

HOUSE No. 4525

The Commonwealth of Massachusetts

PRESENTED BY:

Ronald Mariano and John F. Keenan

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act authorizing the Massachusetts Water Resources Authority to release an easement upon certain real property in the city of Quincy.

PETITION OF:

NAME:

DISTRICT/ADDRESS:

Ronald Mariano

3rd Norfolk

John F. Keenan

Norfolk and Plymouth

HOUSE No. 4525

By Representative Mariano of Quincy and Senator Keenan, a joint petition (subject to Joint Rule 12) of Ronald Mariano and John F. Keenan authorizing the Massachusetts Water Resources Authority to release an easement on a certain parcel of land in the city of Quincy. State Administration and Regulatory Oversight.

The Commonwealth of Massachusetts

In the Year Two Thousand Fourteen

An Act authorizing the Massachusetts Water Resources Authority to release an easement upon certain real property in the city of Quincy.

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. Notwithstanding any other general or special law to the contrary, but
2 subject to subsection (d) of section 9 of chapter 372 of the acts of 1984, the Massachusetts Water
3 Resources Authority may release an easement on a certain parcel of land in the City of Quincy
4 owned by Quincy Shipyard, LLC. The easement is located on a parcel situated on the southerly
5 side of South Street in the City of Quincy and is more particularly bounded and described as
6 follows:

7 Beginning at a point on property line dividing land now or formerly of Quincy Shipyard
8 LLC and Fall River Marine Terminal LLC, said point bearing S17°18'20"E a distance of sixty
9 two and forty hundredths (62.40) feet from the most northerly corner of said land now or
10 formerly of Fall River Marine Terminal LLC; thence

11 N17°18'20"W by said land now or formerly of Fall River Marine Terminal LLC on said
12 line a distance of twenty four and one hundredth (24.01) feet to a point; thence

13 N39°05'39"E distance of thirty one and seventy four hundredths (31.74) feet to a point;
14 thence

15 Northeasterly curving to the right along the arc of a curve having a radius of one
16 hundred seventy and no hundredths (170.00) feet, an arc length of forty one and three hundredths
17 (41.03) feet to a point; thence

18 N52°55'18"E a distance of nine and seventy nine hundredths (9.79) feet to a point;
19 thence

20 Northeasterly curving to the right along the arc of a curve having a radius of three
21 hundred twenty and no hundredths (320.00) feet, an arc length of one hundred thirty eight and
22 eighty two hundredths (138.82) feet to a point; thence

23 N77°46'38"E a distance of eighty and twenty eight hundredths (80.28) feet to a point;
24 thence

25 Easterly curving to the left along the arc of a curve having a radius of three hundred and
26 no hundredths (300.00) feet, an arc length of seventy six and five hundredths (76.05) feet to a
27 point at a twenty (20) foot wide Railroad Easement referenced herewith; thence

28 S63°15'10"W over and across aforesaid land by a twenty (20) foot wide Railroad
29 Easement referenced in a plan entitled "Subdivision Plan of Land, Lot 7 – Fore River Shipyard"
30 in Quincy, Mass., prepared by BSC Group, Inc. dated January 9, 2002 and last revised on April
31 25, 2002., a distance of one hundred seventeen and ninety eight hundredths (117.98) feet to a
32 point; thence

33 S77°46'38"W a distance of forty one and thirty two hundredths (41.32) feet to a point;
34 thence

35 Southwesterly curving to the left along the arc of a curve having a radius of three
36 hundred and no hundredths (300.00) feet, an arc length of one hundred thirty and fourteen
37 hundredths (130.14) feet to a point; thence

38 S52°55'18"W a distance of nine and seventy nine hundredths (9.79) feet to a point;
39 thence

40 Southwesterly curving to the left along the arc of a curve having a radius of one hundred
41 fifty and no hundredths (150.00) feet, an arc length of thirty six and twenty hundredths (36.20)
42 feet to a point; thence

43 S39°05'39"W a distance of forty five and three hundredths (45.03) feet to the point of
44 beginning, the previous twelve (12) courses and distances over and across said land now or
45 formerly of Quincy Shipyard LLC.

46 The above described parcel of land contains an area of 6,085 Square Feet, more or less,
47 or 0.140 acres, more or less, and is more particularly shown as Area "D" on a plan entitled "Plan
48 of Land, South Street in Quincy Massachusetts (Norfolk County) Fore River Shipyard," dated
49 June 27, 2014 and prepared by BSC Group, Inc. to be recorded with the release of easement.

50 SECTION 2. As consideration for the release of easement authorized in Section 1,
51 Quincy Shipyard, LLC will convey a permanent right and easement to the Massachusetts Water

52 Resources Authority for the Massachusetts Water Resources Authority and/or Fore River
53 Railroad Corporation (a Massachusetts corporation being wholly owned by Massachusetts Water
54 Resources Authority) containing an area of 5,872 square feet, more or less, or 0.135 acres, more
55 or less, on a parcel situated on the southerly side of South Street in the City of Quincy and is
56 more particularly shown as easement "E" on a plan entitled "Plan of Land, South Street in
57 Quincy Massachusetts (Norfolk County) Fore River Shipyard," dated June 27, 2014 and
58 prepared by BSC Group, Inc. to be recorded with the grant of easement.