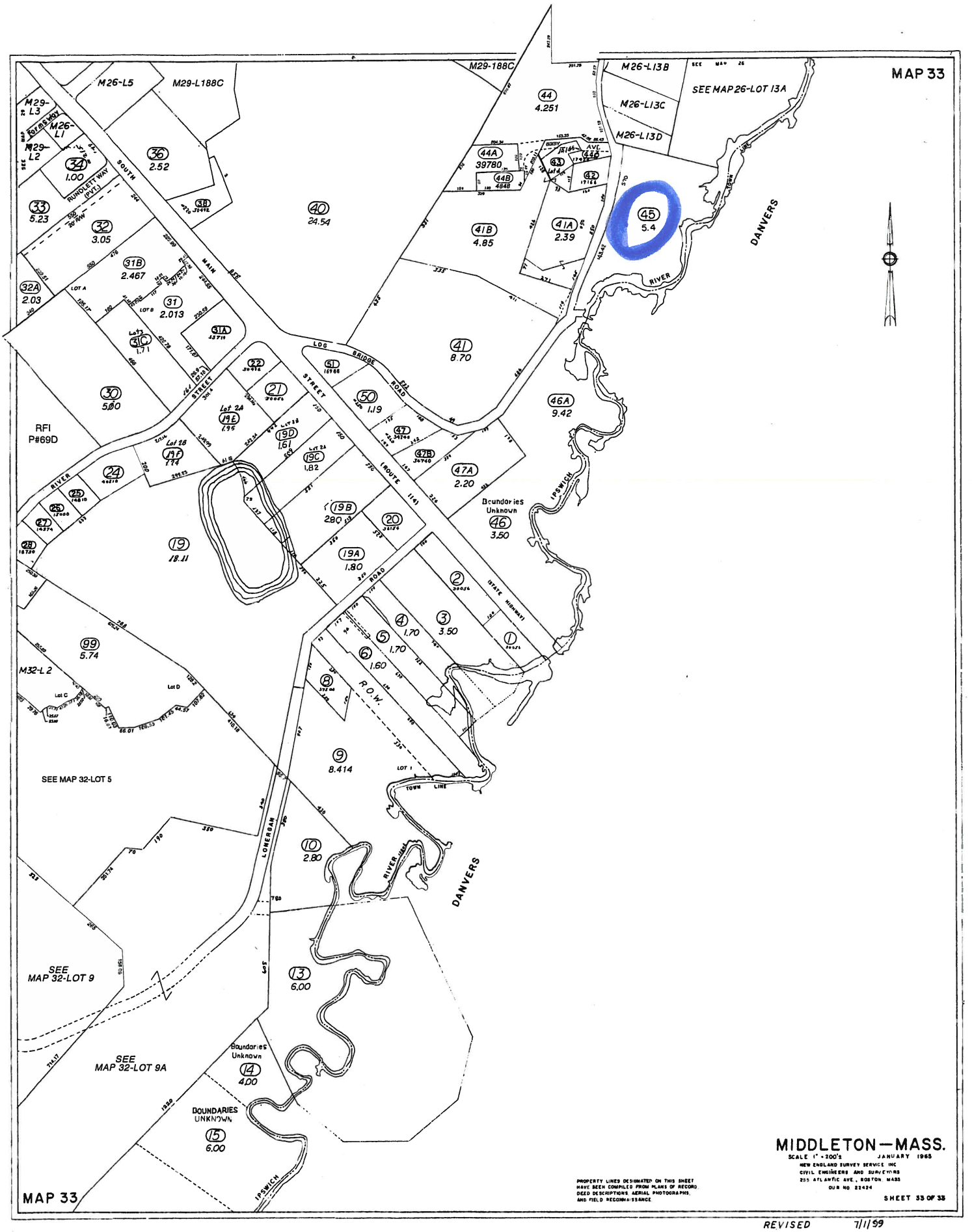
Map 33, Lot 45- Window on Wetlands facing east from Birch Road area

Map 33, Lot 45- Window on Wetlands facing southeast from Birch Road area


MAP 33
M29-188C
M26-L13B
SEE MAP 26-LOT 13A
M26-L13C
M26-L13D
M26-L5
M29-188C
M29-L3
M26-L1
M29-L2
RUNDLETT WAY (PVT.)
SOUTH
MAIN STREET
LOG BRIDGE ROAD
RIVER STREET
ROUTE (114)
ROAD
RIVER
DANVERS
IPSWICH
TOWN LINE
R.O.W.
LOWER MAIN
STATE HIGHWAY
RFI P#69D
Boundaries Unknown
BOUNDARIES UNKNOWN
SEE MAP 32-LOT 5
SEE MAP 32-LOT 9
SEE MAP 32-LOT 9A
M32-L2
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& Plan .
See Pl.
B. 121
Pl. 16

I, Roger S. Bruley,
of Danvers, Essex County, Massachusetts,
being married, in consideration of $3,000.00 paid, grant to the COUNTY OF ESSEX, 32 Federal St., Salem, Mass., a corporation duly established by law, for conservation purposes, with quitclaim covenants, a parcel of land in MIDDLETON, County of Essex, in said Commonwealth, bounded and described as follows:

A certain lot of meadow and upland situated in said Middleton, bounded and described as follows:

Beginning at the Southwesterly corner of the lot by Bixby Avenue (a private way) and running Easterly 72.0 feet more or less by land now of James J. Welch & Co., Inc., to the center line of the Ipswich River;

Thence turning and running in a Northeasterly direction by said river on several courses 1,034.0 feet more or less to a point at land now of The Richardson Trust;

Thence turning and running in a Northwesterly direction 472.08 feet more or less by land now of The Richardson Trust on several courses to a point in a stone wall;

Thence turning and running in a Southwesterly direction 713.42 feet more or less by said Bixby Avenue (a private way) on several courses and to the point of beginning.

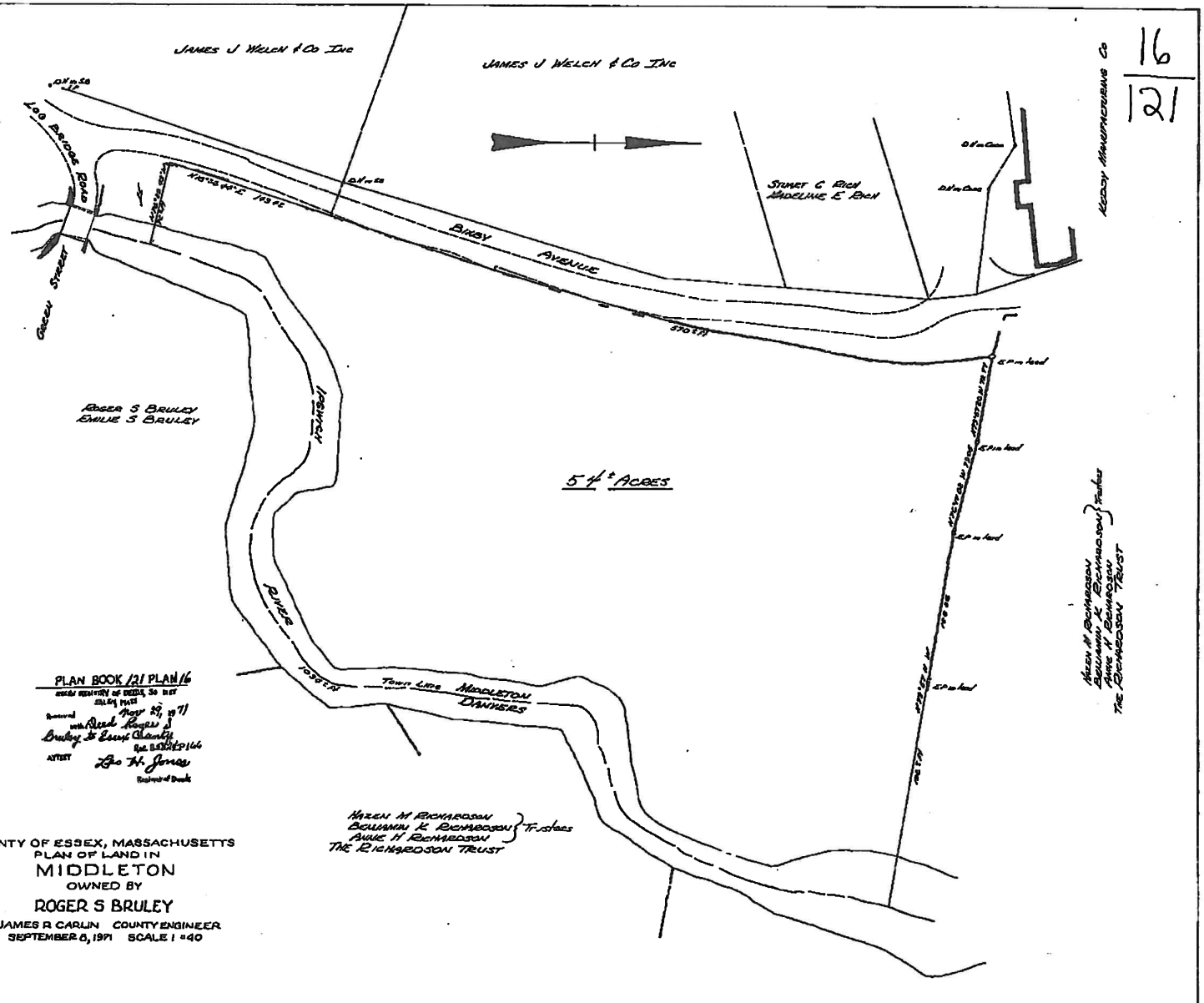
The above described parcel is shown on a plan to be filed herewith entitled "County of Essex, Massachusetts, Plan of Land in Middleton, Mass. Owned by Roger S. Bruley, James R. Carlin, County Engineer, September 8, 1971", to which reference may be had for a more particular description. The said parcel of land contains about 5.4 acres more or less according to said plan.

Meaning and intending to convey the same premises as described in a deed to me from Mary F. Pitman, dated July 18, 1947, and recorded in Essex South District Registry of Deeds, Book 3560 Page 128.

Witness my hand and seal this 11th day of November, 1971

Roger S. Bruley

16
121



James R Carlin

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July 29, 1971

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

Dear Frank: Re. Middleton Conservation Land

I am enclosing vote of the County Commissioners of July 27, 1971, relating to appraisals of conservation land.

I am also enclosing print of first of these parcels on Bixby Avenue in Middleton.

I would appreciate it if you could send me your appraisal of this 5.4 acre parcel as soon as possible.

Yours truly,

James R. Carlin
County Engineer

JRC/C
encl.

0120-9

Tel X87-8870

Endicott Realty Company

Haverhill Road
Boxford, Massachusetts 01921

August 30, 1971

James Carlin, County Engineer
Office of County Engineer
Court House, Salem, Mass. 01970

Dear Mr. Carlin:

As authorized in your letter of July 29, 1971 I am please to submit a fair market value estimate of $3,000. for 5.4 acres of land on Bixby Avenue in Middleton, Mass.

This land borders the Ipswich River and has road frontage on Bixby Avenue which at that point is a dirt road. Much of this land would be wet land and I feel that the general neighborhood would tend to justify the above estimate.

Very truly yours,

Francis F. Perry

1971

0150 - 6

September 8, 1971

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

Dear Henry: Re. Middleton Conservation Land

I am enclosing plan and form of approval relating to the acquisition of a parcel of land on Bixby Avenue 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/C
encl.

6-0810

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 September 14, 1971, 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 5.4 acres, as shown on a plan by James R. Carlin, County Engineer, dated September 8, 1971, to be filed with deed.

Francis E. Gorham
M. Thomas Manning
Wm. Klosowski Jr.
George M. Foley
Leonard W. Lawrence
Middleton Conservation Committee
[illegible] Chairman

Essex ss. Recorded Nov. 29, 1971. 38 m. past 11 A.M. #100