

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

**Parcel #: 7**

<b>Location/Address:</b>	MILL ST
<b>Assessors Map/Lot :</b>	0013-0000-0037
<b>Book and Page:</b>	Bk 5736 Pg 574 Plan Bk 118 Plan 45
<b>Acres:</b>	12.90
<b>Assessed Value:</b>	\$37,000
<b>Acquired Date:</b>	12/11/1970
<b>Acquired Price:</b>	\$6,450
<b>Acquisition Notes:</b>	Acquired under Chapter 698 Acts of 1967 for conservation purposes.
<b>Property Description/Notes:</b>	Map 13 Lot 36, 0.25 ac., and 37, 12.9 acres south of Peabody Street, along Boston Brook. Much is in wetland and 100-year floodplain. Any upland is in Riverfront of Boston Brook.
<b>Current Property Use:</b>	Open field abutting Ipswich River and Boston Brook.
<b>Potential Property Use:</b>	A portion of the property could be farmed for hay. Proposed walking trail abuts Parcels #8 and #6.

Attachments:

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



Map 13, Lot 37, Boston Brook from west side looking southeast.

**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 37, Boston Brook looking southeast toward fields on eastern side of brook.



Map 13 – Lot 37 facing west.

**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 37 facing north slightly west toward Peabody Street.



Map 13 – Lot 37 facing southwest.

**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 37 facing south, slightly east



Map 13 – Lot 37 facing south, slightly east

**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 – Wagon in field of lot 37 looking west



Map 13 – Pine tree beside river near separation of Lot 37 from Lot 40

**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 – Near division of Lots 40 and 37



Map 13 – Lot 37 facing north from Lot 40

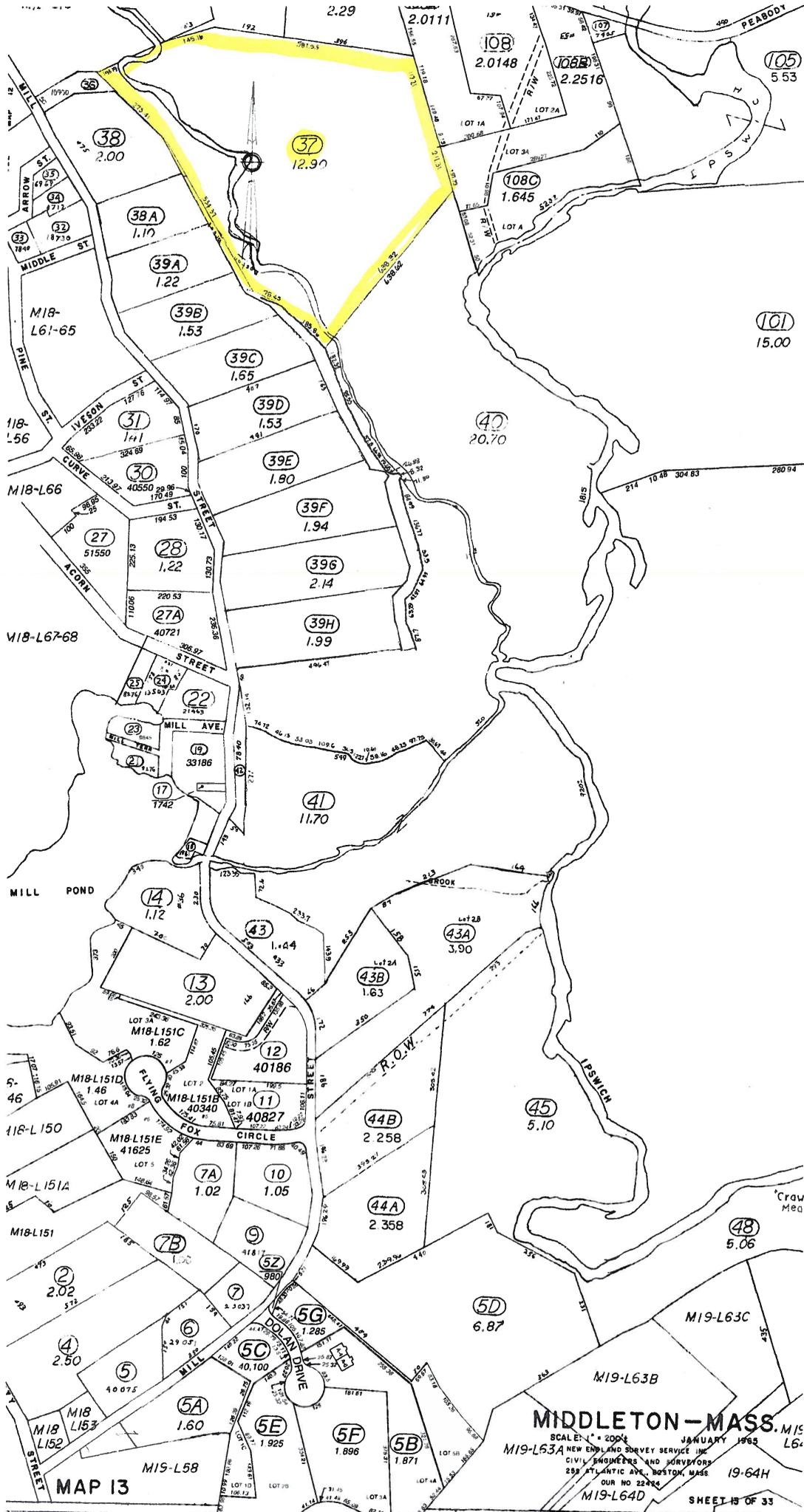
**Town of Middleton Request to Transfer Properties Currently Under the Care and Control of the Division of Capital Asset Management and Maintenance (DCAMM)**



Map 13, Lot 37 - Facing north toward Peabody Street.



Map 13, Lot 37 - West side upland nearing Boston Brook



**MIDDLETON-MASS. M15 L6C**  
 SCALE: 1" = 200'  
 JANUARY 1965  
 M19-L63A NEW ENGLAND SURVEY SERVICE INC.  
 CIVIL ENGINEERS AND SURVEYORS  
 250 ATLANTIC AVE., BOSTON, MASS.  
 OUR NO. 22442  
 19-64H  
 M19-L64D  
 SHEET 15 OF 33

DEMETRA BARLAS

S 2° 48' 41" E  
157.00

S 1° 47' 35" E 211.31

COUNTY OF ESSEX  
S 52° 34' 32" W  
636.25

Area = 129 A ±

CURTIS REALTY TRUST  
N 66° 25' 54" W 587.53

PEABODY STREET

JOHN J EAGER  
PATRICIA G EAGER

LEO CASAGRANDE

CURTIS REALTY TRUST

MILL STREET

Magnetic Meridian

COUNTY OF ESSEX, MASSACHUSETTS  
PLAN OF LAND IN  
MIDDLETON, MASS.  
OWNED BY  
CURTIS REALTY TRUST  
JAMES R. CARLIN COUNTY ENGINEER  
NOVEMBER 4 1970 SCALE 1" = 100'

PLAN BOOK 118 PLAN 45

ESSEX REGISTER OF DEEDS SO DIS-

SAID PLAN

RECORDED DEC. 30 1970

REALLY TRUST TO CURTIS REALTY TRUST

DEC. 2 1970

ATTORNEY

See Mr. James

Register of Deeds

45  
778

0120-9.5

ENGINEER'S OFFICE

COUNTY OF ESSEX

BK 5736 PG 574

& Plan We, Charles Curtis, John Curtis and Charlotte Curtis Clarenbach, as  
See Pl. B. Trustees of the Curtis Realty Trust, under Declaration of Trust dated  
118 Pl. 45 December 14, 1967, recorded with Essex South District Registry of Deeds,  
Book 5545, Page 453

for in consideration of the sum of \$6,450.00 County of Essex, Massachusetts,

being ~~in consideration of the sum of \$6,450.00~~ grant to the County of Essex  
Federal Street  
Salem, Massachusetts

for

with quitclaim covenants

the land in Middleton, Essex County, Massachusetts, commonly referred to  
as back land, located [Description and encumbrances, if any] to the East of Mill Street  
and the South of Peabody Street in said Middleton, bounded and described  
as follows:

Beginning at the Northeastly corner thereof at land now or  
formerly of Barlas, and thence running

SOUTHERLY, by said Barlas land, 387.61 feet; thence

SOUTHWESTERLY, by land of the grantee, 638.32 feet; thence

NORTHWESTERLY, and NORTHERLY, by remaining land of the grantor,  
on four courses, 185.86 feet, 78.45 feet, 534.37 feet, and 273.41 feet,  
respectively, to land now or formerly of Casagrande; thence

EASTERLY, by land of said Casagrande, on two courses, 40.91 feet  
and 198.19 feet, respectively; thence again

EASTERLY, by land now or formerly of Eager, 145.16 feet; thence  
again

EASTERLY, by remaining land of grantor, 587.53 feet to the  
point of beginning.

Containing about 12.9 acres, more or less.

For a more particular description reference is made to a Plan  
of Land in Middleton, Massachusetts, owned by Curtis Realty Trust;  
James R. Carlin, County Engineer, Scale 1" = 100', dated November  
4, 1970; said Plan to be recorded herewith.

Taxes for the year 1970 have been paid by the grantor. The  
acceptance of this deed, whether recorded prior to January 1, 1971  
or thereafter shall render the grantee liable for any and all real  
estate taxes due on the property for any date after December 31, 1970.

0-6-9-D

November 16, 1970

Commissioner Arthur W. Brownell  
Dept. of Natural Resources  
100 Cambridge St.  
Boston, MA 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 about 12.9 acres. 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

JRC/v  
Enclosures 2

0761

C180-9-D

November 24, 1970

To the County Commissioners

Gentlemen:

Re: Conservation Land in Middleton - 0120-9

I recommend that your Board engage the services of Francis F. Perry, Haverhill Road, Boxford to appraise a 12.9 acre parcel of land in Middleton owned by the Curtis Realty Trust for a fee not to exceed \$35.00.

The purpose of this appraisal is to evaluate the land as a possible conservation area.

Very truly yours,

James R. Carlin  
County Engineer

JRC/v

0761

7-6-10-10

November 24, 1970

Mr. Francis F. Perry  
Haverhill Road  
Boxford, MA 01921

Dear Mr. Perry:

Re: Middleton Conservation Land - 0120-9

The County Commissioners at their meeting on November 24, 1970 voted to engage you to appraise a 12.9 acre parcel of land in Middleton owned by the Curtis Realty Trust.

Although this parcel has no frontage on a public street, it does abut property already owned by Essex County and the Trust has also agreed to sell us a 50' strip out to Mill Street abutting the Casagrande property at the same rate as that for the purchase of the 12.9 acre parcel.

I am enclosing a print of this parcel. If you have any questions, please call me.

I hope that you can give this your earliest attention.

Very truly yours,

James R. Carlin  
County Engineer

JRC/v  
Engineer

0120-9

0120

XXXXXXXXXX

*Endicott Realty Company*

Haverhill Road  
Boxford, Massachusetts 01921

Nov. 30, 1970

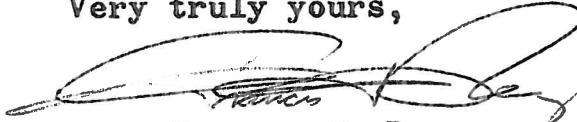
Mr. James Carlin, County Engineer  
Office of County Engineer  
Court House, Salem, Mass. 01970

Dear Mr. Carlin:

In accordance with your letter of November 24, 1970 I am pleased to submit to you my appraisal of the estimated fair market value of a 12.9 acre parcel of land in Middleton owned by the Curtis Realty Trust.

I feel that a fair value for this property would be \$500.00 per acre in view of the fact that a 50' right of way strip to Mill St. is included in this proposed purchase.

Very truly yours,



Francis F. Perry

1970

d 1200-7C

December 1, 1970

To the County Commissioners

Gentlemen:

Re: Conservation Land, Middleton - 0120-9

I recommend that your Board vote to purchase a 12.9 acre parcel of land in Middleton, Mass. for conservation purposes as authorized by Chapter 698 of the Acts of 1967 for \$6,450.00 which is the value set by our appraiser.

The parcel is shown on the attached plan and is owned by the Curtis Realty Trust.

This purchase would be a continuation of your policy of preserving and protecting the banks of the Ipswich River thus deterring pollution of this very important source of public water supply.

This parcel adjoins the land purchased last year, is adjacent to the Ipswich River and bisected by Boston Brook a main tributary of the river. It is mainly meadow and low land; provides excellent cover for wildlife and is a valuable storage area for flood protection downstream.

The acquisition of this land has been approved by the Middleton Conservation Commission and the Mass. Dept. of Natural Resources as required by the statute.

Very truly yours,

James R. Carlin  
County Engineer

JRC/v

1970

December 15, 1970

To the Commissioners of Essex County

Gentlemen: Re. Conservation land, Middleton  
0120-9

I recommend that your Board vote to purchase a 10,000 square foot parcel of land in Middleton, Massachusetts, for conservation purposes, as authorized by Chapter 698 of the Acts of 1967, for the purchase price of \$125.00, subject to the approval of the Mass. Dept. of Natural Resources.

The parcel is shown on the accompanying plan and is owned by the Curtis Realty Trust.

This parcel adjoins the 12.9 acre parcel you voted to purchase on December 1, 1970, and provides access to Mill Street from that parcel.

The acquisition of this parcel has been approved by the Middleton Conservation Committee, and approval of the Mass. Dept. of Natural Resources has been requested.

Respectfully yours,

James R. Carlin  
County Engineer

JRC/C

1970  
0761

MIDDLETON CONSERVATION COMMITTEE

Town Office Building

Middleton, Mass.

At a meeting of the Middleton Conservation Committee held at the Town Office Building, Middleton, Massachusetts, on November 16<sup>th</sup> 1970, a quorum being present, it was VOTED:

To approve, in accordance with Chapter 698 of the Acts of 1967, the purchase by the County of Essex of land for conservation purposes, comprising about 12.9 acres, as shown on a plan by James R. Carlin, County Engineer, dated November 4, 1970, to be filed with deed.

[Signature]  
F. E. [Signature]  
Tom Mannis  
[Signature]

Middleton Conservation Committee

Essex ss. Recorded Dec. 30, 1970. 5 m. past 3 P.M. #192

0120-9

1970

0190-9



*The Commonwealth of Massachusetts*

*Department of Natural Resources*

*State Office Building, Government Center*

*100 Cambridge Street, Boston 02202*

November 19, 1970

Mr. James R. Carlin  
County Engineer  
County of Essex  
Court House  
Salem, Massachusetts 01970

Dear Mr. Carlin:

Pursuant to Chapter 698, Acts of 1967, you are hereby notified that the Department of Natural Resources approves the purchase for conservation purposes by the County of Essex of certain land in Middleton totaling about 12.9 acres as shown on the plan by James R. Carlin, County Engineer, dated November 4, 1970.

This Department commends the effort of the Essex County Commissioners to acquire and protect open space lands of the Ipswich River Watershed. ✓

Sincerely,

Arthur W. Brownell  
Commissioner

JDF:kc

Essex ss. Recorded Dec. 30, 1970. 5 m. past 3 P.M. #193

1970