

Weymouth Fore River Designated Port Area

An area of land and water within the Weymouth Fore River and located in the municipalities of Quincy, Weymouth, and Braintree in the Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the southeasterly line of the federal navigation channelⁱ at approximate coordinates N42°14'49.1" W70°57'44.7", NAD83, formed by the intersection of said line and the northwesterly projection of a line constructed perpendicular to said channel line from the northerly corner of the armored shorelineⁱⁱ of Parcel 6-63-1,ⁱⁱⁱ as depicted by the existing bulkhead on the Massachusetts Office of Geographic Information (MassGIS) ortho imagery,^{iv} in the municipality of Quincy;

Thence southeasterly by a straight line to the northerly corner of the armored shorelineⁱⁱ of Parcel 6-63-1,ⁱⁱⁱ as depicted by the existing bulkhead on the MassGIS ortho imagery;^{iv}

Thence generally southeasterly and southerly along the shorelineⁱⁱ to the intersection of said shoreline and the northeasterly projection of the northwesterly line of Parcel 6-62-1ⁱⁱⁱ in the municipality of Weymouth;

Thence southwesterly along the northeasterly projection of the northwesterly line of Parcel 6-62-1ⁱⁱⁱ and continuing along the northwesterly line of said parcel to the westerly corner of said parcel;

Thence southwesterly by a straight line to the intersection of the southerly line of Massachusetts Route 3A (Bridge Street) and the southeasterly line of Monatiquot Street;

Thence southwesterly along the southeasterly line of Monatiquot Street to the intersection of the southwesterly projection of said line and the shoreline;ⁱⁱ

Thence southerly along the shorelineⁱⁱ and continuing along the armored shorelineⁱⁱ of Parcel 6-64-1,ⁱⁱⁱ as depicted by the existing bulkhead on the MassGIS ortho imagery,^{iv} to a point where said armored shoreline turns westerly at approximate coordinates N42°14'20.2" W70°57'48.7", NAD83;

Thence westerly along the armored shorelineⁱⁱ of Parcel 6-64-1,ⁱⁱⁱ as depicted by the existing bulkhead on the MassGIS ortho imagery,^{iv} to the intersection of the westerly projection of said armored shoreline and the easterly line of the federal navigation channel (shown as "32½ FT FOR WIDTH OF 136 – 400 FT MAY 2007" on National Oceanic and Atmospheric Administration [NOAA] Chart #13270ⁱ) located at approximate coordinates N42°14'23.2" W70°58'03.4", NAD83;

Thence southerly along the easterly line of the federal navigation channel (shown as "32½ FT FOR WIDTH OF 136 – 400 FT MAY 2007" on NOAA Chart #13270ⁱ) to the easterly corner of the terminus of said channel in the municipality of Braintree;

Thence westerly along the southerly terminus line of the federal navigation channel (shown as “32½ FT FOR WIDTH OF 136 – 400 FT MAY 2007” on NOAA Chart #13270ⁱ) to the westerly corner of the terminus of said channel;

Thence southwesterly by a straight line to the southeasterly corner of the wet basin on Parcel 3048 0 3,^v as shown on the MassGIS ortho imagery;^{iv}

Thence westerly along the southerly side of the wet basin on Parcel 3048 0 3,^v as shown on the MassGIS ortho imagery,^{iv} to the southwesterly corner of said wet basin;

Thence northwesterly by a straight line to the easterly corner of Parcel 2084B-5^{vi} in the municipality of Quincy;

Thence northerly along the westerly line of East Howard Street to the intersection of said line and the easterly projection of the northerly line of Parcel 2071-1;^{vi}

Thence northerly by a straight line to the southwesterly corner of Parcel 2067B-89;^{vi}

Thence northeasterly along the northwesterly line of South Street to the southerly corner of Parcel 2068-15-A;^{vi}

Thence northeasterly by a straight line to the southwesterly corner of Parcel 2073-3;^{vi}

Thence easterly along the southerly line and northerly along the easterly line of Parcel 2073-3^{vi} to the northeasterly corner of said parcel;

Thence easterly along the southerly lines of Parcels 2073-2 and 2073-4^{vi} to the southeasterly corner of Parcel 2073-4;^{vi}

Thence northerly along the easterly line of Parcel 2073-4^{vi} to the northeasterly corner of said parcel;

Thence easterly along the southerly line of Nash Avenue to the intersection of the easterly projection of said line and the northwesterly line of the 20-foot wide Fore River Railroad easement, shown as “PROPOSED RAILROAD EASEMENT (20’ WIDE)” on the plan titled “Subdivision Plan of Land, Lot 7, Fore River Shipyard in Quincy Massachusetts (Norfolk County),”^{vii} located at approximate coordinates N42°14’39.0” W70°58’23.7”, NAD83;

Thence northeasterly along the northwesterly line of the Fore River Railroad easement, shown as “PROPOSED RAILROAD EASEMENT (20’ WIDE)” on the plan titled “Subdivision Plan of Land, Lot 7, Fore River Shipyard in Quincy Massachusetts (Norfolk County),”^{vii} to the northerly corner and end of said easement located at approximate coordinates N42°14’39.7” W70°58’22.2”, NAD83;

Thence northerly by a straight line to a point on the southerly line of the Massachusetts Route 3A (Washington Street) Circle at approximate coordinates N42°14'42.0" W70°58'22.0", NAD83, located 100 feet more or less westerly of the northwesterly corner of Parcel 2074-2;^{vi}

Thence northerly by a straight line to the intersection of the northerly line of Whiton Avenue and the westerly line of Dee Road;

Thence northerly along the westerly line of Dee Road to the intersection of said line and the southerly line of Avalon Avenue;

Thence northwesterly along the southerly line of Avalon Avenue to the northwesterly corner of Parcel 2003C-3-2103;^{vi}

Thence northwesterly by a straight line to the westerly corner of Parcel 2003B-29;^{vi}

Thence northeasterly along the northwesterly line of Parcel 2003B-29^{vi} to the easterly corner of Parcel 2004-22-15;^{vi}

Thence northwesterly along the northeasterly line of Parcel 2004-22-15^{vi} to the northerly corner of said parcel;

Thence northwesterly by a straight line to the easterly corner of Parcel 2006-24-D;^{vi}

Thence northwesterly along the southwesterly line of Follett Street to the northerly corner of Parcel 2009-1-39D;^{vi}

Thence southwesterly along the southeasterly line of Harrison Street to the intersection of the southwesterly projection of said line and the southwesterly line of Curtis Avenue;

Thence northwesterly along the southwesterly line of Curtis Avenue to the intersection of said line and the southeasterly line of Baxter Avenue;

Thence southwesterly along the southeasterly line of Baxter Avenue to the intersection of said line and the southeasterly projection of the southwesterly line of Moore Street;

Thence northwesterly along the southeasterly projection of the southwesterly line of Moore Street and continuing along the southwesterly line of said street to the intersection of the northwesterly projection of said line and the southwesterly line of Massachusetts Route 3A (Southern Artery);

Thence northwesterly along the southwesterly line of Massachusetts Route 3A (Southern Artery) to the intersection of said line and the southwesterly projection of the northwesterly line of Broad Street;

Thence northeasterly along the southwesterly projection of the northwesterly line of Broad Street and continuing along the northwesterly line of said street to the intersection of the northeasterly projection of said line and the shoreline;ⁱⁱ

Thence northeasterly along the shorelineⁱⁱ to the intersection of said shoreline and the southeasterly projection of the southwesterly line of Parcel 1096J-41-2;^{vi}

Thence easterly by a straight line to a point located at approximate coordinates N42°15'22.5" W70°59'26.8", NAD83;

Thence southeasterly by a straight line, following generally the line of a now or formerly earthen berm, to a point located at approximate coordinates N42°15'19.6" W70°59'16.3", NAD83;

Thence northeasterly by a straight line, following generally the line of a now or formerly earthen berm, to a point formed by the intersection of the southerly line of Parcel 1094-36^{vi} and the westerly shorelineⁱⁱ of an unnamed creek, located at approximate coordinates N42°15'30.9" W70°58'58.6", NAD83;

Thence southerly by a straight line to an angle point on the northerly line of the federal navigation channel (shown as "HOLE POINT REACH ENTRANCE CHANNEL" on NOAA Chart #13270ⁱ) at approximate coordinates N42°15'15.9" W70°58'53.2", NAD83;

Thence northeasterly, southeasterly, and northeasterly along the northerly line of the federal navigation channelⁱ to a point on said line proximate to Navigation Buoy 18ⁱ (R "18" Fl R 6s at approximate coordinates N42°15'43.5" W70°56'20.9", NAD83) in the municipality of Weymouth;

Thence easterly by a straight line to a point on the southeasterly line of the federal navigation channelⁱ proximate to Navigation Buoy 17ⁱ (G "17" Fl G 6s at approximate coordinates N42°15'44.3" W70°56'14.4", NAD83);

Thence southwesterly along the southeasterly line of the federal navigation channelⁱ to the point of beginning in the municipality of Quincy.

The above described Weymouth Fore River Designated Port Area contains an area of 652.2 acres more or less and is shown generally on a plan entitled: "Weymouth Fore River Designated Port Area (DPA)," Scale: 1" = 1,150' +/-, Prepared by: Massachusetts Office of Coastal Zone Management, 251 Causeway Street, Suite 800, Boston, MA 02114, Date: March 2011.

Please note: In the event of conflict between this written description and the accompanying map, CZM shall issue a written clarification pursuant to the Designated Port Area (DPA) regulations at 301 CMR 25.00.

ⁱ U.S. Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), Office of Coast Survey (OCS). *Boston Harbor* [nautical chart]. 63rd ed. 1:25,000. Chart #13270. Washington, D.C.: DOC, NOAA, NOS, OCS, Aug. 2008.

ⁱⁱ Refers to the present mean high water shoreline. See M.G.L. c. 91: Public Waterfront Act; 310 CMR 9.00: Waterways Regulations.

ⁱⁱⁱ The Town of Weymouth Assessor's parcel data were extracted from the Massachusetts Office of Geographic Information (MassGIS) Assessors' Parcels data layer, which is a collection compiled by MassGIS of digital parcel data that were provided by municipalities and regional planning agencies. The data were last updated for Weymouth in 2006 and were accessed March 10, 2010, from the MassGIS website (<http://www.mass.gov/mgis/parcels.htm>). Please note: These data were used for planning purposes only and should not be used for, and are not intended for, survey and engineering purposes. The data do not take the place of a legal survey or other primary source documentation.

^{iv} MassGIS. "1:5,000 Color Ortho Imagery" [aerial photograph]. 1:5,000. Boston, MA: MassGIS, Apr. 2001. Available at: <http://www.mass.gov/mgis/colororthos2001.htm>.

^v The Town of Braintree Assessor's parcel data were extracted from the MassGIS Assessors' Parcels data layer, which is a collection compiled by MassGIS of digital parcel data that were provided by municipalities and regional planning agencies. The data were last updated for Braintree in 2006 and were accessed March 10, 2010, from the MassGIS website (<http://www.mass.gov/mgis/parcels.htm>). Please note: These data were used for planning purposes only and should not be used for, and are not intended for, survey and engineering purposes. The data do not take the place of a legal survey or other primary source documentation.

^{vi} The City of Quincy Assessor's parcel data were extracted from the MassGIS Assessors' Parcels data layer, which is a collection compiled by MassGIS of digital parcel data that were provided by municipalities and regional planning agencies. The data were last updated for Quincy in 2006 and were accessed March 10, 2010, from the MassGIS website (<http://www.mass.gov/mgis/parcels.htm>). Please note: These data were used for planning purposes only and should not be used for, and are not intended for, survey and engineering purposes. The data do not take the place of a legal survey or other primary source documentation.

^{vii} Refers to the plan titled "Subdivision Plan of Land, Lot 7, Fore River Shipyard in Quincy Massachusetts (Norfolk County)," prepared for the Massachusetts Water Resources Authority by BSC Group, scale 80 feet to an inch, dated January 9, 2002, recorded with the Norfolk County Registry of Deeds as page 745 of 2003 in Plan Book 515.