

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

Parcel #: 2

Location/Address:	PEABODY ST
Assessors Map/Lot :	0013-0000-0112
Book and Page:	Bk 5659 Pg 700 Plan Bk 1970 Plan 5
Acres:	3.40
Assessed Value:	\$22,700
Acquired Date:	12/13/1969
Acquired Price:	\$3,500
Acquisition Notes:	Acquired under Chapter 698 Acts of 1967 for conservation purposes.
Property Description/Notes:	Map 13 Lot 112, 3.4 acres near river on Peabody Street, is upland largely in the 100-year floodplain. Most is in Riverfront. This is state land where crops are raised by a local farmer. In this ancient bottom land Indian artifacts have been found.
Current Property Use:	Property is currently farmed for corn. Site is often flooded in periods of high water.
Potential Property Use:	Site will continue to be farmed and remain in its current state.

Attachments:

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



Map 13, Lot 112 looking from Peabody St. N/NE along tree line bordering Ipswich R.

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 112 looking E along Peabody St. toward Lot 113.

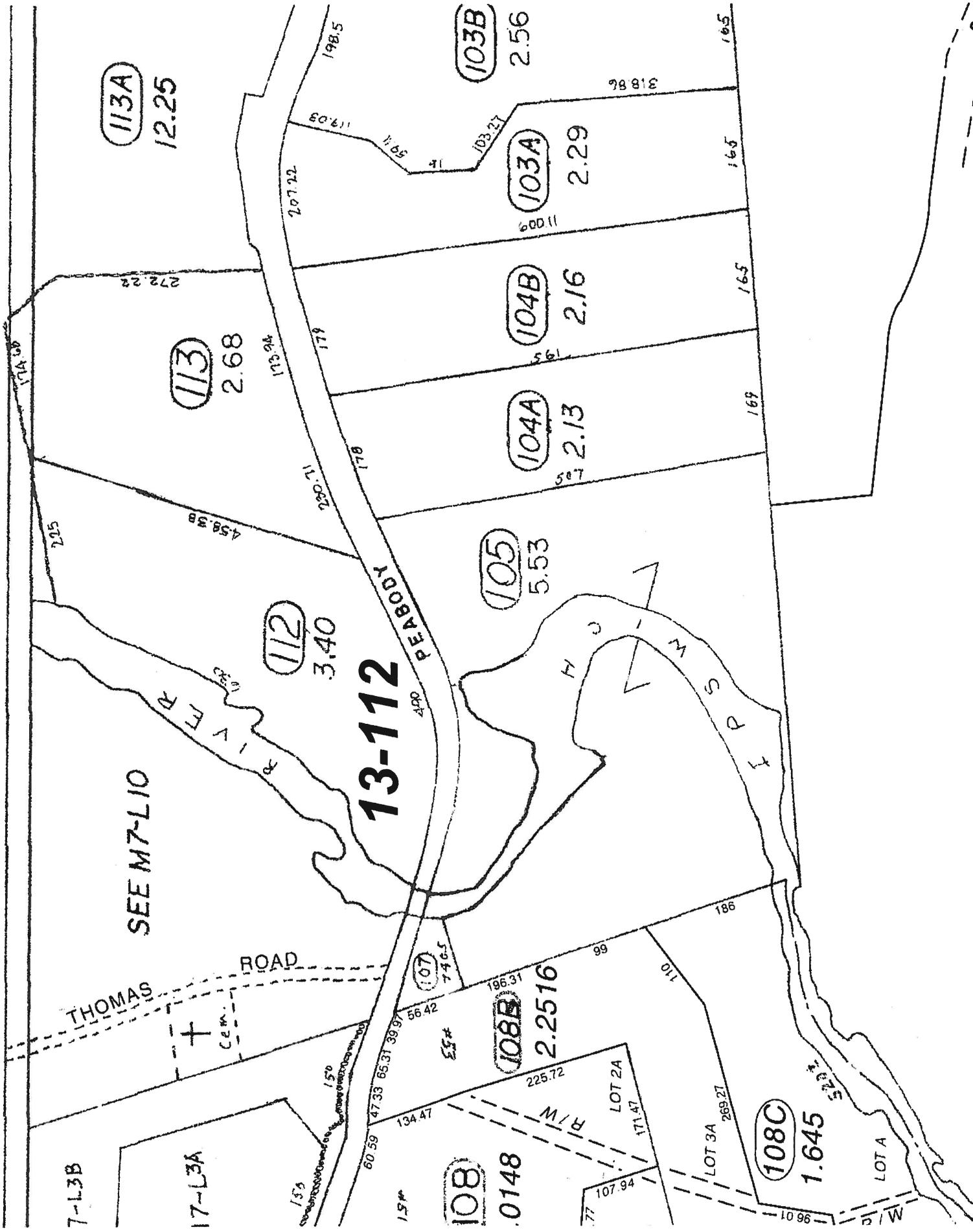


Ipswich R. from W edge of Map 13, Lot 112.

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



Ipswich River looking downstream from bridge, W boundary of Map 13 Lot 112 on right.



113A
12.25

113
2.68

112
3.40

108
0148

108B
2.2516

104A
2.13

104B
2.16

103A
2.29

103B
2.56

108C
1.645

13-112

SEE M7-L10

PEABODY ROAD

THOMAS ROAD

R I V E R

LOT 2A

LOT 3A

LOT A

7-L3B

17-L3A

215

272.22

458.98

113.21

230.71

207.22

198.5

119.03

178

400

746.5

56.42

134.47

60.59

154

154

105
5.53

600.11

161

125

179

165

99

225.72

171.47

107.94

77

318.86

186

110

269.27

109.61

109.61

165

165

165

169

186

269.27

109.61

109.61

542.5

109.61

109.61

109.61

4

Pl. # 3

BK 5659 PG 700

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 881

Charles Curtis, John Curtis and Charlotte Curtis Clarnebach, 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, being unmarried, for consideration paid, grant to

County of Essex

with quitclaim covenants

of the land in Middleton

[Description and encumbrances, if any]

A certain parcel of land situate in Middleton, described as parcel No. 3 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 northerly side of Peabody Street in the center of the Ipswich River at land now or formerly of Sawyer and running northeasterly 630' ± along the center of the Ipswich River and by land of said Sawyer to land now or formerly of Boychuck.

Thence running easterly 225' ± by a wall and by land of said Boychuck to a point at land now or formerly of Curtis Realty Trust.

Thence running southwesterly by said land of Curtis Realty Trust 450' ± to a point in a wall at Peabody Street.

Thence running westerly 490' ± by said Peabody Street to a point begun at.

Said parcel containing 3.40 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 at Essex South District Registry of Deeds Book 5545, Page 467.

husband / wife / of said grantor, s

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

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

John Curtis, Trustee
Charles Curtis, Trustee
Charlotte Curtis Clarnebach, Trustee
Charlotte Curtis Clarnebach, Trustee

The Commonwealth of Massachusetts

Phillip E. Curtis

Essex ss.

December 13

19 69

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

Dorothy L. Woodbury
Notary Public
My commission expires 12-73

19 72

RECORDED
CANCELED
7 0 7 9 0

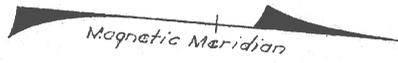
(*Individual - Joint Tenants - Tenants in Common - Tenants by the Entirety.)

Essex ss. Recorded Jan. 5, 1970. 30 m. past 11 A.M. #72

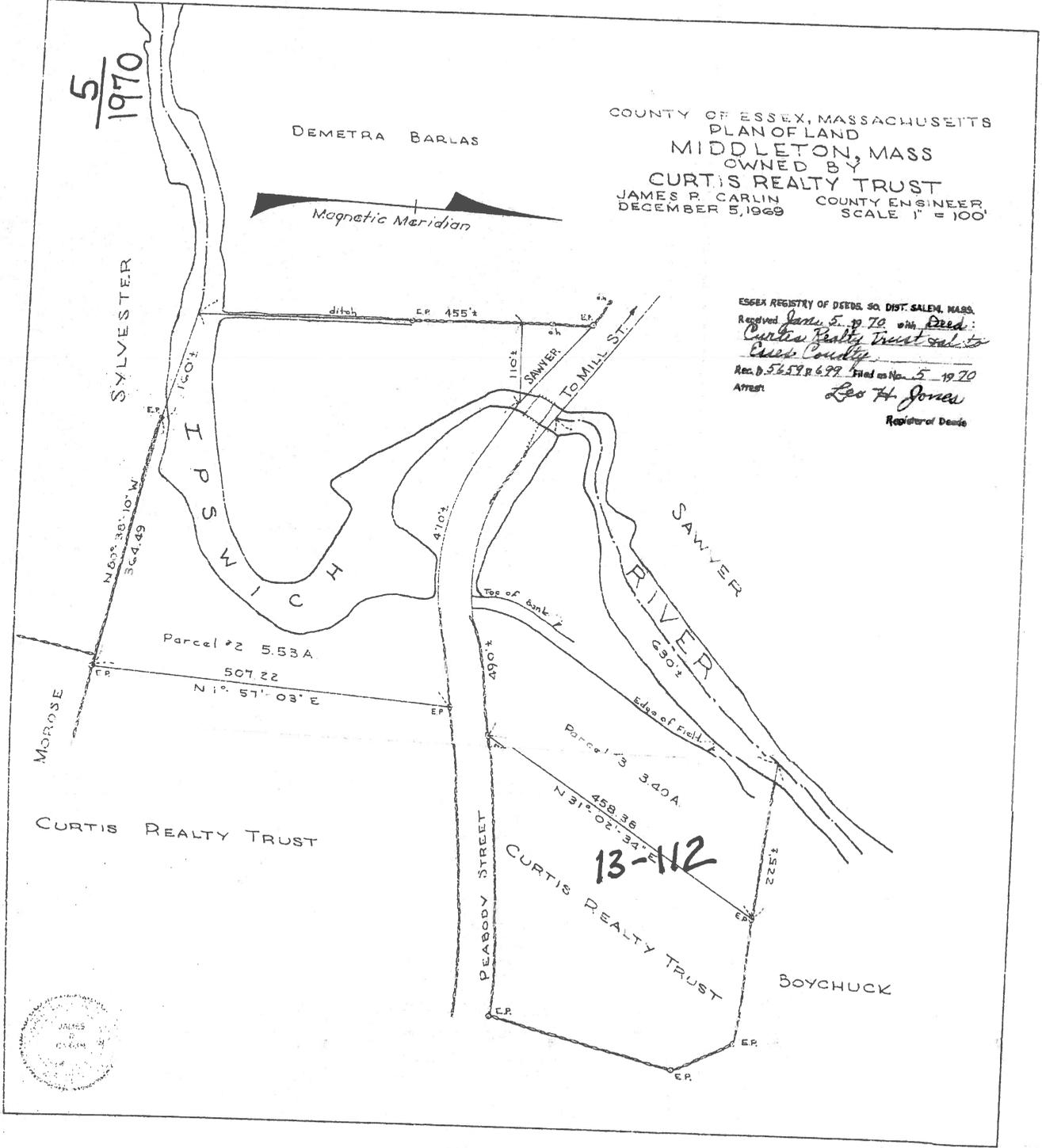
5
1970

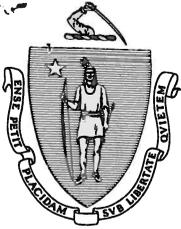
DEMETRA BARLAS

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. SALEM, MASS.
Received Jan 5, 1970 with Deed
Curtis Realty Trust and to
Essex County
Rec. D. 5659, B. 699 Filed on Nov. 5, 1970
Attest
Leo H. Jones
Register of Deeds





The Commonwealth of Massachusetts

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, reading "Arthur W. Brownell".

Arthur W. Brownell
Commissioner

GRS:kc

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~~1969~~
1969

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.

1969

December 8, 1969

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 8.95 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

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201. 11/11/69

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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 3.93 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.



0261-2-87-99

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

1969
1969
1969

1/2
1/2
1/2