

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

Parcel #: 3

Location/Address:	PEABODY ST
Assessors Map/Lot :	0013-0000-0113
Book and Page:	6598-1
Acres:	2.62
Assessed Value:	\$215,500
Acquired Date:	5/18/1979
Acquired Price:	\$13,000
Acquisition Notes:	Middleton Conservation Committee approved purchase of land by Essex County for conservation purposes. Acquired under Chapter 698 Acts of 1967.
Property Description/Notes:	Map 13 Lot 113, 2.6 acres near river on Peabody Street, is partly upland and partly in 100-year floodplain. It is state land where crops are raised by a local farmer. In this ancient bottom land Indian artifacts have been found. The Massachusetts Natural Heritage and Endangered Species Program (NHESP) has identified a Potential Vernal Pool on this parcel.
Current Property Use:	Other half of field in Parcel #2. Site is primarily wooded and contains a pond.
Potential Property Use:	Continued use as open space.

Attachments:

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



Map 13, Lot 113 from Peabody Street looking NW toward Lot 112.

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Map 13, Lot 113, wooded area on eastern end of lot.



Map 13, Lot 113 looking along N boundary toward Lot 112.

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Pond, Map 13, Lot 113.



Map 13- Lot 113 showing border at stone wall looking upriver at the parcel.

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Map 13 - Lot 113

Charlotte Curtis Clarenbach, John P. Curtis and Sally G. Curtis, Trustees of Curtis Realty Trust, Declaration of Trust dated December 14, 1967 and recorded with Essex South District Registry of Deeds in Book 5545, Page 453

of Topsfield, Essex
in consideration of

County, Massachusetts

THIRTEEN THOUSAND (\$13,000.00) DOLLARS

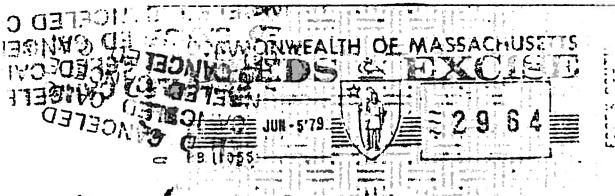
grant to County of Essex

of
with quitclaim covenants
the land in Middleton, Essex County, Massachusetts located on the Northerly side of Peabody Street, bounded and described as follows:

Being lots 1 and 2 as shown on a plan of land entitled "Subdivision-Middleton Mass. Prepared for Curtis Trust by Stiles Survey Co., Boxford, Mass., Scale: 1 inch equals 100 feet; July, 1972"

Beginning at a point on Peabody Street that is the common bound between property owned by Essex County and by lot 1 as shown on said plan, N 31°02'34" E, 458.38 feet to an established point; thence turning and running by land of Boychuck S 87°26'20" E, 174.58 feet to a point; thence turning and running by land of Boychuck to an established point, N 26°13'36" W, 111.77 feet; thence turning and running still by land of Boychuck, N 10°24'50" E, 272.22 feet to Peabody Street; thence turning and running by Peabody Street on two courses N 88°06'20" E, 173.94 feet to an iron pipe and N 83°14'15" E, 238.71 feet to the point of beginning.

For title reference see deed from Ernest A. Curtis, et al to Charles N. Curtis et al, Trustees of Curtis Realty Trust, dated December 14, 1967 and recorded with Essex South District Registry of Deeds in Book 5545, Page 467.



Executed as a sealed instrument this 18th day of May 19 79

Sally G. Curtis
Trustee

John P. Curtis
Trustee

Charlotte Curtis Clarenbach
Trustee

The Commonwealth of Massachusetts

Essex, ss. May 18, 19 79

Then personally appeared the above named Charlotte C. Clarenbach, John P. Curtis and Sally G. Curtis, Trustees of Curtis Realty Trust

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

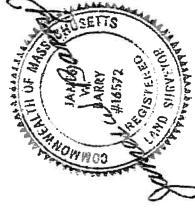
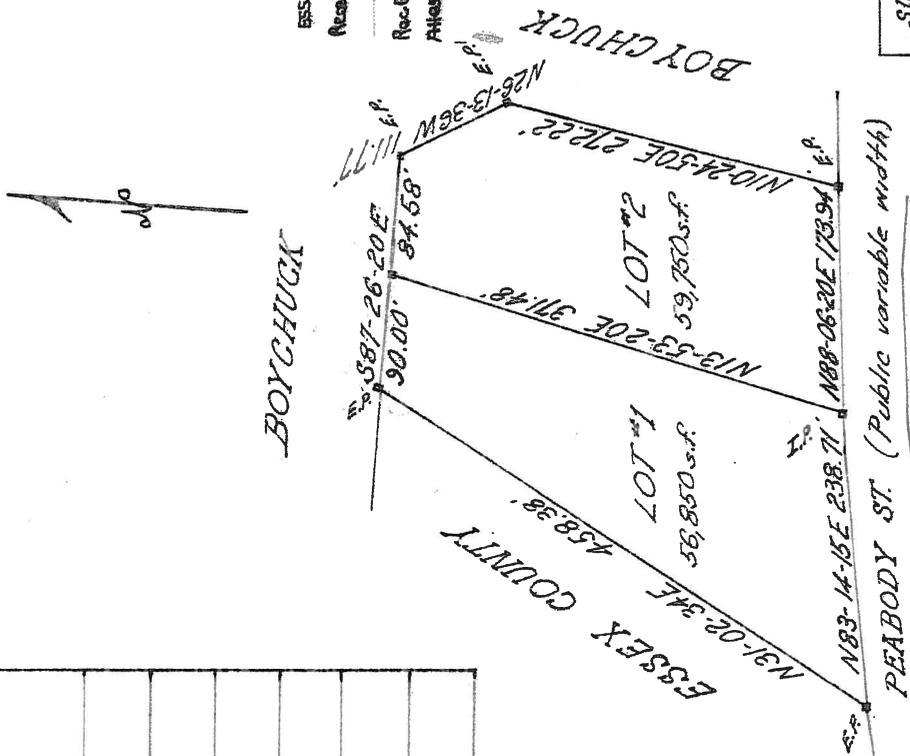
Before me, H. Burton Hampton
H. Burton Hampton Notary Public

My commission expires May 24, 19 85

129
1978

ESSEX REGISTRY OF DEEDS, SO. DIST. SALEM, MASS.
 Received May 19, 1978. ysk
 Rec'd 6470 P. 800 Filed as No. 129 1978
 Affidavit
 John F. Brennan Jr.
 Register of Deeds

SUBDIVISION - MIDDLETON MASS
 PREPARED FOR CURTIS TRUST
 BY STILES SURVEY CO.
 BOXFORD MASS.
 Scale: 1 in = 100 ft. July 1972
 Bk. 5545 Pg. 453 *page:*



PLANNING BOARD	BOARD OF HEALTH
Date: May 11 1978	Date:
J. P. O. J. J. J.	
James J. J. J.	
Ben W. J. J.	
William J. J. J.	
Donald H. J. J.	

Approval under Subdivision Control Law
 not required
 (Signature)

0/20-9

MIDDLETON CONSERVATION COMMITTEE
Town Office Building
Middleton, Mass.

May 1, 1979

1979

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 a parcel of land in the town of Middleton for conservation purposes, owned by the Curtis Realty Trust located on the northerly side of Peabody Street, and bounded by land of the County of Essex, land of Boychuk and by Peabody Street, comprising about 2.67 acres, all as shown on plan No. 129/1978 filed in the Essex South Registry of Deeds, and shown on said plan as Lot #1 and Lot #2.

Middleton Conservation Committee

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Town Office Building
Middleton, Mass.

May 1, 1979

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Raymond Ferriswood
William D. ...
Leonard M. ...
Lorne C. ...
Middleton Conservation Committee

1979

May 9, 1979

560 6598/3

Commissioner Richard Kendall
Mass. Dept. of Environmental Management
100 Cambridge Street
Boston, Massachusetts 02202

Dear Commissioner:

On behalf of the Essex County Commissioners and in accordance with the provisions of Chapter 698 of the Acts of 1967, I request the approval of your department to the acquisition of a parcel of land in Middleton, Mass., by the County of Essex for conservation purposes.

The parcel is shown on the enclosed plan as Lot #1 and Lot #2.

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

I am contacting Mr. Frank Colombo of your Department to inspect this site with him and will supply him with plans of the site.

If you require further information, please call me.

Very truly yours,

JAMES R. CARLIN
County Engineer

JC/fn

Enc.

cc:

Mr. C. Frank Colombo
Mass. Dept. of Environmental Management
817 Lowell Rd.
Carlisle, Ma. 01741

0120-9 B
1979

Endicott Realty Company

Haverhill Road

Boxford, Massachusetts 01921

May 10, 1979

To: County of Essex
Court House, Federal Street
Salem, Mass. 01970

Appraisal Fee:

Land of Curtis Trust, Peabody St.,
Middleton, Mass.

\$35.00

OK
R.E. Cardin
5/16/79

0120-2

1979

May 22, 1979

To the County Commissioners

Re: Conservation Land - Middleton

Dear Commissioners:

I recommend that you vote to purchase for conservation purposes, under authority of Chapter 698 of the Acts of 1967, a parcel of land on Peabody St., Middleton, Mass., owned by the Curtis Realty Trust, comprising about 2.67 acres for the purchase price of \$13,000.00 subject to approval of the Mass. Dept. of Environmental Management.

This acquisition has been approved by the Middleton Conservation Committee as required by law.

This parcel abuts a parcel presently owned by Essex County which is on the Ipswich River.

Very truly yours,

JAMES R. CARLIN
County Engineer

JC/fn



RICHARD E. KENDALL
COMMISSIONER

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

120-3
E

1979

May 29, 1979

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

Dear Mr. Carlin:

In accordance with the provisions of Chapter 698 of the Acts of 1967 the approval is granted for the acquisition of a parcel of land in Middleton, Massachusetts, by the County of Essex for conservation purposes. This property is the same as was contained in your letter of May 9 and the plans that were submitted with it.

We have received a report from C. Frank Colombo, Assistant Regional Forest and Park Supervisor in which he gives strong support to the acquisition of this property.

We are pleased to be of service in this matter.

Sincerely,

Richard E. Kendall
Commissioner

REK:GAB:mk

cc: Don Stoddard, Regional Supervisor
C. Frank Colombo, Assist. Regional Supv.
Joel Lerner, Director of Conservation Services