

By Mr. Cellucci of Hudson, petition of Argeo P. Cellucci and Chester G. Atkins (by vote of the town) that the town of Boxborough be authorized to grant an easement to Gerald Hines Development Boston, Ltd. for the purpose of constructing and maintaining sewer lines in certain land held for conservation purposes. Local Affairs. [Local Approval Received.]

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Eighty-Two.

AN ACT AUTHORIZING THE TOWN OF BOXBOROUGH TO GRANT AN EASEMENT TO GERALD HINES DEVELOPMENT BOSTON, LTD. TO CONSTRUCT AND MAINTAIN SEWER LINES IN CERTAIN LAND HELD FOR CONSERVATION PURPOSES.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. The town of Boxborough, acting through its con-
2 servation commission, with the approval of the secretary of envir-
3 onment affairs, is hereby authorized to grant an easement to
4 Gerald Hines Development Boston, Ltd. for the benefit of Lots
5 132, 133, 115 and 116 to lay, construct and maintain sewer lines in
6 and over a parcel of land in Boxborough, Massachusetts known as
7 "Wolf Swamp" acquired by the Town on August 7, 1974 by deed
8 recorded with Middlesex South District Registry of Deeds in Book
9 12680 at Page 698, shown as Lot 136 on a plan entitled, "COM-
10 PILED PLAN OF LAND IN BOXBOROUGH, MASS. SHOW-
11 ING PROPOSED SEWER EASEMENT, PREPARED FOR
12 GERALD HINES DEVELOPMENT BOSTON, LTD.", Scale 1"
13 = 200', dated January 29, 1982 and last revised on April 14, 1982 by
14 Miller & Nylander, 114 Waltham Street, Lexington, Mass., a copy
15 of which is on file with the town clerk, said easement area being
16 more fully described as follows:

17 Beginning at a point on said Plan N 85° 56' 41" E 407.96 feet
18 from a corner of two stone walls at the junction of Lots 113, 125,

19 132 and 136, then N 85° 56' 41" E along the southerly side line of
20 Lot 132 by a stone wall, twenty-six and 38/100 (26.38) feet to a
21 point; then S 36° 39' 21" W seven hundred eighty-one and 12/100
22 (781.12) feet to a point; then S 43° 01' 35" W three hundred
23 thirty-two and 88/100 (332.88) feet to a point, at land now or
24 formerly of Assabet Beagle Club, Inc.; then S 85° 10' 53" W by land
25 now or formerly of Assabet Beagle Club, Inc. (Lot 207), twenty-
26 nine and 80/100 (29.80) feet to a point; then N 36° 39' 21" E seven
27 hundred sixty-two and 80/100 (762.80) feet to the point of begin-
28 ning;

29 containing 22,307 square feet, more or less, and a temporary
30 easement in the land abutting the parcel described above to a
31 distance of fifteen (15) feet from the easterly and westerly sidelines
32 thereof to be used in connection with the initial construction and
33 installation of said sewer lines in consideration for the grant to the
34 Town and upon its acceptance of a hiking trail easement across
35 said Lot 133 at a suitable location selected by said Gerald Hines
36 Development Boston, Ltd., allowing public access to said Lot 136;
37 clear hiking trails within Lot 136 as specified by the conservation
38 commission; and a deed conveying a parcel of land shown on said
39 plan containiing 208,954 square feet, more or less, and more fully
40 described as follows:

41 Beginning at a point on the line dividing Lots 133 and 134
42 southerly 1527.16 feet from the southerly sideline of Massachusetts
43 Avenue, then S 11° 46' 15" by land now or formerly of Roy & Doris
44 Custance (Lot 134), forty-seven and 32/100 (47.32) feet to a drill
45 hole; then S 13° 46' 35" W five hundred seventy-nine and 29/100
46 (579.29) feet to a stake in stones; then S 11° 28' 40" W eight
47 hundred ninety and 60/100 (890.60) feet to an iron pipe; then S 85°
48 51' 24" W sixty-six and 00/100 (66.00) feet to a point. Said last
49 three (3) courses by land now or formerly of Town of Boxborough
50 (Lot 136); then N 04° 09' 33" R one thousand two hundred thirteen
51 and 13/100 (1213.13) feet to a point on the southeasterly sideline of
52 a sixteen and 50/100 (16.50) feet wide American Telephone and
53 Telegraph Co. easement; then N 47° 34' 44" E along the southeas-
54 terly sideline of said sixteen and 50/100 (16.50) feet wide American
55 Telephone and Telegraph Co. easement, four hundred ten (410.00)
56 feet to the point of beginning.

1 SECTION 2. This act shall take effect upon its passage.