

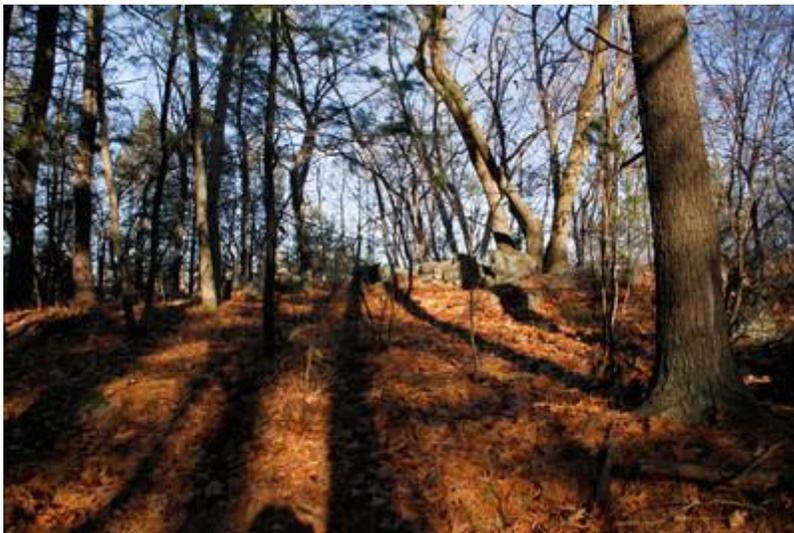
**Town of Middleton Request to Transfer Properties Currently Under the Care and Control of
the Division of Capital Asset Management and Maintenance (DCAMM)**

Parcel #: 5

Location/Address:	OFF THUNDER BRIDGE LANE
Assessors Map/Lot :	0008-0000-0014
Book and Page:	Bk 6487 Pg 717
Acres:	0.90
Assessed Value:	\$18,800
Acquired Date:	6/23/1978
Acquired Price:	\$800
Acquisition Notes:	Acquired under Chapter 698 Acts of 1967 for conservation purposes.
Property Description/Notes:	Riverfront property; Contains a steep ledge drop off to the river. A portion of the parcel is designated as a Habitat of Potential Regional or Statewide Importance, and an area with a high Index of Ecological Integrity (UMass CAPS program/DEP).
Current Property Use:	Abuts town owned parcel.
Potential Property Use:	Continued use as open space. Topography of site limits potential uses.

Attachments:

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



Map 8 – Lot 14 facing northwest along stone wall

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



Map 8 – Lot 14 facing southwest along stone wall to river



Map 8 – Lot 14 facing southwest along stone wall to river

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



Map 8 – Lot 14 facing east up hill, to boundary wall



Map 8 – Lot 14 facing east uphill taken close to river

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



Map 8 – Lot 14 west side along river

COUNTY OF ESSEX, MASSACHUSETTS
 PLAN OF LAND IN
 MIDDLETON, MASS.
 OWNED BY
STANLEY KOWALCZYK
 JAMES R. CARLIN COUNTY ENGINEER
 MAY 24, 1978 SCALE: 1" = 40'



I certify that this plan conforms with the rules and regulations of the Register of Deeds dated January 1, 1976

Maurice J. Daniel, Jr.

I certify that the property lines shown are the lines dividing existing ownership, and the lines of streets and ways shown are those of public or private streets or ways, all as established, and that no new lines for division of ownership or for new ways are shown.

Signed

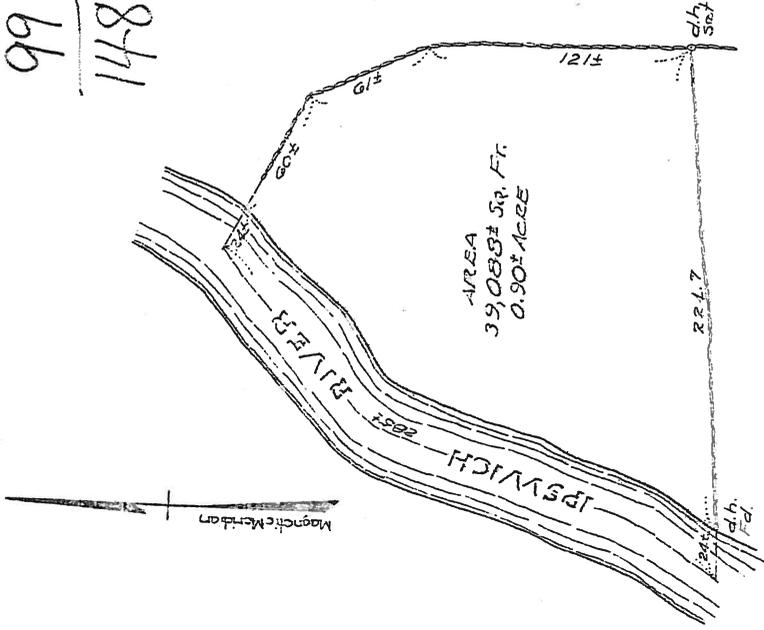
James R. Carlin
 Reg. Land Surveyor



James R. Carlin

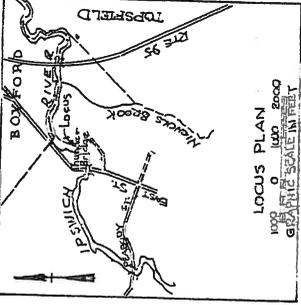
PLAN 800K 148 PLAN 07
 ESSEX REGISTER OF DEEDS SO. DIST.
 JAMES R. CARLIN
 Received *Charles M. ... 1978*
 with *Stanley Kowalczyk*
 Name of the owner
 Corrected Rec. 05/27/78
 Attest: *John P. ...*
 Register of Deeds

99
 148



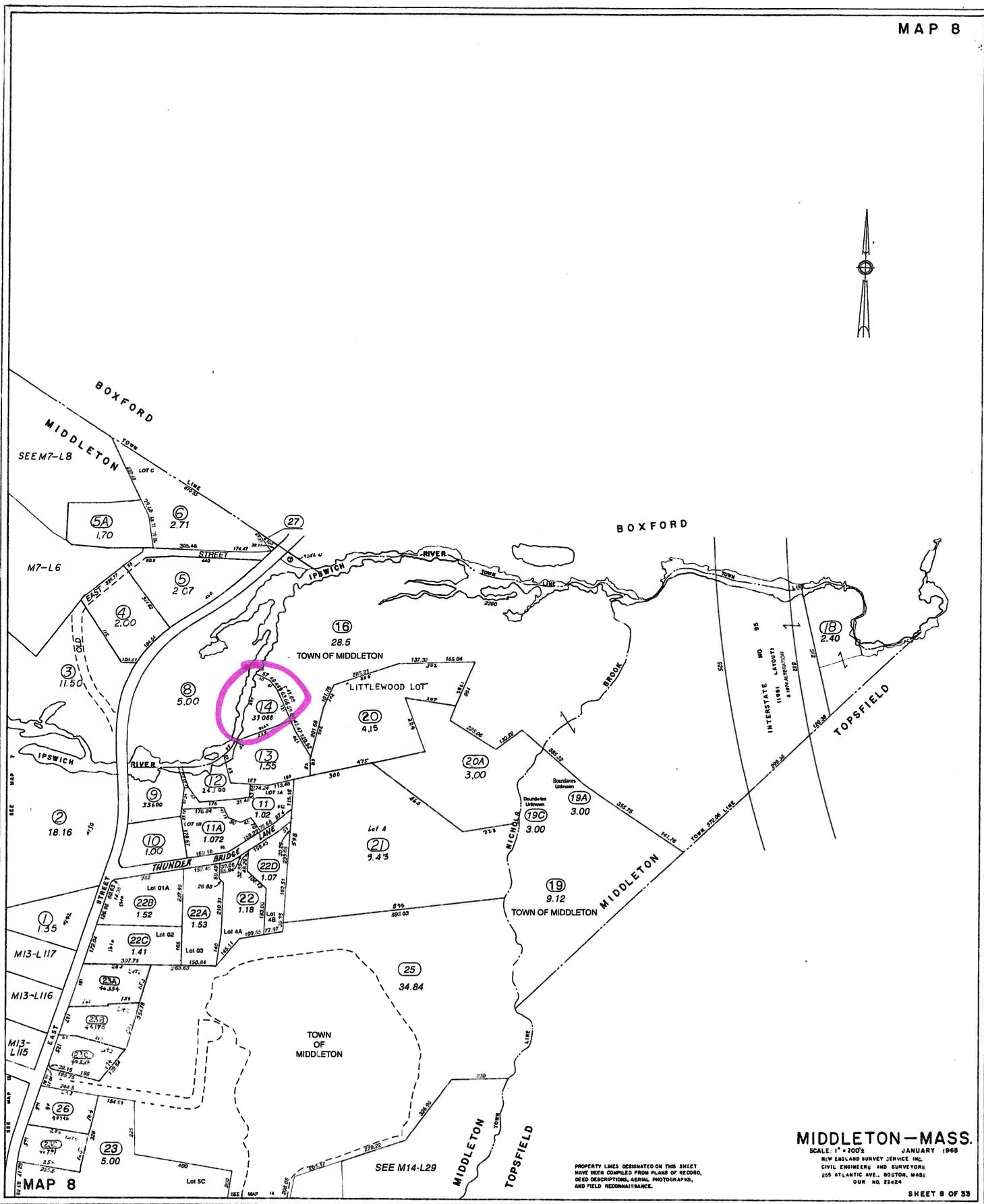
JOHN R. GAGNON
 PAMELA A. GAGNON

JOHN H. BLODGETT



ESSEX COUNTY ENGINEER'S

91-6-0210



MAP 8

MIDDLETON—MASS.

SCALE: 1" = 200'
 JANUARY 1965
 NEW ENGLAND SURVEY SERVICE, INC.
 CIVIL ENGINEERS AND SURVEYORS
 255 ATLANTIC AVE., BOSTON, MASS.
 OUR NO. 22424

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

I, Stanley Koval,

of Ojai, Ventura County, California,
in consideration of \$800.00 paid

~~County of Massachusetts~~

grant to County Commissioners, County of Essex, Massachusetts, a
municipal corporation,

of 32 Federal Street, Salem, said Essex County,
with quitclaim covenants
the land in Middleton, said County, located off East Street in said
Middleton, bounded and described as follows:

NORTHWESTERLY by the center line of the Ipswich River as shown on a
plan hereinafter described, two hundred eighty-five
(285) feet, more or less;

NORTHEASTERLY on three courses by land of John H. Blodgett as shown
on said plan, twenty-four (24) feet, more or less;
sixty (60) feet, more or less; and sixty-one (61)
feet, more or less;

EASTERLY by land of said Blodgett as shown on said plan, one
hundred twenty-one (121) feet, more or less;

SOUTHERLY on two courses by land of John R. Gagnon and Pamela A.
Gagnon, as shown on said plan, two hundred twenty-
four and 7/10 (224.7) feet and twenty-four (24) feet,
more or less.

Containing 39,088 square feet of land, more or less, and being shown
as "Area 39,088± Sq. Ft. 0.90± Acres" on a plan of land entitled,
"County of Essex, Massachusetts, Plan of Land in Middleton, Mass.,
Owned by Stanley Kowalczyk, James R. Carlin, County Engineer, May 24,
1978, Scale: 1"=40'," to be recorded herewith.

For title reference, see deed of Richard D. Miller, Jr., et ux, to
Stanley Kowalczyk, dated September 15, 1949, and recorded with Essex
South District Registry of Deeds, Book 3690, Page 459, and Essex
Probate Docket No. 265537 for the Estate of Stanislaw Kowalczyk.

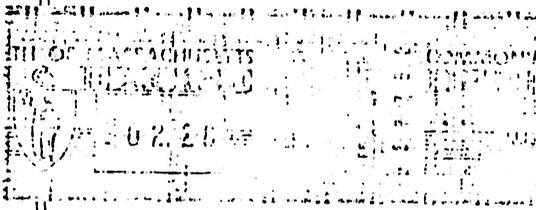
Executed as a sealed instrument this

23rd

day of

June 1978

Stanley Koval
Stanley Koval



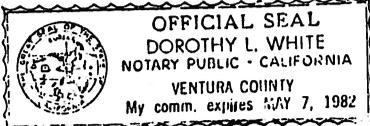
State of California
County of Ventura ss. *June 23 1978*
The Commonwealth of Massachusetts

Then personally appeared the above named Stanley Koval

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

Before me,

Dorothy L. White
Notary Public
Justice of the Peace



My commission expires

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Endicott Realty Company

Haverhill Road

Boxford, Massachusetts 01921

1978

June 14, 1978

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

Dear Mr. Carlin:

As per your request I am pleased to submit you my appraisal of the estimated fair market value of 39,088 Sq. Ft. of land located in Middleton, Mass. and as shown on Plan of Land owned by Stanley Kowalczyk dated May 24, 1978.

This parcel of land borders the Ipswich River in the vicinity of Thunder Bridge and has no road frontage. I feel that a fair price for this land would be \$800.00

Very truly yours,



Francis F. Perry

0120-9
d

1978

June 19, 1978

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

727-3159

Dear Commissioners:

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

The three parcels are shown on the enclosed plans.

I am also enclosing a copy of the concurrences of the Middleton Conservation Commission and the Danvers Conservation Commission to this acquisition.

I have met with Mr. Frank Colombo of your Department and have inspected these sites with him and supplied him with plans of the sites.

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, Mass. 01741

0120-9 R

June 20, 1978

1978
8

To the County Commissioners

Re: Middleton Conservation Land 0120-9
Danvers Conservation Land 0105-9

Dear Commissioners:

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

1. A parcel of land off East Street, Middleton, owned by Stanley Kowalczyk, comprising about one (1) acre for the purchase price of \$800.00.
2. A parcel of land on Maple Street, Middleton, owned by Stanley W. and Vera M. Klosowski, comprising about 1.22 acres for the purchase price of \$2,000.00.
3. A parcel of land on Green Street, Danvers, owned by Mark V. Raynard, comprising about 1.77 acres for the purchase price of \$11,500.00.

These purchases have been approved by the Danvers and Middleton Conservation Commissions.

The acquisition of these three parcels will make a total of 162.5 acres of protected watershed areas owned by Essex County in six different communities.

Very truly yours,

JAMES R. CARLIN
County Engineer

JC/fn

Stanley Kowalczyk

June 27,

78

County of Essex
32 Federal Street
Salem, Mass. 01970

0.90 acres of land off East Street, Middleton,
Mass. as per attached deed

\$800.00

1978
2120-9