

UNITED STATES DEPARTMENT OF THE INTERIOR
 FISH AND WILDLIFE SERVICE
 BUREAU OF SPORT FISHERIES AND WILDLIFE
 U. S. POST OFFICE AND COURTHOUSE
 BOSTON, MASSACHUSETTS 02109

MEMORANDUM

TO : Refuge Manager, Great Meadows NWR
 : Concord, Massachusetts

FROM : Regional Supervisor
 : Division of Realty

DATE: August 24, 1967

LA RF - Massachusetts
 Great Meadows
 Wayland Rod and Gun Club,
 Incorporated (275,a)

SUBJECT: Acquisition of Title

This will inform you that title to tract (275,a) in the Great Meadows National Wildlife Refuge area has been conveyed to the United States of America, but the purchase price has not yet been paid.

You are hereby charged with custody of this land and accordingly instructed to protect it, together with any improvements thereon, as a part of the unit, effective immediately. A copy of the deed of conveyance and Report of Survey are attached for your information. The acquisition of this land is subject to any exceptions or reservations set out in the deed.

You are cautioned that no improvements on the land may be disturbed until such time as the vendors have been paid. A further notice will be sent to you when payment for the land has been made, together with a copy of the Attorney General's opinion as to the character of the title acquired.

Ernie Pharis

RECEIVED

AUG 25 1967

GREAT MEADOWS NWR

Attachments

Manager	<i>EM</i>
Asst. Manager	<i>1 29</i>
Clerk	
Watchman	
Staff	
File	

UNITED STATES
DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE
BUREAU OF SPORT FISHERIES AND WILDLIFE
DIVISION OF ENGINEERING

TRACT DESCRIPTION
OF THE
WAYLAND ROD & GUN CLUB, INC. TRACTS
(275,a)
MIDDLESEX COUNTY, MASSACHUSETTS
GREAT MEADOWS NATIONAL WILDLIFE REFUGE
CONTAINING 22.6 ACRES

PURCHASE APPROVAL
May 21, 1963

REPORT PREPARED BY
Joseph L. Daigle
Cadastral Surveyor
October, 1965


Revision: December, 1965

3-1410b
(August 1965)

U. S. DEPARTMENT OF THE INTERIOR
Fish and Wildlife Service
Division of Engineering

COMMONWEALTH OF MASSACHUSETTS)
) ss.
COUNTY OF SUFFOLK)

I hereby certify that the attached map of the
WAYLAND ROD & GUN CLUB, INC. TRACTS (275,a)
has been correctly platted from field notes and data
obtained from official sources, and from field sur-
veys of the Bureau of Sport Fisheries and Wildlife,
that the lot lines, other subdivision and boundary
lines, as here shown, have been placed upon said map
after careful consideration of all available data on
the subject; and that all said data as shown upon
the attached map have been checked by me and are cor-
rect to the best of my knowledge and belief.


Vance D. Zook
Cadastral Surveyor

Date: January 26, 1966

DESCRIPTION

OF THE

WAYLAND ROD & GUN CLUB, INC. TRACTS

(275,a)

MIDDLESEX COUNTY, MASSACHUSETTS

The hereinafter-described two (2) tracts of land are located in the Commonwealth of Massachusetts, Middlesex County, Town of Wayland, situate about 2.2 miles southeasterly of Wayland Center, southerly of the Sudbury River, and being more particularly described as follows:

TRACT 275

Being part of the land conveyed to the Wayland Rod & Gun Club, Inc. from Julia A. Ames, and husband, in a Release Deed dated September 21, 1960, recorded in Book 9690, Page 323, on file at the Registry of Deeds of said County and Commonwealth at Cambridge.

BEGINNING at Corner 1, being Corner 2 of the EINAR ROBESHAM TRACT (274), a stone bound found; thence N 60° 48' W, 60.95 feet to Corner 2, a 2" iron pipe set; thence N 79° 09' W, 42.52 feet to Corner 3, a 2" iron pipe set; thence S 89° 12' W, 321.85 feet to Corner 4, a drill hole in a boulder found; thence S 89° 59' W, 244.08 feet to Corner 5, a 2" iron pipe set; thence N 14° 31' W, 190.00 feet to Corner 6; thence N 65° 59' E, 116.00 feet to Corner 7; thence N 22° 51' W, 110.0 feet, more or less, to Corner 8, in the centerline of the Sudbury River, on the Sudbury-Wayland Town Line; thence Easterly, along the centerline meanders of said River and with said Town Line, 1080.0 feet, more or less, to Corner 9; thence S 14° 01' E, leaving said River and said Town Line, 820.0 feet, more or less, to Corner 10, on line 5-6 of the EINAR ROBESHAM TRACT (274); thence S 68° 09' W, 56.88 feet to Corner 11; thence S 73° 22' W, 198.20 feet to Corner 12; thence N 65° 22' W, 87.23 feet to Corner 13; thence N 57° 38' W, 230.89 feet to the PLACE OF BEGINNING, containing 16.9 acres, more or less, and

BOUNDED from Corner 1 to Corner 4 by other land of the Wayland Rod & Gun Club; from Corner 4 to Corner 5 by land of B. J. O'Day; from Corner 5 to Corner 8 by land of the TOWN OF WAYLAND TRACT (200d); from Corner 8 to Corner 9 by the centerline of the Sudbury River and lands of Edward Mitchell, the Bear Hill Industrial Trustees and the UNITED STATES (TRACT 300c); from Corner 9 to Corner 10 by land of the Boston Edison Company; from Corner 10 to Corner 1 by land of the EINAR ROBESHAM TRACT (274).

TRACT 275a

Being part of the land conveyed to the Wayland Rod & Gun Club, Inc. from Richard W. Hale, et al., in a Quitclaim Deed dated October 3, 1940, recorded in Book 6447, Page 173, on file at the Registry of Deeds of said County and Commonwealth, at Cambridge.

BEGINNING at Corner 1, being Corner 7 of the EINAR ROBSHAM TRACT (274), a 2" iron pipe set; thence N 14° 01' W, 700.0 feet, more or less, to Corner 2, in the centerline of the Sudbury River, on the Sudbury-Wayland Town Line; thence Easterly, along the centerline meanders of said River and with said Town Line, 740.0 feet, more or less, to Corner 3; thence S 26° 08' W, leaving said River and said Town Line, 325.0 feet, more or less, to Corner 4, a 2" iron pipe set; thence Westerly, with a curve to the left having a radius of 76.80 feet, 133.31 feet on the arc, to Corner 5, a 2" iron pipe set; thence S 57° 54' W, 317.00 feet to the PLACE OF BEGINNING, containing 5.7 acres, more or less, and

BOUNDED from Corner 1 to Corner 2 by land of Garfield Clark; from Corner 2 to Corner 3 by the centerline of the Sudbury River and land of the UNITED STATES (TRACT 300c); from Corner 3 to Corner 4 by land now or formerly of Isaac Damon; from Corner 4 to Corner 5 by lands of the EINAR ROBSHAM TRACTS (274a,F-1); from Corner 5 to Corner 1 by land of EINAR ROBSHAM TRACT (F-1).

The above-described two (2) tracts of land, containing, in the aggregate, 22.6 acres, more or less, are delineated on a map tracing designated WAYLAND ROD & GUN CLUB, INC. TRACTS (275,a) bearing date of December 9, 1965, of record in the files of the Department of the Interior. A print from that map tracing is attached.

WARRANTY DEED

Know all men by these presents:

That Wayland Rod and Gun Club, Incorporated, a corporation organized and existing under the laws of the Commonwealth of Massachusetts, with principal office in Wayland, Massachusetts, in consideration of Five Thousand, Four Hundred and Twenty-Four dollars (\$5,424.00), paid by the United States of America, the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the United States of America, and its assigns, the following-described real property, to wit:

The hereinafter-described two (2) tracts of land, located in the Commonwealth of Massachusetts, Middlesex County, Town of Wayland, situate about 2.2 miles southeasterly of Wayland Center, southerly of the Sudbury River, and being more particularly described as follows:

TRACT 275

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The above-described two (2) tracts of land, containing, in the aggregate, 22.6 acres, more or less, delineated on a map tracing designated

WAYLAND ROD & GUN CLUB, INC. TRACTS (275,a) bearing date of December 9, 1965, of record in the files of the Department of the Interior, are being acquired for administration by the Secretary of the Interior through the United States Fish and Wildlife Service.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the United States of America and its assigns, to its own use and behoof forever together with all the right, title and interest of the grantor in and to any alleys, streets, ways, strips, waterways, or gores abutting or adjoining the land.

Subject to the rights of the public in the Sudbury River.

Subject, also, to the right-of-way of the Boston Edison Company, part of which crosses the easterly edge of Tract 275.

Reserving to Wayland Rod and Gun Club, Incorporated, until January 1, 2000 A.D. a fifteen (15) foot right-of-way to the Sudbury River located adjacent to the easterly line of Tract 275a.

Reserving, also, to Wayland Rod and Gun Club, Incorporated, and their assigns the right to drill test wells for the Wayland Water Department exclusively.

And Wayland Rod and Gun Club, Incorporated, for its successors and assigns, hereby covenants with the grantee and its assigns that it is lawfully seized in fee simple of the granted premises, that they are free from all encumbrances, and that it has good right to sell and convey the same; and that it will and its successors and assigns shall, warrant and defend the same to the grantee and its assigns forever against the lawful claims and demands of all persons.

In witness whereof, Wayland Rod and Gun Club, Incorporated, causes its corporate name to be subscribed, and its corporate seal to be affixed to these presents by its duly authorized officer this 16th day of May, in the year one thousand nine hundred and sixty-seven.

In The Presence of: Wayland Rod and Gun Club, Incorporated

[Signature]

By: S. Proutin Richardson L.S.
Henry B. Spiffner Treas.

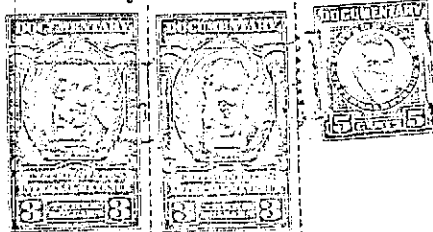
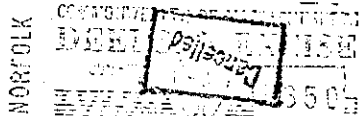
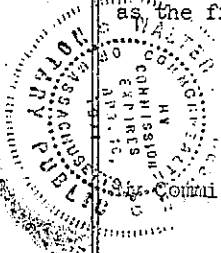
ACKNOWLEDGMENT

COMMONWEALTH OF MASSACHUSETTS)
) SS
COUNTY OF MIDDLESEX)

On this 16th day of May, 1967, before me personally appeared S. Proutin Richardson + Henry B. Spiffner, to me known to be the persons who executed the foregoing instrument in behalf of Wayland Rod and Gun Club, Incorporated, and acknowledged that they executed the same as the free act and deed of Wayland Rod and Gun Club, Incorporated.

Walter G. Chusick
Notary Public

Commission Expires: April 16, 1971



UNITED STATES
DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE
BUREAU OF SPORT FISHERIES AND WILDLIFE
DIVISION OF ENGINEERING

CERTIFICATE OF OCCUPANCY
GREAT MEADOWS NATIONAL WILDLIFE REFUGE
MIDDLESEX COUNTY, MASSACHUSETTS

I hereby certify that, on September 29, 1965, Joseph L. Daigle, Cadastral Surveyor, made a personal inspection of the WAYLAND ROD & GUN CLUB, INC. TRACTS (275,a) as shown on the attached map, and found evidence of past or present occupancy and use as indicated below:

TRACT 275

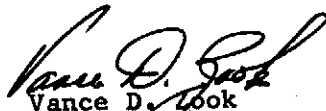
1. Line 8-9 is evidenced by the centerline of the Sudbury River.
2. The Boston Edison Company maintains a right-of-way, 250 feet wide, part of which crosses the easterly edge of the tract.
3. There are two (2) ponds in the central portion of the tract.
4. The tract consists mainly of unimproved marsh land.

TRACT 275a

1. Line 2-3 is evidenced by the centerline of the Sudbury River.
2. The tract consists mainly of unimproved marsh land.

Upon these two (2) tracts of land, no recent structure, improvements, building material recently furnished, or labor done were found, out of which a mechanic's lien or a material man's lien might arise.

Date: January 26, 1966


Vance D. Cook
Cadastral Surveyor