Chapter 136 of the Acts of 1876
Chapter 240 of the Acts of 1885

- Book 539 page 532 - Deed into Lillie Titus - August 1882
- Book 609 page 78 - Grant to City of Boston for access - July 1888
- Book 626 page 27 - Grant to Titus for water - August 1889
- Book 626 page 131 - License to build sewers - September 1889
- Book 629 page 139 - Taking by the City of Boston with plan - November 1889
- Book 677 page 395 - License for construction - July 1892
- Book 695 page 523 - Deed from Titus to City of Boston - June 1893
- Book 727 page 339 - Deed from City of Boston to Titus - December 1894
- Book 830 page 336 - Approval for construction - November 1898

Know all men by these presents,

that J. Barnabus Davis of Boston in the county of Suffolk, commonwealth of Massachusetts, receiving special and absolute
under the will of James Hutchinson late of said Boston, deceased,
pursuant to, and in execution of the power and authority in me,
as such executor bestowed, and by any and all other powers
and charters enabling, and in consideration of one dollar paid
by Lillie B. Titus, wife of Nelson V. Titus of said Boston, all
of and every bond by her to her said and separate use and
wholly free from the control or interference of her husband,
the said consideration is hereby acknowledged to be by convey,
consent, release and forever quitclaim unto the said Titus,
Titus her heirs and assigns one undivided third part of
each of the following described parcels of land, with the
buildings thereon situate in that part of Charlestown
in the county of Suffolk, in said commonwealth. The
game of said parcels is bounded and described as follows:
beginning at a point on the east shore of said Charlestown
which is south of the present bar leading easterly from Charlestown
to Holy Innocents Island, so called, and which is also at
the northeast corner of land conveyed to Calvin A. Richards
by said James Hutchinson, April 1867, thence running northwesterly by said land of Richards, one hundred twenty
feet, thence northerly by said land of Richards, one
hundred sixty-five feet to a point in the northerly line of a fireproof street called Green Street; thence southerly
by the southerly line of said Green Street, by said land of
Richards, and land now or formerly of Shirley W. Pope, five
hundred eighty feet to a point five hundred eighty feet from the
northerly line of a fireproof street called Green Street; thence southerly again across
said Green Street as fireproof, by an old line of wall.
wrest land formerly of Edmund R. Taylor and land formerly of Edmund R. Taylor; about five hundred and eighty-five (585) feet to land of John W. Pratt's heirs, thence northeasterly by said land of Pratt's heirs, by an old line of wall, fifteen hundred twenty-five 2/10 (1525.5) feet, thence westerly by said land of Pratt's heirs, one hundred eighty 8/10 (180.8) feet to the easterly side of the "Road leading to Squantum House," thence northerly along said road one hundred fifty-one 1/10 (151.5) feet, thence northeasterly along said road sixty-three 6/10 (63.6) feet, thence northerly across said road sixty-three 6/10 (63.6) feet to the west beach of shore of said Squantum, thence northeasterly, continuing along said shore, one hundred seventy-five 7/10 (175.7) feet, thence southerly across said road again, seventeen 17/10 (17.6) feet, thence southerly by said new or old line of Paul Butler formerly of Road, thence southerly across said line of wall, fifty, hundred and seventy-five 7/10 (575.7) feet, thence northerly by said land of Butler and an old line of wall, fifty, hundred and seventy-five 7/10 (575.7) feet to the east beach of said Squantum, thence southerly along the line of said shore about seven hundred forty-eight 4/10 (748.4) feet, and thence southeasterly, continuing along said shore across the old "Road leading to Moon Island" about eight hundred (800) feet to the point of beginning at said Richards land; said parcel contains about seventy-one 71.71 acres. The foregoing measurements are indicated upon or calculated from a copy of a plan of said estate, situated at Squantum belonging to the heirs of George Banks, scale 100 feet to an inch, surveyed May 11, 1852, when Solomon Newberry, said copy, surveyor, had been made by said surveyor, and was been recorded by this quarter in the Norfolk County Registry of Deeds, May 11, 1852. Also a strip of land used as a private way leading westerly from the above described premises, to the lower road, subject to the right to use the same granted to John W. Pratt's heirs by a deed, dated July 1, 1852; and way is a continuation or extension of the way, entitled "Road leading across a small passage to the main road on the above mentioned plan, and is thirty-two 32 feet wide. Also the right to use the private way marked on said plan "Road to Squantum House," which is also thirty-two 32 feet wide, also the beach (excluding only said "Road to Squantum House") and flats appurtenant to the granted premises. Also the slope and promontory of land extending easterly from the first described parcel and called: "The King's Moon" or King's Moon Island, containing about one and one-quarter 1.25 acres. Also the parcel of land called "Moon Island," lying still further to the eastward and containing about thirty acres, with the barracks, barn, and plots appurtenant to said two parcels last named.
All the above described parcels, however are hereby conveyed subject to the easement and rights of the city of Boston taken in the same for the purpose of maintaining a system of improved sewers by virtue of the act of the legislature of 1876, chapter 156, and taking away there described and the Common Council of said City of Boston, approved by the Mayor Sept. 17, 1877, and by another vote of said Council approved by the Mayor Nov. 13, 1882, as recorded in the City Clerk's office of Boston.

Also a parcel of salt marsh land, containing six acres and five hundred and sixty square feet, situated at New Aquitaine, in said city, bounded northerly by marsh land now or formerly of Mr. Thomas Adams, four hundred eighty one feet, westerly by the line of a narrow ditch, westerly by land now or formerly of Edmund Pope, four hundred sixty one feet, by the irregular line of a ditch southeasterly thereto, by land now or formerly of Edmund Pope and other marsh land now or formerly of Francis Davenport, five hundred sixty one feet, by the line of a narrow ditch, easterly by marsh land now or formerly of William Marsden, twelve hundred and forty feet, by the road leading to marshes, one hundred twenty nine feet (129.6 feet), and easterly by northerly by land now or formerly of Edmund Pope, by an irregular boundary line, as shown on a Plan of salt marsh, situated at New Aquitaine, belonging to the estate of George Blake, scale 50 feet in one inch, surveyed May 2d, 1855, by Cohen Seton surveyor.

Said plan has been recorded by this quarter in the Norfolk County Registry of Deeds May 16, 1852. Also another parcel of salt marsh, containing three acres and thirty five thousand seven hundred and eighty one square feet (50.58 acres) situated at New Aquitaine, bounded, northerly by marsh land now or formerly of Francis Davenport, five hundred seventy five feet, by the line of a narrow ditch, westerly by marsh land now or formerly of William Marsden, twelve hundred and forty feet, by the road leading to marshes, one hundred twenty nine feet (129.6 feet), and easterly northerly by land now or formerly of Edmund Pope, by an irregular boundary line, as shown on a Plan of salt marsh, at New Aquitaine, belonging to the estate of George Blake, scale 50 feet in one inch, surveyed May 2d, 1855, by Cohen Seton surveyor. Said plan has been recorded by this quarter in the Norfolk County Registry of Deeds May 16, 1852. All said parcels were conveyed to said James Ruchins by deeds of Ann E. Blake by others dated May 6, 1854, and recorded with Norfolk County Deeds No. 219, folio 307, and the same were granted to me in trust for the benefit of the said Elliott B. Wells, the said Dorcas, and others, by the will of said James Ruchins, recorded in Suffolk County Probate Court, Nov. 9, 1866, which trust is still valid and immediate in trust in said Court Dec. 22, 1868, all deeds of said James Ruchins and all the legacies and trust created
by this will have been paid, satisfied and terminated, except the trust as to the homestead for the benefit of his widow.

Mary Caroline Hutchinson, now an unemancipated under the
testamentary guardianship of this executor, for whom complete provision
had been made in accordance with the will by reserving
for her use and benefit during the remainder of her life the
homestead lot at an annual rent as fixed to be received with
interest of one half thereof from this executor to this quarter
with suitable County deeds, entitled "Plains of the Hutchinson
Estate in Roxbury, April 21st, 1883, scale 40 ft to an inch,

Then, B. Wallace, executor. Francis Hutchinson y James,\n
mentioned in said will, have sold, deeded, leasing as their
only children surviving, on the twenty-fifth day of November,
A.D. 1881, Nancy B. Wallace to Mary H. Hutchinson (children of
Francis) and said B. Wallace to Eliza B. Tilton (children of
Francis) and no issue of any other children, and on the twenty-fifth day
of November A.D. 1881, and Mary H. Hutchinson, the younger
child of Francis, arrived at the age of twenty-one years.
when by the terms of said will it became my duty as execu-
ting executor and trustee under the power to pay assign.
ments and convey to and distribute among the then
surviving children of both said Francis Hutchinson and said
Francis W. Hutchinson, sons of said James, the lessee, all the rest,
residue and remainder of all property belonging to the
estate of said James Hutchinson, then remaining in my hands.

and this deed (with one of even date herewith to said Mary
B. Wallace and one to said Mary H. Hutchinson) is made, pur-
posed to and in accordance with the terms of said will to
terminate said trust for the benefit of said Eliza B. Tilton,
the daughter surviving and to divest myself of all said lands,
which I held as trustee as aforesaid. The real estate in Rox-
bury in Boston was then divided by similar deeds of even
date herewith. The consequence is made without covenant or
warrant, conveyance or representation in any event.

So having and to hold said and one undivided third part of the above described
estates with all the privileges and appurtenances to the
same belonging to said Eliza B. Tilton her heirs and assigns
for and to ward their assigns and assigns of and behoove forever.

In witness whereof, I, the said Barnabas Davis, as

surviving executor and trustee as aforesaid, hereunto set
my hand and seal this thirty-first day of May in the year eight-
een thousand eight hundred and fifty-two.

Barnabas Davis, trustee.

In presence of C. W. Kiddle, Commonwealth of Massachusetts,
Suffolk County, May 31st, 1852. This personally appeared to be the
named Barnabas Davis and acknowledged the above instrument
and to the file this day set. recited as executor and trustee aforesaid.
Know all men by these presents, that we, Theodore C. Wallace, and wife Nancy H. Wallace, of Brooklyn in the State of New York in the United States of America, for the consideration of the sum of five thousand dollars, paid by D. F. Stiles, his wife, and heirs, to us, the said vendors, for the sum of five thousand dollars, paid by D. F. Stiles, his wife, and heirs, to us, the said vendors, for the said parcel of land, do convey, release, and forever quitclaim unto the said D. F. Stiles, his wife, and heirs, the following described parcel of land, to-wit:

The parcel of land contains about twenty-one acres of land, and is bounded on the north by land now or formerly of Butler, on the east by land now or formerly of William C. Read, on the south by land now or formerly of Colvin J. Richards, and on the west by land now or formerly of Ambrose Pope.

The said parcel of land contains about twenty-one acres of land, and is bounded on the north by land now or formerly of Butler, on the east by land now or formerly of William C. Read, on the south by land now or formerly of Colvin J. Richards, and on the west by land now or formerly of Ambrose Pope.

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The said parcel of land contains about twenty-one acres of land, and is bounded on the north by land now or formerly of Butler, on the east by land now or formerly of William C. Read, on the south by land now or formerly of Colvin J. Richards, and on the west by land now or formerly of Ambrose Pope.
To all to whom these presents shall come, know, that Messrs. Nelson C. Titus and Diller B. Titus have made, in their own right, to the Commonwealth of Massachusetts, in consideration of thirty dollars, a deed by the City of Boston, a municipal corporation in said Commonwealth, for the receipt whereof is hereby acknowledged to be hereby given, to said City of Boston, the right by its officers, agents or contractors to enter upon certain lands, beach and flats in that part of said Quincy, called Squantum and bounded and described as follows: viz.: A certain lot of land, twenty feet wide, bounded south by said Buckman Avenue and west by land formerly of John P. Pratt right twenty feet and three hundred and eighty-seven feet. Also a strip of land twenty feet wide, bounded north by said Buckman Avenue and west by land, formerly of John P. Pratt, right twenty feet and seventy-five feet and three hundred and eighty-seven feet. Also a strip of land, twenty feet wide, running from the northwesterly end of the last described strip northerly through the lands of said Titus, eighty feet and four feet more or less to the land described in the taking by said City of Boston for the purpose of improvements, according by an order approved by the Mayor thereof September 25, 1879, the land, beach and flats described in said taking to the point marked D on the plan herinafter referred to. Also a strip of land, beach and flats, twenty feet wide, running southerly along the water's edge or side of Moon Island.
Know all men by these presents, that we, Nelson W. Titus and Billie B. Titus, his wife in her own right of Quincy, in the Commonwealth of Massachusetts, in consideration of twenty thousand, five hundred and fifty dollars, to us paid by the City of Boston, the receipt whereof is hereby acknowledged to hereby give, grant, bargain, sell and convey to the said City of Boston a certain parcel of land, bounded and described as follows, viz., by a line drawn due south from the northwesterly line of the latter part of the 9th street, southerly from the point marked "C" in the plan referred to in the taking by said City of Boston, made for the purpose of improved avenues by an order approved Sept. 17, 1879; southwesterly by the westerly line of said taking, and southeasterly by the westerly line of said taking, five hundred forty-three and one-tenth feet. And for said consideration we hereby release and discharge said City of Boston from and all claims and demands we or either of us have by reason of or in any way growing out of the taking of the described premises by the Board of Aldermen of said City of Boston by an order approved November 5, 1879 and for all claims and demands however arising for or relative to the described premises and none other. To have and to hold the aforesaid premises to the said City of Boston its successors and assigns, in fee simple forever, and we do hereby, for ourselves, our heirs, executors and administrators, covenant with the said City of Boston and its assigns, that said Billie is lawfully entered in fee of the aforesaid premises, that they are free from all incumbrances, except said last mentioned taking, that we have good right to sell and convey the same to the said City of Boston and its assigns forever as aforesaid, and that we will and do hereafter and administrate, shall warrant and defend the same to the said City of Boston and its assigns forever against the lawful claims and demands of all persons, except said taking. In witness whereof, we the said Nelson W. Titus and Billie B. Titus have hereunto set our hands and seals this twenty first day of June, in the year of our Lord, one thousand eight hundred and ninety-nine, Nelson W. Titus, and Billie B. Titus (wife), signet and sealed in presence of Geo. H. Berry, Commonwealth of Massachusetts, historia June 21, 1899. Then personally and
Reneall men by these presents that I William Logan of Boston in the county of Suffolk and commonwealth of Massachusetts in consideration of one dollar and other valuable considerations paid by John Logan of Brockton in the county of Norfolk and said commonwealth, the receipt whereof I hereby acknowledget do hereby give grant, bargain sell and convey unto the said John Logan his heirs and assigns a parcel of land situated in said Brockton being one forty acres and forty-five on a plan made by W.C. Badger, dated May 1793 accorded with Norfolk deeds Book 57 page 102 said lots are conveyed subject to the following restrictions which are to remain in force for the period of ten years from June 1793 to wit no fence shall be kept or any daugthering cattle must be placed or maintained on said lots subject also to the taxes of 1793 or however they may be bounded, measured or described with the rights, easements, appurtenances and appurtenances thereof belonging.

To have and to hold the above grantee premises with the privileges and appurtenances thereof belonging to the said John Logan and his heirs and assigns to their use and behoof forever. And I will pay for myself and my heirs, executors and administrators to the said John Logan and his heirs and assigns that I am lawfully seized in fee simple of the aforementioned premises that they or fee than in possession, except as aforesaid, that I have a good right to sell and convey the same to the said John Logan and his heirs and assigns forever as aforesaid, and that I will and my heirs, executors and administrators shall warrant and defend the same to the said John Logan and his heirs and assigns forever against the lawful claims and demands of all persons except as aforesaid. In witness whereof I the said William Logan do in manner and form hereunto set my hand and seal the twentieth day of June in the year of our Lord eighteen hundred and ninety three, William Logan, Notary Public, sealed and delivered in presence of Silas E. Wilcox, Notary Public of the Commonwealth of Massachusetts.
of A. M. Smith of Medway, county of Norfolk, state of Massachusetts, the receipt whereof is hereby acknowledged, do hereby reserve, release & forever quitclaim unto the said Emeline Vose, Allison A. Vose & Francis A. Smith wife of A. M. Smith, a certain tract & piece of land situated on the westerly side of Winthrop St., in the westerly part of said Medway with the buildings thereon & improvements, as follows viz., beginning at the southeastern corner of the premises on said Winthrop St. at land of Charles Smith, thence northerly on said St. six rods to a stake & stones, thence westerly twelve rods to a twelve foot stake at land of Jacob Smith, thence southerly six rods to land of said Charles Smith, thence easterly on land of said Charles Smith to the point of departure, being the same premises conveyed to Stephen Vose by Jacob & in a deed dated the first day of December A.D. 1879, and recorded with Norfolk Deeds Lib 87, Vol. 286.

To have and to hold the granted premises, with all the privileges & appurtenances thereof belonging to the said Emeline Vose, Allison A. Vose & Francis A. Smith their heirs & assigns to their own use & benefit forever.

In witness whereof I the said Bowers & Blake hereto set my hand & seal this ninth day of August in the year one thousand eight hundred ninety four. Bowers & Blake (seal) signed, sealed & delivered in presence of Francis B. Jellison, State of Rhode Island & Providence Plantation, in said county of Providence, Aug 9th 1894. Then personally appeared the above named Bowers & Blake & acknowledged the foregoing instrument to be his free act & deed before me, Francis B. Jellison, Notary Public (notarial seal)


Now all men by these presents

that the city of Boston, in the commonwealth of Massachusetts, in consideration of the valuable consideration as fully set forth in the agreement in writing hereunto referring, do hereby and in consequence thereof, seal & deliver unto the said Emeline B. Titus & Francis A. Smith, or their assigns, forever, the premises above described.

In witness whereof the said Bowers & Blake have hereunto set their hands & seals & acknowledges the foregoing instrument to be his free act & deed before me, Francis B. Jellison, Notary Public (notarial seal)

Dec. 26, 1894, Rec'd, entered & examined by J.E. Crandell Rea.

Concerning the same premises, etc.

Deed from City to Titus

Dec. 1894

To Titus

City of Boston

To Titus

Remark: The deed describes the land and buildings in the city of Medway, Massachusetts, including the streets and buildings described in the deed, such as Winthrop Street and Charles Smith's land. It also includes a Notary Public's seal and a date, indicating the document was recorded on December 26, 1894.
on a plan dated October 28, 1889, and signed by William Jackson, City Engineer of said City of Boston, and on file in the office of the said City Engineer; hence running 9° 30' 10" E. to a point five hundred (500) feet southerly at right angles from the centre line of the outfall sewer of said City of Boston built between Squantum and Mros Island; hence running easterly in a line parallel with a five hundred (500) feet southerly from the centre line of said outfall sewer, three-hundred (300) feet to a point; hence running a running southerly by a line drawn nearly at right angles to said first mentioned line to a point where said line "LM" extended 2° 43' 44" N., intersects the line of extreme low water in Quincy Bay; hence running 2° 43' 44" W. by the extension of said line "LM" as agpsaid, and by said line "LM" to the point of beginning. Said premises are a part of the land and estate de
dataed in an Order of the City Council of said City of Boston, approved by the Mayor, July 30, 1890, authorizing the release of certain lands and estate to said Billie B. Titus. Once said City of Boston hereby covenants with said Billie B. Titus, her heirs and assigns to keep all of said land and estate described in said order, and not hereby released and which are shown in red upon said plan signed by H.J. Whitman, owner, free, unobstructed and unburdened upon the line of extreme low water mark, so that the same shall remain a waterfront over which the tide may continue to 500' a year, and that the said Billie B. Titus, her heirs and assigns have the right at all times of tide to pass and repass and to fish, boat and bathe therein, and to forbid any and all boats that trespassers therefore.

To have and to hold the aforesaid premises, with the privileges and appurtenances thereunto belonging, to the said Billie B. Titus, her heirs and assigns, to her use and behoof forever.

In witness whereof the City of Boston has caused its corporate seal to be hereunto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Nathan Matthews, Jr., City Mayor, hereby duly authorized this twenty-first day of November in the year of our Lord eighteen hundred and ninety-four, City of Boston by W. Mathews, Jr., Mayor (corporate seal), signed and sealed in presence of Char. Frank Day, Commonwealth of Massachusetts, Suffolk County, December 2, 1894. They personally appeared the above named Nathan Mathews, Jr., Mayor, and acknowledged the foregoing instrument to be the free act and deed of the City of Boston, before me, Char. Frank Day, Justice of the Peace.

Dec. 28, 1894. Resd. entered, J. W. Branch

examined by J. W. Branch

Resd. entered,