



January 4, 2024

Ms. Sonia Raposo, Assistant  
Wareham Planning Department  
Memorial Town Hall  
54 Marion Road  
Wareham, MA 02571

RE: 13 and 17 Over Jordan Road, Wareham MA  
ANR Plan – Map 20, Lots 1035-B and 1035-C

Dear Sonia

This letter is in regard to the above-referenced project.

The purpose of the ANR plan is to modify two areas within the subject lots. The first modification consists of conveying a small un-buildable portion of lot 1035-B to an association of landowners along Over Jordan Road for purposes of water rights access. The second modification includes a lot line adjustment to around the now existing pool that is situated on 13 Over Jordan Road (Lot 1035-C). This minor adjustment reconfigures the lot such that the pool is entirely on 13 Over Jordan and is 12' away from the proposed lot line. Lot 1035-B will maintain enough lot area, lot frontage and size to remain a buildable conforming lot.

If you have any questions or need any additional information, please feel free to contact me.

Thank you for your help!

Sincerely

A handwritten signature in black ink that reads "Mark Dibb". The signature is written in a cursive style.

Mark Dibb, P.E.  
Senior Project Engineer

Cc: Tom Parenteau

Form A

APPLICATION FOR ENDORSEMENT OF PLAN  
BELIEVED NOT TO REQUIRE APPROVAL

January 4, \_\_\_\_\_, 2024

To the Planning Board of the City/Town of Wareham, MA

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (Circle as appropriate.)

1. The accompanying plan is not a subdivision because the plan does not show a division of land.
2. The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the Wareham zoning by-law/ordinance under Section 621 which requires 180 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
  - a. a public way or way which the City or Town Clerk certifies is maintained and used as a public way, namely \_\_\_\_\_, or
  - b. a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely \_\_\_\_\_ on \_\_\_\_\_, and subject to the following conditions \_\_\_\_\_; or
  - c. a private way in existence on 1951, the date when the subdivision control law became effective in the city/town of Wareham having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely \_\_\_\_\_
3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely \_\_\_\_\_ which adds to/takes away from/changes the size and shape of, lots in such a manner so that no lot affected is left without frontage as required by the \_\_\_\_\_ zoning bylaw/ordinance under Section \_\_\_\_\_, which requires \_\_\_\_\_ feet.
4. The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically \_\_\_\_\_ buildings were standing on the plan prior to \_\_\_\_\_ the date when the subdivision control law went into effect in the city/town of \_\_\_\_\_ and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law is submitted as follows:

\_\_\_\_\_  
\_\_\_\_\_  
TJP Realty, LLC.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPLICANTS NAME · PLEASE PRINT

5. Other reasons or comment: (See M.G.L., Chapter 41, Section 81-L)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The owner's title to the land is derived under deed from TJP Realty, LLC  
dated May 24, 2019 and recorded in Plymouth Registry  
of Deeds, Book 51249, Page 227 and Map 20, Lots 1035-B and 1035-C  
Assessors Book     , Page     .

Received by City/Town Clerk:  
Date \_\_\_\_\_  
Time \_\_\_\_\_  
Signature \_\_\_\_\_

Applicant's signature [Signature]  
Applicant' address 310 Kennen Welch Drive  
Lakeville, MA 02347

Applicant's phone # 508-477-7272 (Agent)  
Owner's signature and address if not the  
applicant or applicant's authorization if not  
the owner

Treasurers' office: \_\_\_\_\_  
Date: \_\_\_\_\_

APPLICANT IS THE OWNER  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WAREHAM TOWN CLERK  
2024 JAN 10 AM 11:47

RECEIVED  
JAN 10 2024  
By [Signature]  
Planning Dept.

**TOWN OF WAREHAM  
ANR/SUBDIVISION/SITE PLAN REVIEW FORM**

Check one: ANR  Form B  Form C  Site Plan Review

Date stamped in \_\_\_\_\_ Date decision in due \_\_\_\_\_

Applicant's name(s) TJP Realty Trust, LLC.

Applicant's address 310 Kenneth Welch Drive, Lakeville, MA 02347

Telephone number (508) 477-72727 (Cape & Islands, Inc. Representative)

Address of property 13 Over Jordan Road and 17 Over Jordan Road, Wareham

Landowner's name Same as above

Owner's address Same as above

Telephone number Same as Above

Contact person Mark Dibb, P.E. Cape & Islands Engineering, Inc Telephone 508-477-7272

Map # 20 Lot 1035-B & 1035-C Zone R-60

Date Approved \_\_\_\_\_ Date Denied \_\_\_\_\_

Comments (state reasons for denial or stipulations of approval)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Conditions for: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FORM A/ANR PLAN CHECKLIST

The plan shall be suitable for recording (24" x 36") in the Plymouth County Registry of Deeds (6 contact prints shall accompany the submission) and shall include at least the following:

1.   X   The title "Approval Not Required Plan drawn for **NAME OF OWNER**";
2.   X   Date, scale and North arrow;
3.   X   Zoning district, Tax Assessor's map and lot numbers, and location of any zoning district boundaries that may be within the locus of the plan (Approval Not Required (ANR) compliance is not indicative of zoning compliance);
4.   X   Any existing structures/septic systems on the land, including setback, side and rear yard designations;
5.   X   Remaining frontage of any adjoining land in the same ownership;
6.   N/A   Any existing structures/septic systems on any adjoining land in the same ownership;
7.   X   Names of present landowners and names of abutters from the most recent tax list;
8.   N/A   Location of any easement or ways, public or private, across the land with A designation as to its purpose;
9.   X   Bearings and distance of all lines of the lots shown on the plan;
10.   X   Notice of any decision by the Zoning Board of Appeals, including but not limited to variances and exceptions in regard to the land or any buildings thereon;
11.   X   A block with the statement "Approval Under the Subdivision Control Law Not Required" with sufficient space for the date and signatures of all Board members;
12.   X   A locus scale of 1" = 2,000' sufficient to identify the location of the property;
13.   X   The name, seal and signature of the Registered Professional Land Surveyor who prepared the plan.

**PLANNING BOARD**  
**TAX VERIFICATION FORM**

This verifies that TJP Realty Trust, LLC. (name of applicant) is up-to-date on the taxes for the property(ies) he/she owns in Wareham. If the applicant is not the current owner of the property that the application addresses, the current owner TJP Realty Trust, LLC. (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

 11/8/2024  
John Foster, Tax Collector

Property ID's    20-1035-B (17 Over Jordan Road)  
                      20-1035-C (13 Over Jordan Road)



MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 00'  
Date: 06/18/2019 03:52 PM  
Ctrl# 125161 24001 Doc# 00045709  
Fee: \$10,989.60 Cons: \$2,409,660.00

**CANCELLED**



2019 00045709  
Bk: 51249 Pg: 227 Page: 1 of 15  
Recorded: 06/18/2019 03:52 PM  
ATTEST: John A. Buckley, Jr. Registrar  
Plymouth County Registry of Deeds

**FIDUCIARY DEED**

*Over Jordan Rd. & other parcels  
Multiple parcels in Wareham, Massachusetts  
Address:*

Robert G. Petix, Jr., as Personal Representative under the will of Paul Volpe, Plymouth County Probate Court Docket No. PL17P1806EA, with an address of c/o Hinckley Allen, 28 State Street, Boston, Massachusetts 02109, ("Grantor"), for consideration paid of Two Million Four Hundred Nine Thousand Six Hundred Sixty and 00/100 Dollars (\$2,409,660.00) Grants to TJP REALTY, LLC, a Massachusetts limited liability company, with principal place of business at 310 Kenneth Welch Drive, Lakeville, Massachusetts 02347 ("Grantee"), with **WITHOUT COVENANTS**,

Multiple parcels of land with any buildings thereon located in the Town of Wareham, County of Plymouth, Commonwealth of Massachusetts, described as follows:

See Exhibit A attached hereto

Grantor hereby waives any and all rights of Homestead in and to the premises conveyed hereby and warrants and represents that there are no other persons entitled to any rights under M.G.L. c. 188 in the premises conveyed by this Deed.

Paul Volpe died July 3, 2017 (Plymouth County Probate Docket Number PL17P1806EA) Ethel E. Volpe died December 8, 1983 (Norfolk County Probate Docket Number NO83F3178E1) and Sabestino Volpe died on August 8, 1975 (Norfolk County Probate Number 75F2431-E1).

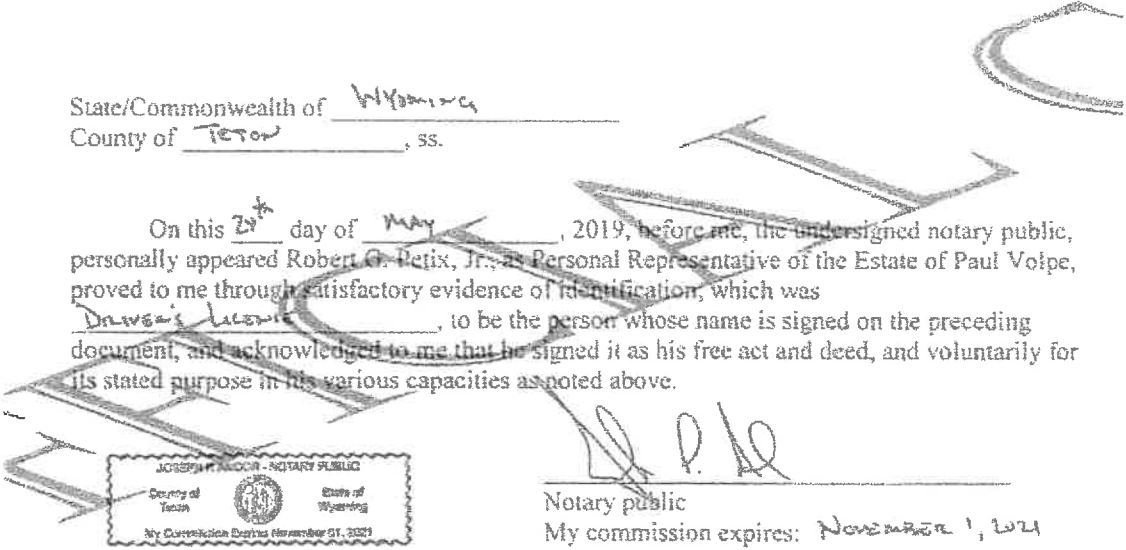


EXECUTED as a sealed instrument this 24<sup>th</sup> day of May, 2019.

[Signature], PR  
Robert G. Petix, Jr., as Personal Representative  
of the Estate of Paul Volpe, and not individually

State/Commonwealth of Wyoming  
County of Teton, ss.

On this 24<sup>th</sup> day of May, 2019, before me, the undersigned notary public, personally appeared Robert G. Petix, Jr., as Personal Representative of the Estate of Paul Volpe, proved to me through satisfactory evidence of identification, which was Driver's License, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it as his free act and deed, and voluntarily for its stated purpose in his various capacities as noted above.



[Signature]  
Notary public  
My commission expires: November 1, 2021





EXHIBIT A

All of the real property in the Town of Wareham, County of Plymouth,  
Commonwealth of Massachusetts, described as follows:

**PARCEL 1:**

**A: 10 Over Jordan Road**

The land in Wareham, Plymouth County, Massachusetts, bounded and described  
follows:

Beginning at a concrete bound on the westerly sideline of Over Jordan Road,  
at the southerly corner of Sabestino and Ethel E. Volpe; thence

SOUTH 39° 17' 30" WEST Ten and 23/100 (10.23) feet by Over Jordan Road to an  
angle point; thence

SOUTH 36° 52' 10" WEST Three hundred and 97/100 (300.97) feet by Over Jordan  
Road to an angle point; thence

SOUTH 35° 13' 30" WEST One hundred eighty and 87/100 (180.87) feet to Over  
Jordan Road to a concrete bound; thence

NORTH 65° 14' 10" WEST Five hundred fifteen and 59/100 (515.59) feet by remaining  
land of Ethel H. Burgess to a concrete bound; thence

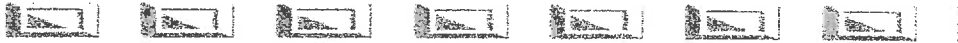
NORTH 63° 03' 20" EAST Two hundred seventy-two and 86/100 (272.86) feet by land  
of Amelia J. Doherty to a concrete bound; thence

NORTH 08° 45' 40" WEST Two hundred fifty-three and 80/100 (253.80) feet by said  
land of Doherty to a concrete bound; and thence

SOUTH 70° 24' 40" EAST Five hundred ninety-seven and 88/100 (597.88) feet by  
remaining land of Ethel H.  
Burgess to the point of  
beginning.

Containing 5.0 acres more or less. All of said bounds, courses, and distances  
are shown on "Plan of Land surveyed for Ethel H. Burgess, Great Neck,  
Wareham, Mass., Aug. 26, 1960, Walter E. Rowley & Associates," recorded  
with the Plymouth County Registry of Deeds as Plan No. 711 of 1960 in Book





B: 17 Over Jordan Road

The triangular lot of land shown as Lot "B" containing 1,450 square feet more or less on "Plan of Lots at Over Jordan, Wareham, Massachusetts, surveyed for Bertram L. Yaffe, et al," Walter E. Rowley, Surveyor, dated March 21, 1951, recorded with Plymouth County Registry of Deeds in Plan Book 8, Page 384, and bounded and described as follows:

NORTHWESTERLY by the Private Way shown on said plan 138.65 feet;

EASTERLY by Lot 7 on said plan, 33 feet more or less; and

SOUTHERLY by the mean high water mark of Onset Bay.

Meaning and intending to describe and convey that parcel conveyed to Paul Volpe by deed dated November 30, 1987 and recorded in the Plymouth County Registry of Deeds at Book 8174 page 165.

PARCEL 2 - 172 Great Neck Road

The land at Great Neck Road, Wareham, Plymouth County, Massachusetts, being Lot 1019C4 on a "Plan of Land Prepared for Woodstock Construction Co. of Buzzards Bay, Inc. Great Neck Road, Wareham, Mass." dated November 12, 1985, by Braman Engineering Co., Civil Engineers and Surveyors, recorded with Plymouth County Registry of Deeds as Plan No. 112 of 1986, Plan Book 6555, Page 267.

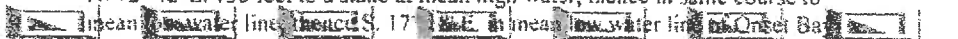
Subject to easements and restrictions of record insofar as they are in force and applicable.

Meaning and intending to describe and convey that parcel conveyed to Paul Volpe by deed dated December 8, 1988 and recorded in the Plymouth County Registry of Deeds at Book 8885 page 256.

PARCEL 3 - Off Over Jordan Road

The land and the buildings thereon situated in Wareham, Massachusetts, in the part of Wareham called Burgess Point consisting of two tracts of land more particularly bounded and described as follows:

Parcel 1, Beginning at a stake at mean high water, standing N. 5° 55' W. and 207.50 feet distance from the northwest corner of a lot of land owned by Captain Joslyn, and being the easterly corner of the described lot; thence S. 72° 42' W. 150 feet to a stake thence N. 17° 18' W. 150 feet to a stake; thence N. 72° 42' E. 150 feet to a stake at mean high water; thence in same course to



mean low water line thence S. 17° 18' E. in line with low water line to Onset Bay

about 10 feet, then 72° 42' to said stake, then 42' high to a mark and  
point of beginning.

Parcel 2. Beginning at the southeasterly corner of said tract at a stake, said point also being the northwesterly corner of Tract 1, said stake bearing N. 17° 18' W. from a concrete bound and 150 feet distant therefrom. Thence N. 17° 18' W. 100 feet by land of Clarence N. Hewitt to a stake for a corner; thence N. 72° 42' E. by land of Ethel H. Burgess 216 feet to a stake at or near mean low water line of Shell Point Bay 100 feet, more or less, to a stake for a bound; thence S. 72° 42' W. 66 feet to a stake; thence in the same course 150 feet to the point of beginning. Containing 21,600 square feet more or less.

Meaning and intending to describe and convey that parcel conveyed to Sabestino Volpe and Ethel E. Volpe by deed dated June 18, 1945 and recorded in the Plymouth County Registry of Deeds at Book 1918 page 572.

**PARCEL 4 - 14 and 15 Shell Lane**

The land in Wareham, Plymouth County, Massachusetts in that part called Burgess Point, bounded and described as follows:

Beginning at the Northeast corner of the lot to be described at a stake standing in or near the mean high water mark of Onset Bay and the Northwest corner of land now or formerly of Edwin W. Joslin;

thence South 38 degrees 6 minutes West, two hundred forty-two and 75/100 (242.75) feet by land now or formerly of said Joslin and land now or formerly of Joseph H. Burgess, to a stake;

thence North 16 degrees 31 minutes West, sixty-one and 20/100 (61.20) feet by land now or formerly of Joseph H. Burgess, to a stake;

thence North 38 degrees 6 minutes East, two hundred nine and 50/100 (209.50) feet by land now or formerly of Joseph H. Burgess, to a stake near mean high water mark of Onset Bay;

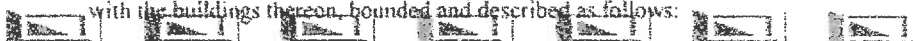
thence South 49 degrees 30 minutes East, fifty and no/100 (50.0) feet by mean high water of said Onset Bay to the bound first mentioned and to said lot from mean high water line to mean low water line between the sidelines of said lot extended to mean low water line.

Subject to easements and restrictions of record insofar as they may be in force and applicable.

Meaning and intending to describe and convey that parcel conveyed to Sabestino Volpe and Ethel E. Volpe by deed dated September 30, 1954 and recorded in the Plymouth County Registry of Deeds at Book 2412 page 159.

**PARCEL 5 - 19 Shell Lane**

A certain tract of land in said Wareham, Plymouth County, Massachusetts, with the buildings thereon, bounded and described as follows:



Begin at a point for a corner which is located S 17° 18' E one hundred and fifty feet (150.0 ft.) from a stone bound on the Southeastern sideline of Over Jordan Road marking the northerly corner of land of Lottie Burgess Hewitt. said point is also located S 17° 18' E thirty-two and 35/100 feet (32.35 ft.) from a concrete bound marking the westerly corner of a 15 ft. way to Shell Point Bay;

Thence running S 17° 18' E two hundred thirty-two and 65/100 feet (232.65 ft.) by land of Sabestino and Ethel E. Volpe to a concrete bound for a corner;

Thence turning and running N.E. 72° 42', one hundred and fifty feet (150.0 ft.) by land of said Volpe to an iron pipe;

Thence continuing in same course sixty feet (60 ft.) more or less to the mean low water line of Shell Point Bay;

Thence turning and running in a southerly direction by said mean low water line of Shell Point Bay one hundred feet (100 ft.) more or less to a point for a corner and land of Ethel H. Burgess;

Thence turning and running S.W. 72° 42' sixty feet (60 ft.) more or less by land of Ethel H. Burgess, to an iron pipe;

Thence continuing in same course by land of Ethel H. Burgess, one hundred fifty feet (150.0 ft.) to a concrete bound;

Thence continuing in same course by land of Ethel H. Burgess two hundred feet (200 ft.) to a point for a corner;

Thence turning and running N.W. 17° 18' two hundred seventy-one and 50/100 feet (271.50 ft.) more or less by land of Ethel H. Burgess to a point for a corner, said point being located S.E. 17° 18', one hundred fifty feet (150 ft.) from a stone bound in the southeasterly sideline of Over Jordan Road;

Thence turning and running N.E. 55° 54' two hundred nine feet (209 ft.) more or less by remaining land of Lottie Burgess Hewitt, said line being parallel to Over Jordan Road, to the point first mentioned and point of beginning.

Containing 81,400 square feet more or less.

Together with any and all right or rights of way of passing and repassing between the premises hereby conveyed and the main road, known as Great Neck Road, as set forth in Deed recorded in Book 2391, Page 44.

And more particularly including a right of way ten feet (10 ft.) in width, adjacent to and easterly of the westerly line of remaining land of Grantor, said right of way extending South 17° 18' East one hundred fifty feet (150.0 ft.) from a stone bound in the southeasterly sideline of Over Jordan Road which marks the most westerly corner of remaining land, said right of way extending into Over Jordan

Road to the center thereof, as set forth in Deed recorded in Book 2391, Page 44

Meaning and intending to describe and convey that parcel conveyed to Sabestino

Volpe and Ethel E. Volpe by deed dated November 26, 1954 and recorded in the Plymouth County Registry of Deeds at Book 2391 page 44.

**PARCEL 6 - 13 Over Jordan Road**

Two certain parcels of land with the buildings thereon situated in that part of Wareham known as Burgess Point being more particularly bounded and described as follows:

Parcel A - Beginning at a stone bound in the southerly sideline of Over Jordan Road, it being the northeasterly corner of the lot to be described and the westerly corner of a lot of land conveyed to Sabestino Volpe et ux, and recorded in the Plymouth County Registry of Deeds, Book 2570, Page 341;

thence running in line of land of Sabestino Volpe et ux, South  $17^{\circ} 18' 00''$  East 150.00 feet to a point for a corner;

thence turning and running in line of other land of Sabestino Volpe et ux, North  $56^{\circ} 54' 00''$  East 209 feet more or less to a point for a corner;

thence turning and running in line of other land of Sabestino Volpe et ux North  $17^{\circ} 18' 00''$  West 150.00 feet to a stone bound in the southerly sideline of Over Jordan Road,

thence turning and running in the southerly sideline of Over Jordan Road, North  $56^{\circ} 54' 00''$  East 209 feet more or less to the stone bound first mentioned and point of beginning. The above described lot contains 30,000 square feet more or less and is a portion of the premises described in deed of Burgess to Hewitt recorded in the Plymouth County Registry of Deeds, Book 1745, Page 301.

Parcel B - Beginning at a concrete bound at the westerly corner of the lot to be described, said concrete bound being situated South  $17^{\circ} 18' 00''$  East 117.65 feet from the stone bound first mentioned in Parcel A of this conveyance;

thence running by land of Sabestino Volpe et ux, North  $72^{\circ} 42' 00''$  East 216.0 feet to the low water mark of Shell Point Bay;

thence turning and running by the low water mark of Shell Point Bay, southerly 15 feet more or less to a point for a corner;

thence turning and running by other land of Sabestino Volpe et ux,  $72^{\circ} 42' 00''$  West 216.0 feet to a stake for a corner;

thence turning and running in line of Parcel 1, North  $17^{\circ} 18' 00''$  West 15.0 feet to the concrete bound first mentioned and point of beginning. The above described lot contains 3,240 square feet more or less and is shown on a plan recorded in Plan Book 7, Page 596.

Meaning and intending to describe and convey that parcel conveyed to Sabestino Volpe and Ethel E. Volpe by deed dated October 1, 1957 and recorded in the

PARCEL 7 - 17 Shell Lane

A certain parcel of land in Wareham, Plymouth County, Massachusetts, containing 6500 square feet more or less and shown on "Plan of Land Surveyed for Ethel H. Burgess, Great Neck, Wareham, Mass. May 23, 1961, Walter E. Rowley & Associates, West Wareham, Mass., revised June 13, 1961", filed with Plymouth County Registry of Deeds July 5, 1961, as Plan No. 434 of 1961, in Book 2861, Page 471.

Said parcel is more particularly bounded and described as follows:

Beginning at a concrete bound at the most southerly corner of said parcel at land of Ruth S. Bullock in the westerly sideline of an existing right of way; thence running

North 17° 01' 50" West, 50.01 feet in said sideline and by said land of Ruth S. Bullock to a concrete bound; thence;

North, 7° 56' 20" West, 73.75 feet by land of Sabestino and Ethel E. Volpe in the westerly sideline of said right of way to a stake; thence;

North, 72° 42' 00" East, 62.18 feet by land of Sabestino and Ethel E. Volpe, formerly owned by Lonnie B. Hewitt, to a drill hole in a wall, and continuing in the same course to the waters of Shell Point Bay; thence southeasterly, by Shell Point Bay to other land of Sabestino and Ethel E. Volpe; thence;

South, 37° 02' 50" West, by land of Sabestino and Ethel E. Volpe to a stone hound standing near the shore; and thence;

South, 37° 05' 50" West, 110.14 feet by land of Sabestino and Ethel E. Volpe to the point of beginning.

Subject to existing rights of way and easements of record, rights of the public in the portion below the high water mark and easements described in deed from Joseph H. Burgess recorded in Book 1697 Page 537.

Meaning and intending to describe and convey that parcel conveyed to Sabestino Volpe and Ethel E. Volpe by deed dated May 16, 1963 and recorded in the



PARCEL 8 - 4 Shell Lane

The land in Wareham, Plymouth County, Massachusetts bounded and described as follows:

Beginning at a concrete bound in the westerly sideline of a state way leading easterly and northeasterly from Great Neck Road, at the southeasterly corner of land now or formerly of Sabestino Volpe and Ethel E. Volpe; thence running

- NORTHWESTERLY 145.80 feet more or less by said land now or formerly of said Volpe to a stake; thence
- NORTHERLY 85 feet by said land now or formerly of Volpe to a concrete bound in the westerly corner of land now or formerly of John J. and Rita C. Kelley; thence
- SOUTH 89° 05' 30" EAST 145 feet by said land now or formerly of John J. and Rita C. Kelley, to a concrete bound in the westerly sideline of said private way; and thence
- SOUTH 6° 23' 10" WEST 150 feet by said private way to the point of beginning

Containing 16,260 square feet more or less.

Together with the right to pass and repass in and over remaining land of said Ethel H. Burgess, between the land hereby conveyed and Onset Bay, over such portion of said remaining land as shall be determined by said Ethel H. Burgess from time to time, in common with others having a like right, recreational purposes only.

Right to pass and repass over said private way between the land hereby conveyed and Great Neck Road, as set forth in Deed recorded in Book 2636, page 437.

The courses and distances herein set forth are substantially as shown on "Plan of portion of land of Ethel H. Burgess on Great Neck, Wareham, July 5, 1955, Newell B. Snow, Eng'r." [not found of record].

Subject to the conditions and restrictions that it shall be used only for residential purposes that it shall not be used for business or commercial purposes, and that not more than one dwelling shall be erected or maintained thereon. No other building shall be erected or maintained except a garage housing not more than two cars.

Meaning and intending to describe and convey that parcel conveyed to Sabestino Volpe and Ethel E. Volpe by deed dated June 2, 1958 and recorded in the Plymouth County Registry of Deeds at Book 2636 page 437.





**PARCEL 9 - 6 Shell Lane**

The land in Wareham, Plymouth County, Massachusetts, bounded and described as follows:

Beginning at a concrete bound in the westerly sideline of a private way leading easterly and northeasterly from Great Neck Road, at the southeasterly corner of land now or formerly of Frank J. and Frances Dermody; thence running

- SOUTH 6° 47' 30" EAST 150 feet by said private way to a concrete bound; thence
- NORTH 89° 05' 30" WEST 145 feet by land now or formerly of Ethel H. Burgess to a concrete bound at land now or formerly of Sabestino Volpe and Ethel E. Volpe; thence
- NORTHEASTERLY 85 feet by said land now or formerly of Volpe to a concrete bound; thence
- EASTERLY 39.95 feet by said land now or formerly of said Volpe to a concrete bound at the southwesterly corner of said land now or formerly of Dermody; and thence
- NORTH 63° 52' 20" EAST 100.05 feet by said land now or formerly of Dermody to the point of beginning.

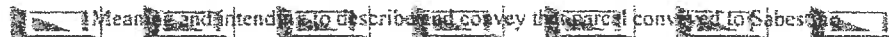
Containing 15,050 square feet more or less.

Said land is hereby conveyed together with the right to pass and repass in and over remaining land of said Ethel H. Burgess, between the land hereby conveyed and Onset Bay, over such portion of said remaining land as shall be determined by said Ethel H. Burgess from time to time, in common with others having a like right, for recreational purposes only.

Said land is hereby conveyed with the right to pass and repass over a private way between the land hereby conveyed and Great Neck Road, as set forth in the Deed recorded in Book 2636, Page 438.

The courses and distances herein set forth are substantially as set forth on "Plan of portion of land of Ethel H. Burgess on Great Neck, Wareham, July 5, 1955, Newell B. Snow, Eng'r," [not found of record].

Subject to the conditions and restrictions that it shall be used only for residential purposes that it shall not be used for business or commercial purposes, and that not more than one dwelling shall be erected or maintained thereon. No other building shall be erected or maintained except a garage housing not more than two cars.





Volpe and Ethel E. Volpe by deed dated June 2, 195 and recorded in the Plymouth County Registry of Deeds at Book 2636 page 438.

**PARCEL 10 - 16 Shell Lane**

The land in Wareham, Plymouth County, Massachusetts, situated on the southerly shore of Shell Point Cove, bounded and described as follows

Beginning at a cement bound in the westerly sideline of a private way at land now or formerly of Joseph J. and Marquerite B. Heard;

thence running South 38° 06' West, ninety-nine and 65/100 (99.65) feet by said Heard land to a stone bound;  
thence North 16° 31' West, sixty-one and 15/100 (61.15) feet by land formerly of Joseph H. Burgess to a cement bound;  
thence North 43° 55' East, ninety-four and 20/100 (94.20) feet by other land formerly of Joseph H. Burgess to a cement bound in the westerly sideline of said private way; and  
thence South 15° 50' East by said private way to the point of beginning.

Together with the right to use the boat landing on other land formerly of Joseph H. Burgess to the West in common with the heirs and assigns of said Joseph H. Burgess so far as the same is in force and applicable thereto, as set forth in Deed recorded in Book 2575 Page 56.

Meaning and intending to describe and convey that parcel conveyed to Sabestino Volpe and Ethel E. Volpe by deed dated June 11, 195 and recorded in the Plymouth County Registry of Deeds at Book 2575 page 56.

**PARCEL 11 - 9 Shell Lane**

The land in Wareham, Plymouth County, Massachusetts, bounded and described as follows:

Beginning at a concrete bound in the easterly sideline of a private way known as Shore Road on or near Burgess Point at the southerly corner of land recently conveyed to said Sabestino Volpe and Ethel E. Volpe by deed from Mildred Pratt Ryan, said concrete bound being distant about 50 feet southerly from land of Winifred Murray measured along said private way; thence running

North 41° 06' 20" East 247 feet more or less by said land formerly of Mildred Pratt Ryan to mean low water mark of Shell Point Cove; thence  
Southerly 25 feet more or less by Shell Point Cove to a point for a corner; thence South 41° 06' 20" West 260 feet more or less by remaining land of Ethel H. Burgess to said private way; and thence  
North 23° 40' 00" West 27.63 feet by said private way to the point of beginning.

Together with the right to pass and repass in and over said private way between

The land hereby conveyed and Great Neck Road, West-fair in [unclear] recorded in Book 2468, Page 100.

Meaning and intending to describe and convey that parcel conveyed to Sabestino Volpe and Ethel E. Volpe by deed dated November 30, 1955 and recorded in the Plymouth County Registry of Deeds at Book 2468 page 100.

PARCEL 12

Four certain parcels of land situated in that part of Wareham, Plymouth County, Massachusetts, known as Great Neck, with the buildings thereon, described as follows:

Parcel #1 - 12, 14 & 16 Over Jordan Road

Lot A, Lot B and Lot C as shown on a plan entitled "Division of Parcel 1 Owned by Sabestino Volpe and Ethel Volpe, Great Neck, Wareham, Mass. November 4, 1957, Walter E. Rowley, Surveyor, West Wareham, Mass." recorded with Plymouth County Registry of Deeds in Plan Book 11, Page 244.

Lot A contains 42,720 square feet more or less, Lot B contains 24,192 square feet more or less and Lot C contains 27,430 square feet more or less, all according to said plan

Parcel #2 - 15 Over Jordan Road

"Parcel #2" as shown on "Plan of Land Surveyed for Ethel H. Burgess, Over Jordan Road, Great Neck, Wareham, September 17, 1956, Walter E. Rowley, Surveyor" recorded with Plymouth County Registry of Deeds in Book 2526, Page 336.

Parcel #2 contains 1.21 acres more or less according to said plan.

Both said parcels are hereby conveyed together with the right to pass and repass in and over said Over Jordan Road between said parcels and the public road known as Great Neck Road in common with others having a like right.

Said parcels further described in the vesting deed as follows:

Two parcels of land situated in that part of Wareham, Plymouth County, Massachusetts, known as Great Neck, with the buildings thereon, bounded and described as follows:

Parcel #1 - 12, 14 & 16 Over Jordan Road

Beginning at a concrete bound in the northerly line of Over Jordan Road at the southwesterly corner of land now or formerly of Anna E. Hale; thence running South 47° 43' 10" West, one hundred forty-three and 42/100 (143.42) feet by Over Jordan Road to a concrete bound;

thence South 1° 50' 10" West two hundred twenty-six and 66/100

(276.8) feet by Over Jordan Road to a concrete bound;

thence North 29° 37' 20" West, one hundred thirty and 90/100 (130.90) feet by remaining land of Ethel H. Burgess to a concrete bound;  
thence North 4° 16' 20" West, two hundred eight and 38/100 (208.38) feet by remaining land of Ethel H. Burgess to a concrete bound;  
thence South 85° 45' 00" East, two hundred seventy-five and 08/100 (275.08) feet by remaining land of Ethel H. Burgess to a concrete bound;  
thence North 50° 24' 00" East, sixty-eight and 40/100 (68.40) feet by said land now or formerly of Anna E. Hale to a concrete bound;  
thence South 39° 36' 00" East, one hundred seventy-five and 28/100 (175.28) feet by said land of Anna E. Hale to the point of beginning.

Containing 2.17 acres, more or less.

Parcel #2 - 15 Over Jordan Road

Beginning at a stone bound in the southerly line of over Jordan Road at the northeasterly corner of land now or formerly of Lottie B. Hewitt;  
thence running North 56° 50' 10" East, eighty and 78/100 (80.78) feet by Over Jordan Road to a stake;  
thence North 47° 43' 10" East, two hundred eighty and 86/100 (280.86) feet by Over Jordan Road to a point for a corner at land now or formerly of Caroline L. Lowe;  
thence South 28° 45' 00" East, eighty-nine and 77/100 (89.77) feet by said land of Caroline L. Lowe to a stake;  
thence South 28° 45' 00" East, twenty-nine and no/100 (29.0) feet, more or less, to mean low water line of Shell Point Bay;  
thence southwesterly, two hundred seventy and no/100 (270.0) feet, more or less, by the waters of Shell Point Bay to said land now or formerly of Lottie B. Hewitt;  
thence South 82° 56' 30" West, seventy-five and no/100 (75.0) feet more or less, to stake;  
thence South 82° 56' 30" West, eighty-two and 78/100 (82.78) feet by said land of Hewitt to a stake;  
thence South 82° 56' 30" West, fifty-nine and 57/100 (59.57) feet by said land of Hewitt to a concrete bound; and  
thence North 7° 03' 30" West, one hundred seventeen and 65/100 (117.65) feet by said land of Hewitt to the point of beginning.  
Containing 1.21 acres, more or less.

Both said parcels are hereby conveyed together with the right to pass and repass in and over said Over Jordan Road between said parcels and the public road known as Great Neck Road in common with others having a like right.

Said parcel 2 is subject to any and all public rights legally existing in and over the same below mean high water mark.

All of the courses, distances and bounds mentioned in the foregoing descriptions of said Parcel #1 and Parcel #2 are as shown on "Plan of land surveyed for Ethel H. Burgess, Over Jordan Road, Great Neck, Wareham, September 17, 1956, Walter R. Rowley, surveyor, recorded with

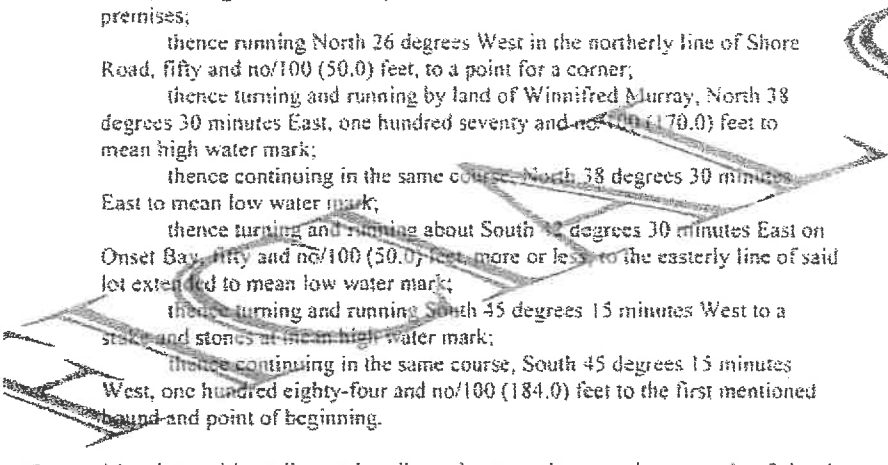
Plymouth County Registry of Deeds, No. 2526 of 1956 in Book 2526, Page 336.

Meaning and intending to describe and convey that parcel conveyed to Sabestino Volpe and Ethel E. Volpe by deed dated September 26, 1956 and recorded in the Plymouth County Registry of Deeds at Book 2570 page 341

**PARCEL 13 - 11 Shell Lane**

The land, together with the buildings thereon, situated in Wareham, Plymouth County, Massachusetts, in that part known as Burgess Point bounded and described as follows:

Beginning at a stake and stones in the northerly sideline of Shore Road, it being the southeasterly corner of the within described premises;  
thence running North 26 degrees West in the northerly line of Shore Road, fifty and no/100 (50.0) feet, to a point for a corner;  
thence turning and running by land of Winnifred Murray, North 38 degrees 30 minutes East, one hundred seventy and no/100 (170.0) feet to mean high water mark;  
thence continuing in the same course, North 38 degrees 30 minutes East to mean low water mark;  
thence turning and running about South 32 degrees 30 minutes East on Onset Bay, fifty and no/100 (50.0) feet, more or less, to the easterly line of said lot extended to mean low water mark;  
thence turning and running South 45 degrees 15 minutes West to a stake and stones at mean high water mark;  
thence continuing in the same course, South 45 degrees 15 minutes West, one hundred eighty-four and no/100 (184.0) feet to the first mentioned bound and point of beginning.

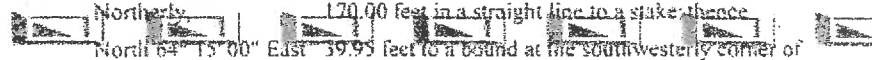


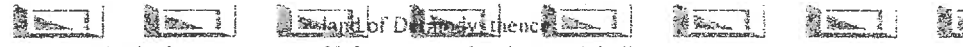
Meaning and intending to describe and convey that parcel conveyed to Sabestino Volpe and Ethel E. Volpe by deed dated October 13, 1955 and recorded in the Plymouth County Registry of Deeds at Book 2455 page 259

**PARCEL 14 - 5 Over Jordan Road**

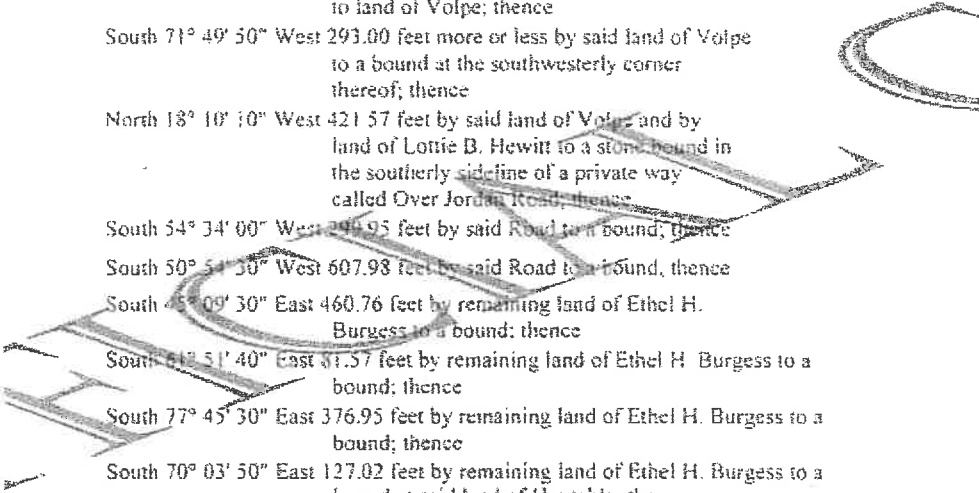
The land in Wareham, Plymouth County, Massachusetts, bounded and described as follows:

Beginning at a stone bound in the westerly sideline of a private way at the easterly corner of land of Ralph W. and Virginia B. Huxtable; thence running  
Northeasterly, 177.00 feet more or less by said private way to a stake; thence  
Northwesterly, 145.80 feet in a straight line to a stake; thence  
Northerly, 170.00 feet in a straight line to a stake; thence  
North 64° 15' 00" East 39.95 feet to a bound at the southwesterly corner of





land of Dermody; thence  
 Northerly, 50 feet more or less in a straight line by land of Dermody; thence  
 Northerly, 50 feet in a straight line by land of Dermody to a bound at land of Murray; thence  
 South 45° 15' 00" West 70 feet by land of Murray to a bound; thence  
 North 32° 14' 30" West 171.00 feet by land of Murray to a bound; thence  
 North 36° 08' 25" East 122.00 feet by land of Murray to a stone bound at the southerly corner of land of Ruth S. Bullock; thence  
 North 18° 50' 30" West 61.21 feet by said Bullock land to a cement bound; thence  
 North 41° 53' 30" East 94.20 feet by said Bullock land to a cement bound; thence  
 Northerly, 73.00 feet more or less by said private way to land of Volpe; thence  
 South 71° 49' 50" West 293.00 feet more or less by said land of Volpe to a bound at the southwesterly corner thereof; thence  
 North 18° 10' 10" West 421.57 feet by said land of Volpe and by land of Lottie B. Hewitt to a stone bound in the southerly sideline of a private way called Over Jordan Road; thence  
 South 54° 34' 00" West 299.95 feet by said Road to a bound; thence  
 South 50° 51' 30" West 607.98 feet by said Road to a bound; thence  
 South 45° 09' 30" East 460.76 feet by remaining land of Ethel H. Burgess to a bound; thence  
 South 61° 51' 40" East 31.57 feet by remaining land of Ethel H. Burgess to a bound; thence  
 South 77° 45' 30" East 376.95 feet by remaining land of Ethel H. Burgess to a bound; thence  
 South 70° 03' 50" East 127.02 feet by remaining land of Ethel H. Burgess to a bound at said land of Huxtable; thence  
 North 31° 46' 00" East 33.15 feet by said land of Huxtable to a stone bound; and thence  
 South 56° 36' 55" East 359.10 feet by said land of Huxtable to the point of beginning.



Containing 16.61 acres more or less.

All of said boundaries, courses and distances are as shown on "Plan of Land to be Conveyed by Ethel H. Burgess to Sabestino & Ethel E. Volpe on Great Neck, Wareham, August 1, 1955, Newell B. Snow, Eng'r," (not found of record).

Meaning and intending to describe and convey that parcel conveyed to Sabestino Volpe and Ethel E. Volpe by deed dated August 3, 1955 and recorded in the Plymouth County Registry of Deeds at Book 2438 page 29.



EXCEPTING THEREFROM that certain parcel of land conveyed by Paul

Voipe, Sabestino, under the will of Sabestino Voipe, to Frank H. & Margaret A. Dermody, dated December 10, 1992, recorded in Book 11541, Page 174, and shown as "Parcel 'A'" containing 4,735 square feet of lands, more or less, as shown on a plan entitled, "Approval Not Required Plan, Drawn for Frank M. & Margaret A. Dermody Wareham, Mass. Scale: 1"=20' July 11, 1992 Prepared by Overlook Development Co. Land Surveying Services 750 Boston Neck Road Narragansett, R.I. 02882," recorded as Plan #732 of 1992, in Plan Book 35, Page 673, and bounded and described as follows:

The land situated in Wareham, Plymouth County, Massachusetts, described as follows:

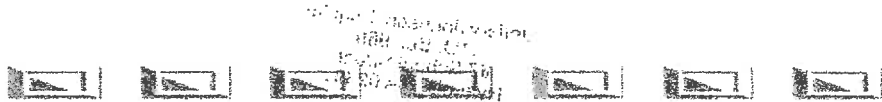
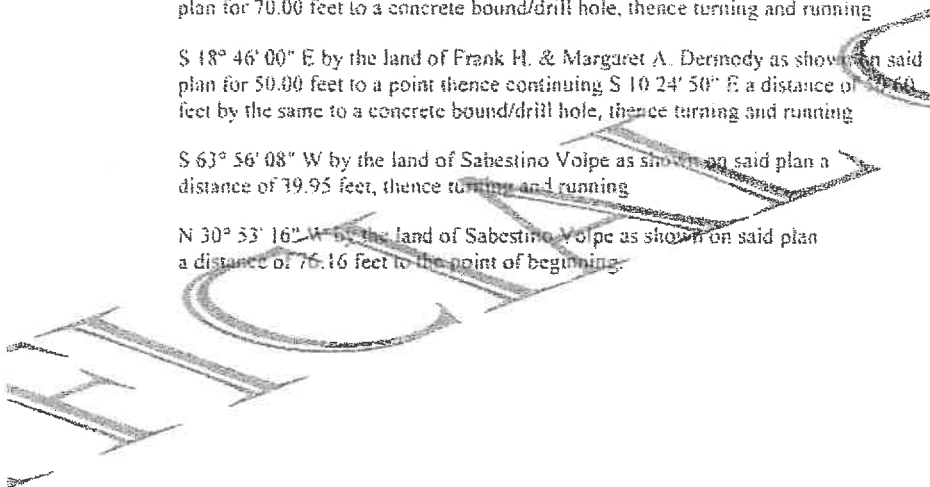
Beginning at a concrete bound/drill hole on the northwesterly corner of the premises herein conveyed, and thence running

N 45° 15' 00" E by the land of Charles F. & Winifred G. Murray as shown on said plan for 70.00 feet to a concrete bound/drill hole, thence turning and running

S 18° 46' 00" E by the land of Frank H. & Margaret A. Dermody as shown on said plan for 50.00 feet to a point thence continuing S 10° 24' 50" E a distance of 60.00 feet by the same to a concrete bound/drill hole, thence turning and running

S 63° 56' 08" W by the land of Sabestino Voipe as shown on said plan a distance of 39.95 feet, thence turning and running

N 30° 33' 16" W by the land of Sabestino Voipe as shown on said plan a distance of 76.16 feet to the point of beginning.



**CAPE & ISLANDS**  
ENGINEERING  
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Mashpee, MA 02649  
508-477-7272  
info@capeeng.com

Bank of America, NA

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5-13/110

1/4/2024

PAY TO THE ORDER OF Town of Wareham

\$ \*\*200.00

Two Hundred and 00/100\*\*\*\*\*

DOLLARS

Town of Wareham  
54 Marion Road  
Wareham, MA 02571



*Charlene Alt*

AUTHORIZED SIGNATURE

MEMO ANR filing fee: 13 Over Jordan



Security features included. Details on back.

MP