

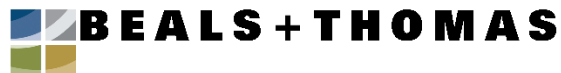
Application for Preliminary Subdivision Plan

Gibbs Street Subdivision

**Wareham Street
Carver, Massachusetts**

Prepared for:
**Slocum-Gibbs Cranberry Co.
P.O. Box 6
South Carver, MA 02366**

Prepared by:



***Submitted in Compliance with the Carver
Zoning Bylaw and the Carver Subdivision
Rules and Regulations***

April 1, 2022



April 1, 2022

Bruce Maki, Chair
Carver Planning Board
108 Main Street
Carver, MA 02330

Via: Hand Delivery and email to thomas.bott@carverma.gov
and michele.bremer@carverma.gov

Reference: Application for Preliminary Subdivision Plan
Gibbs Street Subdivision
Wareham Street
Carver, Massachusetts
B+T Project No. 3113.01

Dear Members of the Board:

On behalf of the Applicant, Slocum-Gibbs Cranberry Co., Beals and Thomas, Inc. respectfully submits the enclosed Preliminary Subdivision Plan (PSP) for property located off Wareham Street in Carver, Massachusetts. The Property can be further identified as Assessors Map 127 Lot 33, and Map 128 Lots 1, 2, 3, 6-1, and 15.

This PSP is submitted in accordance with Massachusetts General Laws Chapter 41 Sections 81K through 81GG (the Subdivision Control Law), the Carver Zoning Bylaw, and the Carver Subdivision Rules and Regulations (the Regulations).

Waivers

In compliance with Section 5.3.3.4. of the Regulations, the Applicant respectfully requests the following waivers from applicable provisions of the Regulations:

- 5.3.1. This section requires the preparation of the Preliminary Subdivision Plans at a scale of one inch equals 40 feet. The Grading Plan and Profile have been prepared at this required scale. Please note that certain plans were prepared at a modified scale, consistent with what the Planning Board may allow under the Regulations, to facilitate review of the subdivision. While the Applicant believes that a waiver is not required to allow for the modified scale, to the extent that the Planning Board determines otherwise, a waiver is requested pursuant to MGL c. 41 §81R. The modified plan scale will substantially reduce the number of plan sheets for the submittal, avoiding a waste of resources, while also enabling easier review of the plans by the Planning Board.

Civil Engineering ▪ Land Surveying ▪ Landscape Architecture ▪ Land Use Permitting ▪ Environmental Planning ▪ Wetland Science

Corporate Office
144 Turnpike Road
Southborough, MA 01772

T 508.366.0560 | www.bealsandthomas.com | F 508.366.4391

Regional Office
32 Court Street
Plymouth, MA 02360

If the Planning Board would prefer to have all sheets at one inch equals 40 foot-scale, the Applicant will provide the significantly greater number of sheets that would entail.

- 5.3.2.20. This Section requires the approval of wetland resource areas through an Abbreviated Notice of Resource Area Delineation (ANRAD) filed with the Carver Conservation Commission. The Applicant has commenced the process of preparing an ANRAD and proposes submit prior to the submission of a Definitive Subdivision Plan. The Applicant notes that the corresponding provisions for Definitive Subdivision Plans in Section requires “...**filing of an Abbreviated Notice of Resource Area Delineation with the Conservation Commission *prior to filing an application for a Definitive Plan***”. [emphasis added], which conflicts with the section for Preliminary Subdivision Plans. Accordingly, the Applicant respectfully requests a waiver from this section.

Furthermore, the Applicant notes for the administrative record that Section 5.3.2.12 requires elevations to be on the NGVD 1929. The enclosed plans are prepared at NAVD 1988, which is the current standard datum accepted by the Board of Registration of Professional Engineers and Land Surveyors. The Applicant notes that Preliminary Subdivision Plans recently approved by the Board have also been prepared in NAVD 1988.

The following information is included for your review:

- Section 1.0: Forms;
- Section 2.0: Ownership Information; and
- Section 3.0: Plans.

As required, enclosed are eight (8) copies of the submission package plus the original. The Applicant, in accordance with M.G.L. c. 41, s. 81T, filed by hand delivery a copy with the Town Clerk stating the date of submission for such approval accompanied by a copy of the executed application form. In accordance with Section 6.2.7, a PDF version has been emailed to the Town Planner for circulation. As required by the Planning Board Fee Schedule, enclosed is a check payable to the Town of Carver in the amount of \$800.00 (\$500.00 filing fee + \$100.00/lot fee for 3 lots) and \$1,000.00 for Review and Inspection.

A copy of this PSP is being submitted to the Carver Town Clerk and Board of Health concurrent with this submission to the Planning Board. We understand that the Planning Board will provide copies of this PSP to other municipal departments as required, as well as to the review engineer.

Bruce Maki, Chair
Carver Conservation Commission
April 1, 2022
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Should you have any questions regarding this matter or require additional information, please contact us at (508) 366-0560. We thank you for your consideration of this PSP and look forward to meeting with the Board at the next available public hearing.

Very truly yours,

BEALS AND THOMAS, INC.



Matthew Cote, PE
Senior Civil Engineer



Sarah W. Stearns, PWS
Associate

Enclosures

cc: Carver Town Clerk (via Hand Delivery)
Carver Board of Health (via Hand Delivery)
John H. Garretson III, Slocum-Gibbs Cranberry Co. (via U.S. Mail and email)

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Section 1.0 **Forms**

Form B: Application for Approval of a Preliminary Plan



TOWN OF CARVER

Planning Board

108 Main Street, Carver, MA 02330
Phone: 508-866-3450 Fax: 508-866-3430
Email: townplanner@carverma.gov

FORM B

APPLICANT NAME: Slocum-Gibbs Cranberry Co. FILE # _____

EMAIL: slocgibb@capecod.net DATE: April 1, 2022

To The Planning Board of the Town of Carver:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled: Gibbs Street Preliminary Subdivision in Carver, Massachusetts (Plymouth County)

By Beals and Thomas, Inc. dated April 1, 2022

And described as follows: Assessors Map and Lot Nos. 127-33-0, 128-1-0, 128-2-0, 128-3-0, 128-6-1, and 128-15-0

Located 0 Wareham St, 0 Tremont St, 0 Wareham St, 103-107 Wareham St, 0 Off Wareham St, and 0 Tremont St, number of lots proposed

3 total acreage of tract 451.3± ac, said applicant hereby submits said plan as

Preliminary subdivision plan in accordance with the Rules and Regulations of the Carver

Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from Walter E. Myrick, Harvey S. Crocker and Lucia L. Crocker, Ruel S. Gibbs,

Carver Redevelopment Authority, and Kevin Roach

By deed dated 5/27/1919, 8/10/1938, 3/25/1952, 1/13/2010, and 12/20/2021 and recorded in the Plymouth District Registry of Deeds

Book 1322, 1801, 2136, 38252, and 38257, Page 570, 132, 342, 118, and 346, registered in the Plymouth Registry District of the Land

Court, Certificate of Title No. _____

Received by Town Clerk: Applicant's Signature _____

Date _____ Applicant's Address P.O. Box 6, South Carver, MA 02366

Time _____ Applicant's Phone # (508) 295-0046

Signature _____ (Owner's Signature, Address and Phone # _____ If not the Applicant) _____

Received by Board of Health: _____

Date _____

Time _____ Fee \$ 1,800.00 Review and

Signature _____

Section 2.0

Ownership Information

Deed Book 1322 Page 570

Deed Book 1801 Page 132

Deed Book 2198 Page 342

Deed Book 38202 Page 118

Deed Book 56207 Page 346

Municipal Lien Certificate (*provided to Planning Department*)

of Bayshore Park situated in Plymouth, Plymouth County, Commonwealth of Massachusetts, drawn by S.V. Godden, Civil Engineer, which said plan is recorded with the registry of Deeds of Plymouth County, Book of Plans Plan v Recorded Nov. 4th. 1917 which plan is hereby referred to for a more particular description, said lots each containing 2.500 square feet, be the said measurements more or less. Do Have And Do Hold the said granted premises, with all the privileges and appurtenances to the same belonging, free from all regulations and restrictions to the said grantee and his heirs and assigns, to their own use and behoof forever. And I, the said grantor and my successors, and assigns, do hereby covenant, grant and agree, to and with the said grantee and his heirs and assigns that I am the lawful owner, as Trustee, as defined in said Declaration of Trust, of the said premises seized and possessed thereof in my own right, as Trustee as aforesaid; that the said premises are free and clear from all incumbrances made or suffered by me whatsoever; and that I, as said Trustee, and my successors, and assigns, shall Warrant and Defend the same to the said grantee and heirs and assigns, against the lawful claims and demands of all persons whatsoever, claiming by, through or under me, but against none other. In Witness Whereof, I have hereunto set my hand and seal as such Trustee this 27 day of March in the year of our Lord 1919.

signed, Sealed & Delivered

in the presence of

M. H. Hood

Metropolitan Realty Company

By Thomas G. Barrett Trustee (seal)

Commonwealth of Massachusetts

as Boston Mass. March 27th A.D. 1919. Personally appeared the above-named Thomas G. Barrett as Trustee aforesaid and acknowledged for the foregoing to be his free act and deed Before me

(seal)

Elizabeth A. Joyce Sp. Com.

Read May 28. 1919 at 11. A.M. & recorded.

Myrick
to

Know all Men by these Presents
that I, Walter E. Myrick of Wareham in the County of

Stoughton
Gibbs
Chambers Co.

Plymouth and Commonwealth of Massachusetts in consideration of One Dollar and other valuable consideration, paid by the Slocum-Gibbs Cranberry Company, a corporation duly established under the laws of the Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Slocum-Gibbs Cranberry Company, a certain lot or parcel of land situate in Barre in the County of Plymouth and Commonwealth of Massachusetts and bounded and described as follows: Beginning at a stake and stones on the Southerly side of the road from Ellis Foundry to Tremont, being the Southerly line of the Bowen lot so-called; thence in the line of the 16 and 17 shares of the First Great Lot of Plymouth and Plympton Commons so-called and being also the line of said Bowen lot South $65\frac{1}{2}^{\circ}$ East 209 $\frac{1}{2}$ rods to a pitch pine tree in the line of Swanson land referred to in deed of Chandler Bog Company to this grantee of even date; thence Southerly 71° West by the land of said Swanson and the above mentioned land conveyed to this grantee about 35 rods to the upland, conveyed to me by deed of Howard Swift, dated April 23, 1903 and to be herewith recorded; thence by the Easterly edge of said upland Southerly still in line of said land of the grantee, about 35 rods to the Westerly side of a dyke; thence due South about 54 rods to the brook, still in said land of the grantee; thence along said brook the following courses and distances; South 65° West 4 rods; thence South $34\frac{1}{2}^{\circ}$ West $6\frac{1}{2}$ rods, South 3° West 5 rods to a pine tree by the side of said brook, standing in the line of the 17th and 18th shares of said First Great Lot and in line of land this day conveyed to the J. R. Stamp grantee by the Myrick Cranberry Bog Company; thence in $\frac{1}{2}$ 12 $^{\circ}$ said Myrick Company line North 64° East $59\frac{1}{2}$ rods to an cancelled oak tree; thence still in said Myrick Company land, South 67° West 27 rods to a stake on the Northern bank of the Weeandit River; thence North $2\frac{1}{2}^{\circ}$ West $10\frac{1}{2}$ rods; thence North $42\frac{1}{4}^{\circ}$ West $11\frac{1}{2}$ rods; thence North $64\frac{3}{4}^{\circ}$ West 6 rods 15 links; thence North 64° West 7 rods; thence North $28\frac{1}{2}^{\circ}$ West 4 rods, 20 links; thence North $19\frac{1}{2}^{\circ}$ West 4 rods; thence North $38\frac{1}{4}^{\circ}$ East 4 rods; thence North 34° West 5 rods; thence North $86\frac{3}{4}^{\circ}$ West 10 rods, 10 links to a stake by a large maple

tree, thence North 53° West about 511 feet corner of land sold by grantor to Samuel B. Gibbs by deed dated October 17, 1902; thence in said Gibbs line North 50° East 171 feet to a corner; thence still in said Gibbs line North 41° East about 558 feet to said Fremont Road; thence by said Road North $22\frac{1}{2}^{\circ}$ East about 3 rods; thence along said road North 37° East about 62 rods to the bound first mentioned, containing $111\frac{1}{2}$ acres, more or less. Intending to convey hereby all the right, title and interest that I received under the following deeds or by any other deeds or otherwise; deed of Susan E. Murdock given me under the name of W.E. Myrick, dated July 19, 1902, recorded in Plymouth County Registry of Deeds in Book 849, Page 308; deed of Howard Swift, dated April 23, 1903, to be herewith recorded. Also a certain tract of land in said Carver, bounded and described as follows: Beginning at a large pitch pine tree standing at the north end of the dyke between this tract and the Myrick bog; thence North 74° East 20 rods, 8 links to a pitch pine North $2\frac{1}{2}^{\circ}$ East $19\frac{3}{4}$ rods to a stake North 25° East 19 rods, 5 links to an oak stump South 53° West $14\frac{1}{2}$ rods to a stake on a dyke South 60° West 17 rods to a white pine stump North 55° West $7\frac{1}{2}$ rods North 67° West 6 rods South 5° West $3\frac{1}{2}$ rods to a stake South $51\frac{1}{2}^{\circ}$ West $7\frac{3}{4}$ rods to a black oak North 83° West $6\frac{3}{4}$ rods to a white oak; South 41° West 7 rods to a stake in a line between Wareham and Carver; thence with said line South $27\frac{1}{2}^{\circ}$ East 64 rods to a stake on the southerly side of a road North 58° East by road $12\frac{1}{2}$ rods to a pitch pine South of road; North $46\frac{1}{2}^{\circ}$ West $11\frac{1}{2}$ rods to a stake; thence along center of dyke North 1° West 25 rods to the beginning, containing $11\frac{1}{4}$ acres. Also another tract of land in said Carver, being a tract of land on which the early black bog is located, being the tract conveyed by Warren S. Bumpus to Benjamin S. Nickerson by deed dated August 29, 1894, recorded Book 688, Page 583 and described in two deeds of Benjamin S. Nickerson and Sadie E. Nickerson, dated February 13, 1902, recorded Book 840 Pages 35 and 36, conveying the tract to John Fisher and referring to the Bumpus deed for description. Out of this tract is excepted a tract sold by said Fisher to Walter Myrick, said tract being near Bumpus house.

Also, a certain lot or parcel of land situate in Wareham in the County of Plymouth and Commonwealth of Massachusetts, near the barrier line and adjoining on the South side the parcel conveyed to this grantee by the Chandler Bay Company this day, bounded and described as follows.

Beginning at a pitch pine tree marked; thence with the Chandler line North $4\frac{1}{2}^{\circ}$ West 13 rods, 15 links to a white pine; thence South 78° West $11\frac{1}{4}$ rods to a stake; South 52° West 7 rods 15 links to an oak tree; thence with bank of river South $7\frac{1}{2}^{\circ}$ West 8 rods, 11 links to a maple tree; South $87\frac{1}{2}^{\circ}$ East 4 rods 3 links to a stake; North $25\frac{1}{2}^{\circ}$ East 6 rods to a dead tree; South $76\frac{1}{2}^{\circ}$ East 13 rods to the beginning, containing 1 acre, 22 rods, more or less. Also a

certain lot or parcel of land situate in said Carver on the North side of the road leading from South Carver to Wareham, past the estate formerly of Silas Bumpus, being the same road on which the screen house lot is located which is described in deed of Chandler Bay Company to this grantee of even date, is situated, beginning at the North side of said Road at the junction of an old woods road and being a corner of the land this day conveyed to this grantee by the Myrick Cranberry Company, thence by said main road the following courses and distances: North $75\frac{1}{2}^{\circ}$ East 18 rods; thence North 73° East 12 rods; thence North 78° East 20 rods; thence North 58° East 8 rods; thence North 52° East 22 rods; thence North 38° East 10 rods; thence North 32° East $7\frac{1}{2}$ rods to a stake for a corner being also a corner of land this day conveyed to this grantee by the Chandler Bay Company; thence in line of said Chandler land North about 50° West 54 rods to a stake by an old road being a corner of said Chandler land and land this day conveyed to this grantee by the Myrick Cranberry Company; thence in said Myrick Company line in the center of said old road the following courses and distances, South 20° West 10 rods; thence South 3° West 8 rods; thence South 13° East 12 rods; thence South 1° West 10 rods; thence South 37° West 6 rods; thence South 37° West 6 rods; thence South 78° West 14 rods; thence South 69° West $7\frac{1}{2}$ rods; thence South 37° West $14\frac{3}{4}$ rods; thence South 25° West 19 rods to said Wareham Road and the point of beginning.

Also a certain lot or parcel of land situate in Carver on

the Westerly side of the road from Fremont to South Carver and bounded and described as follows: Beginning at an oak tree marked near the East bank of Sampson's Brook near the dam; thence South 30° East $5\frac{1}{2}$ rods; thence North $76\frac{1}{2}^{\circ}$ East 8 rods; thence North $83\frac{1}{4}^{\circ}$ East 8 rods to the line of the Bowen lot so called at a point 11 rods 11 links North $65\frac{1}{2}^{\circ}$ West from said road; thence in line of the Bowen lot North $65\frac{1}{2}^{\circ}$ West to the fresh meadow; thence by the meadow Northerly and Easterly to the Northerly line of the Bowen lot near said brook and in line of land of Nathun F. Morse; thence South $65\frac{1}{2}^{\circ}$ East in line of said Bowen lot to said road; thence Southerly by said road about 760 feet to a corner; thence North $42\frac{1}{2}^{\circ}$ West 8 rods; thence North 20° West 8 rods; thence North $3\frac{1}{2}^{\circ}$ East 12 rods; thence North 4° West $5\frac{1}{2}$ rods; thence North 30° West $1\frac{1}{2}$ rods; thence North $63\frac{1}{2}^{\circ}$ East $1\frac{3}{4}$ rods in line of the meadow to the oak first mentioned. Also the dam and flume in said Carver across said Brook situated North of the last described parcel and also all my rights to flow by said dam. Also a certain piece of fresh meadow in said Carver situated Northerly of the above-described dam and Westerly of the parcel described next before the dam, being a part of the meadow described in a deed to Andrew M. Bumpus by Rebecca Talbot et al by deed recorded in Book 611, Page 189, and also that described in a deed to Warren S. Bumpus from Susan Lincoln Guardian, recorded in Book 616, Page 523. Meaning and intending to convey all the meadow known as the Landers and the Cushman meadows owned by me on said Sampson's Brook, Northerly of and above the dam hereinbefore conveyed. Also whatever right I may have to take sand from land of Ichabod S. Shurtleff adjoining the parcel described next before the dam herein, as was granted me under written agreement from said Shurtleff dated October 19, 1903. Also a small tract of land in said Carver situate at the corner of the road from Wareham to South Carver and the road to Tihonet and bounded and described as follows: Beginning at a stone bound on the Easterly side of the road leading from Wareham to South Carver, a corner of land this day conveyed to this grantee by deed of Chandler Bog Company; thence by said road to the road leading to Tihonet; thence by said Tihonet road to a stone bound in said Chandler Company land;

thence at right angles to the road by said Chandler Company land to the bog; thence by the bog still in said Chandler Company land Northerly to the bound first mentioned. Being the same premises conveyed to me by deed of John Fisher, dated June 28, 1910 to be herewith recorded. Intending to convey all my right, title and interest which I acquired under the following deeds or other instruments or otherwise: deeds to me of W. B. Chandler and W. S. Bumpus dated June 23, 1902 and recorded in Book 858 Page 119; deed of Warren S. Bumpus, dated June 23, 1902 and recorded in Book 858 Page 117; deed of Warren S. Bumpus, dated June 30, 1902 and recorded in Book 858 Page 116; deed from Howard Swift, dated April 23, 1903 to be herewith recorded; deed of John Fisher dated June 28, 1910 to be herewith recorded and deed of John G. Beaton, dated May 31, 1916 and recorded in Book 1242 Page 332. Excepting however the right granted under a decree of the Selectment of the town of Carver to Geo. Williams, to construct a ditch across the north east corner of the first described tract. Also all personal property owned by me now on the herein granted premises is hereby sold transferred and delivered.

To Have and To Hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Bloum-Gibbs Cranberry Company and its successors and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors and administrators, covenant with the grantees and its successors and assigns that I am lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances, that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall warrant and defend the same to the grantees and its successors and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid I, Fanny B. Myrick, wife of the said Walter E. Myrick do hereby release unto the said grantees and its successors and assigns all right of or to both dower and homestead in the granted premises and all other rights therein. In Witness Whereof we, the said Walter E. Myrick and Fanny B. Myrick hereunto set our hands and seals this twenty-seventh day of May in the year one

thousand nine hundred and nineteen

Walter E. Myrick (read)

Fannie B. Myrick (read)

Plymouth ss. May 27. 1919. Then personally appeared the above named Walter E. Myrick and acknowledged the foregoing instrument to be his free act and deed, before me-

Fletcher Clark Jr. Justice of the Peace.

Comm Expires Sept. 8. 1922.

Rec'd May 28, 1919 @ 12:40 P.M. & recorded

Myrick
Cranberry
Bog Co.
to
Bloom-Gibbs
Cranberry Co.

Know all Men by these presents that the Myrick Cranberry Bog Company, a corporation duly established under the Law of Massachusetts and having its place of business in Carver Mass in consideration of one dollar and other valuable consideration paid by the Bloom-Gibbs Cranberry Company a corporation duly established under the Laws of Massachusetts the receipt whereof is hereby acknowledged, do hereby give, grant, bargain sell & convey unto the said Bloom-Gibbs Cranberry Company a certain tract of cranberry bog and upland, containing about 110 acres, situated in the southerly part of said Carver and is the same premises that were conveyed to it in part by deed from Nathan E. Craig, as trustee et al, dated November 20, 1900, and recorded with Plymouth County Deeds book 813, page 522, in part by deed from Nathaniel W. Myrick, dated October 1, 1900 and recorded with said Deeds, book 808, page 371, and in part by deed from Wm E. Russell et al, dated November 20, 1900, and recorded with said Deeds, book 808, page 372. Also another tract of land, containing about 25 acres, situated westerly of and adjoining the first described tract, being the same tract that was conveyed to it by John Fisher, by his deed dated October 31, 1910 and recorded with said Deeds, book 1066, page 536.

Said Myrick Cranberry Bog Company also sells transfers and delivers to the said grantee all personal property owned by it and now on the premises hereby conveyed. To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said Bloom-Gibbs Cranberry Company and its assigns to their own use and behoof forever. And it hereby covenants with the grantee and its assigns that it is lawfully seized

J.R. Stamps
\$18.00
cancelled.

I.R.Stamps
\$1.65
Cancelled

beginning. Said land being the same premises conveyed to me by Thomas Haydock by deed dated October 21, 1921, recorded with Plymouth County Registry of Deeds, Book 1402, Pages 139-140-141 and is conveyed subject to all the restrictions contained in said deed. I, James F. Buckley, husband of said grantor release to said grantee all rights of tenancy by the curtesy and other interests therein. WITNESS my hands and seals this seventeenth day of December 1940.

Helen G. Buckley
James F. Buckley

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss. Brockton, Mass., December 17, 1940. Then personally appeared the above-named Helen G. Buckley and acknowledged the foregoing instrument to be her free act and deed, before me-

Stephen C. Vishinskas Notary Public

My commission expires May 8, 1947.

Rec'd Dec. 18, 1940 at 4:00 P. M. & recorded.

Crocker
et al
to
Slocum
Gibbs
Cranb.Co.

We, HARVEY S. CROCKER and LUCIA L. CROCKER of Reading, Middlesex County, WALTON G. CROCKER of Boston, Suffolk County, ELIZABETH S. ELDRIDGE of Wareham, Plymouth County, all being married, and LUCY F. CROCKER and HELEN B. CROCKER of said Wareham, being unmarried, all of Massachusetts and LOUISE S. CROCKER of Passaic, New Jersey, being unmarried, for consideration paid, grant to SLOCUM GIBBS CRANBERRY COMPANY of Wareham, Plymouth County, Massachusetts, with QUITCLAIM COVENANTS all our right, title and interest in and to the land in CARVER and WAREHAM, Plymouth County, Massachusetts that was conveyed to us by deed of Louise S. Barrett dated December 9, 1913, and recorded with Plymouth County Registry of Deeds, Book 1301, Page 17, that was not conveyed by us to said grantee in deed dated December 5, 1925 and recorded with said Registry of Deeds, Book 1498, Page 415. For a more particular description of the whole parcel, reference may be had to deed of Ferdinand C. Gammons to Louise S. Crocker now Louise S. Barrett, dated August 25, 1910 and recorded with said Plymouth County Registry of Deeds, Book 1060, Page 361. We, Lucia L. Crocker, wife of Harvey S. Crocker, Harvey S. Crocker, husband of Lucia L. Crocker, Sarah F. Crocker, wife of Walton G. Crocker; and Harold L. Eldridge, husband of Elizabeth S. Crocker release to said grantee all rights of tenancy by the curtesy, dower and homestead and other interests therein. WITNESS our hands and seals this tenth day of August 1938.

Harvey S. Crocker	Seal	Elizabeth S. Eldridge	Seal
Lucia L. Crocker	Seal	Harold L. Eldridge	Seal
Walton G. Crocker	Seal	Lucy F. Crocker	Seal
Sarah F. Crocker	Seal	Helen B. Crocker	Seal
		Louise S. Crocker	Seal

I.R.Stamp
\$.50
Cancelled

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth ss. August 10, 1938. Then personally appeared the above named Lucy F. Crocker and acknowledged the foregoing instrument to be her free act and deed, before me-

Frederick S. Weston Notary Public

My commission expires June 13, 1941.

Rec'd Dec. 18, 1940 at 4:10 P. M. & recorded.

Corcoran
et al
to
Tide Water
Associated
Oil Co.

LEASE made this 18th day of July, 1940, between CHARLES E. and KATHRYN E. CORCORAN, residing at Number 137 Winnifred Road, City of Brockton, County of Plymouth, State of Massachusetts, hereinafter called "Lessor" and TIDE WATER ASSOCIATED OIL COMPANY, a Delaware corporation, with offices at No. 17 Battery Place, New York, N.Y., hereinafter called "Lessee". WITNESSETH: That Lessor has demised and leased and by these presents does demise and lease to Lessee all the following described lot, piece or parcel of land with its appurtenances and with the buildings, improvements and equipment thereon or used in connection therewith: Located on the Northwesterly corner of Pleasant and North Ash Streets, in the City of Brockton County of Plymouth, State of Massachusetts bounded approximately as follows: A certain parcel

of Wareham, Plymouth County, Massachusetts, being ~~un~~married, for consideration paid, grant to Slocum-Gibbs Cranberry Company, a corporation duly established under the laws of Massachusetts, and having a usual place of business in Carver, Plymouth County, Massachusetts, with Quitclaim covenants

~~other land~~

Lot No. 1. The land in Rochester, Plymouth County, Massachusetts, consisting of three lots known as the Ellis or Gammons Lot, and the Loring Lot, and the John A. Haskins Lot, the last named lot containing about two acres. Said land consists of the same three lots conveyed to Walter E. Lahti and Betty Jo Lahti by deed from Henry A. Hawes dated January 6, 1949, recorded with Plymouth County Registry of Deeds, Book 2041, Page 84, and the descriptions mentioned or referred to in said deed, are made a part hereof by reference, for more particular descriptions. Being the same premises conveyed to me by deed of Walter E. Lahti et ux dated October 26, 1950, to be recorded herewith.

Lot No. 2. The land in Wareham and Carver, Plymouth County, Massachusetts, being a certain piece of meadow and woodland, containing six acres, more or less, and bounded Northerly and Easterly by the Weweantit River; Southerly by meadow and upland formerly of John W. Benson; Westerly by land formerly of Ichabod Shurtleff. Being the same premises conveyed to me by deed of Nathaniel S. Cushing dated November 2, 1936, and recorded with Plymouth County Registry of Deeds, Book 1875, Page 213.

Lot No. 3. The land in Carver, Plymouth County, Massachusetts, containing one and one half acres, more or less, and being and lying on the Weweantit River near the mouth of the "Two Brooks" so-called, the same being about one half mile from the house formerly of Joseph Gibbs on the Easterly side of said river. The said land was formerly owned by the father of John W. Benson of said Wareham, and was formerly enclosed by a ditch. This piece of meadow is the same land that was conveyed to Betsy M. Bumpus by deed of John W. Benson dated April 10, 1858 and recorded in the Plymouth County Registry of Deeds, Book 320, Page 270, and is the lot described as No. 1 in the deed of Charles E. Bumpus to Abraham L. Bumpus dated December 31, 1888 and recorded in said Registry, Book 557, Page 498.

Lot No. 4. Also that part of lot #5 described in the aforesaid deed from Charles E. Bumpus to the said Abraham L. Bumpus as being "a certain farm" situated in Carver, and being the same property which Andrew and Silas G. Bumpus bought of Joseph King, reference to the bounds and courses being had to their deed given them by the said King.

This farm land is the same premises first described in the deed to Betsy Bumpus from Jesse Murdock, dated March 12, 1864, and recorded in the said Registry, Book 357, Page 11, but there is excepted from the said lot No. 5 a certain fresh meadow, also described in the aforesaid deed of Jesse Murdock to Betsy Bumpus, as the same was sold to Samuel B. Gibbs by deed of Abraham L. Bumpus dated September 18, 1915 and recorded in the said Registry, Book 1224, Page 586.

Lot No. 5. Also a certain tract of land in said Carver, containing about 29 acres, being a part of the Shurtleff Farm so-called, on which the house on said farm once stood, and is bounded as follows: Beginning at the Northwestern corner thereof at the high water line of the reservoir and by land now or formerly of one George Williams, thence South $64\frac{1}{2}^{\circ}$ East about ten hundred and fifty feet by land of said Williams to a town road from South Carver by the residence now or formerly of one Bumpus, thence Southerly by said town road about twelve hundred feet, thence North $63^{\circ} 40'$ West thirteen hundred and thirty feet by land now or formerly of Walter E. Myrick, thence North 5° West about four hundred and eighty feet by land now or formerly of the Chandler Bog Company to the Easterly end of the reservoir dam, thence Easterly and Northerly by the high water line of said reservoir to the point of beginning.

For my title to Lots Nos. 3, 4 and 5, reference may be had to the deed of Jesse A. Holmes to me dated November 20, 1947, and recorded with Plymouth County Registry of Deeds, Book 1995, Page 164. Said lots are conveyed subject to the provisions contained in said deed.

2198

343



I, Hazel K. Gibbs, wife of said grantor

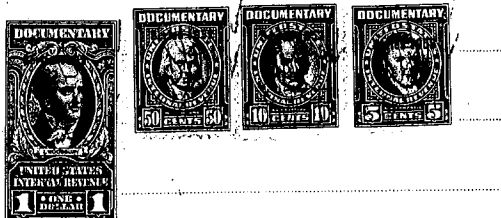
release to the said grantee all rights of DOWER and HOMESTEAD and all other interests therein.

~~husband of said grantor~~

~~release to the said grantee all right to any estate by the CURTIS and all other interests therein~~

Witness our hands and seals this 25th day

of March 19 52.



Ruel S. Gibbs.

Hazel K. Gibbs

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss. March 25 19 52

Then personally appeared the above named

Ruel S. Gibbs

and acknowledged the foregoing instrument to be his free act and deed. before me —

Fletcher Clark Jr.

Justice of the Peace
Notary Public

My commission expires Aug 2 1957

Rec'd Mar. 28, 1952 at 9:00 A.M. & recorded.

ATTEST: *John R. Buckley Jr.*
 REGISTER
 PLYMOUTH COUNTY REGISTRY OF DEEDS



2010 00009254

Bk: 38202Pg: 118 Page: 1 of 2

Recorded: 02/02/2010 10:23 AM

QUITCLAIM DEED

CARVER REDEVELOPMENT AUTHORITY, created pursuant to G. L. c. 121B Section 4, having its principal place of business at 108 Main Street, Carver, MA 02330, for consideration of Forty Thousand and 00/100 (\$40,000.00) paid, grants to **Slocum-Gibbs Cranberry Company, Inc.**, a Massachusetts Corporation having an address of P.O. Box 6, South Carver, MA 02366 with quitclaim covenants, all that certain parcel of land with the buildings and improvements thereon located at 0 Wareham Street, Carver, Plymouth County, Massachusetts containing approximately 4.6 acres of land, more or less.

For grantor's title see Deed from Town of Carver dated October 7, 2009 recorded with Plymouth County Registry of Deeds in Book 37923, Page 205

No deed stamps are due on this conveyance pursuant to G.L. c. 64D, §1.

EXECUTED as a sealed instrument this 13th day of January, 2010

Carver Redevelopment Authority

By

[Signature]

[Signature]

MA121.
 SLOCUM GIBBS CRANBERRY CO INC.
 P.O. BOX 6
 S. CARVER, MA 02366.

PROP. ADDR. 0 WAREHAM ST. CARVER, MA 02366

COMMONWEALTH OF MASSACHUSETTS

Plymouth County, ss:

On this 13th day of January, 2010 before me, the undersigned notary public, personally appeared William Sinclair, proved to me through satisfactory evidence of identification which was personal knowledge, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that such persons are the duly authorized members of the Carver Redevelopment Authority and that such persons signed such document voluntarily for its stated purpose on behalf of the Carver Redevelopment Authority.

Kathleen Arnold
Notary Public
My commission expires: 12/5/14

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 12/21/2021 12:10 PM
Ctrl# 153136 03952
Fee: \$1,044.24 Cons: \$229,000.00

QUITCLAIM DEED

I, Kevin Roach, of 18149 SE Ridgeview Drive, Tequesta, Florida,

for consideration paid of Two Hundred Twenty-Nine Thousand and 00/100 (\$229,000.00) Dollars,

grant to Slocum-Gibbs Cranberry Co., a Massachusetts business corporation, having an office address at 107 Wareham Street, South Carver, Massachusetts,

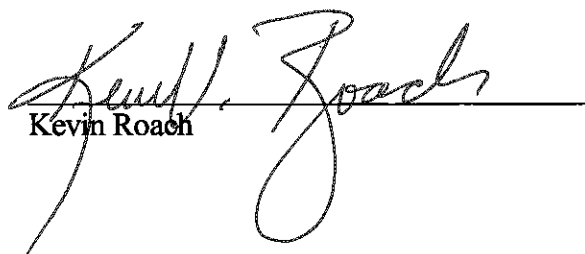
with *Quitclaim Covenants*,

The vacant land in that part of South Carver, sometimes known as Clarks Island, Plymouth County, Massachusetts, being shown as Lot 2 on a plan of land entitled, "Plan of Land of #366 Tremont Street in Carver, Massachusetts Prepared for Christy & Scott Kendrick" Scale 1" = 50', prepared by Arthur F. Borden & Associates, Inc. and recorded with the Plymouth County Registry of Deeds in Plan Book 64, Page 81 as plan No. 64 of 2020.

Meaning and intending to convey, and hereby conveying, the same premises conveyed by a deed to grantor dated December 7, 2021 and recorded with the Plymouth County Registry of Deeds in Book 56132, Page 76.

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE TO FOLLOW]*

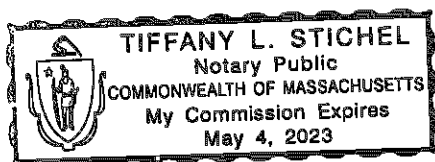
Witness my hand and seal this 20th day of December, 2021.

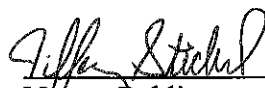

Kevin Roach

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 20th day of December, 2021, before me, the undersigned notary public, personally appeared **Kevin Roach**, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ personal knowledge of the undersigned, ☐ oath or affirmation of a credible witness, to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that he/she signed it voluntarily for its stated purpose.




Notary Public
My commission expires: 05/04/23

Section 3.0 Plans

Figure 1: Locus Map

Figure 2: Aerial Map

Figure 3: NHESP Map

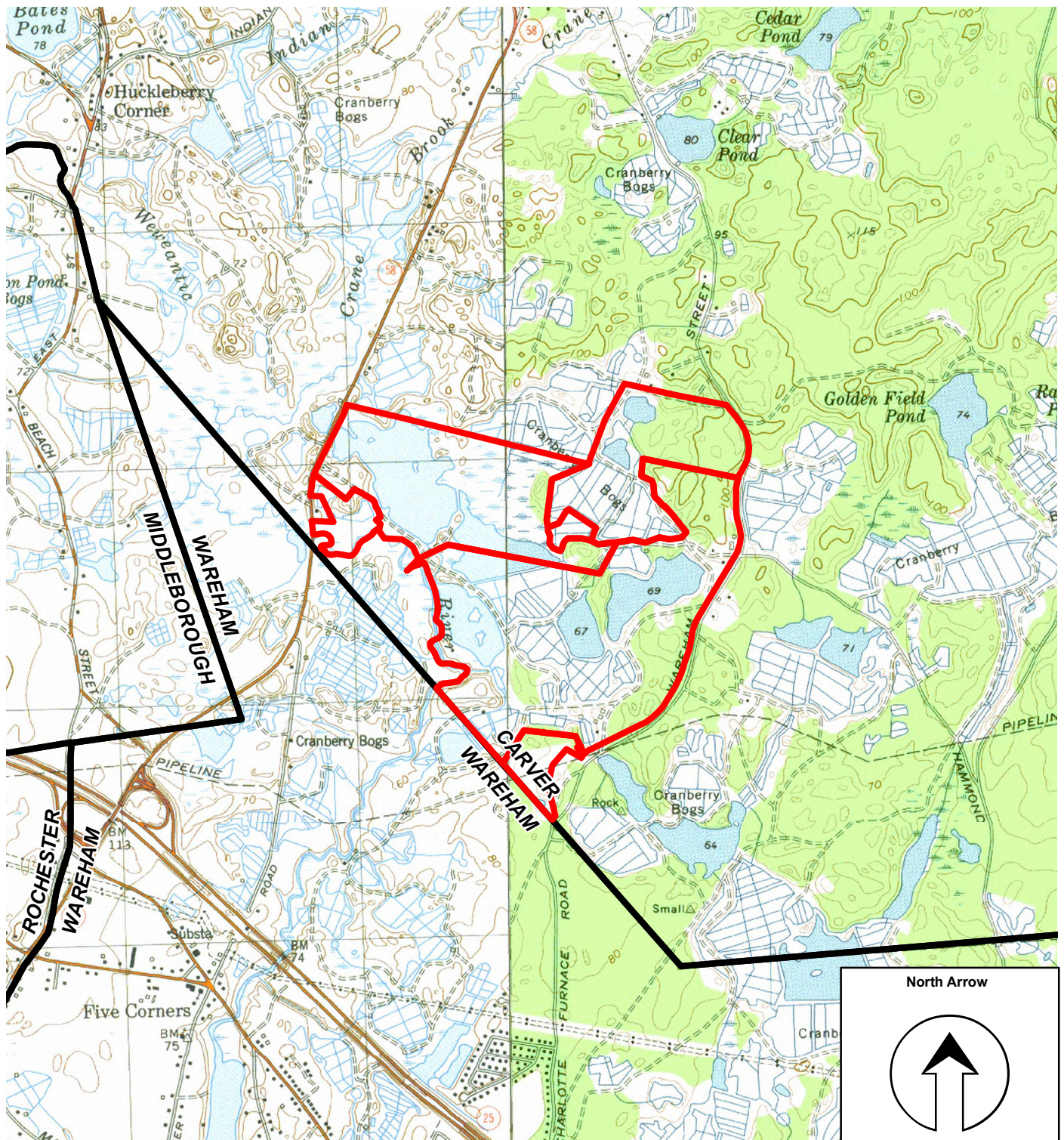
Entitled "Gibbs Street Preliminary Subdivision in Carver, Massachusetts (Plymouth County"

Prepared by Beals and Thomas, Inc.

In 3 Sheets

Dated March 31, 2022

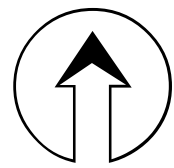
Electronic .dwg File (*under separate cover*)



Digital USGS Map of Wareham, MA, dated 1972, provided by the Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.

0 1,000 2,000 4,000
FEET

North Arrow



NORTH

COPYRIGHT (C) BY BEALS AND THOMAS, INC.
ALL RIGHTS RESERVED

PROJECT:

Preliminary Subdivision Plan

Carver, Massachusetts

PREPARED FOR:

Slocum-Gibbs Cranberry Co.

P.O. Box 6
South Carver, MA 02366

Locus Map

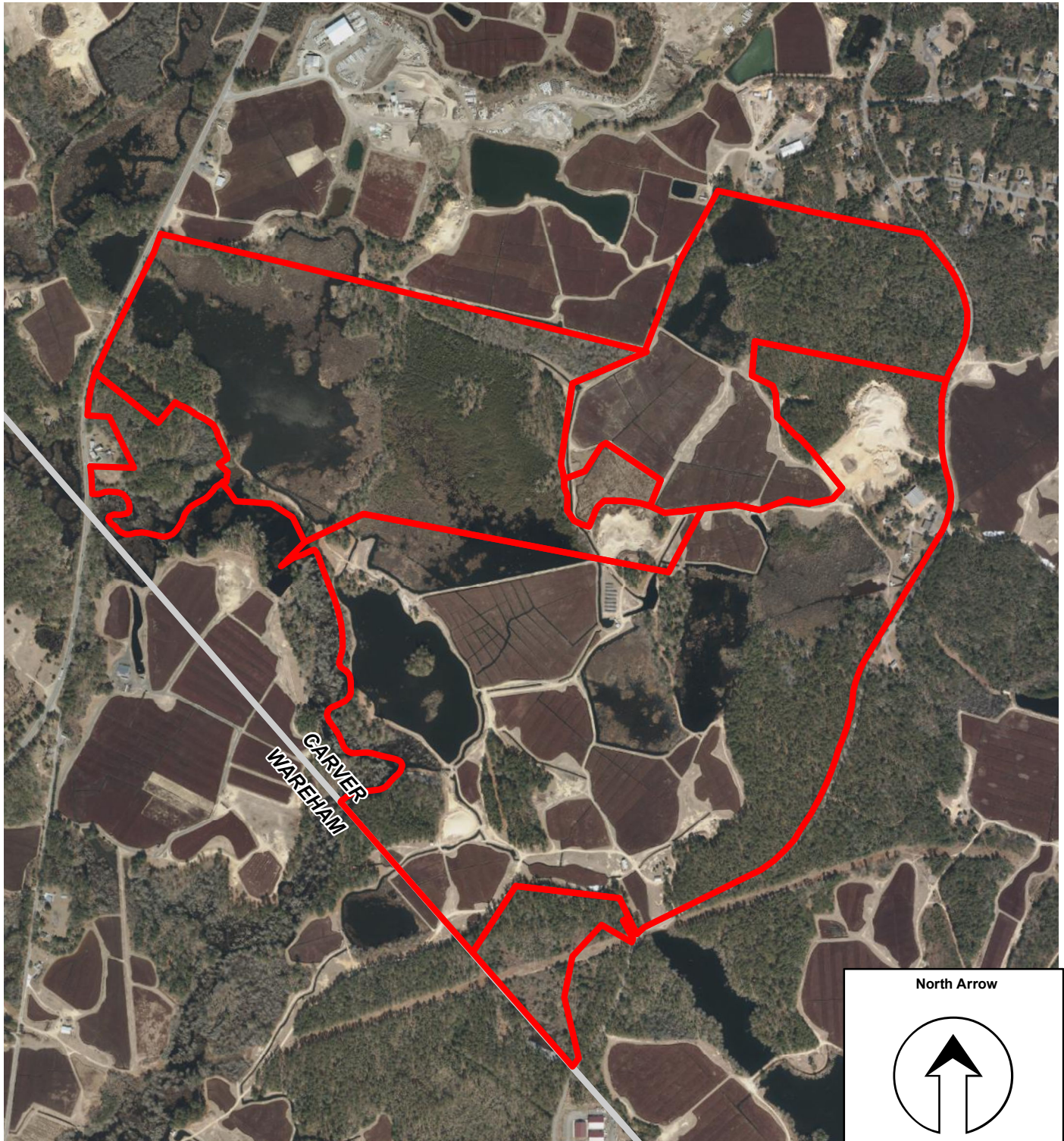
Figure 1

Scale: 1" = 2,000'

Date: 03/04/2022

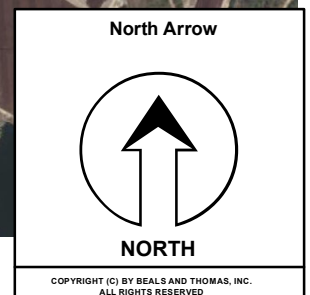
Source File 313301P005A.mxd

B+T Project No. 3113.01



Digital orthophotograph, dated 2019, provided by the Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.

0 500 1,000 2,000
FEET



PROJECT:

Preliminary Subdivision Plan

Carver, Massachusetts

PREPARED FOR:

Slocum-Gibbs Cranberry Co.

P.O. Box 6
South Carver, MA 02366

Aerial Map

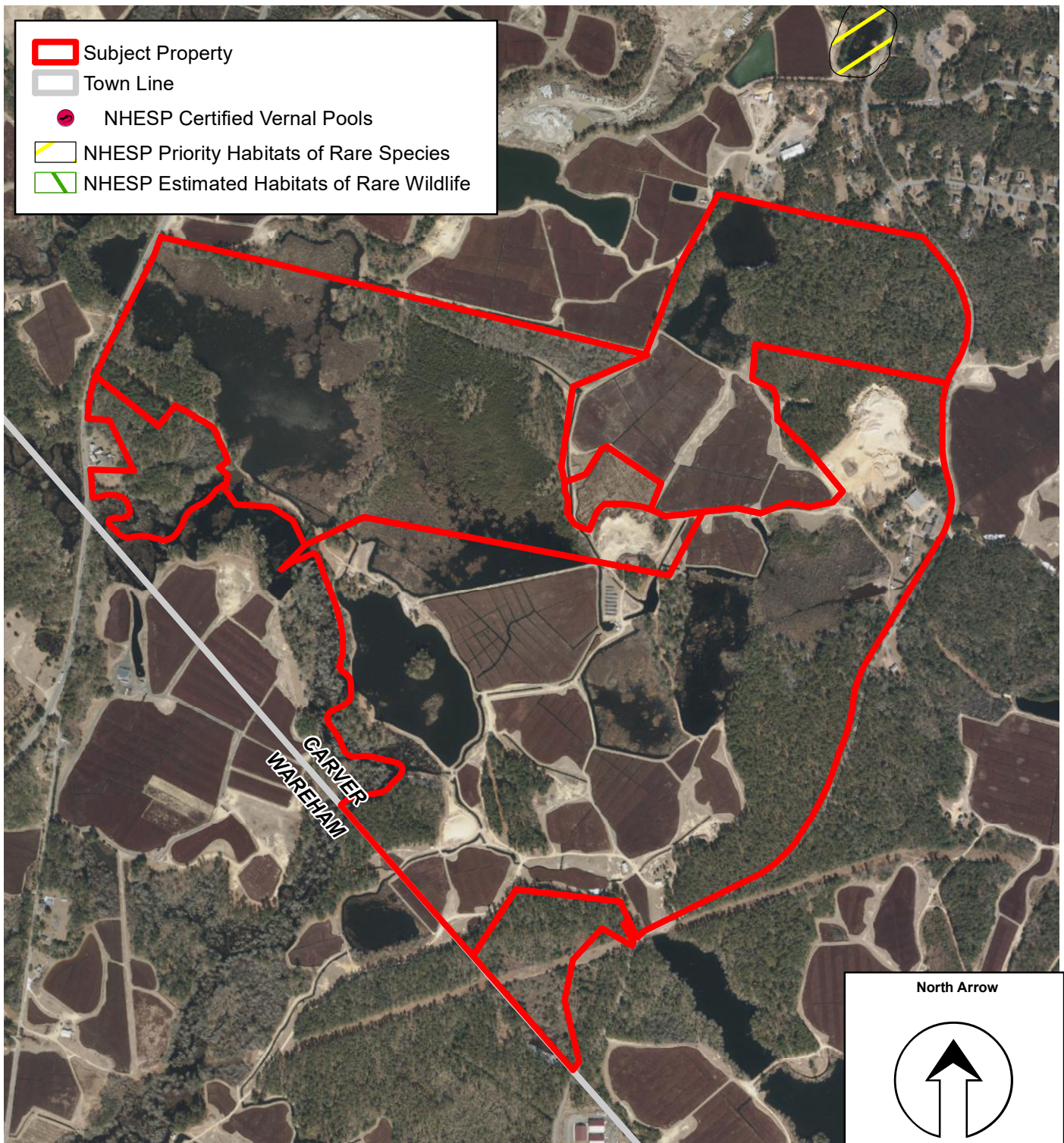
Figure 2

Scale: 1" = 1,000'

Date: 03/04/2022

Source File 313301P005A.mxd

B+T Project No. 3113.01



Digital orthophotograph, dated 2019, provided by the Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.

0 500 1,000 2,000
FEET



PROJECT:

Preliminary Subdivision Plan

Carver, Massachusetts

PREPARED FOR:

Slocum-Gibbs Cranberry Co.

P.O. Box 6
South Carver, MA 02366

NHESP Map

Figure 3

Scale: 1" = 1,000'

Date: 03/08/2022

Source File 313301P007A.mxd

B+T Project No. 3113.01