

US EPA ARCHIVE DOCUMENT



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gregory roscoe
<groscocoe@maine.rr.com>
om>

04/29/2004 02:35 PM

To: Dave Newton/R1/USEPA/US@EPA
cc:
Subject: Have it?

SDM 7-11-04
Superfund Records Center
SITE:
BREAK:
OTHER:

Dave,

Hopefully you have a clean copy of the site history and study report for the admin record and the 3 deeds describing the McNulty property. If not please let me know.

When should I check back with you on establishing the delisting boundary??

Regards

Greg

To: David Newton

From: Tom McNulty

A handwritten signature in black ink, appearing to be 'TM' or 'McNulty' in a stylized, cursive script.

Re: Deeds/Site reports

Hi David,

Please find a copy of the deeds for Assessor's Plat 14 Lot 2 and Lot 4 (Berkeley Commons Development) and Assessor's Plat 15, Lot 1 (which covers a portion of Berkeley Commons Development and the entire River Run Development). Also, per Greg Roscoe's request, enclosed is a copy of the site assessment and limited investigation report.

AP 14/2

THOMAS A. JENCKES

WARRANTY

EDWARD A. McNULTY ET AL

I, THOMAS A. JENCKES, of the Town of Cumberland in the State of Rhode Island, for consideration paid, grant to EDWARD A. McNULTY and his wife CATHERINE COLETTE McNULTY, of the City of Pawtucket in the State of Rhode Island, as Joint Tenants and not as Tenants in common, with WARRANTY COVENANTS

That parcel of land situated on the southwesterly side of New Kendon Road in the Town of Cumberland and State of Rhode Island, and bounded and described as follows:- Beginning at a granite bound which is set in the southwesterly line of said Road at the south-easterly corner of said parcel and at the northeasterly corner of land now or lately of John Para and wife; thence northwesterly bounding northeasterly on said Road two hundred eighty-six and 60/100 (286.60) feet, more or less, to land conveyed by deed of Thomas A. Jenckes to Thomas J. Quinn, dated November 1, 1946 and recorded with the Records of Land Evidence in said Cumberland on January 17, 1947; thence westerly bounding northerly on said last named land 59.08 feet, more or less, to a granite bound at land now or lately of Elizabeth F. Cataldo; thence turning an interior angle of 146° 5' 30" and running southwesterly bounding northwesterly on said Cataldo land one hundred seventy eight (178) feet to a granite bound; thence turning an exterior angle of 96° 10' and running northwesterly two hundred fifty seven feet to a granite bound; thence turning an exterior angle of 183° 17' and running northwesterly one hundred thirty eight and 3/10 (138.3) feet to a granite bound; thence turning an exterior angle of 181° 2' and running northwesterly one hundred seventy two and 9/10 (172.9) feet to a granite bound; thence turning an exterior angle of 145° 5' and running northerly sixty one and 7/10 (61.7) feet to a granite bound; thence turning an exterior angle of 172° 51' and running northerly one hundred sixty two (162) feet to a granite bound; thence turning an exterior angle of 121° 13' and running northeasterly one hundred thirty six (136) feet to a Pyramidal Rock at land conveyed by deed of Thomas A. Jenckes to Elizabeth F. Cataldo of even date herewith and to be recorded prior hereto; said last six courses bounding on said Cataldo land first herein referred to; thence continuing northeasterly bounding southeasterly on said Cataldo land so conveyed to her by said deed of Thomas A. Jenckes, about fifty two (52) feet to said Road; thence northwesterly bounding northeasterly on said Road about four (4) feet to a Rhode Island Highway Bound; thence continuing northwesterly along the arc of a curve, bounding north-easterly on said Road four hundred two and 39/100 (402.39) feet, more or less, to another Rhode Island Highway Bound; thence continuing northwesterly bounding northeasterly on said Road seventy three and 70/100 (73.70) feet, more or less, to a stone wall at land now or lately of Berkeley Realty Co.; thence turning an interior angle of 81° 44' and running southwesterly along the line of a stone wall and a fence, bounding northwesterly on said last named land six hundred eighty eight (688) feet, more or less, to land now or lately of The Lonsdale Company; thence southerly bounding westerly on said last named land about nine hundred seventy (970) feet to a rock on the shore of New River Pond, so-called; thence southeasterly along the shore of said Pond to said Para land; thence northeasterly bounding southeasterly on said Para land about four hundred fifteen (415) feet to the granite bound in the southwesterly line of New Kendon Road at the point of beginning and containing by estimation about 18 acres of land.

I, MARJORIE B. JENCKES, wife of said grantor, release to said grantees all my right of dower in and to the granted premises.

WITNESS our hands this 31st day of January, 1947

U. S. Revenue Stamps \$8.80

Thomas A. Jenckes

Marjorie B. Jenckes

STATE OF RHODE ISLAND

County of Providence

In Providence in said County on the 31st day of January, 1947 before me personally appeared the above named Grantor, Thomas A. Jenckes and his wife Marjorie B. Jenckes, both of them to me known and known by me to be the parties executing the foregoing instrument, and they acknowledged said instrument, by them executed, to be their free act and deed.

Providence, So.

Frederick E. Schoesweiss

Notary Public

In Cumberland, on this First day of February, A. D. 1947, at nine o'clock and a half four minutes in the forenoon, then received the foregoing instrument for record and recorded it accordingly.

Attest:

Stephen A. Fanning

Town Clerk.

LE 240/110

BOOK 240 MAR 1913
AP 14/4

- 4 -

THIRD PARCEL: That certain tract or parcel of land, roughly triangular in shape, situated in the Town of Cumberland, in said County and State, and bounded and described as follows:

Beginning at a point in the easterly line of land conveyed to Lonsdale Company by deed of Abigail W. Jenckes dated November 20, 1846, and recorded in the Records of Land Evidence of said Cumberland on November 23, 1846, in Book No.18 at page 495, which line is shown on "Plat of a Farm in Cumberland belonging to Abigail W. Jenckes surveyed and platted by Henry F. Walling June, 1846", which plat is recorded in said Records of Land Evidence in Plat Book No.1 at page 21, and which line is also shown on "Plan of Land in Cumberland, R.I., belonging to Thomas A. Jenckes. By Walter E. French, Engr. Scale 1 inch = 80 ft. August, 1928", which plat is recorded in said Records of Land Evidence in Plat Book No.2 at page 49-A, said point being three hundred fifty-eight (358) feet, more or less, southerly along said line from its northerly terminus, said point being also at an intersection of said line with the easterly high water line of New River, so-called; thence, proceeding southerly along said line, bounded easterly by land now or formerly of Thomas A. Jenckes, six hundred twelve (612) feet, more or less, to another intersection of said line with the easterly high water line of said New River, at a rock; thence, turning and proceeding in an irregular line along said easterly high water line of said New River, northwesterly, northeasterly and northerly to said point of beginning, containing by estimation 1.72 acres, more or less; being all that portion of the premises conveyed to Lonsdale Company by said deed of said Abigail W. Jenckes, which is now located on the easterly side of the high water line of said New River; however bounded and described meaning and intending to convey the same premises conveyed to Edward A. McNulty by quit-claim deed from Lonsdale Company dated January 13, 1947 and recorded with the Records of Land Evidence, in said Cumberland, in Book No.100 at page 152.

FOURTH PARCEL: That certain lot or parcel of land with all buildings and improvements thereon located on the northerly side of Broad Street and the easterly side of Mendon Road in the Town of Cumberland, County of Providence and State of Rhode Island bounded and described as follows:

Beginning at a granite bound at the most southerly corner of the parcel herein described, said point being also the southwest corner of land now or lately of Cumberland Post Builders Association; thence, running northwesterly along the northeasterly line of Broad Street and northerly along the easterly line of Mendon Road a distance of about six hundred seventy-five (675) feet, more or less, to a stone wall at land now or lately of L. B. Inc.; thence, turning an interior angle of 83° 03' 11" and running easterly along the center of said stone wall bounded northerly by said L. B. Inc. land a distance of

Page 111 not copied

Deed dated August 27, 1913

Recorded Sept. 10, 1913 @ 4:17 PM

AP 15/1
Lonsdale Company

WARRANTY

Berkley Realty Company

LONSDALE COMPANY, a corporation organized and existing under the laws of the State of Rhode Island and having a principal place of business in Providence in said State, for consideration paid grants to BERKLEY REALTY COMPANY, a Rhode Island corporation, with WARRANTY COVENANTS

That certain real estate situated in Berkeley, in the Town of Cumberland, County of Providence and State of Rhode Island, and described as follows:

That certain lot or parcel of land located on the Westerly side of Mendon Road and bounded and described as follows:

Beginning at a point on the westerly side of Mendon Road, at the northeast corner of land of Thomas A. and Stephen H. Jenckes; thence running South 62° West, bounding southerly on land of said Jenckes, six hundred fifty (650) feet, more or less, to the New River (so-called); thence running northwesterly bounding southwesterly on said New River, about two thousand (2,000) feet to land of St. Joseph's Cemetery; thence running North 56° East, bounding northerly partly on said Cemetery, partly on land of T. L. Quinn et ux, and partly on land of James Hunt, twelve hundred and fifty (1250) feet, more or less, to an angle; thence running North 73° East, bounding northerly partly on land of said James Hunt and partly on land of Agnes Hunt, two hundred (200) feet, more or less; thence turning and running South 22½° East, bounding easterly on land of Hugh M. Devlin et ux, three hundred seventy eight and 7/10 (378.7) feet to an angle; thence running South 30° East, bounding easterly on land of Catherine T. Devlin, one hundred twenty (120) feet; thence turning and running North 55° East, bounding northerly on land of said Catherine T. Devlin, one hundred ninety (190) feet, more or less, to Mendon Road; thence turning and running southerly bounding easterly on said Mendon Road, twelve hundred fifteen (1215) feet, more or less, to the point of beginning; containing fifty (50) Acres of land, more or less.

Reserving to Lonsdale Company, its successors and assigns, the right to inundate and flow the above granted premises by the maintenance of the Pratt Dam on the Blackstone River, with flashboards, and by the operation and maintenance of the gate in the culvert under the right of way of the New York, New Haven & Hartford Railroad.

This conveyance is made subject to the existing easement of Rhode Island Power Transmission Company to maintain electric power and light transmission lines across the above granted premises.

IN WITNESS WHEREOF said LONSDALE COMPANY has caused these presents to be executed and its corporate seal to be hereunto affixed by ROBERT H. IVES GODDARD, its President and by WILLIAM GAMMELL, JR., its Treasurer hereunto duly authorized this 9th day of November, A. D. 1936.

LONSDALE COMPANY

U. S. Revenue Stamps \$3.50

By Robert H. Ives Goddard
President

and William Gammell, Jr.
Treasurer

CORPORATE
SEAL

STATE OF RHODE ISLAND
CITY OF PROVIDENCE

In Providence on the 9th day of November, A. D. 1936 before me personally appeared ROBERT H. IVES GODDARD, President and WILLIAM GAMMELL, JR., Treasurer of LONSDALE COMPANY, to me known and known by me to be the parties executing the foregoing instrument and they acknowledged said instrument by them executed to be their free act and deed as the President and Treasurer respectively of LONSDALE COMPANY and as the act and deed of LONSDALE COMPANY.

(NOTARIAL SEAL)

Martin J. Toomey,
Notary Public.