

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

Parcel #: 15

Location/Address:	MAPLE STREET
Assessors Map/Lot :	0019-0000-0023
Book and Page:	Bk 7727 Pg 299
Acres:	3.68
Assessed Value:	\$21,700
Acquired Date:	6/22/1977
Acquired Price:	\$2,500
Acquisition Notes:	Acquired under Chapter 698 Acts of 1967 for conservation purposes.
Property Description/Notes:	Map 19 Lot 23, 3.7 acres entirely in flood plain. Almost all is wet year round. The lot is south of Mortalo Landing and Maple Street. It abuts the old RR bed.
Current Property Use:	Wet area abutting Ipswich River with steep embankment. Active wildlife and bird area.
Potential Property Use:	Continue to be maintained in its natural state. Adjacent to potential future rail trail.

Attachments:

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



Map 19, Lot23-Maple St facing upstream from south side of road

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



Map 19, Lot 23-Maple St facing upstream from south side of road

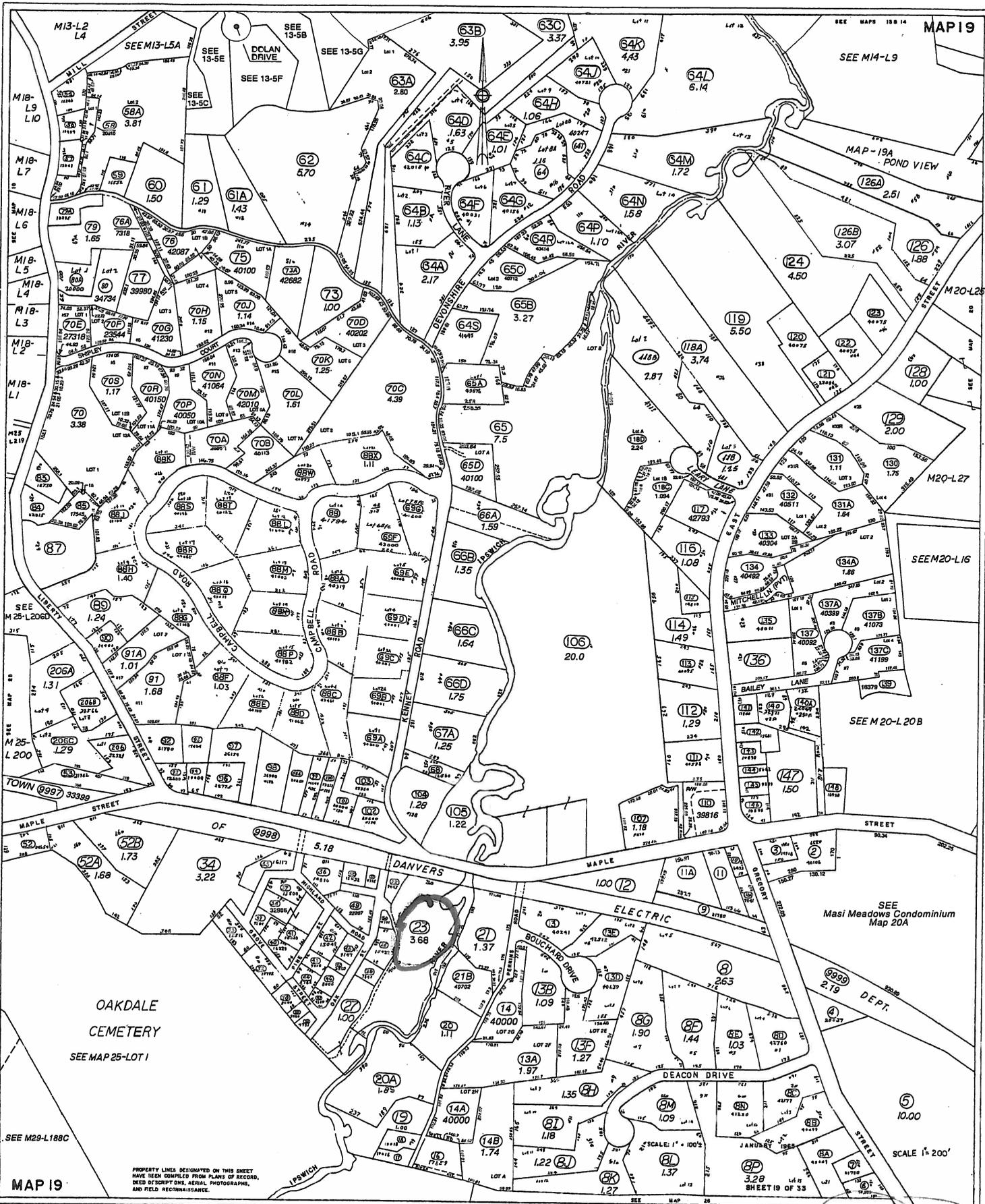


Map 19, Lot 23-Maple St facing upstream from south side of road

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



Map 19, Lot 23-Maple St facing upstream from south side of road



OAKDALE
CEMETERY
SEE MAP 25-LOT 1

SEE
Masi Meadows Condominium
Map 20A

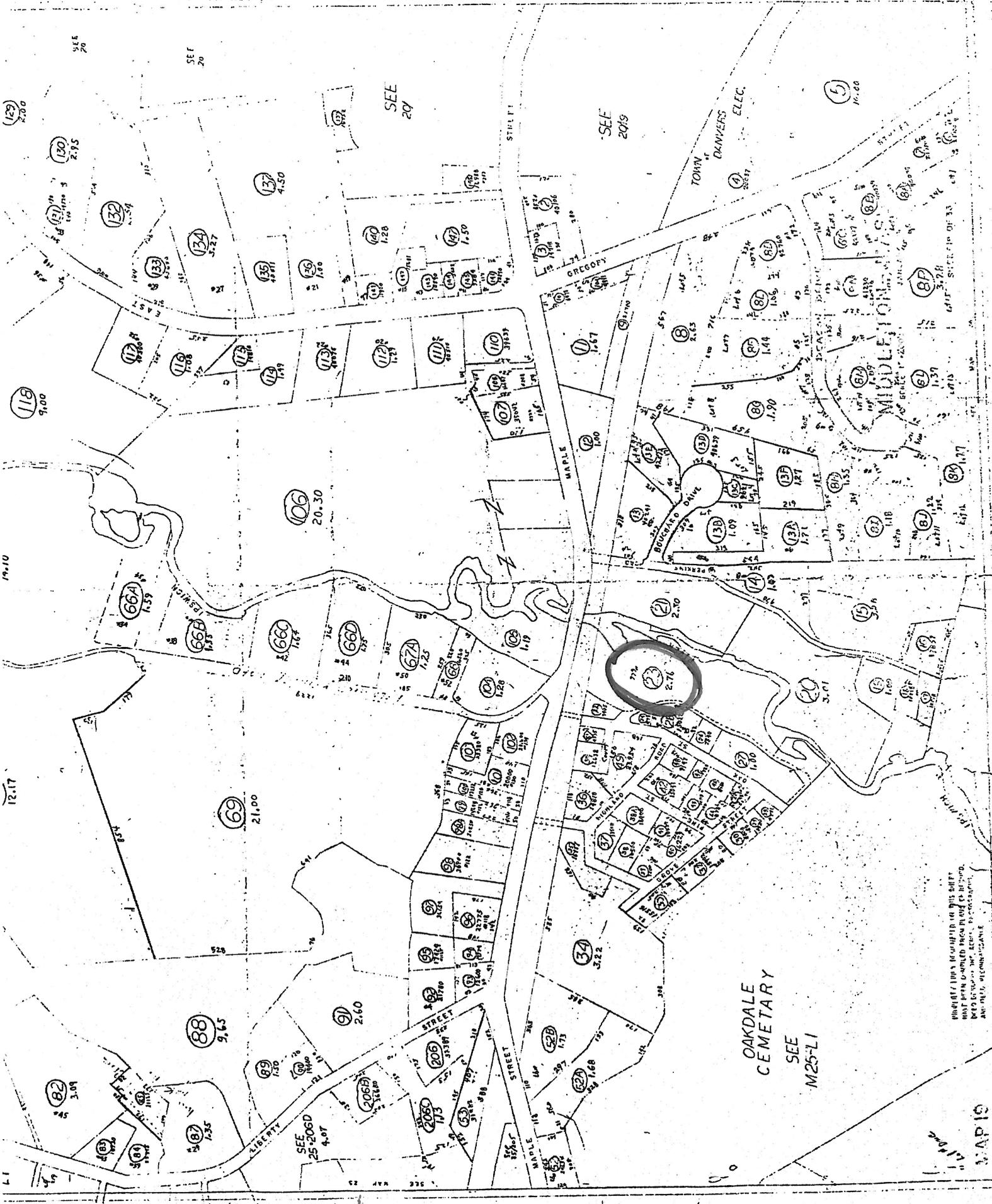
DEPT.

SEE M29-L188C

MAP 19

PROPERTY LINES DESIGNATED ON THIS SHEET
HAVE BEEN COMPILED FROM PLANS OF RECORD,
FIELD RECONNAISSANCE, AERIAL PHOTOGRAPHS,
AND FIELD RECONNAISSANCE.

SCALE: 1" = 200'



PROPERTY LINES RECORDED IN THIS SHEET
 MUST BE CONSIDERED FINAL UNLESS OTHERWISE
 INDICATED BY A NOTE HEREON OR OTHERWISE
 AND ARE TO BE CONSIDERED AS SUCH

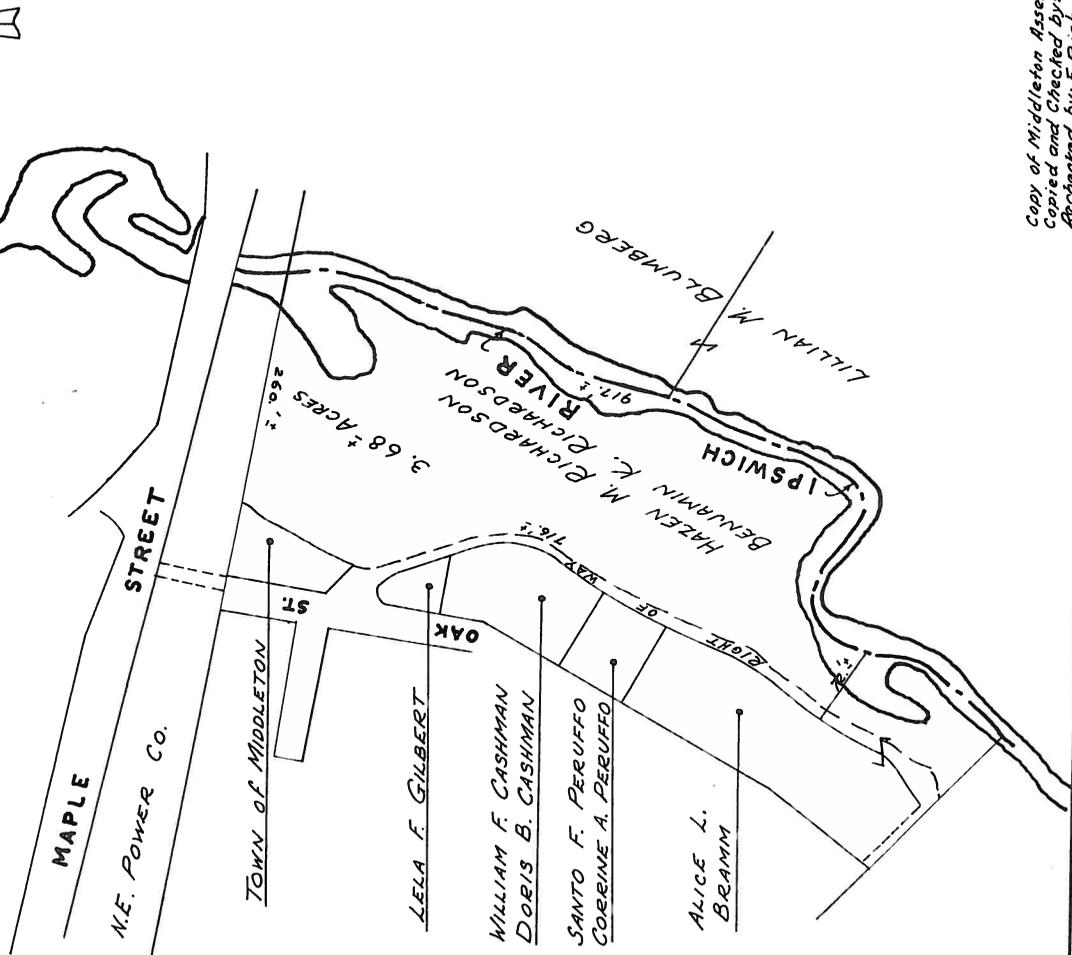
1965

PLAN OF LAND
LOCATED IN
MIDDLETON, MASS.

OWNED BY
RICHARDSON TRUST

JAMES B. CARLIN COUNTY ENGINEER
MAY 10, 1977 SCALE 1"=100'

Note: Plan compiled from Map 19 of
the Middleton Assessors Maps.



KNOW ALL MEN BY THESE PRESENTS that BENJAMIN K. RICHARDSON, HAZEN M. RICHARDSON and ANNE H. RICHARDSON, as they are trustees of THE RICHARDSON TRUST, dated September 30, 1964, and recorded in Essex South District Registry of Deeds in Book 5211, Page 226, of Middleton, Essex County, and RICHARDSON'S FARMS, INC., a corporation duly

organized under the laws of the Commonwealth of Massachusetts, for the full consideration of Twenty-Five Hundred (\$2500) Dollars paid grant to

the COUNTY OF ESSEX, a municipal corporation in the Commonwealth of Massachusetts

with quitclaim covenants to have and to hold all the right, title and interest of the foregoing entities in:

A parcel of vacant land off the Southerly side of Maple Street in said Middleton, bounded as follows:

- NORTHERLY by land of the New England Power Company, formerly Boston & Maine Railroad, Two Hundred Sixty (260) feet, more or less;
EASTERLY & SOUTHERLY by the center line of the Ipswich River, Nine Hundred Seventeen (917) feet, more or less;
SOUTHERLY by land now or formerly of Alice L. Bramm, Seventy-two (72) feet, more or less;
WESTERLY by land now or formerly of said Alice L. Bramm, Santo F. Peruffo and Corrine A. Peruffo, William F. Cashman and Doris B. Cashman, Lela F. Gilbert, and the Town of Middleton, Seven Hundred Sixteen (716) feet more or less.

All of the measurements are scaled measurements based upon Assessors' maps for the Town of Middleton. Said parcel is known as Briggs Meadow or Briggs River Meadow.

For title see deed of Hazen M. Richardson and Benjamin K. Richardson to Benjamin K. Richardson, Hazen M. Richardson and Anne H. Richardson, as they are trustees of the Richardson Trust, Dated September 30, 1964 and recorded in Essex South District Registry of Deeds in Book 5211, Page 226. This parcel being the second parcel referred to in "Parcel 91" of page 25 of said deed; and being the second parcel in deed of the American Missionary Society to Hazen K. Richardson, recorded in said Registry in Book 2945, Page 147.

Benjamin K. Richardson, President, and Hazen M. Richardson, Treasurer, of Richardson's Farms, Inc., have hereto affixed their signatures for and on behalf of the said corporation, being hereunto duly authorized as appears from the Vote annexed hereto. Executed as a sealed instrument this 22nd day of June 19 77

RICHARDSON'S FARMS, INC. [Signature: Anne H. Richardson]
by: [Signature: Benjamin K. Richardson] President [Signature: Benjamin K. Richardson]
[Signature: Hazen M. Richardson] Treasurer [Signature: Hazen M. Richardson]
by: [Signature: J] Treasurer Trustees

The Commonwealth of Massachusetts

Essex ss. June 22

Then personally appeared the above named Benjamin K. Richardson, Hazen M. Richardson and Anne H. Richardson, Trustees as aforesaid and acknowledged the foregoing instrument to be their free act and deed.

Before me, [Signature: Sumner J. Raymond]

Notary Public

SUMNER J. RAYMOND
NOTARY PUBLIC
Commission Expires
April 14, 1988

My commission expires

19

OVER

Mass. Excise Stamps \$ 5.76 affixed and cancelled on back of this instrument

GRANTEE(S) Address:



BK6363 PG383



RICHARD E. KENDALL
COMMISSIONER

The Commonwealth of Massachusetts
Executive Office of Environmental Affairs
Department of Environmental Management
Lowell Saltonstall Building, Government Center
100 Cambridge Street, Boston 02202

May 6, 1977

Mr. James R. Carlin
County Engineer
Office of the County Engineer
Court House
Salem, Massachusetts

Dear Mr. Carlin:

Pursuant to the provisions of Chapter 34, Section 25 of the General Laws the Department of Environmental Management hereby approves acquisition by the Essex County Commissioners of two parcels of land in Middleton, Essex County, Massachusetts.

Parcel one being bounded by the Ipswich River and the New England Power Company, containing 3.68 acres more or less and being owned by Richardson Trust; parcel two being bounded by Mill Street and land of the town of Middleton, containing 2.258 acres more or less and owned by the heirs of John Fuller.

Said parcels being shown on plans entitled, "Plan of Land located in Middleton, Mass. owned by Richardson Trust - James R. Carlin County Engineer May 10, 1977 Scale: 1" = 100' ±", and, "County of Essex, Massachusetts Plan of Land in Middleton, Massachusetts owned by ShirleyAnn St. Pierre and Cynthia Duffy James R. Carlin County Engineer May 10, 1977 Scale: 1" = 50' ±", respectively.

Very truly yours,

Richard E. Kendall
Richard E. Kendall
Commissioner

ESSEX SS. RECORDED June 27, 1977 11 M. PAST 10 A.M. INST. # 79

ESS

J

BK6363 PG387

Essex, SS THE COMMONWEALTH OF MASSACHUSETTS

June 22, 1977

Then personally appeared the within named Benjamin K. Richardson, President of Richardson's Farms, Inc., hereunto duly authorized, and acknowledged the foregoing instrument to be the free act and deed of Richardson's Farms, Inc.

Before me,


Notary Public

Commission expires:

VOTE

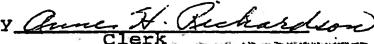
This is to certify that at a meeting of the Board of Directors of RICHARDSON'S FARMS, INC. held on June 15, 1977, all members being present and voting,

On Motion duly made and seconded it was unanimously

VOTED to sell and convey to the County of Essex for the sum of Twenty-five Hundred (\$2500.00) Dollars, the second parcel in deed of the American Missionary Society to Hazen K. Richardson, recorded in the Essex South District Registry of Deeds in Book 2945, Page 147.

Dated: June 22, 1977

RICHARDSON'S FARMS, INC.

by 
Clerk

ESSEX SS. RECORDED June 27, 1977 17 M. PAST 10 A.M. INST.# 82

0/20-3
1977

Endicott Realty Company

Haverhill Road
Boxford, Massachusetts 01921

May 14, 1977

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

Dear Mr. Carlin:

As requested by you I am pleased to submit my appraisal of the estimated fair market value of 3.68 Acres of land located between Oak St., Middleton and the Ipswich River as shown on Plan of Land owned by the Richardson Trust dated May 10, 1977.

As much of this land is low land and would be unsuitable for home construction I therefore feel that a price of \$2500.00 would be a fair value for this property.

Very truly yours,



Francis F. Perry

0120-9

1977

May 18, 1977

Evelyn F. Murphy, Secretary
Executive Office of Environmental Affairs
100 Cambridge Street
Boston, Massachusetts

ATTENTION: JOEL A. LERNER, DIRECTOR
Division of Conservation Services

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 two parcels of land in Middleton, Mass. by the County of Essex for conservation purposes.

The two parcels are shown on the enclosed plans and comprise 2.258 acres and 3.68 acres respectively.

I am also enclosing a copy of the concurrence of the Middleton Conservation Committee to this acquisition.

If you require any further information, please call me.

Very truly yours,

JAMES R. CARLIN
County Engineer

JC/fn
Enc.

0120-7

0120-9



The Commonwealth of Massachusetts
Executive Office of Environmental Affairs
Department of Environmental Management
Leverett Saltonstall Building, Government Center
100 Cambridge Street, Boston 02202

RICHARD E. KENDALL
COMMISSIONER

1977

May 6, 1977

Mr. James R. Carlin
County Engineer
Office of the County Engineer
Court House
Salem, Massachusetts

Dear Mr. Carlin:

Pursuant to the provisions of Chapter 34, Section 25 of the General Laws the Department of Environmental Management hereby approves acquisition by the Essex County Commissioners of two parcels of land in Middleton, Essex County, Massachusetts.

Parcel one being bounded by the Ipswich River and the New England Power Company, containing 3.68 acres more or less and being owned by Richardson Trust; parcel two being bounded by Mill Street and land of the town of Middleton, containing 2.258 acres more or less and owned by the heirs of John Fuller.

Said parcels being shown on plans entitled, "Plan of Land located in Middleton, Mass. owned by Richardson Trust James R. Carlin County Engineer May 10, 1977 Scale: 1" = 100' ± ", and, "County of Essex, Massachusetts Plan of Land in Middleton, Massachusetts owned by ShirleyAnn St. Pierre and Cynthia Duffy James R. Carlin County Engineer May 10, 1977 Scale: 1" = 50'", respectively.

Very truly yours,

Richard E. Kendall
Richard E. Kendall
Commissioner

MIDDLETON CONSERVATION COMMITTEE
Town Office Building
Middleton, Mass.

May 17, 1977

In accordance with the provisions of Chapter 698 of the Acts of 1967, the Middleton Conservation Committee hereby approves the acquisition by the County of Essex of two parcels of land in the town of Middleton for conservation purposes, one bounded by the Ipswich River and the New England Power Co., comprising about 3.68 acres and owned by the Richardson Trust and the other bounded by Mill St. and land of the Town of Middleton, comprising about 2.258 acres and owned by the heirs of John Fuller, all as shown on the attached two plans.

0120-9
1977

Henry A. Ingersoll
Richard W. Tapscott
Richard F. ...
William ...

Middleton Conservation Committee

ESSEX SS. RECORDED June 27, 1977 17 M. PAST 10 A.M. INST.# 80

0120-9.

1977

May 31, 1977

To the County Commissioners

Re: Middleton Conservation Land 0120-9

Dear Commissioners:

I recommend that you vote to purchase for conservation purposes, as authorized by Chapter 698 of the Acts of 1967, the following two parcels of land in Middleton adjacent to the Ipswich River, subject to the Mass. Dept. of Environmental Management:

1. A parcel of land on Mill St. owned by Shirleyann St.Pierre and Cynthia Duffv comprising 2.3 acres for the purchase price of \$12,000.
2. A parcel of land off Maple St., owned by the Richardson Trust comprising 3.7 acres for the purchase price of \$2,500.

These purchases have been approved by the Middleton Conservation Committee.

The acquisition of these two parcels will make a total of 158 acres of protected watershed areas owned by Essex County in six different communities.

Very truly yours,

JAMES R. CARLIN
County Engineer

JC/fn

0120-9

Benjamin K. Richardson, Hazen M. Richardson and Anne H. Richardson,
Trustees of The Richardson Trust

1977

June 22

1977

The County of Essex

32 Federal Street

Salem, Mass. 01970

Copy:

3.68± acres of land in Middleton, Mass., known as Briggs River Meadow, as per attached deed	\$2,500.00			
Please send check to:				
Atty. Sumner Low Raymond 70 Washington St.				
Salem, Mass. 01970				

