



NEPONSET LANDING QUINCY, MA

Client: Conroy Development Corp.

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Neponset Landing is a \$75 million, 10 story, 280 unit apartment building located on Hancock Street in Quincy, MA. The locus parcel consisted of both registered, in the Massachusetts Land Court, and unregistered land and is bounded by Neponset River to the north, Hancock Street to the west and land owned by the Massachusetts Bay Transportation Authority (MBTA) to the east. Numerous takings by the City of Quincy, for multiple layouts of Hancock Street, as well as takings by The New York New Haven and Hartford R.R. Co. and the MBTA, for the establishment of railroad right of way and subsurface easement lines, resulted in uncertainty as to the location of remaining property lines.



After compiling numerous recorded deeds and plan, a property line survey was conducted to locate monuments marking lines of ownership. The survey also included the location and plotting for the mean high water line along the Neponset River, the bulkhead line of 1890 and the submarine cable crossing the northerly portion of the locus parcel. In addition to the preparation of the ALTA/ACSM Land Title Survey, in conformance with the applicable minimum standard requirements, a boundary plan was prepared and recorded in the Norfolk County Registry of Deeds.