

## Notes – Mount Hope Cemetery

Research – Property ownership

March 30, 2012 CSY

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- 1849 DEED - recorded for land conveyed from Wetherbee to Acton  
(Book 267)
- 1865 DEED - November 23<sup>rd</sup> – recorded for land conveyed from Phineas Wetherbee to Acton  
land described is considered part of Parcel 72 on Map G-2
- 1865-66 ATR – William Tuttle paid for surveying West Cemetery - 3 00  
Short discussion from the Cemetery
- 1886-87 ATR – Article 16 to see if the town will purchase land to enlarge Mount Hope Cemetery
- 1889 CEMETERY COMMITTEE – Levi W. Stevens, John Fletcher, Wm W. Davis
- 1890 CEMETERY COMMITTEE – Levi W. Stevens, John Fletcher, Wm W. Davis
- 1891 CEMETERY COMMITTEE – Levi W. Stevens, John Fletcher, Horace F Tuttle
- 1891 DEED – recorded for land conveyed from Hayward to Acton  
(Book 2049)**
- 1891-92 ATR – J.W. Hayward, for additional land for Mount Hope Cemetery – 900 00**
- 1892 CEMETERY COMMITTEE – Levi W. Stevens, John Fletcher, Horace F Tuttle
- 1893 PLAN – Plan of Mount Hope Cemetery – by Horace F Tuttle dated 1893  
lot line distance – 168 feet**
- 1893 CEMETERY COMMITTEE – Levi W. Stevens, John Fletcher, Horace F Tuttle
- 1894 CEMETERY COMMITTEE – Levi W. Stevens, John Fletcher, Horace F Tuttle
- 1895 CEMETERY COMMITTEE – Levi W. Stevens, John Fletcher, Horace F Tuttle
- 1896 CEMETERY COMMITTEE – Levi W. Stevens, John Fletcher, Horace F Tuttle
- 1896-97 ATR – Article 11 to see if the town will build a shed in Mount Hope Cemetery
- 1899 CEMETERY COMMITTEE – Chas B Stone, John Fletcher, Horace F Tuttle  
(Article 3 – Annual Town Meeting dated April 4, 1898)

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- 1913 DEED – February 24th – Book 3764 Page 177 (12 Summer Street)  
Ownership - recorded for land conveyed from Shattuck to Hayward  
Plan – no plan (15 acres)
- 1930 PLAN – Mount Hope Cemetery Outline Plan by H.F. Tuttle 1930
- 1952 DEED – November 24th – Book 7997 Page 461 (12 Summer Street)  
ownership - conveyed from Warren Hayward to Margaret T Castelline  
Plan - no plan (15 acres)
- 1952 DEED – November 24th – Book 7997 Page 462 (12 Summer Street)  
ownership - conveyed from Margaret T Castelline to Warren Hayward and Blanche M  
Hayward  
Plan - no plan (15 acres)
- 1954 DEED – May 8<sup>th</sup> – Book 8252 Page 255  
excepted from said premises for future conveyances (8 Summer St – F-2B/113)  
ownership - conveyed from Warren Hayward and Blanche M Hayward to John G. Synder  
Jr. and Arlene B Synder  
Plan – 700 of 1954
- 1969 DEED – August 5<sup>th</sup> – Book 11720 Page 266  
excepted from premises for future conveyances (8 Summer St – F-2B/113)  
ownership - conveyed from Warren Hayward and Blanche M Hayward to L. Stanley  
Amidon, Shirley M. Amidon & David S Amidon  
Plan – 809 of 1969

For title, see Estate of Warren Hayward, Middlesex Probate No. 449211

- 1973 DEED – October 1<sup>st</sup> – Book 12531 Page 371 (12 Summer Street)  
Ownership – from Arlene B Synder to John G Synder and Arlene B Synder  
Plan – no plan (15 acres±)
- 1993 DEED – December 17th – Book 24057 Page 255 (12 Summer Street)  
Ownership – from Arlene B. Synder to Paul B Madden and Joy C Madden  
(John B Synder – died June 10, 1993)  
Plan – no plan (15 acres±)

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2012 DEED – February 21<sup>st</sup> – Book 58521 Page 358  
excepted from said premises for future conveyances (rear portion of 12 Summer St)  
ownership - from Paul B Madden Jr and Joy C Married to William D Chisholm  
plan - Plan 36 of 2012 (Lot 2)

### Conclusion:

The Town met with the surveyor when the ANR Plan for 12 Summer Street was first submitted to the Town. We compared our information to the records that were retrieved by the surveyor for 12 Summer Street. Our information for the property line between these 2 parcels was not consistent with the surveyor's research for 12 Summer Street, but there did not seem to be enough conclusive evidence, at that time, to clearly prove otherwise within the review period as mandated by State law. We continued our research and I believe that this new research demonstrates a slightly different location for the property line between the Mount Hope Cemetery and 12 Summer Street and it should be reflected on the record plans. I've attached my timeline showing the information that I have compiled for these properties.

### Cemetery Committee

Levi W. Stevens, John Fletcher and **Horace F Tuttle** were the 3 members of the Cemetery Committee from 1891-1896.

### Cemetery Land Purchase

The Town acquired this portion of Cemetery from the Hayward family in 1891. Shortly thereafter, **Horace F Tuttle** created a plan entitled "Plan of Mount Hope Cemetery, West Acton, Drawn by **Horace F Tuttle**, 1893" showing the new property lines at this location. According to Tuttle's 1893 plan, the property line that extends between Parcel 320 on Map G-1 and the property corner on the westerly side of the shed is about 168 feet. The applicant shows this same property line to be about 227.42 feet on Registry Plan 36 of 2012. The surveyor determined their distances using the deed description for 12 Summer Street.

### GAR Plot

I would also like to point-out that the alignment of other amenities on the Cemetery Land such as the shed and the granite monuments for the "GAR" plot seems to more closely mirror the property line as depicted on Horace Tuttle's plan in 1893.

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Based on this new information, it seems as though everyone has been using the property line as depicted by **Horace F Tuttle**. I believe that this new information should be reflected on the applicant's plan.