

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

COUNTY COMMISSIONERS

No. #1394

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We hereby certify that pursuant to an order of this Board DATED August 7, 1956, for the relocation of Clyde Street Brookline, a copy of which was recorded with the Norfolk Registry of Deeds August 30, 1956, entry was made and possession taken thereunder for the purpose of constructing the way, ditch, or drain as set forth in said order, on the second day of April, 1957 by the Selectmen of the town of Brookline, their certificate of entry being on file in the office of the County Commissioners.

Witness our hands this ~~seventh~~ day of April, 1957.

RUSSELL D. BATES

CLAYTON W. YASE

EVERETT L. BOWSER

COUNTY COMMISSIONERS

Entered and recorded with the County Commissioners' Records:

ATTEST: WILLIAM H. NEAL CLERK

A true Copy, ATTEST: [Signature] CLERK

Recorded Apr. 16, 1957 at 11:39m.A.M.

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

At a meeting of the County Commissioners for the County of Norfolk, held at ~~Dedham~~ ~~Main~~ and for said County, on the second day of April, 1957 at adjournment of their December meeting next preceding:-

The petition of ROBERT A. McDONNELL and others of MEDWAY, in said County, represents as follows:-

Commonwealth of Massachusetts

Norfolk, ss.

To the Honorable the County Commissioners of the County of Norfolk;

Respectfully represent your petitioners, inhabitants of the town of MEDWAY in said County, that common convenience and necessity require that the way ~~known~~ as COFFEE STREET, a public way in said town, be relocated between Holliston Street and Main Street for the purpose of establishing the boundary lines of said way; making alterations in the ~~course~~ or width of said way; and making repairs on said way.

Refer to Recorder 418-421-1957 P.L. Cooke #203.

See Vol. 36720.549.

Wherefore your petitioners pray that said way may be relocated within the limits above specified.

Dated November 3, 1952.

Robert J. O'Donnell
John E. Kirby
Joseph H. Potenza
Joseph A. Pelletier
Mary A. Pelletier

Leo M. Haas
Dorothy M. Haas
George L. Johnson
Bruno Fontanella
Mary F. Blake

* * * * *

This petition was presented to the Commissioners and duly entered at a meeting of said Commissioners, held at Dedham, aforesaid on the twelfth day of November, 1952, by adjournment of their September meeting next preceding; and the ninth day of December, 1952 and two-thirty o'clock in the afternoon at the Court House in Dedham were appointed by said Commissioners as the time and place for commencing and proceeding to view the premises; and they thereupon caused a copy of said petition, and of order of notice thereon, to be served upon the Clerk of the Town of MEDWAY being the town within which such relocation of way was prayed for, fifteen days at least before the time appointed for said view; and also caused copies of an abstract of said petition and of said order of notice to be posted in two public places in said town; and to be published in the FRANKLIN SENTINEL, a newspaper published in said County, said posting and publication having been seven days at least before the time appointed for said view, that all persons and corporations interested for or against said petition, might then and there appear and be heard if they saw fit.

And on the said ninth day of December, 1952, the Commissioners, Frederick A. Leavitt, Russell T. Bates and Clayton W. Nash, met at the time and place specified in said order: when and where the petitioners appeared and the town of MEDWAY was represented by its Selectmen; and the said Commissioners then viewed the route and premises, and heard all persons and corporations interested; and no party interested objected; and thereupon the said Commissioners did adjudge that common convenience and neccessity require that said way be relocated as prayed for in said petition.

And thence the same was continued and adjourned from time to time to a meeting of the Commissioners held at Dedham on the eighteenth day of May, 1954, when and where upon the adjudication aforesaid, the Commissioners appointed the twenty-second day of June, 1954, and three o'clock in the afternoon at the Town

Hall in MEDWAY as the time and place when they would proceed to and take such action in relation to said adjudication as by law they might be authorized to do.

And having given notice of such adjudication, and of the time and place appointed, and for the purpose aforesaid in the same manner as the notice and publication were given and made before first proceeding to view, the said Commissioners met at the time and place appointed and then and there heard all persons and corporations interested, and said hearing was continued and adjourned from time to time to this meeting.

And now the Commissioners, Russell T. Bates, Clayton W. Nash and Everett M. Bowker, by courses and distances, metes

and bounds, do relocate said COFFEE STREET as prayed for in said petition.

And the lines of said relocation of said COFFEE STREET are as follows:

The northerly line begins at a point on the easterly line of Holliston Street; thence N-84-41-40-E a distance of 0.07 feet to a stone bound; thence southeasterly by a curve with a radius of 50.00 ft. a distance of 80.41 ft. to a stone bound; thence N-82-33-20-E a distance of 223.61 ft. to a stone bound; thence by a curve to the right with a radius of 1660.00 ft. a distance of 323.61 ft. to a stone bound; thence S-86-16-30-E a distance of 111.07 ft. to a stone bound; thence by a curve to the left with a radius of 50.00 ft. a distance of 71.14 ft. to a stone bound which is on the westerly line of Ellis Street; thence N-71-11-40-E a distance of 38.50 ft. to a stone bound which is on the easterly line of Ellis Street; thence southeasterly by a curve with a radius of 50.00 ft. a distance of 85.94 ft. to a stone bound; thence S-86-16-30-E a distance of 147.48 ft. to a stone bound; thence by a curve to the left with a radius of 2000.00 ft. a distance of 160.57 ft. to a stone bound; thence N-89-07-30-E a distance of 445.00 ft. to a stone bound; thence continuing on the same course a distance of 446.34 ft. to a stone bound; thence by a curve to the right with a radius of 2060.00 ft. a distance of 350.75 ft. to a stone bound; thence S-81-07-10-E a distance of 637.52 ft. to a stone bound; thence by a curve to the left with a radius of 40.00 ft. a distance of 62.96 ft. to a stone bound

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which is on the westerly line of a Private Way as laid out by the Norfolk County Commissioners by Return dated December 8, 1936; thence S-78-36-30-E a distance of 30.03 ft. to a stone bound which is on the easterly line of said private way; thence southeasterly by a curve with a radius of 41.64 ft. a distance of 62.59 ft. to a stone bound; thence by a curve to the right with a radius of 1260.00 ft. a distance of 241.29 ft. to a stone bound; thence S-66-27-20-E a distance of 308.84 ft. to a stone

bound; thence by a curve to the right with a radius of 260.33 ft. a distance of 212.31 ft. to a stone bound; thence by a curve to the left with a radius of 60.00 ft. a distance of 94.25 ft. to a stone bound which is on the northerly line of Main Street as laid out by the Norfolk County Commissioners by Return dated November 29, 1921.

The southerly line begins at a point on the easterly line of Holliston Street, said point being S-6-26-50-E a distance of 81.41 ft. and S-1-10-20-E a distance of 78.93^{ft.} from the first point on the northerly line as above described; thence N-84-41-40-E a distance of 4.14 ft. to a stone bound; thence northeasterly by a curve with a radius of 50.00 ft. a distance of 76.67 ft. to a stone bound; thence N-82-33-30-E a distance of 229.58 ft. to a stone bound; thence by a curve to the right with a radius of 1600.00 ft. a distance of 311.91 ft. to a stone bound; thence S-86-16-30-E a distance of 393.02 ft. to a stone bound; thence by a curve to the left with a radius of 2060.00 ft. a distance of 165.39 ft. to a stone bound; thence N-89-07-30-E a distance of 445.00 ft. to a stone bound; thence continuing on the same course a distance of 446.34 ft. to a stone bound; thence by a curve to the right with a radius of 2000.00 ft. a distance of 340.53 ft. to a stone bound; thence S-81-07-10-E a distance of 665.38 ft. to a stone bound; thence by a curve to the right with a radius of 1200.00 ft. a distance of 307.12 ft. to a stone bound; thence S-66-27-20-E a distance of 308.84 ft. to a stone bound; thence by a curve to the right with a radius of 200.33 ft. a distance of 163.38 ft. to a stone bound; thence by a curve to the right with a radius of 60.00 ft. a distance of 94.25 ft. to a stone bound which is on the northerly line of Main Street as laid out by the Norfolk County Commissioners by Return dated November 29, 1921;

said bound being S-70-16-20-W a distance of 180.00 ft. from the last bound on the northerly line as above described.

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The southerly line heretofore described, in general, is 60.00 ft. southerly from and parallel to the northerly line.

And the said Commissioners do hereby take for the purposes of a highway all the fee and rights incident to a public highway in the lands included within the lines of location hereinbefore described, and the grade thereof is established all as shown upon a plan entitled "Plan and Profile showing the Relocation and Widening of Coffee Street, Medway between Holliston St. and Main St. as made by the Norfolk County Commissioners by Return dated April 2, 1957. Horizontal Scale: 1 inch = 40 feet. Vertical Scale: 1 inch = 8 feet. Wallace S. Carson, County Engineer." and signed by "Russell T. Bates, Chairman," which plan is filed herewith and made a part of this Return in accordance with the provisions of Chapter 79 of the General Laws, and all acts and amendments thereof and in addition thereto.

And the said Commissioners do likewise further take all the easements in lands adjoining the location of said way as hereby established, consisting of the right to have the lands of said location protected by having the surface of the adjoining land slope from the lines of said location as indicated on said plan.

And permanent stone bounds will be erected at the termini and angles of said way relocated as aforesaid.

And it is determined by the Commissioners that all portions of the existing highway lying outside the lines herein established are hereby discontinued.

And it is determined by the Commissioners that the Inhabitants of the Town of MEDWAY, do within five years from the date of this Return and Order complete said way in a thorough and workmanlike manner and to the acceptance of the County Commissioners.

The travelled part of said way shall be constructed not less than thirty (30) feet in width.

Suitable sidewalks, gutters, culverts, retaining walls, fences and railings shall be constructed, wherever, in the opinion of the County Commissioners, they are needed, provided, however, no trees more than one and one half inches in diameter one foot above the ground shall be removed in the course of work done under this paragraph until the County Commissioners have been given notice of the intention to remove such trees and their assent thereto in writing has been given to the Inhabitants of the Town of MEDWAY.

And it is determined by the Commissioners that all the expenses of making the relocation of way prescribed in this Return and Order including the expense of constructing said way, and all land and other damages and expenses incident thereto, be paid by the Inhabitants of the Town of MEDWAY.

And the Commissioners have heard the proprietors of lands and property, rights and interests, taken or affected by these proceedings, and have considered and estimated the damages sustained in the premises, having had regard to all the damages done to the parties respectively, whether by taking their property or injuring it in any manner, and having allowed by way of set off, the benefits, if any, to the property of said parties in the premises, and do estimate and determine the damages to be paid to said parties respectively, in the sums hereafter named; the same to be paid to said parties respectively by the Inhabitants of the Town of MEDWAY when the lands hereby taken and over which said way is hereby located, have been entered upon and possession taken, for the purpose of constructing said way.

Pcl. No.	Owner	Approximate		
		Sq.Ft. Taken	Tax Al- lowance	Award
1.	Wendon Homes, Inc. Mtg: Natick Federal Savings and Loan Association	2200	1.25	200.00
1a.	Wendon Homes, Inc. Mtg: Natick Federal Savings and Loan Association	2400	.90	200.00
1b.	Charles F. Ashe et ux Mtg: Natick Federal Savings and Loan Association	2500	.94	200.00
2.	Earl J. Fontanello	5950 Slope easement	2.24	15.00
3.	Earl J. Fontanello et ux	2030	1.92	100.00

4.	Amalia R. Fontenalla	26300	1.14	25.00
	Slope easement			
5.	Dennis Lally et ux	12050	.18	5.00
	Slope easement			
6.	John P. and Mary A. Lally	21620	.35	10.00
	Slope easement			
7.	Anna V. Newton	7300	.05	1.00
	Slope easement			
8.	Angelo Sia	1660	.63	1.00
	Mtg: Bright ^{on} Cooperative Bank			
	Mtg: Harriet Higuera			
9.	Robert A. Carlson et ux	15000	5.65	75.00
	Mtg: Natick Federal Savings and Loan Association			
10.	Corrine A. Bauer	5073	1.27	5.00
	Ld. Ct. Cert. #37238, Bk. 187, P. 38			
	Mtg: Medway Cooperative Bank			
11.	Joseph A. Pelletier et ux	2570	.05	1.00
	Mary F. Blake, Life Estate			
12.	Joseph A. Pelletier et ux	1040	.03	1.00
	Mary F. Blake, Life Estate			
12a.	Grace S. Johnson		-	1.00
	Slope easement			
13.	Amalia R. Fontenalla	610	.15	1.00
14.	Leo M. Hass et ux	110	.02	1.00
	Slope easement			
15.	Joseph A. Pelletier et ux	100	.02	1.00
	Slope easement			
	Total			\$ 843.00

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And having heard the proprietors of lands and property, rights and interests, taken or affected by these proceedings, the Commissioners direct that all said proprietors shall have the right to take off their timber, wood and trees and to remove their buildings, structures, hedges, walls and fences from the lands so taken, at any time within six months from the date on which entry is made or possession taken for the purpose of constructing said way.

RUSSELL T. BATES

CLAYTON W. NASH

EVERETT M. BOWKER

COUNTY COMMISSIONERS

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

At a meeting of the County Commissioners, held at Dedham, on Tuesday, the second day of April, 1957, by adjournment

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of their December meeting next preceding:-

ORDERED: that the foregoing Return and Order be filed, accepted and recorded, and that an attested copy thereof be transmitted to the Clerk of the Town of MEDWAY within which the limits of said highway described therein lies, that the same may be recorded by said Clerk, within ten days in the book of records kept in said town for that purpose.

RUSSELL T. BATES

CLAYTON W. NASH

EVERETT M. BOWKER

COUNTY COMMISSIONERS

A true copy,

ATTEST: Willis A. Head CLERK

Recorded Apr. 18, 1957 at 9h. 39m. A.M.

I, LIBERO RICCIARDELLI, Trustee of Ricciardelli Realty Trust under Declaration of Trust dated December 15, 1952, recorded with Norfolk Registry of Deeds in Book 3139, Page 193,

of Needham,

Norfolk County, Massachusetts

~~being authorized~~, for consideration paid, grant to EDWARD J. SULLIVAN and MARJORIE C. SULLIVAN, husband and wife as tenants by the entirety,

of

with quitclaim covenants

~~to the said~~

~~to the said~~

A certain parcel of land, with the buildings thereon, situated in Wellesley, Norfolk County, Massachusetts, in that part known as Wellesley Hills, being the premises shown as Lot C on a plan entitled, "Subdivision Plan of Land in Wellesley, Mass. owned by Abbott Estates, Inc.", dated June 19, 1952, drawn by Gleason Engineering Company, recorded with Norfolk Registry of Deeds as Plan No. 1124 of 1952 in Plan Book 172, said lot being bounded and described as follows:

SOUTHEASTERLY	by Greylock Road, one hundred eighty-one and 94/100 (181.94) feet;
SOUTHWESTERLY	by Lot D, as shown on said plan, one hundred eighty-six and 55/100 (186.55) feet;
NORTHWESTERLY	by land marked "Formerly Edward R. Peirce", as indicated on said plan, one hundred sixty-two and 86/100 (162.86) feet and twenty-eight and 59/100 (28.59) feet, respectively; and
NORTHEASTERLY	by Lot B, on said plan, one hundred eighty-five and 36/100 (185.36) feet.

Containing 34,856 square feet of land, according to said plan.

The premises are conveyed subject to and with the benefit of restrictions of record, so far as the same are now in force and applicable; subject also to real estate taxes for the current year which the grantees assume and agree to pay.

DOCUMENTARY