

HOUSE No. 3469

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 dispose of real property located in the city of Quincy and to grant an access easement upon real property of the Massachusetts Water Resources Authority located in the city of Quincy.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Ronald Mariano</i>	<i>3rd Norfolk</i>	
<i>John F. Keenan</i>	<i>Norfolk and Plymouth</i>	<i>5/10/2013</i>

HOUSE No. 3469

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

The Commonwealth of Massachusetts

In the Year Two Thousand Thirteen

An Act authorizing the Massachusetts Water Resources Authority to dispose of real property located in the city of Quincy and to grant an access easement upon real property of the Massachusetts Water Resources Authority located 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. Pursuant to subsection (d) of section 9 of chapter 372 of the acts of 1984
2 and notwithstanding any other general or special law, ordinance or rule or regulation to the
3 contrary, the Massachusetts Water Resources Authority is hereby authorized to convey to March
4 Fourth, LLC, a limited liability company, a certain parcel of land owned by the Massachusetts
5 Water Resources Authority in the City of Quincy consisting of 18,207 square feet as further
6 described in Section 4 hereof subject to a permanent easement to be retained by the
7 Massachusetts Water Resources Authority for existing pneumatic lines along the north side of a
8 building currently located on the parcel of land to be conveyed, for the uninterrupted use of the
9 pneumatic lines and the right to maintain, repair or replace the pneumatic lines and other related
10 appurtenances.

11 SECTION 2. Pursuant to subsection (d) of section 9 of chapter 372 of the acts of 1984
12 and notwithstanding any other general or special law, ordinance or rule or regulation to the
13 contrary, the Massachusetts Water Resources Authority, may grant a non-exclusive access
14 easement to March Fourth, LLC upon a certain parcel of land owned by the Massachusetts Water
15 Resources Authority in the City of Quincy consisting of 882 square feet as further described in
16 Section 5 hereof.

17 SECTION 3. The consideration for the conveyance and grant of easement is the
18 conveyance of a permanent right and easement by March Fourth, LLC upon a certain parcel of

19 land in the City of Quincy consisting of 11,508 square feet owned by March Fourth, LLC to the
20 Massachusetts Water Resources Authority for the Massachusetts Water Resources Authority
21 and/or Fore River Railroad Corporation (a Massachusetts corporation being wholly owned by
22 Massachusetts Water Resources Authority) to use the parcel as a railroad right of way, including
23 the right to operate locomotives and trains across the parcel and to construct, maintain, repair or
24 replace railroad bed and track and other appurtenances related to the operation of a railroad and
25 maintenance of the railroad right of way over the parcel. The parcel generally located off South
26 Street, is more particularly shown as Easement "A" on a plan entitled "Plan of Land, South
27 Street in Quincy Massachusetts (Norfolk County) Fore River Shipyard," dated April 11, 2013
28 and prepared by BSC Group, Inc. to be recorded with the easement of said parcel.

29 SECTION 4. The conveyance to March Fourth, LLC of a certain parcel of land owned by
30 the Massachusetts Water Resources Authority referenced in Section 1 and situated on the
31 southerly side of South Street in the City of Quincy, County of Norfolk, Commonwealth of
32 Massachusetts is more particularly bounded and described as follows:

33 Beginning at a point on line of land now or formerly of March Fourth LLC, said point
34 bearing S06°07'48"E a distance of six and eighty four hundredth (6.84) feet from a northeasterly
35 corner of said property now or formerly of March Fourth LLC; thence

36 N84°00'54"E by the approximate northerly line of Building 11 a distance of one hundred
37 fifty one and five hundredths (151.05) feet to a point; thence

38 S06°07'48"E by the approximate easterly line of Building 11 a distance of one hundred
39 twenty and fifty three hundredths (120.53) feet to a point; thence

40 S84°00'54"W by the approximate southerly line of Building 11 a distance of one
41 hundred fifty one and seventy four hundredths (151.74) feet to a point, the previous three (3)
42 courses and distances over and across land now or formerly of Massachusetts Water Resources
43 Authority; thence

44 N20°25'24"E a distance of one and fifty three hundredths (1.53) feet to a point; thence

45 N06°07'48"W a distance of one hundred nineteen and sixteen hundredths (119.16) feet to
46 the point of beginning, the previous two (2) courses and distances by said land now or formerly
47 of March Fourth LLC.

48 The above described parcel of land contains an area of 18,207 Square Feet, more or less,
49 or

50 0.418 Acres, more or less, and is more particularly shown as Area "C" on a plan entitled

51 "Plan of Land, South Street in Quincy Massachusetts (Norfolk County) Fore River
52 Shipyard,"

53 dated April 11, 2013 and prepared by BSC Group, Inc. to be recorded with the deed of
54 said
55 parcel.

56 SECTION 5. The grant of a non-exclusive access easement to March Fourth, LLC upon a
57 certain parcel of land owned by the Massachusetts Water Resources Authority referenced in
58 Section 2 situated on the southerly side of South Street in the City of Quincy, County of Norfolk,
59 Commonwealth of Massachusetts and more particularly bounded and described as follows:

60 Beginning at a stone bound at a northwesterly corner of land now or formerly of
61 Massachusetts Water Resources Authority; thence

62 N85°13'26"E by land now or formerly of March Fourth LLC a distance of forty two and
63 no hundredths (42.00) feet to a point; thence

64 S39°45'59"W over and across said land now or formerly of Massachusetts Water
65 Resources Authority a distance of fifty eight and ninety two hundredths (58.92) feet to a point;
66 thence

67 N05°41'28"W by said land now or formerly of March Fourth LLC a distance of forty two
68 and no hundredths (42.00) feet to the point of beginning.

69 The above described parcel of land contains an area of 882 Square Feet, more or less, or
70 0.020

71 Acres, more or less, and is more particularly shown as Easement "B" on a plan entitled
72 "Plan of Land, South Street in Quincy Massachusetts (Norfolk County) Fore River
73 Shipyard," dated April 11, 2013 and prepared by BSC Group, Inc. to be recorded with the
74 Easement of said parcel.