

1236

& PLAN

2006021700516 Bk:25386 Pg:192
02/17/2006 14:10:00 DEED Pg 1/3

Deed

I, Dorothy E. Nichols, of West Newbury, Massachusetts, for nominal consideration paid, grant with Quitclaim Covenants to ANDREW GAGE NICHOLS, of 208 Goodale Road, Baltimore, MD 21212 and HOLLY NICHOLS PRIVITERA, of 1141 E. Rockefeller Lane, Hernando, FL 34442, as tenants in common in equal shares, all my right, title and interest in and to the following described property on Dole Place, in West Newbury, Essex County, Massachusetts:

Lot 2A 16.25 acres as shown on a plan entitled "Lot Line Adjustment Plan, Dorothy E. Nichols, Dole Place, West Newbury, MA" dated October 17, 2003 (last revision 9-8-05) and prepared by Cammett Engineering, 297 Elm Street, Amesbury, MA (Job # 03108), to be recorded herewith and being more particularly bounded and described according to said plan as follows:

- NORTHEASTERLY by Dole Place, four hundred (400.00) feet;
- SOUTHEASTERLY by Lot 1A on said plan, two hundred fifteen (215.00) feet;
- NORTHEASTERLY By said Lot 1A, two hundred (200.00) feet;
- NORTHWESTERLY by said Lot 1A, two hundred fifteen (215.00) feet; and
- NORTHEASTERLY by Dole Place, two hundred (200.00) feet.
- SOUTHEASTERLY by land now or formerly of Steven J. and Phyllis J. Cogliano, in two courses: four hundred fifty (450.00) feet and two hundred thirty-three and 44/100 (233.44) feet, respectively;
- SOUTHEASTERLY by land now or formerly of Valarie Hobson, in multiple courses: fifty-five and 30/100 (55.30) feet, forty-seven and 70/100 (47.70) feet, forty-eight and 40/100 (48.40) feet,

Address of Property: Dole Place
West Newbury, MA

John C. Thomson
9 Thoreau Circle
Beverly, MA 01915

forty-two and 40/100 (42.40) feet, fifty-five and 60/100 (55.60) feet, ninety-two and 60/100 (92.60) feet, ninety-nine and 50/100 (99.50) feet, and seventy-three and 07/100 (73.07) feet, respectively;

SOUTHWESTERLY

by land now or formerly of the Gunner Hill Trust and land now or formerly of Brendan Kelliher, in multiple courses, in part along stone walls: one hundred sixteen and 80/100 (116.80) feet, one hundred (100.00) feet, one hundred and 50/100 (100.50) feet, eighty-five and 50/100 (85.50) feet, one hundred (100.00) feet, one hundred (100.00) feet, one hundred (100.00) feet, one hundred (100.00) feet, ninety-seven and 80/100 (97.80) feet, one hundred fifty-two and 30/100 (152.30) feet, one hundred (100.00) feet, fifty-five and 10/100 (55.10) feet, and twenty-eight and 28/100 (28.28) feet, respectively; and

NORTHWESTERLY

by Gunner Hill Road, along a stone wall, in two courses: one hundred sixty-two (162.00) feet and two hundred nine and 85/100 (209.85) feet respectively.

Containing 16.25 acres of land area according to said plan.

Said premises are conveyed subject to and with the benefit of any and all easements, restrictions and agreements of record, if any, so far as now in force and applicable, and to real estate taxes not yet due and payable, which the grantees by acceptance and recording of this deed, assume and agree to pay.

For my title see deed of A. Earle Gates and Marie C. Gates, dated April 22, 1958 and recorded with Essex South District Registry of Deeds in Book 4456, Page 203; deed of A. Earle Gates and Marie C. Gates, dated July 12, 1958 and recorded with said Deeds in Book 4478, Page 70; and the Estate of Arthur Granville Nichols, Essex County Probate No. 90P 1613-E1.

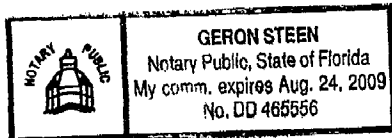
[SIGNATURE PAGE FOLLOWS]

EXECUTED under seal this 16th day of Feb., 2006.

Dorothy E. Nichols
Dorothy E. Nichols

On this 16th day of February, 2006, before me, the undersigned notary public, personally appeared Dorothy E. Nichols, proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Signed by me in Florida Citrus County, Florida



Geron Steen
Notary Public (signature and seal)

My commission expires: Aug 24, 2009.

SENER BROS., INC.

22 OLD ROAD (REAR) P.O. BOX 847 PLAISTOW, NH 03865
TEL. (603) 382-8648 • FAX (603) 382-1238

November 29, 2006

Mr. Mark Dickinson
RE/MAX on the River
50 Water Street
Newburyport, MA 01950

Dear Mark:

Thank you for giving Senter Bros., Inc. the opportunity to provide you with a price quotation for the construction of the road to be known as Nichols Place, West Newbury, Massachusetts. The scope of work to be performed and the cost associated with the work is as follows based on the plans supplied by you drawn by Cammett Engineering dated October 3, 2006:

- Supply and install approximately 685' of hay bales and silt fence as shown on the plans and maintain during construction;
- Prepare the stone and filter fabric construction entrance and maintain during the construction of the road;
- Cut and dispose of the trees and stumps in the roadway, drainage swales and detention basin;
- Strip, screen and stock pile loam for future use;
- Bring the entire road to sub grade to include cuts and fills as shown on the plans
- Supply and install approximately 210' of 12" reinforced concrete pipe as shown on the plans to include the road side drainage swales, cross culverts as shown and driveway culverts with flared end sections to blend with the roadway swales;
- Construct the detention pond and water quality swales as shown on the plans;
- Supply and install the water main as shown on the plans to include approximately 540' of 8" Class 52 concrete lined ductile iron pipe, and 8" X 8" X 8" tapping sleeve and valve, two hydrants, one inch water services from the newly installed main to the lot lines and patch and infrared the disturbed hot top on Dole Place (provided the Town allows cutting and patching the hot top on Dole Place);
- Supply and install the conduit for the underground electric to include the conduit, transformer pads and secondary hand holds, and install the conduit for the telephone and cable supplied by others and encase the electric, telephone and cable one foot of sand;
- Supply and install 12" of 3" minus gravel over the entire roadway and driveway aprons and compact;

Mr. Mark Dickinson
RE/MAX by the River
November 29, 2006
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- Supply and install 3" of 1 ½" crushed gravel over the entire roadway and driveway aprons and compact;
- Supply and install binder hot top over the entire roadway 18' wide and the driveway aprons 1 ½" deep;
- Supply and install finish hot top over the entire roadway 18' wide and the driveway aprons 1 ½" deep;
- Supply and install 1 ½" Crushed Gravel on the shoulders of the roadway 2' wide and compact;
- Spread the previously stock piled loam along the right of way and drainage swales and rake and seed same;
- Supply and install the street signs shown on the plans;
- Supply and install the tree planting shown on sheet 12 of 12 and supply and install bark mulch on the tree trunks.

Total for the above described work \$275,000.

Senter Bros., Inc. will coordinate all of the required inspections and staking and grading with the Town of West Newbury and your engineers; however the cost of the inspections and staking and grading shall be borne by you.

In the event ledge is encountered during construction we would be pleased to provide you with the cost to blast and excavate the blasted ledge; that cost to be your responsibility.

Senter Bros., Inc. will not be responsible for the required Environmental Protection Agency Notice of Intent. We recommend you have that prepared by Cammett Engineering although you may choose to prepare that yourself.

Any fees incurred shall be your responsibility.

Again, thank you for the opportunity to provide you with this price quotation. Should you have any questions or comments please do not hesitate in contacting me.

Sincerely yours,

SENER BROS., INC


Irvin "Skip" Senter

PROPOSAL

AL HOYT & SONS, INC.
EXCAVATING & TRUCKING

25 CHANDLER AVENUE
 PLAISTOW, NH 03865
 (603) 382-8180 FAX (603) 382-3519

PROPOSAL SUBMITTED TO Mark Dickinson		PHONE 978-360-2000	DATE 12/04/06
STREET 50 WaterSt. Mill #3		JOB NAME Dole Place	
CITY, STATE and ZIP CODE Newburyport, MA. 01950		JOB LOCATION W. Newbury, MA.	
ARCHITECT Cammitt Eng..	DATE OF PLANS	Owners: Andrew Nicols & Holly Nicols	JOB PHONE

We are pleased to submit the following quote for the above referenced project

Construct Roadway off Dole Place

- Cut trees, haul off stumps to designated areas.**
- Strip loam and stock pile in designated areas.**
- Cut & fill roadway to subgrade as per plans.**
- Supply and install underground utilities.**
- Install all drainage as per plans**
- Supply & install water main with services to lots as per plans.**
- All crushed BR gravel in place and compacted as per plans**
- Hot top-1 1/2" Binder & 1 1/2" wearing course as per plans.**
- Landscaping, loam, seed, tree planting as per plans.**

PLEASE SIGN AND RETURN ONE COPY TO THE ADDRESS ABOVE.
We will not be responsible for ledge work unless a separate contract is written.

We propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

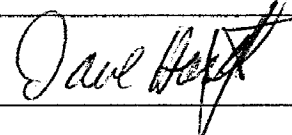
One Hundred Fifty Eight Thousand Dollars _____ **00/100 Dollars (\$ 158,000.00).**

Payment to be made as follows:

Upon receipt of invoices.

All material is guaranteed to be as specified. All work to be completed in a workmanlike Manner according to standard practices. Any alteration or deviation from above specifications Involving extra costs will be executed only upon written orders, and will become an extra Charge over and above the estimate. All agreements contingent upon strikes, accidents or Delays beyond our control. Owner to carry life, tornado and other necessary insurance. Our Workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature _____



Note: This proposal may be withdrawn by us if not accepted within 15 days.

Acceptance of Proposal – The above prices, specifications And conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment Will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____

November 4, 2006

RE: **REQUEST FOR ESTIMATE**

Project Description - The project is a residential, 8 lot, Open Space Preservation Development. Please provide a cost estimate for the construction of the roadway and drainage improvements as shown on "Definitive Subdivision & Open Space Preservation Development" by W.C. Cammett Engineering, Inc. which include the following:

- Roadway to extents of the drainage easements on both sides of the roadway. This includes roadside drainage swales, driveway culverts, roadway culvert and driveway aprons to limit of drainage easement.
- Detention Basin complete
- Water Quality Swale to rear of Lots #1 & 2.
- Underground utilities (electrical, telephone, & catv)
- Water system including hydrants, water main and connection to existing main and services to curb stops.
- All erosion control
- All tree plantings listed on Sheet # 12 of 12.
- Loam and seed.

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W.C. Cammett Engineering, Inc.
297 Elm Street
Amesbury, Ma. 01913

Opinion of Cost 11/1/06
 OSPD Off Dole Place, West Newbury

DESCRIPTION	QTY.	UNIT	UNIT RATE	EXTENDED AMOUNT
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Clear & Grub

Mobilization	1	LS	\$20,000.00	\$20,000
Clear and Grub	1.8	AC	\$4,250.00	\$7,650
Strip/Store Topsoil	1,500	CY	\$2.50	\$3,750
Erosion Control	665	LF	\$8.00	\$5,320
Stone Filter at Entrance	1	LS	\$2,000.00	\$2,000
Clear & Grub Subtotal				\$38,720

Cuts/Fills to Subgrade

Roadway Cuts/Fills (inc. roadside swales)	1	LS	\$15,000.00	\$15,000
Cleanup	1	LS	\$3,000.00	\$3,000
Cuts/Fills Subtotal				\$18,000

Water System

Dole Place w/TS &GV	1	LS	\$7,500.00	\$7,500
8" bends	4	EA	\$250.00	\$1,000
Hyd. Anc. Tee, 6" GV/Box	2	EA	\$2,750.00	\$5,500
8" DI CL Pipe	525	LF	\$33.00	\$17,325
Testing & Disinfection	1	LS	\$2,500.00	\$2,500
Service Connections 1"	180	LF	\$20.00	\$3,600
Water System Subtotal				\$37,425

Drainage System

Detention Pond complete	1	LS	\$8,000.00	\$8,000
12" RCP CL III	220	LF	\$30.00	\$6,600
Flared Ends	2	EA	\$500.00	\$1,000
Water Quality Swale	1	EA	\$1,500.00	\$1,500
Rip-Rap	30	TON	\$35.00	\$1,050
Drainage System Subtotal				\$18,150

Roads and Sidewalk

12" Road Gravel	700	CY	\$25.00	\$17,500
1 1/2" Binder	1700	SY	\$8.00	\$13,600
Sweep, Tack, 1 1/2" Top	1700	SY	\$7.00	\$11,900
Loam & Seed	1	LS	\$8,000.00	\$8,000
Roads and Sidewalk Subtotal				\$51,000

Miscellaneous

Electrical	650	LF	\$50.00	\$31,500
Street Trees	60	EA	\$300.00	\$18,000
Miscellaneous Subtotal				\$49,500

Subtotal **\$212,795**

Contingency (15%) **\$31,919**

Engineering & Observation (12%) **\$25,535**

As-builts (6%) **\$12,768**

Total **\$283,017**