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

Parcel #: 16

Location/Address:	MAPLE STREET
Assessors Map/Lot :	0019-0000-0105
Book and Page:	Bk 574 Pg 451
Acres:	1.19
Assessed Value:	$19,300
Acquired Date:	6/14/1978
Acquired Price:	$2,000
Acquisition Notes:	Acquired under Chapter 698 Acts of 1967 for conservation purposes.
Property Description/Notes:	Mortalo Landing (Map 19 Lot 105) on the river off Maple Street is on a 1.22 acre state owned lot under DCAM. All is in Riverfront. The MST finished its park-landing here in 2011. It is named after Vito Mortalo who built the stone steps to the river. Received permission from the State for the construction of the landing.
Current Property Use:	Currently being utilized as Stream Team Canoe landing. Landing drops off and remainder of the site is wetlands. Regular maintenance is performed on this property.
Potential Property Use:	Continue current use as a canoe landing and for public access to the river.

Attachments:

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

Map 19, Lot 105 - Mortalo Landing facing downstream

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Map 19, Lot 105 - Mortalo Landing facing downstream

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Map 19, Lot 105 - Mortalo Landing facing downstream

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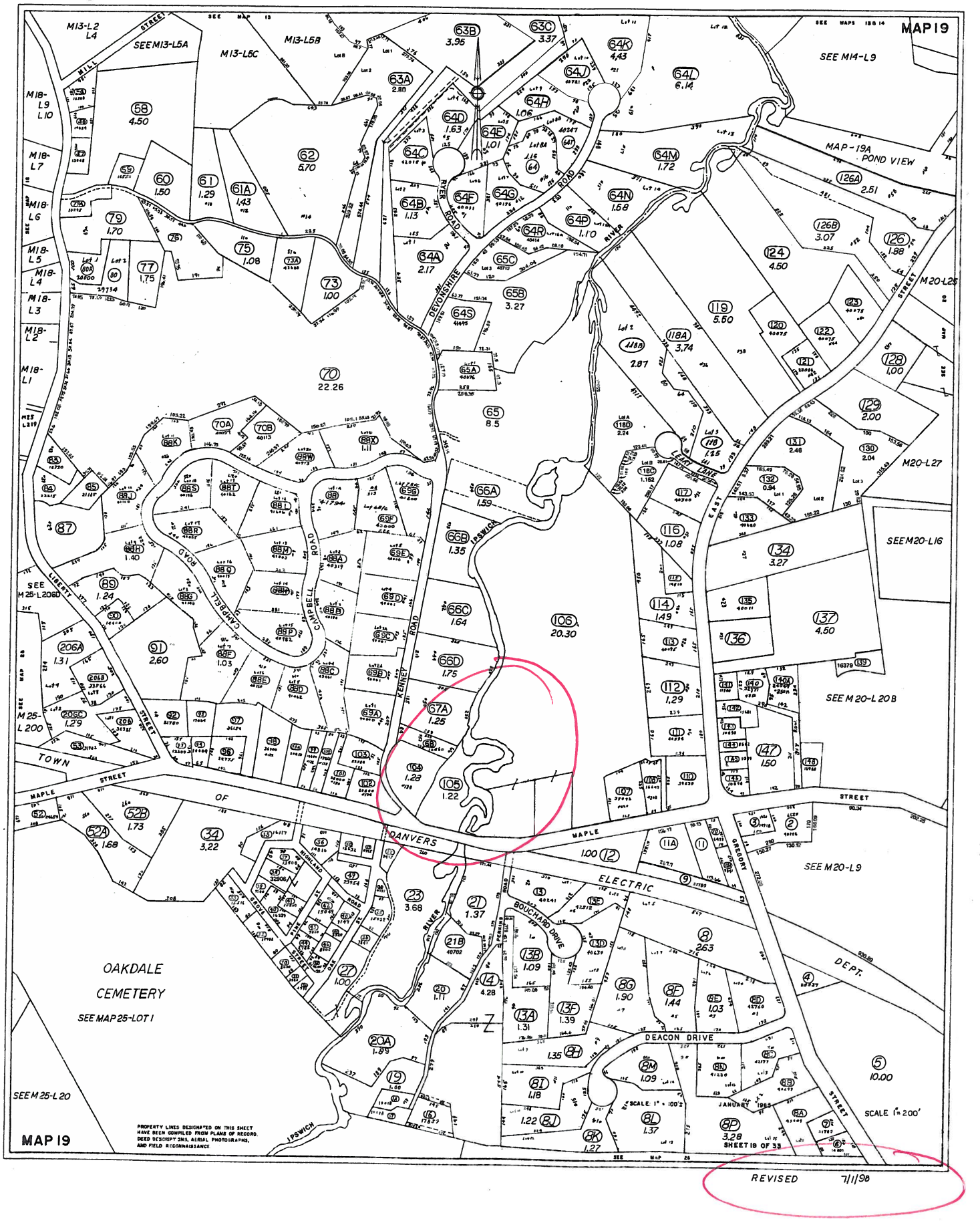
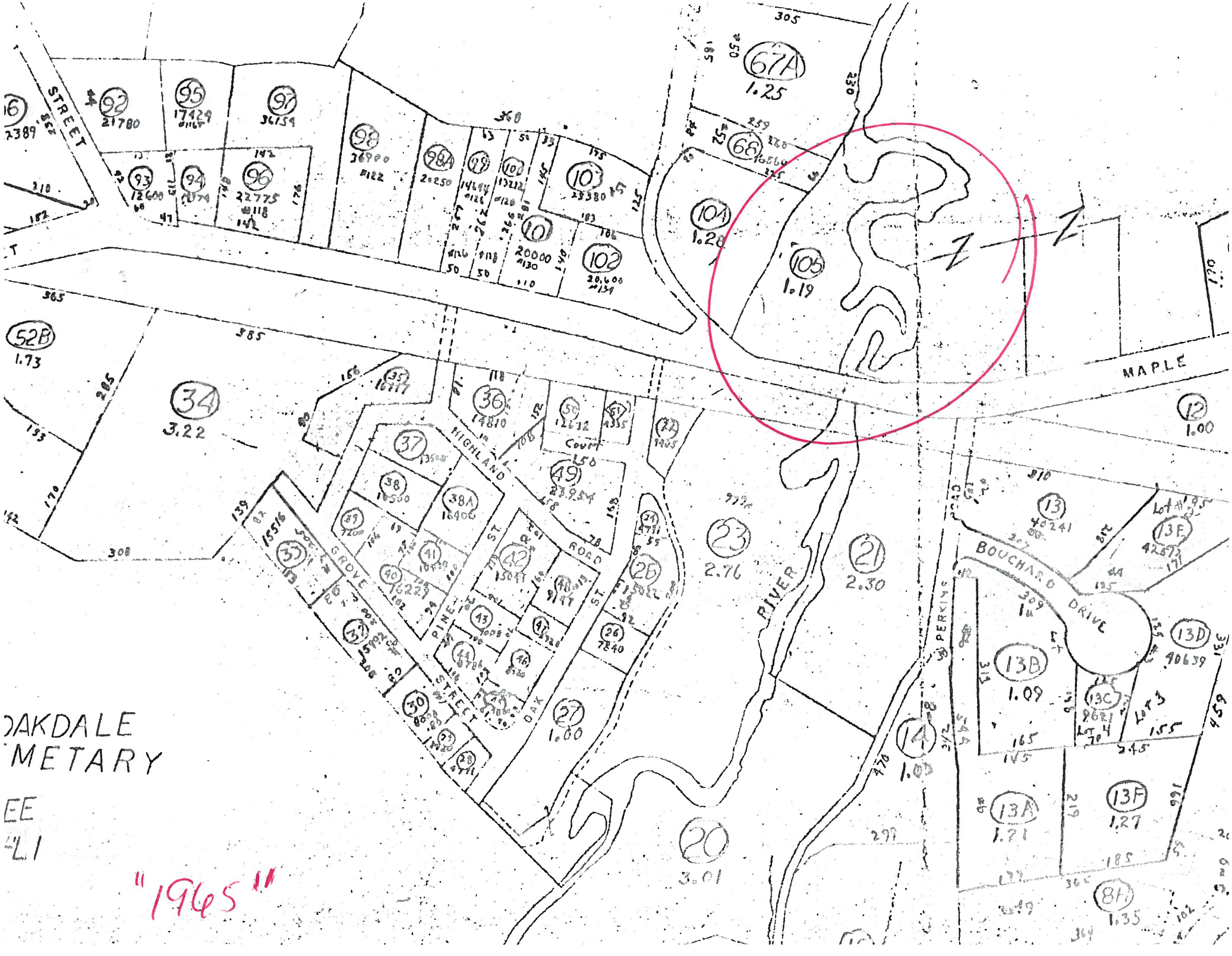
Map 19, Lot 105 - Mortalo Landing


MAP 19
SEE M13-L5A
M13-L5C
M13-L5B
SEE M14-L9
MAP-19A POND VIEW
OAKDALE CEMETERY
SEE MAP 25-LOT 1
SEE M25-L20
SEE M25-L206D
SEE M20-L16
SEE M20-L20B
SEE M20-L9
M20-L27
M20-L25
MAPLE STREET
ELECTRIC
DEACON DRIVE
BOUCHARD DRIVE
DEPT.
OF
TOWN
RIVER ROAD
DEVONSHIRE
KENNEY ROAD
CAMPBELL ROAD
LIBERTY STREET
IPSWICH
LEGACY LANE EAST
OREGORY STREET
HIGHLAND ROAD
PERKINS ROAD
OAK STREET
MILL STREET
SCALE 1" = 100'
SCALE 1" = 200'
JANUARY 1985
SHEET 18 OF 33
REVISED 7/1/98
PROPERTY LINES DESIGNATED ON THIS SHEET HAVE BEEN COMPILED FROM PLANS OF RECORD, DEED DESCRIPTIONS, AERIAL PHOTOGRAPHS, AND FIELD RECONNAISSANCE



STREET
MAPLE
HIGHLAND
GROVE
PINE
ST.
ROAD
OAK
RIVER
BOUCHARD DRIVE
PERKINS
OAKDALE
METARY
EE
"1965"

53
71

LAND OF ESTATE OF LEROY B. BARNES
MIDDLETON, MASS.

SCALE 1 IN. = 40 FT.
FEBRUARY, 1940.

FROM SURVEY OF APRIL, 1921. Thomas A. Coffin C.E.

PLAN BOOK 71 PLAN 53

ESSEX REGISTRY OF DEEDS, SO. DIST.
SALEM MASS.

Received February 21, 1940.
with Deed: Harvey J. Barnes et al to Helen F. Thomas
Rec. 3210 P. 127

ATTEST:
A. Franklin Priest
Register of Deeds

N.

S.

T. P. PERKINS

40.

W. F. FREEMAN

66.0

221.2

IPSWICH RIVER

LOT "A"
1.10 ACRES.

283.

690 +/-

LOT "B"
1.22 ACRES.

DWELLING

KENNEY

362.

ROAD

SHED

235.

+/-

MAPLE ST.

BK6487 PG716

We, Stanley W. Klosowski and Vera M. Klosowski, husband and wife, as tenants by the entirety,

of Middleton, Essex County, Massachusetts
in consideration of two thousand dollars ($2,000)

grant to County Commissioners, County of Essex, a municipal corporation, located at 32 Federal Street, Salem, Massachusetts

~~of~~

with quitclaim covenants

the land in said Middleton, together with the buildings thereon, situated on Maple Street, bounded and described as follows:

Beginning at the Northwesterly corner thereof at a stone wall on said Maple Street and running

NORTHEASTERLY: as the wall now or formerly stands by lot A and land now or formerly of W. F. Freeman, as shown on a plan hereinafter referred to, a distance of three hundred forty-nine (349) feet to land now or formerly of Perkins; thence running

SOUTHEASTERLY: Forty (40) feet to the Ipswich River; thence

SOUTHEASTERLY, SOUTHERLY and SOUTHWESTERLY: By said Ipswich River seven hundred two (702) feet to said Maple Street; thence turning and running

NORTHWESTERLY: By said Maple Street, two hundred thirty-five (235) feet to the stone wall and the point of beginning.

Containing about 1.22 acres of land, and being Lot B as shown on plan entitled "Land of Estate of Leroy E. Barnes, Middleton, Mass., Scale: 1" = 40', February 1940, Thomas A. Appleton, C.E." recorded in Plan Book 71, Plan 53, Essex South District Registry of Deeds.

Being a portion of the premises conveyed to the grantors by deed of Warren R. Mayne, dated August 14, 1970, and recorded with Essex South District Registry of Deeds, Book 5704, Page 451, said parcel being referred to in said deed as Parcel 4.

Executed as a sealed instrument this 14th day of June 19 78

William B. Ardigi — Witness
Stanley W. Klosowski — Stanley W. Klosowski

William B. Ardigi — Witness
Vera M. Klosowski — Vera M. Klosowski

Mass. Excise Stamps $ 4.50 affixed and cancelled on back of this instrument

The Commonwealth of Massachusetts

Essex, ss. June 14 19 78

Then personally appeared the above named Stanley W. Klosowski and Vera M. Klosowski

and acknowledged the foregoing instrument to be their free act and deed.

Before me, William B. Ardigi — Notary Public
WILLIAM B. ARDIGI
Justice of the Peace
My commission expires April 31, 1984

ESSEX SS. RECORDED JUNE 30 1978 @ 25 M. PAST 3 P M. INST. #385

BK6487 PG713

MIDDLETON CONSERVATION COMMISSION
Town Office Building
Middleton, Mass.

May 2, 1978

In accordance with the provisions of Chapter 698 of the Acts of 1967, the Middleton Conservation Commission hereby approves the acquisition by the County of Essex of two parcels of land in the town of Middleton for conservation purposes, one owned by Stanley Kowalczyk located east of East Street and bounded by the Ipswich River, land of Gagnon and by land of Blodgett, comprising about 3/4 acres and the other parcel owned by Stanley W. and Vera M. Klosowski, located on the northerly side of Maple Street, and bounded by land of Wheatley, land of Freeman, land of Klosowski, and by the Ipswich River, comprising about 1.22 acres, all as shown on the attached two plans.

[signature]
Raymond Farnsworth
Leonard W. Fuprence
William Dunham
Middleton Conservation Commission

ESSEX SS. RECORDED June 30 1978 25 M. PAST 3 P. M. INST. # 382

18
30
540

BK6487 PG715

The Commonwealth of Massachusetts

Executive Office of Environmental Affairs

Department of Environmental Management

Lowrett Saltonstall Building, Government Center

100 Cambridge Street, Boston 02202

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

Dear Mr. Carlin:

As Commissioner of the Department of Environmental Management and in accordance with the provisions of General Laws, Chapter 698 of the Acts of 1967, I hereby approve the acquisition of the following parcels of land by the Essex County Commissioners for recreational and conservation purposes.

Parcel 1. 1.22 acres of land located north of and adjacant to Rte. 62 Middleton as recorded in the Essex Registry of Deeds Plan Book 71, plan 53.

Parcel 2. 1.76 acres of land located in Danvers south of and adjacent to Green Street as recorded in the Essex Registry of Deeds Plan Book 101, plan 72.

Parcel 3. .90± acres of land located in northern Middleton west of Rte. 95 as recorded in the Essex Registry of Deeds and described in a Plan of Land dated May 24, 1978 and owned by Stanley Kowalczyk.

approved

Richard E. Kendall
Richard E. Kendall
Commissioner

June 30, 1978

ESSEX SS. RECORDED June 30 1978 2 25 M. PAST 3 P M. INST. # 384

0/20-1 a

1978

MIDDLETON CONSERVATION COMMISSION
Town Office Building
Middleton, Mass.

In accordance with the provisions of Chapter 698 of the Acts of 1967, the Middleton Conservation Commission hereby approves the acquisition by the County of Essex of two parcels of land in the town of Middleton for conservation purposes, one owned by Stanley Kowalczyk located east of East Street and bounded by the Ipswich River, land of Gagnon and by land of Bliddgett, comprising about 3/4 acres and the other parcel owned by Stanley W. and Vera M. Klosowski, located on the northerly side of Maple Street, and bounded by land of Wheatley, land of Freeman, Land of Klosowski, and by the Ipswich Ricer, comprising about 1.22 acres, all as shown on the attached two plans.

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_____
Middleton Conservation Commission