

SENATE NO. 34

AN ACT CONVEYING AN EASEMENT IN A CERTAIN PARCEL OF LAND IN THE TOWN OF WRENTHAM

*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. The Commissioner of the Division of Capital Asset, by an instrument approved by
2 the Attorney General as to form, on the parcel of land located in the town of Wrentham bounded
3 and described as follows: Starting at a point on the westerly side of Dedham Street, which is
4 1600+/- feet from the Norfolk/Wrentham town line; Thence running northwesterly by land now
5 or formerly of Dedham Trust, 421.60 feet to a point;
6 Thence turning and running southwesterly by land now or formerly of Joannides, 60.00 feet to a
7 point; Thence turning and running southeasterly by land now or formerly of the commonwealth,
8 421.60+/- feet to Dedham Street; and Thence turning and running northeasterly by said Dedham
9 Street 60 feet to the point of beginning. The consideration to be paid for said easement shall be
10 for full and fair market value as determined by the commissioner based upon an independent
11 appraisal conducted after the effective date of this act. All costs, fees and expenses deemed
12 necessary and related to the granting of said easements, including appraisal and survey costs,
13 shall be paid in full by Philip Joannides.

14 The interest in land established by said easement shall revert to the Commonwealth if said
15 parcel is used for any purpose other than said vehicular access.

16 For purposes of this act, said easement for vehicular access shall include the right to construct
17 and maintain a road and to install and maintain utilities in accordance with rules and regulations
18 of the town of Wrentham.

19 SECTION 2. The inspector general shall review and approve said appraisal, and said review
20 shall include a review of the methodology utilized for said appraisal. Said inspector general
21 shall prepare a report of his review and file copies of said report with the Commissioner of the
22 Division of Capital Asset Management and Maintenance, with the House and Senate
23 Committees on Ways and Means and with the House and Senate Chairmen of the Joint
24 Committee on State Administration.