



Town of Randolph
Planning Department
41 South Main Street
Randolph, MA 02368
Phone: 781-961-0936

COPY

mailed 2nd time 7.22.2020

May 5, 2020

Paul V. Scally, Jr.
Joan M. Scally
Scally Family Living Trust
131 Oak Street
Randolph, MA 02368

RE: Kiley Circle

During a recent review of the Town's records of the lots purported to be located on Kiley Circle and a comparison with the records on file at the Norfolk County Register of Deeds, we have found some inconsistencies between said records that I hope you can help us to resolve.

- 1) We have not located a recorded plan of land for the subdivision that created Kiley Circle on file with the Registry of Deeds. The documents that depict any layout for Kiley Circle are:
 - a. Book 4177 page 240 → ANR plan from 1964
 - b. Book 527 page 32 → Mathematical Correction Plan from 2004It would appear that Kiley Circle may have been laid out between 1958 and 1964 yet we have not located the recorded plan at the Norfolk Registry of Deeds. Please advise.
- 2) The deeds for the lots referenced on the "Mathematical Correction" dated 2004 plan do not align with that plan through frontage or lot size. Should you provide the reference for the original recorded subdivision plan, the deeds would still not align with the plan as they reference frontage on Oak Street.

As you can see, the inconsistencies are problematic. Could you provide any documentation or reference to the of recording of the subdivision at the Registry of Deeds to resolve the question about the creation of Kiley Circle? I can be reached via email at mttyler@randolph-ma.gov or by phone at 781-961-0936.

Regarding any required correction of the deeds for the lots depicted on Kiley Circle, I have included copies download from the Norfolk Register of Deeds for your information. Please

contact the Town's Assessor Robert Cole at 781-961-0906 regarding requirements for correction that align with any approved and recorded plans.

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle R. Tyler". The signature is fluid and cursive, with the first name "Michelle" being the most prominent part.

Michelle R. Tyler
Town Planner

Cc: Robert Cole, Assessor
Jean Pierre-Louis, Engineer
Anthony Plizga, Planning Board Chairperson

[illegible]

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QUITCLAIM DEED

I, **PAUL V. SCALLY, JR.**, Individually, of 131 Oak Street, Randolph, Norfolk County, MA 02368, as the legal heirs of the Estate of Elizabeth M. Scally, Norfolk Probate Court Docket No. 77F1019, for consideration paid of One (\$1.00) dollar, hereby grant to **PAUL V. SCALLY, JR., Trustee, and JOAN M. SCALLY, Trustee, of SCALLY FAMILY LIVING TRUST**, under a Certificate of Trust, dated April 2, 2015 and recorded herewith pursuant to M.G.L. 184 § 35

with QUITCLAIM COVENANTS,

Property Address: Kiley Circle, Randolph, Norfolk County, MA 02368
Parcel ID # 31/B/4.8 and Parcel ID # 31/B/4.02

TWO CERTAIN PARCELS OF LAND with the buildings thereon situated in said Randolph, Norfolk County, Massachusetts, being shown as Lots B and C on a plan entitled "Plan of Land, Randolph, Mass." Dated August 9, 1958 by L.W. DeCelle Surveyors, Inc., recorded with Norfolk Registry of Deeds in Book 3719, Page 244, and bounded and described as follows:

FIRST PARCEL:

NORTHERLY: by Oak Street, one hundred five, (105) feet;

EASTERLY and SOUTHERLY: by Lot C on said plan in two lines measuring one hundred twenty-five (125) feet and one hundred three and 69/100 (103.69) feet, respectively;

WESTERLY: by Lot A on said plan, one hundred twenty-six and 14/100 (126.14) feet.

Said parcel is shown as Lot B on said plan.

Containing 12,340 square feet of land, all as indicated on said plan.

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Said lot is shown as Lot C on the above mentioned plan.

C O P Y

NORTHERLY: by Oak Street, forty-nine and 25/100, (49.25) feet;

EASTERLY: by land now or formerly of Pitnof, two hundred ninety-six and 99/100 (296.99) feet;

SOUTHERLY and

WESTERLY: by land of owners unknown in two lines measuring three hundred thirty-three (333) feet and three hundred four and 90/100 (304.90) feet, respectively.

For Title see deed recorded in the Norfolk County Registry of Deeds on September 21, 1959 in Book 3761, Page 486.

WITNESS my hand and seal 2nd day of April, 2015.

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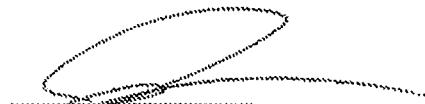
WITNESS my hand and seal 2nd day of April, 2015.


PAUL V. SCALLY, JR.


JOAN M. SCALLY

COMMONWEALTH OF MASSACHUSETTS
PLYMOUTH COUNTY

On this 2nd day of April, 2015, before me, the undersigned notary public, personally appeared **PAUL V. SCALLY, JR.**, and **JOAN M. SCALLY**, proved to me through satisfactory evidence of identification, which were Photo ID, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.


JONATHAN M. GRAHAM (official signature and seal of notary)
My Commission Expires: JULY 2, 2015



JONATHAN MICHAEL GRAHAM
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 2, 2015

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QUITCLAIM DEED

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with QUITCLAIM COVENANTS,

Property Address: Kiley Circle, Randolph, Norfolk County, MA 02368
Parcel ID # 31/B/4.1 and 31/B/4

The land in Randolph, Norfolk County, Massachusetts on the southerly side of Oak Street, being bounded and described as follows:

- NORTHERLY:** by Oak Street, sixty-three and 85/100 (63.85) feet, more or less;
- SOUTHEASTERLY:** by a curved line, being the northwesterly boundary of Lot 2 as shown on plan entitled "Plan of Lots Randolph, Mass. Sept. 14, 1965" filed with Norfolk Deeds as No. 57 of 1966 in Book 4325, Page 263, thirty-three and 73/100 (33.73) feet;
- EASTERLY:** by said Lot 2, one hundred twenty-two (122.00) feet, and by the lot referred to as "to be conveyed to Paul V. Scally", one hundred forty-nine and 99/100 (149.99) feet;
- SOUTHERLY:** by lands of various owners, as shown as the southerly boundary of Lot C on plan entitled "Plan of Land, Randolph, Mass. L.W. DeCelle Surveyors, Inc." dated August 9, 1958, and filed with Norfolk Deeds as No. 479 of 1964 in Book 3719, Page 244, three hundred thirty-three (333.00) feet;

PROPERTY ADDRESS: Parcel ID # 31/B/4.1 and 31/B/4 Kiley Circle, Randolph, Norfolk County, MA 02368

WESTERLY: N O by the easterly boundary of said Lot C, as shown on above
A mentioned plan, three hundred and 90/100 (304.90) feet;

NORTHERLY: O F F I C I A L O F F I C I A L
C O again, by the southerly boundaries of Lots A and B as shown on
plan entitled "Plan of Land Randolph, Mass. May 22, 1964, L.W.
DeCelle Surveyors, Inc." filed with Norfolk Deeds as Plan No.
694, of 1964 in Book 4177, Page 240, one hundred three and
86/100 (103.86) feet and one hundred thirty and 78/100 (130.78)
feet;

WESTERLY: again, by Lot B as shown on said last mentioned plan, seventy-four
and 47/100 (74.47) feet; and

SOUTHWESTERLY: by the curve at the corner of said Lot B and Oak Street, forty-four
and 12/100 (44.12) feet.

For Title see deed recorded in the Norfolk County Registry of Deeds, on March 11, 1971, in
Book 5022, Page 62.

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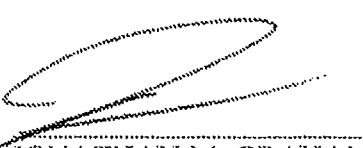
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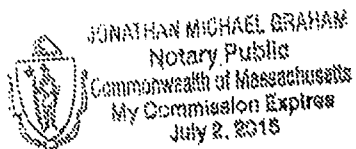
WITNESS my hand and seal 2nd day of April, 2015.


PAUL V. SCALLY, JR.

COMMONWEALTH OF MASSACHUSETTS
PLYMOUTH COUNTY

On this 2nd day of April, 2015, before me, the undersigned notary public, personally appeared **PAUL V. SCALLY, JR.**, proved to me through satisfactory evidence of identification, which were Photo ID, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.


JONATHAN M. GRAHAM (official signature and seal of notary)
My Commission Expires: JULY 2, 2015



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QUITCLAIM DEED

I, **PAUL V. SCALLY, JR.**, Individually, of 131 Oak Street, Randolph, Norfolk County, MA 02368, as the legal heirs of the Estate of Elizabeth M. Scally, Norfolk Probate Court Docket No. 77F1019, for consideration paid of One (\$1.00) dollar, hereby grant to **PAUL V. SCALLY, JR., Trustee**, and **JOAN M. SCALLY, Trustee**, of **SCALLY FAMILY LIVING TRUST**, under a Certificate of Trust, dated April 2, 2015 and recorded herewith pursuant to M.G.L. 184 § 35

with QUITCLAIM COVENANTS,

Property Address: Kiley Circle, Randolph, Norfolk County, MA 02368
Parcel ID # 31/B/4.7

A certain parcel of land situated in Randolph, Norfolk County, Massachusetts, containing one acre, bounded and described as follows:

Commencing at the corner of Oak Street and land now or formerly of Roswell and Orabelle Eddy, bounded Easterly by land now or formerly of said Roswell and Orabelle Eddy, 22 rods more or less; Southerly by land now or formerly of D Arthur Brown, Trustee, 7 rods; Westerly by land of Edwin M. Mann, 25 rods, more or less to Oak Street; Northerly by Oak Street 7 rods to point of beginning.

Being the same premises conveyed to me by deed of Verone Aikinson, dated April 27, 1927, recorded with Norfolk County Registry of Deeds, Book 21045, Page 498.

The above described parcel of land is less 2800 square feet more or less as shown by a taking by the Town of Randolph, dated April 27, 1936 and numbered 999.

This conveyance is also subject to an easement given to the Algonquin Gas Transmission Company dated May 10, 1952.

For Title see deed recorded in the Norfolk County Registry of Deeds on May 14, 1958, in Book 3637, Page 20.

PROPERTY ADDRESS: Kiley Circle, Randolph, Norfolk County, MA 02368

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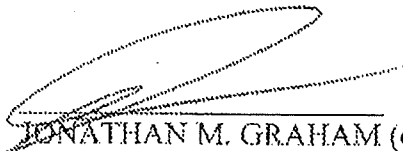
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WITNESS my hand and seal 2nd day of April, 2015.


PAUL V. SCALLY, JR.

COMMONWEALTH OF MASSACHUSETTS
PLYMOUTH COUNTY

On this 2nd day of April, 2015, before me, the undersigned notary public, personally appeared **PAUL V. SCALLY, JR.**, proved to me through satisfactory evidence of identification, which were Photo ID, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



JONATHAN M. GRAHAM (official signature and seal of notary)
My Commission Expires: JULY 2, 2015

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QUITCLAIM DEED

We, **PAUL V. SCALLY, JR.**, and **JOAN M. SCALLY**, Husband and Wife, of **131 Oak Street, Randolph, Norfolk County, MA 02368**, for consideration paid of One (\$1.00) dollar, hereby grant to **PAUL V. SCALLY, JR.**, Trustee, and **JOAN M. SCALLY**, Trustee, of **SCALLY FAMILY LIVING TRUST**, under a Certificate of Trust, dated April 2, 2015 and recorded herewith pursuant to M.G.L. 184 § 35

with QUITCLAIM COVENANTS,

Grantor, Grantee, and

Property Address: **131 Oak Street, Randolph, Norfolk County, MA 02368**

The land with the buildings thereon situated in Randolph, Norfolk County, Massachusetts, bounded and described as follows:

NORTHERLY: by Oak Street, eighty-six and 37/100 (86.37) feet;
NORTHEASTERLY: by the curved intersection of Oak Street and Kiley Circle, forty-four and 12/100 (44.12) feet;
EASTERLY: by Kiley Circle, seventy-four and 47/100 (74.47) feet;
SOUTHERLY: by Lot C as shown on a plan hereinafter mentioned, one hundred thirty and 78/100 (130.78) feet; and
WESTERLY: by Lot A as shown on said plan, one hundred twenty-six and 14/100 (126.14) feet.

OFFICIAL
Signatures affixed to this
plan constitute approval
for Lots A & B only
Randolph Planning Board

Raymond T. Wall
Joseph W. Curran
Marnold Tagrin
M. Carl J. Diauto
Leo T. O'Neill

OFFICIAL
Plan of Land
RANDOLPH, MASS.
Scale 1"=40' Aug. 9, 1958
L.W. DeCelle Surveyors, Inc.
Civil Engineers
285 Union St., Randolph
Property Owner: Paul Scally
Oak St. Randolph

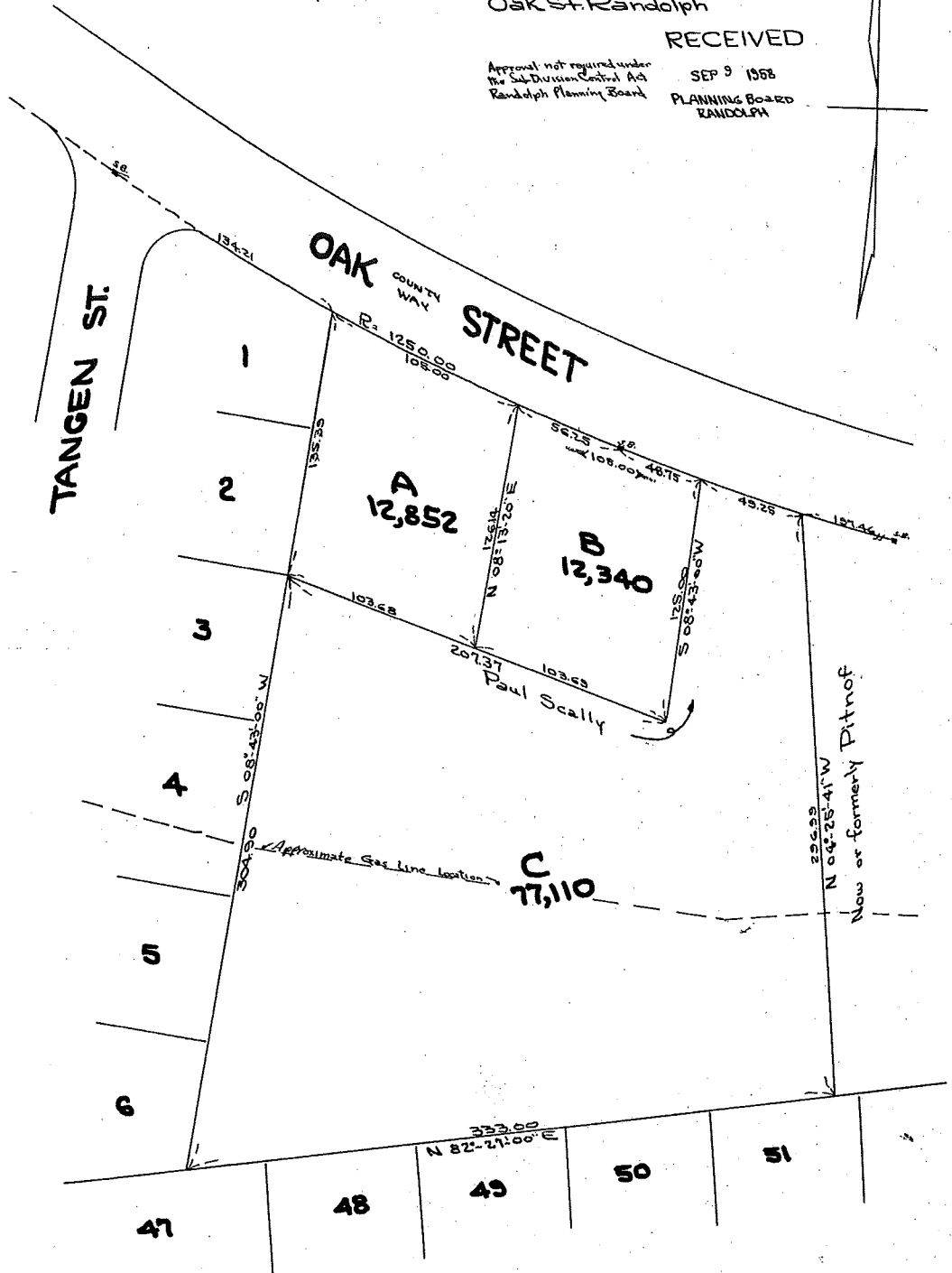
RECEIVED
SEP 9 1958
PLANNING BOARD
RANDOLPH

Approval not required under
the Subdivision Control Act
Randolph Planning Board

I certify that this is a
true copy of the original plan.
Lawrence W. DeCelle, Jr.

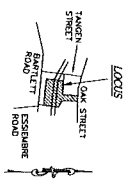


Norfolk Registry of Deeds
Dedham, Mass.
Received Apr. 23, 1959 with Deed
Paul V. Scally tax to
Scally Construction Co., Inc.
Filed as No. 479 1959 Bk. 3719, Pg. 214
Attest *Charles J. Ross* Register

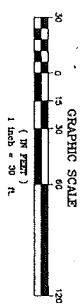
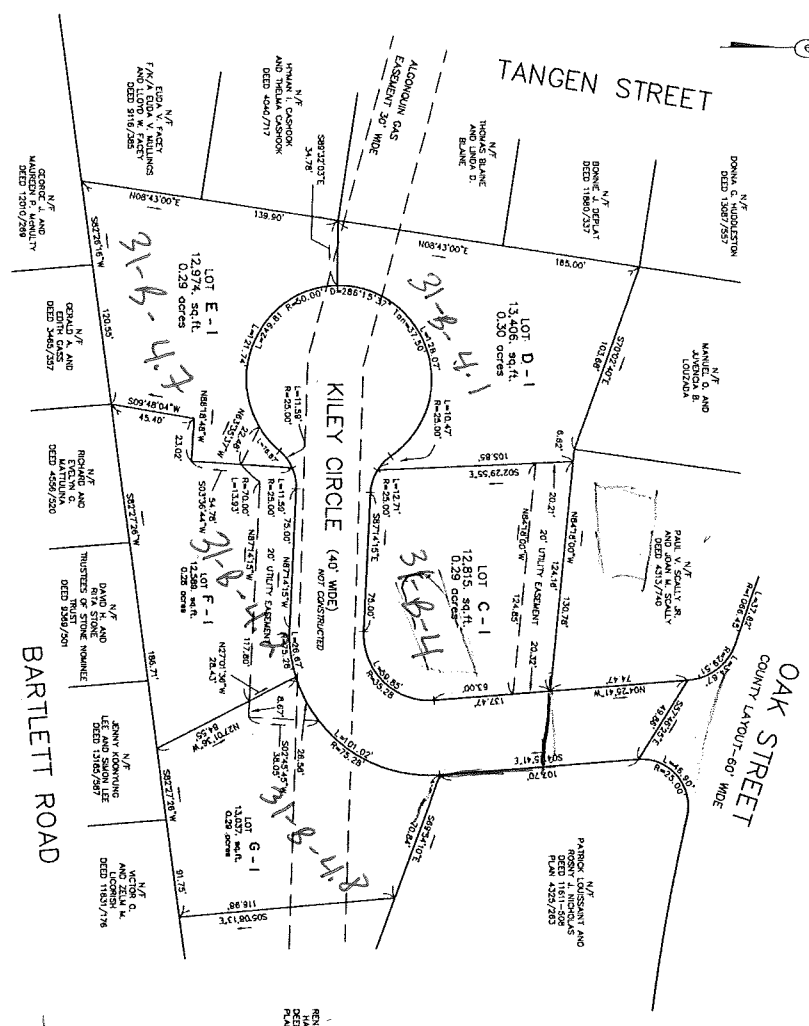


527-32

OFFICIAL OF ENOPIAL



LOCUS MAP
SCALE 1" = 800'



PLAN REFERENCES:
RECORDED PLAN 3778/244
RECORDED PLAN 4177/240
RECORDED PLAN 4177/240
RECORDED PLAN 4177/240
RECORDED PLAN 4177/240

NOTE: THIS PLAN HAS BEEN CORRECTED FROM PLANS
AND DEEDS OF RECORD AND PLATTED FIELD
MEASUREMENT.

APPROVAL UNDER SUBDIVISION CONTROL LAW IS
NOT REQUIRED, RANDOLPH PLANNING BOARD
Paul V. Scally, Jr.
Date: 3-8-04

OWNERS REFERENCE
BK 3778/244

ZONE
RESIDENTIAL

RANDOLPH ASSESSORS DATA
MAP BLOCK PARCEL LOT
31 8 4 41.42
DATE: 3-1-04

OWNER/RECTOR
PAUL V. SCALLY, JR.
131 OAK STREET
RANDOLPH, MA



MATHEMATICAL CORRECTION PLAN
KILEY CIRCLE (OFF OAK STREET)
RANDOLPH MASSACHUSETTS

DON ROSA
PROFESSIONAL LAND SURVEYOR
54 LIBERTY STREET
RANDOLPH, MA 02368 (781) 986-4768

SCALE 1" = 30' DATE 3-7-04 DRAWN RCH BY CALC DON ROSA BY PLAN NO. 03375

AK-527-32
AK-184 #644 Box 4177 Pg 240 lot line relocation

Norfolk Registry of Deeds	
Dedham Mass.	
Received 5/24/13	20:09
FILED	2/27
Attest: <i>Paul V. Scally, Jr.</i>	
Register	