



Planning Board

TOWN OF MARSHFIELD

870 Moraine Street
Marshfield, Massachusetts 02050-3498

FILE COPY

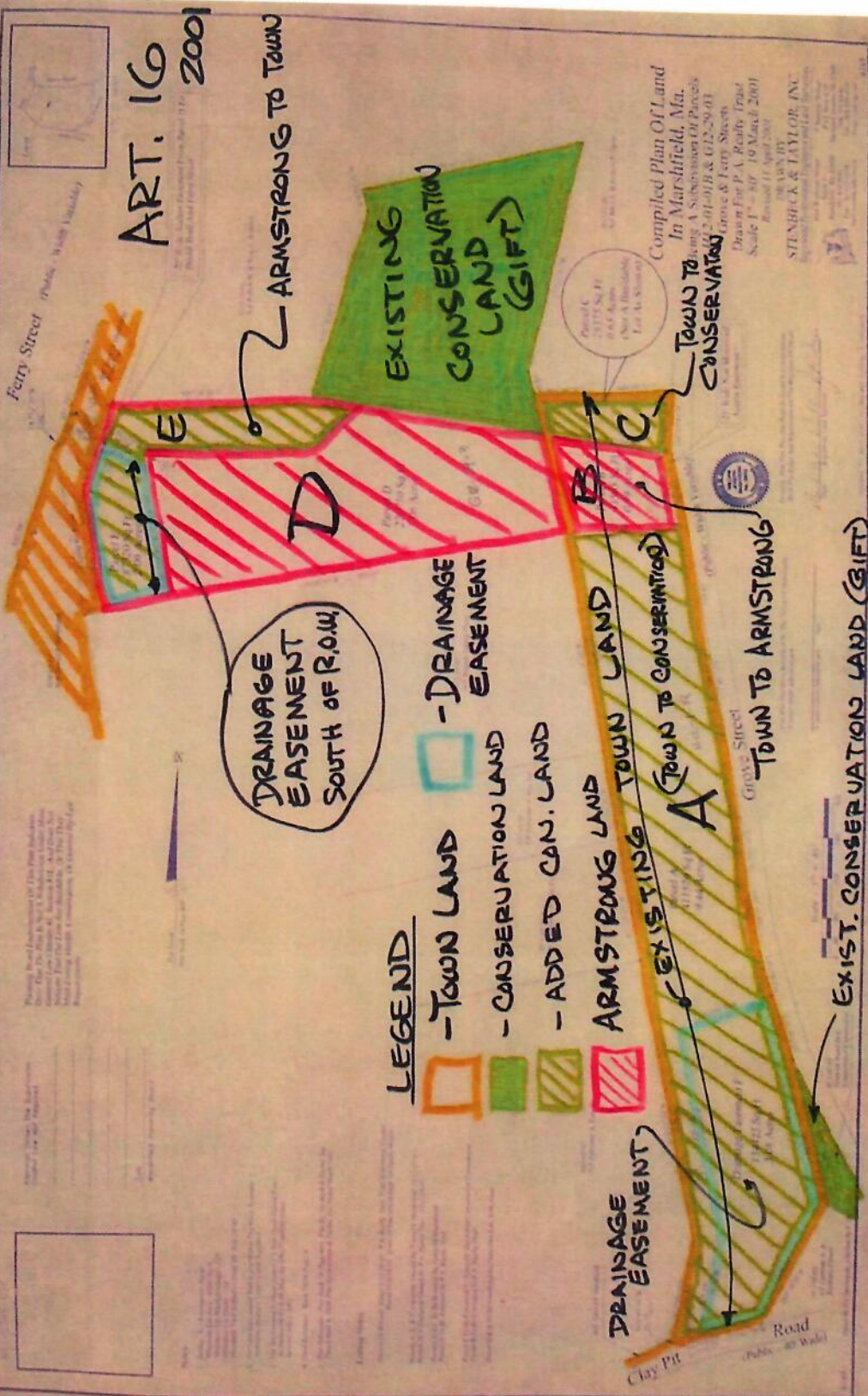
Tel: 781-834-5554
Fax: 781-837-7163

TO: Town Counsel
FROM: Angus Jennings
DATE: June 2, 2003
RE: Land off Ferry Street

An appraiser is trying to determine the value of a ten acre lot off Ferry Street which has an right of way over town-owned land. The owner would like to know if this right of way can be used for an access street for subdividing his ten acre lot.

Please advise.

Enclosures: Assessor's Map/Deeds/Sketch



I, DOROTHY B. O'DONNELL
of Marshfield

Plymouth County, Massachusetts

being unmarried, for consideration paid, grant to BERTRAM W. O'DONNELL and SHIRLEY B. O'DONNELL, husband and wife, as Tenants by the Entirety, both of said Marshfield

with quitclaim covenants

the land in said Marshfield on the southerly side of Summer Street and shown as Lot numbered A on a ^(Description and encumbrances, if any) plan entitled "PLAN OF LAND MARSHFIELD, MASSACHUSETTS SCALE 1" = 60'. SURVEYED MARCH 1953 BY LAWRENCE CALLAHAN, MARSHFIELD, MASS.", recorded with Plymouth Deeds, and bounded and described according to said plan as follows:

SOUTHEASTERLY by Lot A1, five hundred thirty and 96/100 (530.96) feet;

SOUTHWESTERLY by "Little" Cemetery, one hundred thirty-seven and 11/100 (137.11) feet;

NORTHWESTERLY along the southeasterly sideline of a right of way, five hundred sixty-one and 29/100 (561.29) feet; and

NORTHEASTERLY by said Summer Street.

Containing 2.27 acres, more or less, according to said plan.

Together with the right to use said right of way for purposes of access to and egress from the premises conveyed hereunder.

For my title see Estate of Gerald W. O'Donnell, Plymouth Probate number 73733.

The consideration of this conveyance is such that no revenue stamps are required.

Witness my hand and seal this

30th

day of August,

1956

Dorothy B. O'Donnell

8

The Commonwealth of Massachusetts

PLYMOUTH,

ss.

AUGUST 30, 1956

Then personally appeared the above named DOROTHY B. O'DONNELL

and acknowledged the foregoing instrument to be her act and deed, before me



John M. Corcoran
Notary Public - ~~Massachusetts~~
Commission expires March 11, 1961

Rec'd Sept. 4, 1956 at 9:00 A.M. & recorded.

The TOWN OF MARSHFIELD, a municipal corporation, in Plymouth County, Massachusetts, for consideration paid, grants to NOEMI RUGANI, of said Marshfield, with QUITCLAIM COVENANTS, a certain parcel of land containing ten (10) acres and shown on a plan entitled "PLAN SHOWING TOWN OF MARSHFIELD GRAVEL PIT & AREAS CONVEYED TO MARSHFIELD SAND & GRAVEL COMPANY & GINO RUGANI. SCALE 1" = 100'. APRIL 26, 1954. STENBECK & TAYLOR, SURVEYORS, MARSHFIELD, MASSACHUSETTS." and being designated on said plan as "TOWN OF MARSHFIELD TO GINO RUGANI 10 ACRES", said plan to be recorded with Plymouth Deeds and said



parcel being bounded and described, according to said plan, as follows:

BEGINNING at a cement bound two hundred seventy (270) feet south-westerly from Grove Street in said Marshfield; thence running S 10° 30' E, four hundred thirty-five and 60/100 (435.60) feet to a cement bound; thence turning and running S 79° 30' W, one thousand (1,000) feet to a point; thence turning and running N 10° 30' W, four hundred thirty-five and 60/100 (435.60) feet to a point; and thence turning and running N 79° 30' E, one thousand (1,000) feet to said cement bound at point of BEGINNING.

Together with an Easement over a 40-foot right of way from Ferry Street in said Marshfield, the same to be used for access and egress to the land conveyed hereunder. Said right of way extends from the northwesterly corner of the conveyed premises N 11° 04' 45" W to said Ferry Street.

The conveyance is made in pursuance and under the authority of Article 6 of the Warrant for the Special Town Meeting held in Marshfield on May 25, 1956.

IN WITNESS WHEREOF, said Town of Marshfield has caused its Corporate Seal to be hereunto affixed, and this instrument to be signed, acknowledged, and delivered in its name and behalf, by Harold H. Wicher, John W. Flavell, and Robert L. Melvin, its Board of Selectmen, hereto duly authorized this 14th day of July, 1956.

TOWN OF MARSHFIELD: By

Harold H. Wicher
Chairman
John W. Flavell
Robert L. Melvin

BOARD
OF
SELECTMEN



COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS.

JULY 14, 1956

Then personally appeared, the above named Harold H. Wicher, John W. Flavell and Robert L. Melvin, and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of the Town of Marshfield, before me



John M. Corcoran
John M. Corcoran, Notary Public
My commission expires March 11, 1961.

Rec'd Sept. 4, 1956 at 9:00 A.M. & recorded.

We, James A. McLaughlin and Katherine McLaughlin, husband and wife, of Marshfield, Plymouth County, Massachusetts, being ~~un~~married, for consideration paid, grant to Lloyd G. Crosby and Orma de A. Crosby, husband and wife, as tenants by the entirety, both of said Marshfield with quitclaim covenants the land in said Marshfield, bounded and described as follows:
(Description and encumbrances, if any)

A certain parcel of land located southerly of the intersection of Careswell and Webster Streets,

Beginning at the Southwesterly corner of land of this grantee, at a point 110 feet Southerly of said Careswell Street;

thence South 7°20' East, 38.6 feet;

thence South 65°10' West, 142.6 feet to a passageway;

thence by said passageway, North 7°20' West, 19.7 feet to other land of the grantee;

thence North 58° 16' East, 149.78 feet to the point of beginning;

BK 21089 PG 231 DIS XA

170932
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
10 DEC 2001 10:43AM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 21089 Pg 231-232

QUITCLAIM DEED

Town of Marshfield, a municipal corporation duly organized under the laws of the Commonwealth of Massachusetts with a principal place of business at 870 Moraine Street, Marshfield, Plymouth, County, Mass.

for consideration paid and in full consideration of a \$1.00

Grants to Peter Armstrong, Trustee of P.A. Realty Trust, u/d/t dated May 17, 2000, recorded Plymouth County Registry of Deeds Book 18531, Page 10.
of Marshfield, Ma.

WITH QUITCLAIM COVENANTS

a certain parcel of land situated on the westerly side of Grove Street in Marshfield, Plymouth County, Mass., being shown as "PARCEL B" on a plan of land entitled, "COMPILED PLAN OF LAND IN MARSHFIELD MA., BEING A SUBDIVISION OF PARCELS H-12-01-01B & G12-29-03, GROVE & FERRY STREETS, DRAWN FOR P.A. REALTY TRUST, SCALE 1"=80", 19 MARCH 2001, REVISED 11 APRIL 2001, said plan drawn by Stenbeck & Taylor, Inc., and to be filed herewith.

Said parcel containing 43,505 sq. ft. of land according to said plan.

Said parcel is conveyed subject to a "25.00 foot wide non-motorized access easement" as shown on aforesaid plan. Said easement is for pedestrian access and egress between Grantors Lots A & C on aforesaid plan.

Said parcel is conveyed subject to the restrictions that said Parcel B is to be combined with Grantee's Parcel D on aforesaid plan and the combined parcel used solely for one single family dwelling with the customary buildings and uses associated therewith and for buildings and uses associated with the keeping of horses and farming. Any commercial agricultural use of said Parcel B shall be subject to the provisions of the Marshfield Zoning By-Laws regardless of the size of the combined Parcel. No other additional land is to be added to the combined parcel that will be accessed thru Parcel B and on said plan. Said restriction will expire fifty years from date of this instrument.
For Grantors title see deed recorded Plymouth County Registry of Deeds Book 1800 Page 361

For authority see certified copy of Town meeting so to attached herewith.


been revoked or amended except as of record and that I am authorized and directed by the beneficiaries to execute and deliver the within deed for the consideration stated.

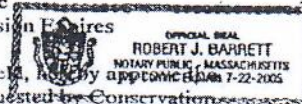
Witness my hand and seal this 16th day of November, 2001.


Peter Armstrong, Trustee

Plymouth, ss COMMONWEALTH OF MASSACHUSETTS
November 16, 2001

Then personally appeared the above named Peter Armstrong, Trustee as aforesaid and acknowledged the foregoing instrument to be his free act and deed before me.


Notary Public
My Commission Expires

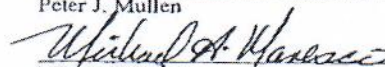


We, the undersigned Board of Selectmen of the Town of Marshfield, hereby acknowledge receipt of the within deed under Mass. G. L. c.40 Sec. 8(c) as requested by Conservation Commission.

7-22-05


James J. Fitzgerald

Peter J. Mullen


Michael Maresco