

350

THE MEMBERS OF THE BOARD OF SELECTMEN, as duly authorized and designated agents of the Town of Randolph and Inhabitants of the Town of Randolph, Norfolk County, Massachusetts, for consideration, grant to

THE RANDOLPH LITTLE LEAGUE, INC., a Massachusetts Corporation having an usual place of business in Randolph, Norfolk County, Massachusetts, with QUITCLAIM COVENANTS,

The land with the buildings and fences thereon, being situated on the Westerly side of North Street, in said Randolph described as Parcel 2 in a lease dated June 10, 1946, and bounded and described as follows:

NORTHERLY	by land now or formerly of James T. Rosser;
EASTERLY	by North Street;
SOUTHERLY	by land now or formerly of John J. Collins, and
WESTERLY	by Line "A".

Line "A" is a straight line running approximately north and south, which line passes through a point which is forty feet due east of the most Easterly part of the Town shed or barn, and also through another point which is one hundred feet due east of the most Easterly part of the garage occupied by the Town Highway Department.

Said property is the same premises now used by the Randolph Little League, Inc. and Randolph Babe Ruth League, Inc. for recreation purposes for the youth of the Town.

This conveyance is made subject to the condition that if the property is ever used for purposes other than its present use, or if the property is abandoned by the Randolph Little League, Inc. title to the same shall revert to the Town of Randolph.

This conveyance is also made subject to a right of way from North Street to the Town Barn to be used for all purposes for which public ways are used in the Town of Randolph and also subject to the right of the Town of Randolph to use said premises for the purpose of snow dumping.

Said grant by the Inhabitants of the Town of Randolph and the Town of Randolph is being made pursuant to and in conformance with a vote of the Town at its Annual Town Meeting, said vote being contained in Article 64 and said action by the Town Meeting thereon being a unanimous vote at the Annual Town Meeting on April 10, 1961, according to the records of the Town Clerk and Treasurer, which article is quoted herewith:

"Article 64 of the Annual Town Meeting of April 10, 1961. VOTED to authorize the Board of Selectmen to deed the property hereinafter described, and to allow the said Board of Selectmen to convey the property in a deed to the Randolph Little League, Inc. Said land, with buildings and fences thereon being situated on the Westerly side of North Street in said Randolph described as Parcel 2 in a lease dated June 10, 1946, and bounded and described as follows: Northerly by land now or formerly of James T. Rosser; Easterly by North Street; Southerly by land now or formerly of John J. Collins, and Westerly by line "A". Line "A" is a straight line running approximately north and south, which line passes through a point which is forty feet due

In witness whereof, the said The Randolph Little League, Inc.

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by John Siciliano, its President, and William E. Strong, its Treasurer, both duly authorized, this day of July 2, 1971, at the City of Randolph, Massachusetts.

Signed and sealed in presence of

The Randolph Little League, Inc.

John Siciliano, President
William E. Strong, Treasurer
James A. Denike, Secretary

The Commonwealth of Massachusetts

Norfolk

ss.

Then personally appeared the above named John Siciliano and William E. Strong and James Denike and acknowledged the foregoing instrument to be the free act and deed of the The Randolph Little League, Inc.

before me

Edward C. Hoer
Notary Public - Justice of the Peace
My commission expires May 20, 1977

CLERK'S CERTIFICATE

I, James A. Denike

Clerk of The Randolph Little League, Inc. hereby certify that at a meeting of the Board of Directors on July 2, 1971 at 8 p. m. at which a quorum was present, it was unanimously VOTED;

To give a deed to the Inhabitants of the Town of Randolph of Lot 1 shown on plan dated June 28, 1971, made by DeCa Engineering, Inc. containing 22,062 square feet of land, and that John Siciliano, James Denike, Secretary President and William E. Strong, Treasurer, be and they are hereby authorized to execute, seal and deliver said deed in behalf of said corporation.

A true record, attest:

James A. Denike
Clerk

Recorded July 16, 1971 at 9h. 22m. A. M.

351

east of the most Easterly part of the garage occupied by the Town Highway Dept., as petitioned for by Mitchell J. Goodhue and others.

Finance Committee recommends with the following amendments: Being the property now used by Randolph Little League, Inc., and Randolph Babe Ruth League, Inc., for recreational purposes for the youth of the Town. Said conveyance to be expressly conditional that in the event said property is abandoned by Randolph Little League, Inc., or used for purposes other than presently used, title to said land is to revert to the Town of Randolph. Right of way from North Street to the Town Barn, and authority of Town to use site for purposes of snow dumping to be retained by the Town, as petitioned for by Mitchell J. Goodhue and others."

WITNESS THE HANDS of Members of the Board of Selectmen of the Town of Randolph and the corporate seal of the Town of Randolph this 28th day of August 1961

George F. Cullen
Chairman

Joseph J. Hemenway
Member

George H. Hildreth
Member

John P. Fournier
Member

Norman B. Sisk
Member

Examiners of Deeds

Info 6655

August 28, 1961

They partially signed the above named number of the Board of Selectmen in and for the Town of Randolph and acknowledged the foregoing to be the full act and deed of the Town of Randolph before me.

William J. Hall
William J. Hall, Notary Public
My Commission Expires Sept 16, 1962

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TAKING FOR SEWER PURPOSES

WHEREAS the Board of Sewer Commissioners on June 1, 1981, acting for and in behalf of the Town of Randolph, voted to take an easement through the following parcel of land, hereinafter described for the purpose of laying and maintaining a sewer system.

NOW THEREFORE the Board of Sewer Commissioners, acting for and in behalf of said Town of Randolph, in accordance with General Laws, Ch. 79, and under authority of Ch. 73 of the Acts and Resolves of 1955, does hereby take for the purpose of laying and maintaining a sewer system, an easement in, over, through and under the following described parcel of land, together with all the trees and buildings affixed thereto, if any. Said easement is designated on plan entitled, "Board of Sewer Commissioners, Town of Randolph, Massachusetts, Plan of Easement No. XXIX, November, 1981," recorded herewith.

The following described easement and right of way, the same being in the opinion of the Board of Sewer Commissioners, necessary for said purposes, to wit:

An easement and right of way in a certain parcel of land situated in Randolph shown as Lot B-15 on Town of Randolph Assessors Map No. 48 and bounded and described as follows:

Beginning at a point on the westerly sideline of North Street, said point being the southeasterly corner of said premises;

Thence running northwesterly along the southerly property line of said premises a distance of about 25 feet to a point;

Thence turning and running northeasterly for a distance of about 255 feet to a point on the westerly sideline of North Street;

Thence turning and running southerly along said westerly sideline for a distance of about 115 feet to a point;

Thence turning and running southwesterly continuing along said westerly sideline for a distance of about 140 feet to the point of beginning as shown on a plan entitled, "Board of Sewer Commissioners, Town of Randolph, Massachusetts, Plan of Easement No. XXIX, November 1981."

In addition to the permanent rights herein granted, the Town of Randolph, by its servants or agents, shall have the temporary right to use a strip of land 10.00 feet in width adjoining the westerly side of the easement not occupied by buildings or structures for the purpose of storing excavated materials and construction equipment and to travel over.

OWNER: Randolph Little League Inc.

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MAY - 6 1982 9:00 AM

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The said Board, having considered the question of damages, hereby determines that no damages have been sustained and none are awarded.

Said rights and easements in the land included within the above description are taken without interference with or prejudice to the rights of the owner of the land, except as far as is reasonably necessary in the exercise of the rights and easements hereby taken, and there is reserved to the owner and its successors and assigns, all rights in and to the use of the lands for all lawful purposes not inconsistent with the use thereof for all of the purposes hereinabove mentioned.

On each occasion that the Town enters upon the land in which the aforesaid rights and easements are taken and performs any work thereon it shall be the obligation of the Town to remove all surplus material and to leave the premises in reasonably the same condition as when the entry was made.

Any trees upon the land included within the above described easement are included within the taking.

WITNESS our hands and seals of the Town of Randolph this 26th day of April, 1982.

TOWN OF RANDOLPH
BOARD OF SEWER COMMISSIONERS

Felix Carlin
Robert E. Curran

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

April 26,

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Then personally appeared before me the above named Felix Carlin, Robert E. Curran and acknowledged the foregoing instrument to be the free act and deed of the Town of Randolph acting through its Board of Sewer Commissioners.

Jane Fitzgerald
Jane Fitzgerald
Notary Public

My commission expires 3-26-84

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TAKING FOR WATER PURPOSES

WHEREAS the Board of Water Commissioners on June 20, 1981 acting for and in behalf of the Town of Randolph, voted to take an easement through the following parcel of land, hereinafter described for the purpose of laying and maintaining a water system.

NOW THEREFORE, the Board of Water Commissioners, acting for and in behalf of said Town of Randolph in accordance with General Laws, Ch. 79, and under authority of Ch. 217 of the Acts and Resolves of 1885 and Ch. 269 of the Acts and Resolves of 1886, does hereby take for the purpose of laying and maintaining a water system easements in, over, through and under the following described parcel of land, together with all the trees and buildings affixed thereto, if any. Said easement is designated on plan hereinafter referred to.

The easement is shown on plan entitled "Town of Randolph, Water Main Easement across Randolph Little League Property at North Street" made by T. W. O'Dea, P. E. Town Engineer, dated May 11, 1981, to be recorded herewith, and bounded and described as follows:

- NORTHERLY by land of Trim Alloy Co. as shown on said plan, twenty (20) feet, more or less;
- EASTERLY by other land of Randolph Little League, two hundred ninety-five (295) feet, more or less, as shown on said plan;
- EASTERLY again by land of Randolph Little League, three hundred forty-one (341) feet more or less as shown on said plan;
- SOUTHERLY by land of Town of Randolph Recreation Department twenty (20) feet, more or less, as shown on said plan;
- WESTERLY by land of Town of Randolph Highway Department by two courses, measuring respectively three hundred forty-nine (349) feet more or less and two hundred ninety (290) feet, more or less as shown on said plan.

OWNER: Randolph Little League, Inc.

The said Board, having considered the question of damages hereby determines that no damages have been sustained and none are awarded.

Said rights and easements in the land included within the above description is taken without interference with or prejudice to the rights of the owners of the land, except so far as is reasonably necessary in the exercise of the rights and easements

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hereby taken and there is reserved to the owner and its successors and assigns, all rights in and to the use of the lands for all lawful purposes not inconsistent with the use thereof for all of the purposes hereinabove mentioned.

On each occasion that the Town enters upon the land in which the aforesaid rights and easements are taken and performs any work thereon, it shall be the obligation of the Town to remove all surplus material and to leave the premises in reasonably the same condition as when the entry was made.

Any trees upon the land included within the above described easement are included within the taking.

WITNESS our hands and seal of the Town of Randolph this twenty-seventh day of July 1981.

TOWN OF RANDOLPH

Board of Water Commissioners

Edward T. Clark
Edward T. Clark

Norman F. Ayers
Norman F. Ayers

John F. Brack
John F. Brack

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

July 27, 1981

Then personally appeared before me the above named Edward T. Clark, Norman F. Ayers and John F. Brack and acknowledged the foregoing instrument to be the free act and deed of the Town of Randolph acting through its Board of Water Commissioners.

William J. Carr
William J. Carr, Notary Public

My commission expires May 6, 1983

Recorded July 31, 1981 at 2h. 36m. P.M.

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TAKINGS FOR WATER PURPOSES

WHEREAS the Board of Water Commissioners on *December 1, 1980* acting for and in behalf of the Town of Randolph, voted to take easements through the following parcels of land, hereinafter described for the purpose of laying and maintaining a water system.

NOW THEREFORE the Board of Water Commissioners, acting for and in behalf of said Town of Randolph in accordance with General Laws, Ch. 79, and under authority of Ch. 217 of the Acts and Resolves of 1885 and Ch. 269 of the Acts and Resolves of 1886, does hereby take for the purpose of laying and maintaining a water system easements in, over, through and under the following described parcels of land, together with all the trees and buildings affixed thereto, if any. Said easements are designated on plans herein after referred to.

FIRST EASEMENT:

The first easement is shown on plan entitled "Town of Randolph Water Main Easement Across Randolph Little League Inc. Property at North Street" dated October 27, 1980 made by T. E. O'Dea, Town Engineer, to be recorded herewith, and bounded and described as follows:

Parcel 1:

NORTHERLY by land of Trim Alloy Company, ninety (90) feet;
EASTERLY by land of Randolph Little League Inc. twenty (20) feet;
SOUTHEASTERLY by land of Randolph Little League Inc. ninety-nine (99) feet;
SOUTHWESTERLY by land of the Town of Randolph, sixty-five (65) feet;

Parcel 2:

NORTHERLY by land of Randolph Little League Inc. twenty (20) feet;
EASTERLY by land of Randolph Little League Inc. four hundred twenty (420) feet;
WESTERLY by land of the Town of Randolph, four hundred twenty (420) feet.
SOUTHERLY by land of the Town of Randolph, twenty (20) feet.

OWNER: Randolph Little League Inc.

The said Board, having considered the question of damages, hereby determines that no damages have been sustained and none are awarded.

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SECOND EASEMENT:

The second easement is shown on plan entitled "Town of Randolph Water Main Easement Lot 1 - 189 Allen Street" dated October 14, 1980 made by T. W. O'Dea, Town Engineer, to be recorded herewith, and bounded and described as follows:

EASTERLY by land of Charles T. and Joan A. Smith,
two hundred fifty-two (252) feet;
SOUTHEASTERLY by land of Conrail Transportation Company
twenty (20) feet;
SOUTHWESTERLY by temporary construction easement
two hundred fifty-two (252) feet;
NORTHWESTERLY by Allen Street, twenty (20) feet.

OWNER: Charles T. and Joan A. Smith

The said Board having considered the question of damages, hereby determines that no damages have been sustained and none are awarded.

TEMPORARY CONSTRUCTION EASEMENT

There is also taken a temporary construction easement.
The temporary construction easement is designated on the aforementioned plan and bounded and described as follows:

EASTERLY by proposed twenty (20) foot wide water
easement, two hundred fifty-two (252) feet;
SOUTHEASTERLY by land of Conrail Transportation Company
ten (10) feet;
SOUTHWESTERLY by land of James R. Kennally and M. Crowley
two hundred fifty-two (252) feet;
NORTHWESTERLY by Allen Street, ten (10) feet.

This easement is a temporary construction easement and the duration of said easement is for a period of one hundred eighty days from the date of recording hereof, at which time said ten foot easement shall be deemed abandoned by the aforesaid Town of Randolph.

OWNER: James R. Kennally and M. Crowley.

The said Board having considered the question of damages, hereby determines that no damages have been sustained and none are awarded.

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THIRD EASEMENT:

The third easement is shown on plan entitled "Town of Randolph Water Main Easement Across Conrail Right of Way" dated October 21, 1980, made by T. W. O'Dea, Town Engineer, to be recorded herewith, and bounded and described as follows:

NORTHEASTERLY by land of Conrail by two courses measuring respectively sixty and 40/100 (60.40) feet and forty-one and 25/100 (41.25) feet;
SOUTHEASTERLY by land of Trim Alloys, sixty (60) feet;
SOUTHWESTERLY by land of Conrail by two courses measuring respectively forty-one and 25/100 (41.25) feet and sixty and 98/100 (60.98) feet; and
NORTHWESTERLY by land of James R. Kennally and M. Crowley and Charles T. and Joan A. Smith, sixty (60) feet.

OWNER: Conrail Transportation Company

The said Board having considered the question of damages, hereby determines that no damages have been sustained and none are awarded.

FOURTH EASEMENT:

The fourth easement is an easement twenty (20) feet wide running generally northerly and northwesterly as shown on plan entitled "Town of Randolph, Mass. Water Main Easement North Street" dated August 15, 1980, made by T. W. O'Dea, Town Engineer to be recorded herewith.

There is also a temporary construction easement ten (10) feet wide which is Westerly and Easterly of the aforementioned twenty (20) foot easement.

~~temporary~~
This easement is for a period of one hundred eighty days from the date of recording hereof, at which time said easement shall be deemed abandoned by the aforesaid Town of Randolph.

OWNER: Trim Alloy Company.

The said Board having considered the question of damages, hereby determines that no damages have been sustained and none are awarded.

Said rights and easements in the land included within the above descriptions are taken without interference with or prejudice to the rights of the owners of the land, except as far as is reasonably necessary in the exercise of the rights and easements hereby taken and there is reserved to the owners and their successors and assigns, all rights in and to the use of the lands for all lawful purposes not inconsistent with the use thereof for all of the purposes hereinabove mentioned.

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On each occasion that the Town enters upon the land in which the aforesaid rights and easements are taken and performs any work thereon, it shall be the obligation of the Town to remove all surplus material and to leave the premises in reasonably the same condition as when the entry was made.

Any trees upon the land included within the above described easement are included within the taking.

WITNESS our hands and seals of the Town of Randolph this
1st day of December 1980.

TOWN OF RANDOLPH

Board of Water Commissioners

Edward T. Clark
Edward T. Clark

Norman F. Ayers
Norman F. Ayers

John F. Brack
John F. Brack

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

December 1 1980

Then personally appeared before me the above named Edward T. Clark, Norman F. Ayers, and John F. Brack and acknowledged the foregoing instrument to be the free act and deed of the Town of Randolph acting through its Board of Water Commissioners.

William J. Carr
William J. Carr Notary Public

My commission expires May 6, 1983

Recorded Dec. 3, 1980 at 11h. 10m. A.M.