

SCITUATE COMMUNITY PRESERVATION COMMITTEE

Fiscal 2010 APPLICATION FOR ELIGIBILITY

Date: October 8, 2009

Project Title: OPEN SPACE LAND PURCHASE

Name of Applicant: J. Stephen Bjorklund

Name of Organization: NA

Address: 15 Captain Daniel Litchfield Lane, Scituate, MA 02066

Telephone: 781-820-4700

Email: attymchayees@comcast.net

CPA Category (circle all that apply)

<input checked="" type="radio"/> Open Space	<input type="radio"/> Historic Preservation
<input type="radio"/> Recreation	<input type="radio"/> Community Housing

CPA Funding Requested: \$ 128,350.00 **Total Project Cost:** \$ 128,350.00

Project Description: Please provide a brief project description below. Include a brief description of how your project accomplishes the goals of the CPA and include an estimated budget. Please include supporting materials as necessary. Please fully disclose and describe any relationship to any other CPC funded project.

Open Space acquisition of 7.55 acres which ties into recent CPC purchase of land from Charles Muncey. This would tie together existing conservation land together with said land formerly owned by Muncey, linking the trail system from Route 3A to the Carl Pipes Memorial Trail.

NOTE: This application enables the CPC to review the request to ensure eligibility and offer guidance. If eligible, an Application for Funding must be completed.

SCITUATE COMMUNITY PRESERVATION COMMITTEE

Fiscal 2010 APPLICATION FOR FUNDING

Project Name: OPEN SPACE PURCHASE

CPA funding requested: \$ 128,350.00 (REQUIRED)

Total project cost: \$ 128,350.00 (REQUIRED)

Other Funding Sources Applied For/Obtained: NA

Grants: \$ Applied For Obtained

Other (describe) \$ Applied For Obtained

Basis for project cost (i.e. appraisal, construction estimate, etc. - please attach all documentation supporting estimated project cost and basis)

Category (check all that apply): X Open Space Historical Housing Recreation

Lot and Plat: 11-1-5,6,7 *

Assessors Map #: 11 *

Number of acres in parcel: 7.55 *

Number of proposed housing units: 0 *

Current Zoning Classification A-1 *

(* REQUIRED IF APPLICABLE TO PROPOSED PROJECT)

Name of Applicant: J. Stephen Bjorklund

Contact Name: Michael C. Hayes

Address: 32 Front Street, Suite 2, Scituate, MA 02066

Phone: 781-545-2200 E-Mail: attymchayes@comcast.net

By signing below, the Applicant agrees to the terms and conditions and all other requirements of this Application and agrees to be bound thereby if funding is granted for the Project.

Applicant's Signature: [Signature] Date: October 8, 2009

Printed Name: J. Stephen Bjorklund

Title: Applicant

SCITUATE COMMUNITY PRESERVATION COMMITTEE
APPLICATION OF J. STEPHEN BJORKLUND
2010
7.55 ACRES OF OPEN SPACE

1. This open space acquisition of 7.55 acres would tie into the recent CPC purchase of open space land from Charles Muncey. In addition, it would tie together existing conservation land together with said land formerly owned by Muncey, linking the trail system from Route 3A to Carl Pipes Memorial Trail.

Further, this acquisition would meet the following Open Space Goals and Criteria:

- (2) Balancing open space with development demand to reduce service demands and tax burden on the Town,
- (4) Improving public access and trail linkages to existing conservation, recreational and other land uses.
- (5) Protecting rare, unique and endangered wildlife habitat.
- (6) Preserving the town's rural character.
- (7) Utilizing open space protection strategies that maximize protection at the lowest possible cost.
- (8) Enhancing the quality and variety of passive and active recreational opportunities for all age groups and abilities.

2. Budget of \$128,350.00 is based upon paying \$17,000.00 per acre for 7.55 acres. There would be no annual cost to the Town of Scituate once the project is completed.

3. The project time line would be determined by the CPC if approved and voted at Town Meeting.

4. Copy of recorded deed and plan are attached.

DEED

Jessie I. Crum, Executrix of the Will of Peter H. Sharp, by the power conferred by license to sell issued by the Plymouth County Probate and Family Court, Docket #91P-1552-FS3, and every other power, Alison O. Sharp of Plainsboro, New Jersey, Andrew J. Sharp of Holland, Michigan, Jennifer R. Sharp of New York, New York and Leslie Sharp Mears of Norton, Massachusetts

in consideration of Two Thousand Five-Hundred and 00/100 (\$2,500.00) Dollars

grant to J. Stephen Bjorklund, an individual residing at 15 Daniel Litchfield Lane, Scituate, Massachusetts 02060

The parcel known as "Parcel B", described as follows: Beginning at a point in the corner of a stonewall, said point being the southwesterly corner of Parcel B, thence running along a stone wall, 738 feet more or less to a point in the corner of a stone wall; thence northeasterly along a stone wall, 105 feet more or less to a point in the corner of a stone wall; thence northwesterly and northerly along a stone wall, 367 feet more or less to a point in the corner of a stone wall; thence easterly along a stone wall, 117 feet to a point in the corner of a stone wall; thence southerly along a stone wall, 285 feet more or less to a point in the corner of a stone wall; thence easterly along a stone wall, 143 feet more or less to a point in the corner of a stone wall; thence northeasterly along a stone wall, 15 feet more or less to a point in the corner of a stone wall; thence easterly along a stone wall, 408 feet more or less to a point in the corner of a stone wall; thence southerly along a stone wall, 104 feet more or less to a point in the corner of a stone wall; thence southwesterly along a stone wall, 120 feet more or less to a point in a ledge outcropping; thence northwesterly 85 feet more or less to a point in the corner of a stone wall; thence southwesterly along a stone wall, 480 feet more or less to a point; thence southeasterly along a stone wall, 110 feet more or less to a point in the corner of a stone wall; thence southwesterly along a stone wall, 280 feet more or less to the point of beginning.

Said Parcel B contains approximately 7.55 acres and is shown on a plan entitled "Compiled Plan showing Subdivision of the Bethia A. Barnes Estate, Scituate, Mass. August 7, 1939. Scale: 1" = 100 feet to an inch, prepared by Lewis W. Perkins, Eng'r., North Scituate, Mass. Said plan is filed in Plan Book 6 as plan #230 in the Plymouth County Registry of Deeds.

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
09 JUN 1994 11:48AM
JOHN D. RIORDAN
REGISTER

MICHAEL C. HAYES
43 FRONT STREET
P.O. BOX 185
SCITUATE, MA 02066

Return to:
~~Fascella, Johnson &...~~
~~92 State Street, Suite 200~~
~~Boston, MA 02109~~

Meaning and intending to convey the 4.75 acre Joseph Barnes lot, the 1.63 acre Olive B. Wilder lot, and the 1.17 acre Olive B. Wilder lot. All lots being shown on the plan referenced above.

Being a portion of the premises conveyed to Peter H. Sharp by Deed of Gayle C. Sharp dated January 10, 1980 recorded with said Deeds in Book 4784, Page 20.

Executed as a sealed instrument as of the 8th day of JUNE, 1994

Jessie I. Crum
Jessie I. Crum, Executrix
of the Will of Peter H. Sharp

Alison O. Sharp
Alison O. Sharp

Andrew J. Sharp
Andrew J. Sharp

Jennifer B. Sharp
Jennifer R. Sharp

Leslie Sharp Mears
Leslie Sharp Mears

DEEDS REG 18
PLYMOUTH

06/09/94

TAX 11.40
CHECK 11.40

0206A000 11:27
EXCISE TAX

CANCELLED

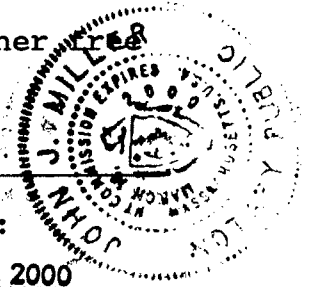
COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

April 29, 1994
~~March~~

Then personally appeared the above-named Leslie Sharp Mears, and acknowledged the foregoing instrument to be her act and deed, before me,

[Signature]
Notary Public
My commission expires:



My Commission Expires Mar, 18, 2000

State of New Jersey, County of HUDSON, ss.

Be it remembered, that on this 13th day of ~~March~~ APRIL, before, me the subscriber, personally appeared Alison O. Sharp, who, I am satisfied is the grantor named in and who executed the within instrument and did severally acknowledge that she signed, sealed and delived the same as her act and deed for the uses and purposes therein expressed.

[Signature]
Notary Public
My commission expires: 12-13-1994

RAYMOND GORA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires December 13, 1994

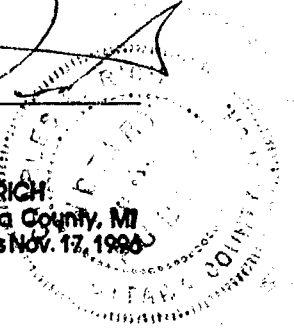
State of Michigan, County of OTTAWA

The foregoing instrument was acknowledged before me this 5th day of ~~March~~ APRIL, 1994 by Andrew J. Sharp,

[Signature]
Notary Public
My commission expires:

CHARLES E. RICH
Notary Public, Ottawa County, MI
My Commission Expires Nov. 17, 1996

Charles E. Rich
11-17-96



STATE OF NEW YORK

County of n. y., ss.

April
March 21, 1994

Then personally appeared the above-named Jennifer R. Sharp, and acknowledged the foregoing instrument to be her free act and deed, before me,

Adolphus Sims
ADOLPHUS SIMS
Notary Public, State of New York
No. 41-3683105
Qualified in Queens County

Notary Public Commission Expires August 31, 1995
My commission expires:

STATE OF PENNSYLVANIA

County of Lancaster, ss.

March 21, 1994

Then personally appeared the above-named Jessie I. Crum, Executrix and acknowledged the foregoing instrument to be her free act and deed, before me,

Maria C. Consoli

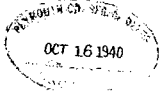
Notary Public
My commission expires:

Notarial Seal
Maria C. Consoli, Notary Public
Elizabethtown Boro, Lancaster County
My Commission Expires July 7, 1997

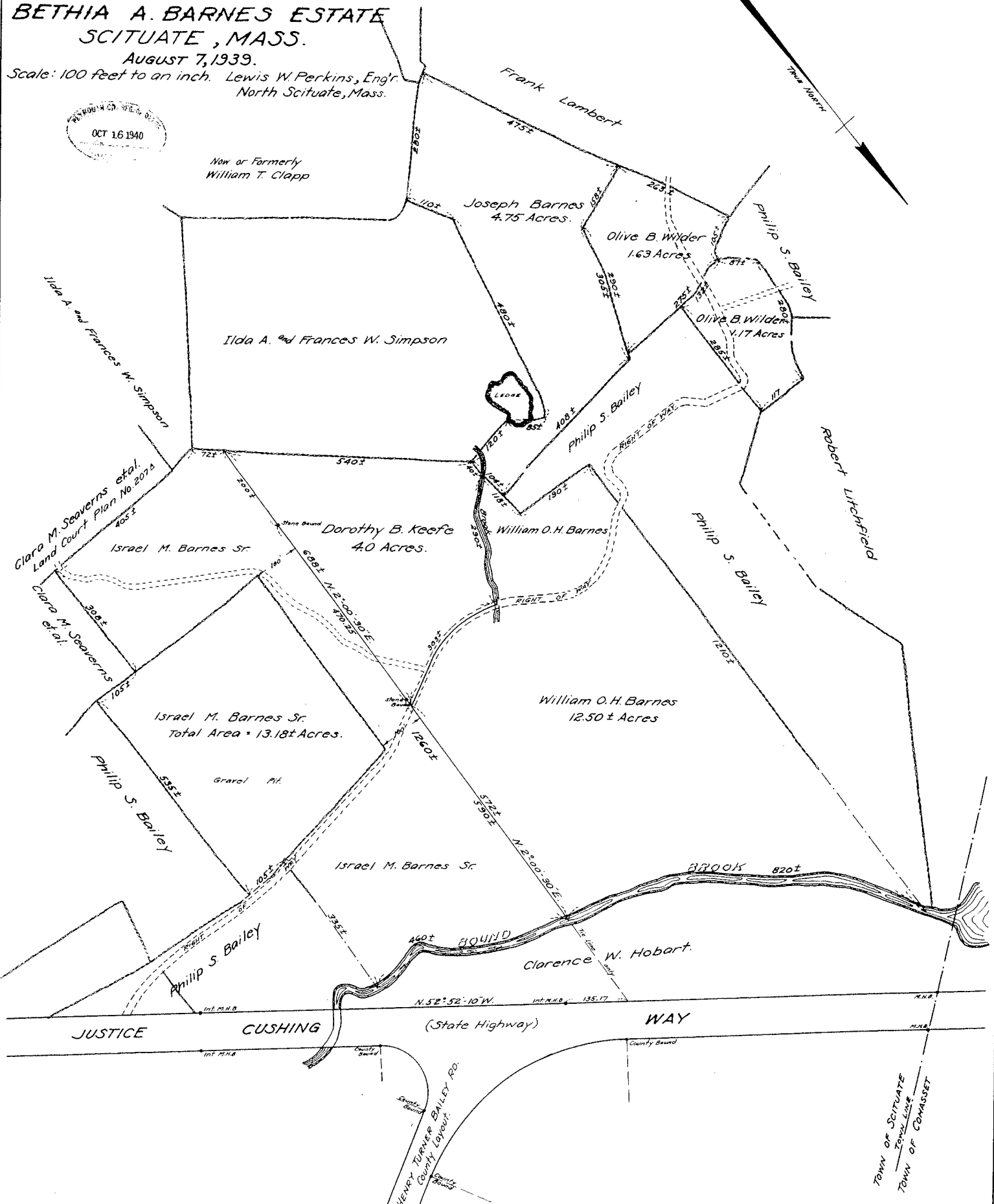
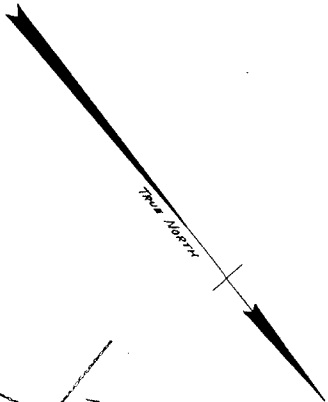
Compiled Plan showing Subdivision
of the
BETHIA A. BARNES ESTATE
SCITUATE, MASS.

AUGUST 7, 1939.

Scale: 100 feet to an inch. Lewis W. Perkins, Engr.
North Scituate, Mass.



Now or Formerly
William T. Clapp



TOWN OF SCITUATE
TOWN OF COMASSET