Justin Paré, President
John Simmons, Vice President
John Costello
Daniel Donovan
Mark Gould, Jr.

Darius Gregory
Andrew Shanahan
Andrea Slobogan
Patricia St. Pierre

Town of North Attleborough
**TOWN COUNCIL PUBLIC MEETING**
43 South Washington Street, North Attleborough, MA 02760
Phone: (508) 699-0100 ext. 2555

**PUBLIC MEETING**

**FEBRUARY 24, at 7:00 PM**
JoAnn Cathcart Conference Room
43 South Washington St. North Attleborough, MA

---

I. **Pledge Of Allegiance**

II. **Approval Of Minutes**

a. Approval of Town Council Minutes of February 10, 2025

III. **Town Councilor Community Updates**

IV. **Resident And Community Comment**

V. **Town Manager's Report**
*TOWN MANAGER'S REPORT*

a. CIP Projects Update

VI. **Confirmations**

a. None at this time

VII. **Sub-Committee Reports**

a. Finance

b. Economic Growth & Sustainability

c. By-Law

d. Rules

e. MSBA – School Building Committee

f. School Committee Representative

g. Communication, Public Participation & Engagement

h. Local Emergency Planning

i. Audit Review Committee

## VIII. Old Business

a. None at this time

## IX. New Business

a. Measure 2025-048- Approval to abandon and record new drainage easements at the Westwood Estates subdivision as requested by the Planning Board

Documents:

*MEASURE 2025-048-WESTWOOD ESTATES ABANDON AND RECORD NEW DRAINAGE.SIGNED.PDF*

b. Measure 2025-050-Authorization to Repurpose $50,000.00 from remaining funds from Completed Capital Improvement Projects to fund Public Relations Support from North TV

Documents:

*MEASURE 2025-050-AUTHORIZATION TO REPURPOSE 50K FROM CIP FOR NORTH TV SERVICE FOR PUBLIC RELATIONS.SIGNED.PDF*

c. Measure 2025-051-To authorize the Town of North Attleborough to hold a special election on June 3, 2025 for the purpose of seeking voter approval of a debt exclusion to fund the construction of a new North Attleborough High School.

Documents:

*MEASURE 2025-051- AUTHORIZE TOWN TO HOLD SPECIAL ELECTION ON 6.3.25 FOR DEBT EXCLUSION FOR NEW HS.SIGNED.PDF*

d. Measure 2025-052-Approve Ballot Question Language for the North Attleborough High School Building Project Debt Exclusion

Documents:

*MEASURE 2025-052- APPROVE BALLOT QUESTION FOR NAHS DEBT EXCLUSION.SIGNED.PDF*

## X. Adjournment

*Paper copies of Measures can be obtained at the Town Manager's Office at the North Attleborough Town Hall between the hours of 8:00AM-4:30PM Monday through Thursday, and Friday 8:00AM -12:00PM.*

*Hardcopies of all "Voted Measures" can be obtained in the Town Clerk's Office at the North Attleborough Town Hall between the hours of 8:00AM-4:30PM Monday through Thursday, and Friday 8:00AM -12:00PM.*

All measures can be accessed in the Measures Database

**Measure #:** 2025-048

# TOWN COUNCIL MEASURE SUBMITTAL

| **Date:** 3/10/2025 | **Submitted By:** Town Manager | **Telephone #:** 508-699-0100 |
|---|---|---|

**MEASURE DESCRIPTION:**

To abandon and record new drainage easements at the Westwood Estates subdivision as requested by the Planning Board.

**Signed:** Michael Borg

Digitally signed by Michael Borg
DN: C=US, OU=Town Manager, CN=Michael Borg, E=mborg@nattleboro.com
Reason: I am the author of this document
Location:
Date: 2025.02.20 16:42:09-05'00'
Foxit PDF Editor Version: 12.0.0

**PURPOSE AND JUSTIFICATION:**

Westwood Estates is a 138-lot subdivision approved in 1999. Drainage easements were recorded shortly after the project approval. Later and during construction, modifications were made, and these drainage easements were not built or moved. As a result, existing drainage easements that were recorded at the Bristol County Registry of Deeds need to be abandoned and new ones recorded. There are a total of nine abandonments and five new drainage easements.

With this measure are two documents to do this: 1. "A set of the revised released documents" is the abandonment of the existing drainage easements and 2. "A set of the revised grant of easement documents" is the new drainage easements being granted to the Town of North Attleborough. The Planning Board approved by vote of 3-0-1 on November 7, 2024.

Town Council needs two votes to execute these documents: 1. a vote to abandon and release the drainage easements and 2. a vote to accept drainage easements at Westwood Estates. After Town Council action, these documents will be recorded at the registry.

**SPECIAL REQUIREMENTS:** Record documents at Bristol County Registry of Deeds

**ATTACHMENTS:** TP letter dated 2-20-25, two action orders by KP Law, and Coogan Smith LLP letter 1(

**REFER TO SUB-COMMITTEE:**

Town of North Attleborough, Massachusetts

# PLANNING BOARD

43 South Washington Street
North Attleborough, MA 02760-1689
Phone: (508) 699-0116
www.nattleboro.com/planning-board

Marie K. Clarner, Chair  William Blais, Vice-chair  Jason Gittle, Clerk
Gregory Walsh, Member  Gregory Lorincz, Member
Gil Hilario, Town Planner

Date 2/20/2025

To Michael D. Borg, Town Manager
North Attleborough Town Council

Re Westwood Estates Abandonments & New Drainage Easements

To Mr. Borg & Town Council,

Westwood Estates is a 138-lot subdivision approved in 1999. Drainage easements were recorded shortly after the project approval. Later and during construction, modifications were made, and these drainage easements were not built or moved. As a result, existing drainage easements that were recorded at the Bristol County Registry of Deeds need to be abandoned and new ones recorded. There are a total of nine abandonments and five new drainage easements.

This action requires a Planning Board and Town Council vote. The Planning Board voted for these changes, 3-0-1, at their November 7, 2024, meeting. I submit this request to be on the Town Council agenda. The engineer on behalf of the project will be present at the February 24 Town Council meeting to provide an update and answer questions. After Town Council action, these new drainage easements will be recorded.

Respectfully,

Gil Hilario, CFM
Town Planner

cc: Department of Public Works
Building Department

# TOWN OF NORTH ATTLEBOROUGH

**An Order**: Vote to Abandon and Release Drainage Easements at Westwood Estates

**Be it Ordered by the Town Council of the Town of North Attleborough assembled and by the authority of the same, as follows:**

The Town Council of the Town of North Attleborough votes to abandon and release drainage easements at the subdivision known as Westwood Estates upon properties shown on a plan entitled "Drainage Easement Abandonment and Relocation Plans Westwood Estates North Attleborough, Massachusetts," dated March 12, 2020, being 2 Jeffrey Drive (Anello); 12 Jeffrey Drive (Larke); 42 Ronald C. Meyer Drive (McNally); 95 Ronald C. Meyer Drive (Dicicco); 35 Ronald C. Meyer Drive (Cetiner); 85 & 75 Ronald C. Meyer Drive (Walsh Realty Partnership); 62 Homeward Lane (Zeng); 72 Constance Way (Forbes) and 82 Constance Way (Reale), and authorizes the Town Manager, Michael Borg and/or the President of the Town Council, Justin Pare, to execute such deeds or other instruments to abandon and release said drainage easements on such terms and conditions as he deems in the best interests of the Town, and to take all such other actions necessary or appropriate to carry out the purposes of this Order .

Dated: _____, 2025

_____
Michael Borg, Town Manager

# TOWN OF NORTH ATTLEBOROUGH

**An Order**: Vote to Accept Drainage Easements at Westwood Estates

**Be it Ordered by the Town Council of the Town of North Attleborough assembled and by the authority of the same, as follows:**

The Town Council of the Town of North Attleborough votes to accept drainage easements at the subdivision known as Westwood Estates upon properties shown on a plan entitled "Drainage Easement Abandonment and Relocation Plans Westwood Estates North Attleborough, Massachusetts," dated March 12, 2020, being 1 Jeffrey Drive (Mankins); 2 Jeffrey Drive (Anello); 35 Ronald C. Meyer Drive (Centiner); 45 Ronald C. Meyer Drive (Patel) and 11 Ronald C. Meyer Drive (Walsh Realty Partnership), and authorizes the Town Manager, Michael Borg and/or the President of the Town Council, Justin Pare, to execute an acceptance(s) for said drainage easements on such terms and conditions as he deems in the best interests of the Town, and to take all such other actions necessary or appropriate to carry out the purposes of this Order .

Dated: _____, 2025

_____
Michael Borg, Town Manager

COOGAN SMITH, LLP
ATTORNEYS AT LAW
144 BANK STREET - P. O. BOX 2320
ATTLEBORO, MASSACHUSETTS 02703

TEL (508) 222-0002

FAX (508) 222-9095

www.cooganssmith.com

JOHN F. D. JACOBI, III
TIMOTHY J. McGAHAN◇
EDWARD K. SHANLEY◇
STEPHEN K. WITHERS, JR.
JANE I. COOGAN~
GREGORY D. LORINCZ+

THOMAS G. MORIN

◇ALSO ADMITTED IN RHODE ISLAND
~ALSO ADMITTED IN NEW YORK, NEW JERSEY & RHODE ISLAND
+ALSO ADMITTED IN NEBRASKA

ESTABLISHED 1946

JAMES JEROME COOGAN
PAUL F. LORINCZ
MICHAEL T. McGAHAN◇
EDWARD J. CASEY
JAMES A. BRIDEN ◇
SENIOR COUNSEL

*TJM@cooganssmith.com*

October 22, 2024

*VIA Email: ghilario@nattleboro.com*

Gil Hilario
Town Planner
Town of North Attleboro
43 South Washington Street
North Attleboro, MA 02760

Re: Walsh Realty Partnership, Westwood Estates
Relocated Easements

Dear Gil:

As a follow up to our phone conversations yesterday, I am enclosing copies of the following:

1. Copies of Consent and Subordination documents for the Anello, Patel, and Cetiner Easements, from the three (3) lenders from whom Consent and Subordination documents were required to be obtained. No changes were necessary in these documents.

2. A revised set of copies of the Release Documents to Anellos, Larke, McNally, DiCiccos, Cetiners, Walsh Realty Partnership, Zeng, Forbes, and Reales. As discussed yesterday, I have removed the entire set of the Tilton & Associates six (6) page Plan, formerly attached to each Release Document. Now attached to each Release Document is the single page of the Plan applicable to each Release Document, together with the Cover Page of the Tilton & Associates Plan.

   These Release Documents need to be signed by the Town of North Attleborough.

3. A revised set of copies of the Grant of Easement documents ("Relocated Easements"), from Mankins, Anellos, Cetiners, Patels, and Walsh Realty Partnership. As discussed yesterday, I have removed the entire set of the Tilton & Associates six (6) page Plan, formerly attached to each Easement Document. Now attached to each Easement Document is the single page of the Plan applicable to each Easement Document, together with the Cover Page of the Tilton & Associates Plan.

4. A copy of the Tilton & Associates six (6) page Plan referred to in the above-referenced documents.

At the appropriate time, and following Planning Board approval of the documents referenced above in Paragraphs 1, 2 and 3 and Town Counsel approval of the documents referenced above in Paragraphs 1, 2, and 3 above, and following the Town of North Attleboro execution, acknowledgment and delivery of the Release Documents referenced above in Paragraph No. 2, my office will attend to the simultaneous recording of all of the following with the Bristol North District Registry of Deeds: the original, executed Consent and Subordination documents for the Anello, Patel, and Cetiner Easements; the original, executed Release Documents to Anellos, Larke, McNally, DiCiccos, Cetiners, Walsh Realty Partnership, Zeng, Forbes, and Reales; the original, executed Grant of Easement documents ("Relocated Easements"), from Mankins, Anellos, Cetiners, Patels, and Walsh Realty Partnership; and, the original six (6) page Tilton & Associates' Plan referred to above in Paragraph No. 4.

Please give me a call on my cell phone (508-277-2454) if you have any further questions following your receipt and review of this correspondence and the enclosed documents and the Plan.

Thank you for your attention and cooperation in this matter.

Very truly yours,

Timothy J. McGahan

TJM/lbg
Enclosures

cc: John G. Walsh, III, Partner, Walsh Realty Partnership (Via Email)
Larry Tilton, Tilton & Associates, Inc. (Via Email)

# CONSENT AND SUBORDINATION DOCUMENTS FOR THE ANELLO, PATEL AND CETINER EASEMENTS

# CONSENT AND SUBORDINATION TO EASEMENT

Bluestone Bank ("Bluestone Bank") as Lender, and MERS as Nominee for Lender, 756 Orchard Street, Raynham, Bristol County, Massachusetts, holder of a Mortgage from Michael Anello ("Anello") to Bluestone Bank, as Lender and with MERS as Nominee for Lender, dated August 31, 2022 and recorded in Bristol County North District Registry of Deeds in Book 28083, Page 14, ("Subordinated Mortgage") hereby agrees and consents that said Mortgage and the obligations secured thereby shall be and hereby are subordinate and junior in right to an Easement from Michael Anello and Jessica Anello to The Inhabitants of The Town of North Attleborough ("Easement") dated February ____, 2024, to be recorded herewith, to the same extent as if the said Easement had been executed, acknowledged, delivered and recorded prior in time to the execution, acknowledgment, delivery and recording of the Subordinated Mortgage.

Executed as a sealed instrument this 9th day of April, 2024.

BLUESTONE BANK,

By: _____

Name: Nikole Shriner

Title: VP Loan Servicing Manager

COMMONWEALTH OF MASSACHUSETTS

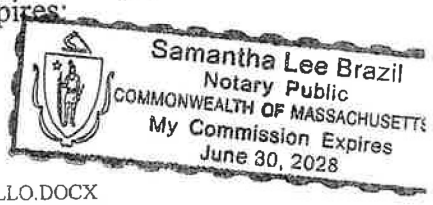
County of Bristol, SS

Then personally appeared the above named N. Kole Shriner, its VP Loan Servicing Manager, and acknowledged the foregoing instrument to be his/her free act and deed and the free act and deed of Bluestone Bank., before me.

Samantha Lee Brazil

Notary Public

My Commission expires:



CONSENT AND SUBORDINATION TO EASEMENT

Bank Five ("Lender") as Lender, 79 North Main Street, Fall River, Bristol County, Massachusetts, Holder of Mortgages from Mrugaben A. Patel and Amrish Patel ("Patel"), to Lender dated October 30, 2017 and recorded in Bristol County Fall River District Registry of Deeds ("Registry of Deeds") in Book 24097, Page 100, and Mortgage dated March 5, 2019 and recorded with said Registry of Deeds in Book 24980, Page 329 ("Subordinated Mortgages") hereby agrees and consents that said Mortgages and the obligations secured thereby shall be and hereby are subordinate and junior in right to an Easement from Mrugaben A. Patel and Amrish Patel to The Inhabitants of The Town of North Attleborough ("Easement") dated April 16, 2024, to be recorded herewith, to the same extent as if the said Easement had been executed, acknowledged, delivered and recorded prior in time to the execution, acknowledgment, delivery and recording of the Subordinated Mortgages.

Executed as a sealed instrument this 16 day of April, 2024.

BANKFIVE,

By: Donna M. Nuvo
Name: Donna M. Nuvo
Title: Vice President

COMMONWEALTH OF MASSACHUSETTS

Bristol County, SS

Then personally appeared the above named Donna M. Nono, its personally known, and acknowledged the foregoing instrument to be his/her free act and deed and the free act and deed of BankFive, before me.

Notary Public
My Commission Expires:

TERESA OLIVEIRA
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 5/9/2025

CONSENT AND SUBORDINATION TO EASEMENT

**MIN: 1003647-1300037650-5** **MERS PHONE #1-888-679-6377**

**Mortgage Electronic Registration Systems Inc., As Mortgagee** as Lender, as nominee for Leader Bank, N.A it's successors and assigns. P.O. Box 2026, Flint, MI, 48501-2026; Mortgage from Mehmet Cetiner and Aygul Cetiner, Tenancy By Entirety, dated December 5, 2014 and recorded in Bristol County, Massachusetts, Book 22025, Page 321, ("Subordinated Mortgage") hereby agree and consent that said Mortgage and the obligations secured thereby shall be and hereby are subordinate and junior in right to an Easement from Mehmet Cetiner and Aygul Cetiner to The Inhabitants of The Town of North Attleborough ("Easement") to the same extent as if the said Easement had been executed, acknowledged, delivered and recorded prior in time to the execution, acknowledgment, delivery and recording of the Subordinated Mortgage.

EXHIBIT A ATTACHED

*(Signatures on following pages)*

Executed as a sealed instrument this 24 day of May, 2024.

**Mortgage Electronic Registration Systems Inc., As Mortgagee**

By: _____

Print Name: Donna Acree

It's: Assistant Secretary

MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC. CORPORATE SEAL 1999 DELAWARE

STATE OF LOUISIANA

PARISH OF OUACHITA

On May 24, 2024, before me appeared Donna Acree, to me personally known, who did say that s/he/they is (are) the ASSISTANT SECRETARY of MORTGAGEE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).

_____

Yolanda A. Diaz, NOTARY PUBLIC

ID No. 87401

LIFETIME COMMISSION

YOLANDA A. DIAZ
State of Louisiana
Lifetime Commission
Notary Public ID # 87401

CETINER, 6980




## GRANT OF EASEMENT

**MEHMET CETINER and AYGUL CETINER,** husband and wife, having an address of 35 Ronald C. Meyer Drive, North Attleboro, Massachusetts in consideration of ONE DOLLAR ($1.00) paid, grant to **THE INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS,** a municipal corporation having an address of 43 South Washington Street, North Attleboro, Massachusetts, with QUITCLAIM COVENANTS, that certain easement hereinafter described as follows.

That certain municipal drainage easement in a subdivision known as "Westwood Estates" in North Attleborough, Bristol County, Massachusetts on Ronald C. Meyer Drive in said North Attleborough, more particularly described in Exhibit A attached hereto and made a part hereof as if fully set forth hereat.

The grant of the municipal drainage easement is intended by the Grantors to be non-exclusive. The owner of the lot on which the easement is located is primarily responsible to maintain the easement area with the Grantee utilizing the easement for access and/or performing such tasks as in its discretion relates to its interest, including but not limited to, monitoring the easement area and to maintain, repair or replace pipes and related equipment for storm drainage over, under and across said easement area.

For Grantors' title see deed recorded at the Bristol County Northern District Registry of Deeds in Book 21649, Page 270.

To have them to hold said easements and all rights appurtenant thereto unto the Grantee, its successors and assigns until the Town of North Attleborough shall record an instrument in the Bristol County Northern District Registry of Deeds indicating its abandonment and cessation of use of said easements for municipal purposes. It is understood and agreed between the Grantors and the Grantee that these covenants and said agreement shall run with the land.

The Grantors herein for themselves, their successors, transferees and assigns, covenant and agree to construct no temporary or permanent structures, plant trees or bushes or to re-grade the easement areas in a manner different than is shown on the plans approved by the Planning Board of the Town of North Attleborough, Massachusetts.

**Property Address: 35 Ronald C. Meyer Drive, North Attleboro, MA 02760**

Executed as a sealed instrument on this 11 day of March, 2022

Mehmet Cetiner

Aygul Cetiner

COMMONWNEALTH OF MASSACHUSETTS

BRISTOL, ss.

On this 11 day of March, 2022, before me, the undersigned Notary Public, personally appeared Mehmet Cetiner and Aygul Cetiner proved to me through satisfactory evidence of identification, which was Driver's License to be the person whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public

My commission expires: JEFFERSON S STROM
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
January 17, 2025

EXHIBIT A

**Relocated Drainage Easement "E"**
**Westwood Estates – Ronald C. Meyer Drive**
**North Attleborough, Massachusetts**
**Lot 267, AP 33**
**also being "Westwood Estates" Building Lot Number 105**

A certain Relocated Drainage Easement located on the northerly side of Ronald C. Meyer Drive in the Town of North Attleborough, County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

**Beginning at** the southwesterly corner of said land of Mehmet and Aygul Centiner and the southeasterly corner of the land now or formerly of Mrugaben and Amrish Patel; thence running

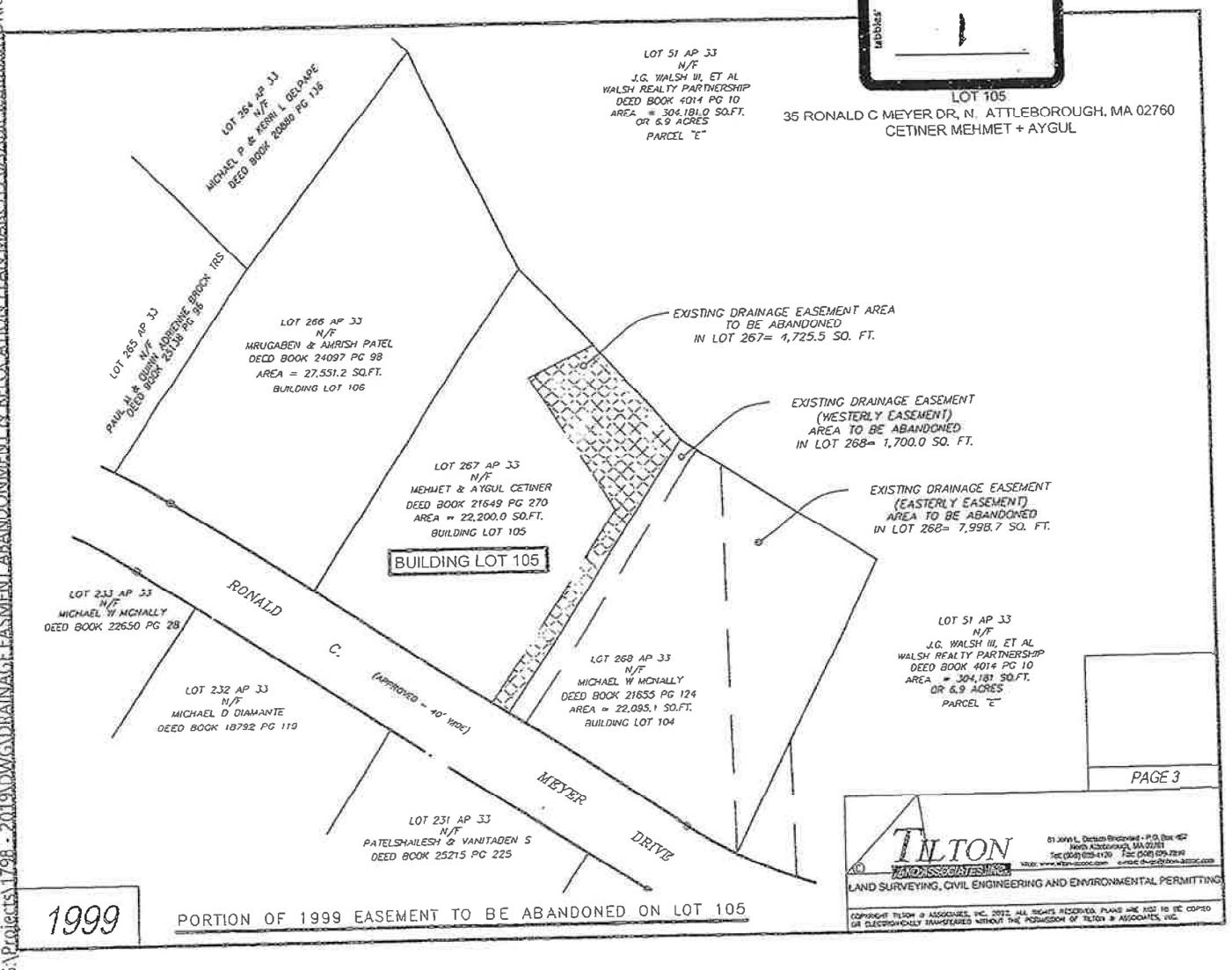
| | |
|---|---|
| N 33°12'47" E | a distance of two hundred and zero hundredths feet (200.00') by said land of Mrugaben and Amrish Patel to a point at the land now or formerly J.G. Walsh III, ET AL, Walsh Realty Partnership; thence running |
| S 42°45'03" E | a distance of fifty-five and seventy-five hundredths feet (55.75') by said land of J.G. Walsh III, ET AL, Walsh Realty Partnership to a point at the Existing Drainage Easement to be Abandoned; thence running |
| S 64°10'43" W | a distance of forty-five and ninety hundredths feet (45.90') partly by the Existing Drainage Easement to be Abandoned over said land of Mehmet and Aygul Centiner to a point; thence running |
| S 72°14'48" W | a distance of thirty-two and fifty-one hundredths feet (32.51') over said land of Mehmet and Aygul Centiner to a point; thence running |
| S 33°12'47" W | a distance of one hundred twenty-one and eighty-seven hundredths feet (121.87') over said land of Mehmet and Aygul Centiner to a point at Ronald C. Meyer Drive; thence running |
| N 56°47'13" W | a distance of ten and zero hundredths feet (10.00') by Ronald C. Meyer Drive to the point of beginning. |

The above described easement contains an area of three thousand seven hundred fifty nine and six tenths square feet (3,759.6 S.F.) and is more particularly shown as **Relocated Drainage Easement "E"** on a plan entitled: "Drainage Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, Massachusetts, Sheet 3 of 6," prepared for Walsh Realty Partnership, scale 1" = 20', dated March 12, 2020, Prepared by Tilton & Associates, Inc. to be filed herewith.

G:\Projects\1798 - 2019\DWG\DRAINAGE EASMENT ABANDONMENT & RELOCATION PLAN MARCH 2020.prsesntation\ORIGI

**EXHIBIT** 1

LOT 105
35 RONALD C MEYER DR, N. ATTLEBOROUGH, MA 02760
CETINER MEHMET + AYGUL




PAGE 3

TILTON & ASSOCIATES, INC.
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

COPYRIGHT TILTON & ASSOCIATES, INC. 2012. ALL RIGHTS RESERVED. PLANS ARE NOT TO BE COPIED OR ELECTRONICALLY TRANSFERRED WITHOUT THE PERMISSION OF TILTON & ASSOCIATES, INC.

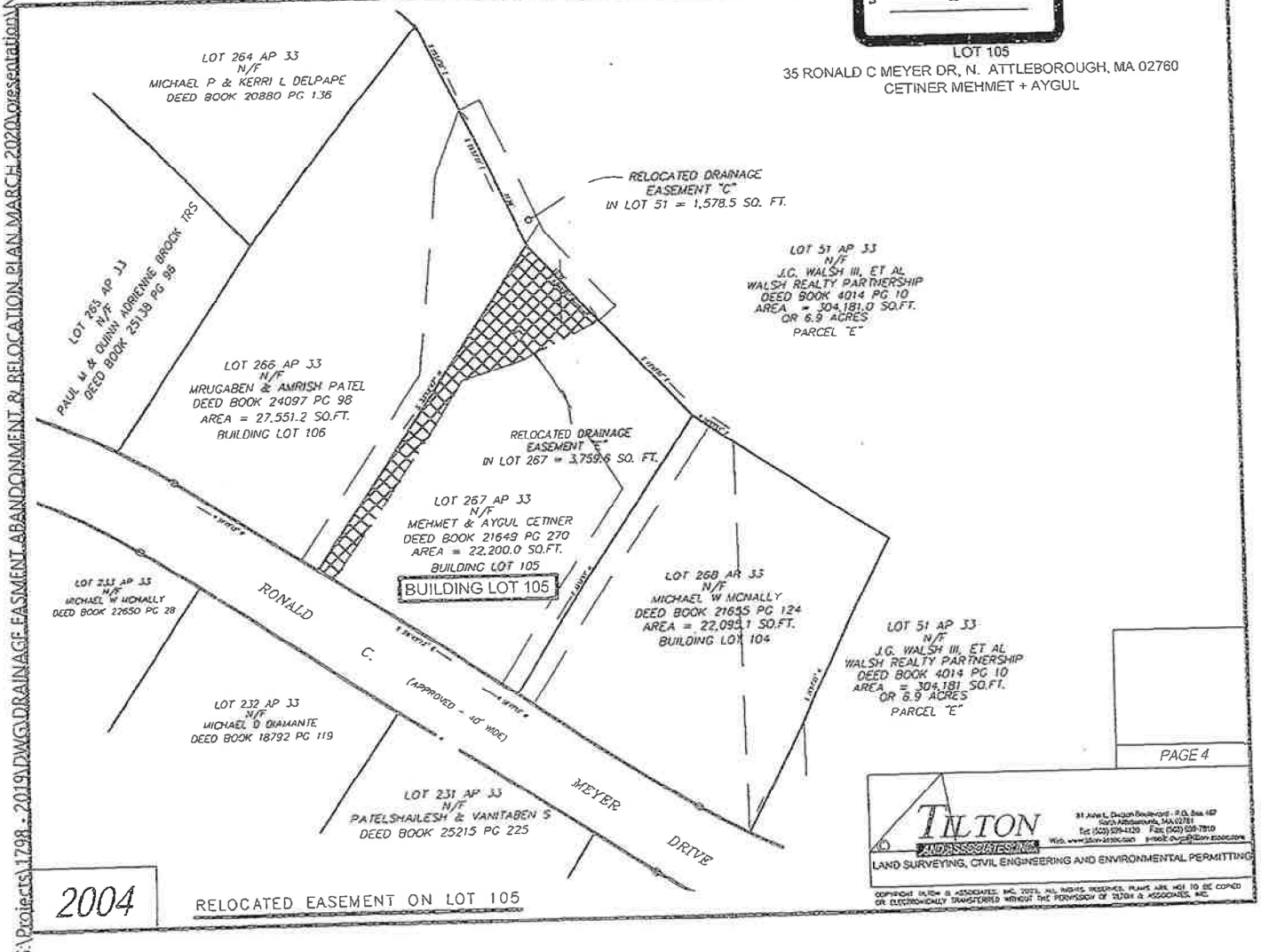
1999 PORTION OF 1999 EASEMENT TO BE ABANDONED ON LOT 105

EXHIBIT

tabbies

3

LOT 105
35 RONALD C MEYER DR, N. ATTLEBOROUGH, MA 02760
CETINER MEHMET + AYGUL




PAGE 4

TILTON AND ASSOCIATES, INC.
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

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2004

RELOCATED EASEMENT ON LOT 105

G:\Projects\1798 - 2019\DWG\DRAINAGE EASMENT ABANDONMENT & RELOCATION PLAN MARCH 2020\orsecretation\NEW

# A SET OF THE REVISED RELEASE DOCUMENTS TO:

1. ANELLOS
2. LARKE
3. MCNALLY
4. DICICCOS
5. CETINERS
6. WALSH REALTY PARTNERSHIP
7. ZENG
8. FORBES
9. REALES

Lot 229
AP 33

# RELEASE

**THE INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS**, a municipal corporation within the County of Bristol, of 43 South Washington Street, North Attleborough, Bristol County, Massachusetts, in consideration of **ONE DOLLAR ($1.00)**, grant to **MICHAEL ANELLO and JESSICA ANELLO,** husband and wife, as tenants by the entirety, having an address of 2 Jeffrey Drive, North Attleborough, Massachusetts, with **QUITCLAIM COVENANTS**, all of the Town's right, title and interest in and to the following described premises:

Those portions of those certain municipal drainage easements located in North Attleborough, Bristol County, Massachusetts more particularly described in Exhibits A, which is attached hereto and made a part hereof as if fully set forth hereat.

For Grantor's title see Easement conveyed to the Inhabitants of the Town of North Attleborough recorded at the Bristol County Northern District Registry of Deeds in Book 8250, Page 94.

**(End of Text – Signatures Follow)**

Property Location: 2 Jeffrey Drive
North Attleborough, MA 02760

**EXECUTED** as a sealed instrument on this _____ day of _____, 202___.

**INHABITANTS OF THE TOWN**
**OF NORTH ATTLEBOROUGH,**
**MASSACHUSETTS**
By its Town Council:

_____
Justin Pare – President

COMMONWNEALTH OF MASSACHUSETTS

BRISTOL, ss.

On this _____ day of _____, 202___, before me, the undersigned Notary Public, personally appeared Justin Pare as President of the North Attleborough Town Council proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President of the North Attleborough Town Council.

_____
Notary Public

My commission expires:_____

**Exhibit A**

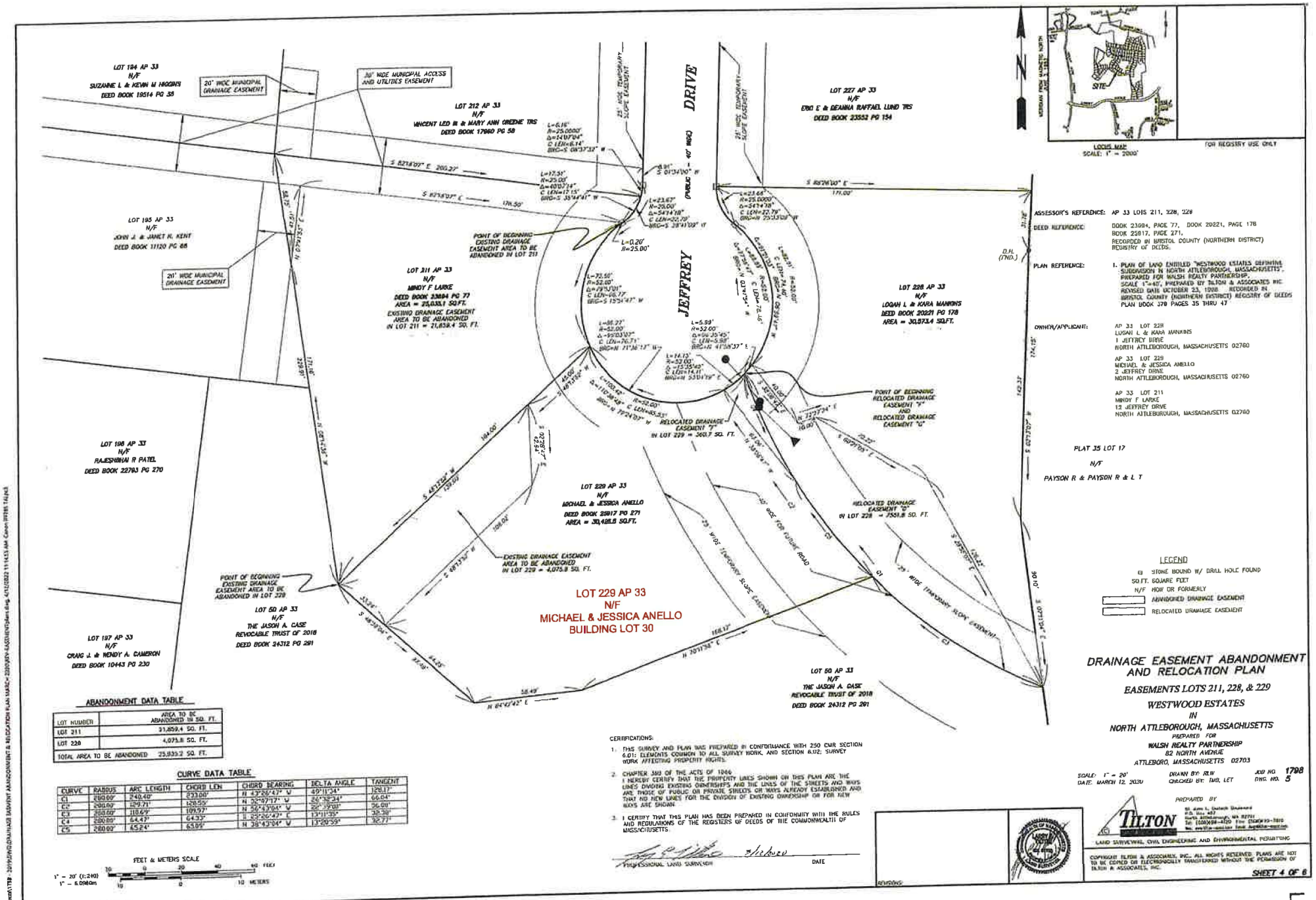
**Abandoned Drainage Easement Area Lot 229 AP33**
**Westwood Estates – Jeffrey Drive**
**North Attleborough, Massachusetts**
**Lot 229, AP 33**
**also being "Westwood Estates" Building Lot Number 30**

A certain drainage easement area to be abandoned located off the southwesterly side of Jeffrey Drive, in the Town of North Attleborough, County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the westerly corner of the land now or formerly of Michael and Jessica Anello and the southwesterly corner of land now or formerly of Mindy F. Larke; thence running

| | |
|---|---|
| N 48°13'52" E | a distance of one hundred thirty-nine and zero hundredths feet (139.00') by said land now or formerly of Mindy F. Larke to a point, said point is S 48°13'52" W a distance of forty-five and zero hundredths feet (45.00') from the southwesterly side of Jeffery Drive; thence running |
| S 02°28'47" E | a distance of forty-two and sixty-four hundredths feet (42.64') over said land now or formerly of Michael and Jessica Anello to a point; thence running |
| S 48°13'52" W | a distance of one hundred eight and two hundredths feet (108.02') over said land now or formerly of Michael and Jessica Anello to a point at the land now or formerly of The Jason A. Case Revocable Trust of 2018; thence running |
| N 48°39'04" W | a distance of thirty-three and twenty-four hundredths feet (33.24') by said land now or formerly of The Jason A. Case Revocable Trust of 2018 to the point of beginning. |

The above described drainage easement area to be abandoned contains an area of four thousand seventy-five and eight tenths square feet (4,075.8 S.F.) and is more particularly shown as **Existing Drainage Easement to be Abandoned in Lot 229** on a plan entitled: "Drainage Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, Massachusetts, Sheet 4 of 6," prepared for Walsh Realty Partnership, scale 1" = 20', dated March 12, 2020, Prepared by Tilton & Associates, Inc. to be recorded herewith.




ASSESSOR'S REFERENCE: AP 33 LOTS 211, 228, 229

DEED REFERENCE: BOOK 23684, PAGE 77, BOOK 20221, PAGE 178
BOOK 25817, PAGE 271,
RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS.

PLAN REFERENCE: 1. PLAN OF LAND ENTITLED "WESTWOOD ESTATES DEFINITIVE SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS", PREPARED FOR WALSH REALTY PARTNERSHIP, SCALE 1"=40', PREPARED BY TILTON & ASSOCIATES INC. REVISED DATE OCTOBER 23, 1998. RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS PLAN BOOK 370 PAGES 35 THRU 47

OWNER/APPLICANT:
AP 33 LOT 228
LOGAN L & KIARA MANIONS
1 JEFFREY DRIVE
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

AP 33 LOT 229
MICHAEL & JESSICA ANELLO
2 JEFFREY DRIVE
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

AP 33 LOT 211
MINDY F LARKE
13 JEFFREY DRIVE
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

LEGEND
- ⊡ STONE BOUND W/ DRILL HOLE FOUND
- SQ.FT. SQUARE FEET
- N/F NOW OR FORMERLY
- ABANDONED DRAINAGE EASEMENT
- RELOCATED DRAINAGE EASEMENT

ABANDONMENT DATA TABLE

| LOT NUMBER | AREA TO BE ABANDONED IN SQ. FT. |
|---|---|
| LOT 211 | 21,859.4 SQ. FT. |
| LOT 228 | 4,075.8 SQ. FT. |
| TOTAL AREA TO BE ABANDONED | 25,935.2 SQ. FT. |

CURVE DATA TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LEN | CHORD BEARING | DELTA ANGLE | TANGENT |
|---|---|---|---|---|---|---|
| C1 | 200.00' | 240.40' | 223.00' | N 47°26'47" W | 49°11'34" | 128.17' |
| C2 | 200.00' | 129.71' | 128.55' | N 20°57'17" W | 26°38'34" | 66.04' |
| C3 | 200.00' | 118.69' | 109.97' | N 56°43'04" W | 29°38'08" | 56.01' |
| C4 | 200.00' | 64.43' | 64.37' | S 23°26'47" E | 13°11'35" | 32.38' |
| C5 | 200.00' | 65.24' | 65.06' | N 38°43'04" W | 13°29'59" | 32.77' |

FEET & METERS SCALE
1" = 20' (1:240)
1" = 6.096m

CERTIFICATIONS:
1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01: ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02: SURVEY WORK AFFECTING PROPERTY RIGHTS.
2. CHAPTER 380 OF THE ACTS OF 1946
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR — DATE

# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN

## EASEMENTS LOTS 211, 228, & 229

## WESTWOOD ESTATES

## IN

## NORTH ATTLEBOROUGH, MASSACHUSETTS

PREPARED FOR
WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE: 1" = 20'
DATE: MARCH 12, 2020
DRAWN BY: RLW
CHECKED BY: TWD, LET
JOB NO. 1798
DWG. NO. 5

PREPARED BY
TILTON
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

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SHEET 4 OF 6

REVISIONS:

Lot 229
AP 33

# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES NORTH ATTLEBOROUGH, MASSACHUSETTS

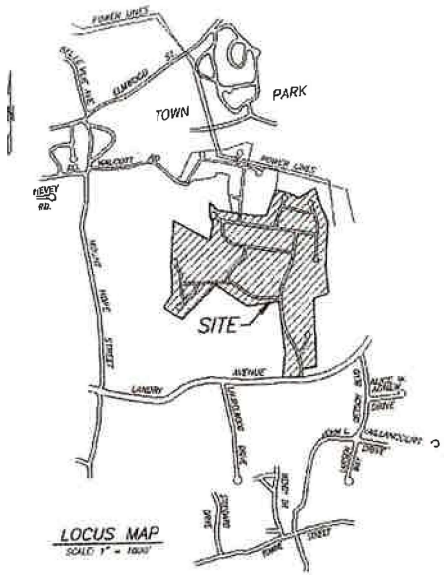


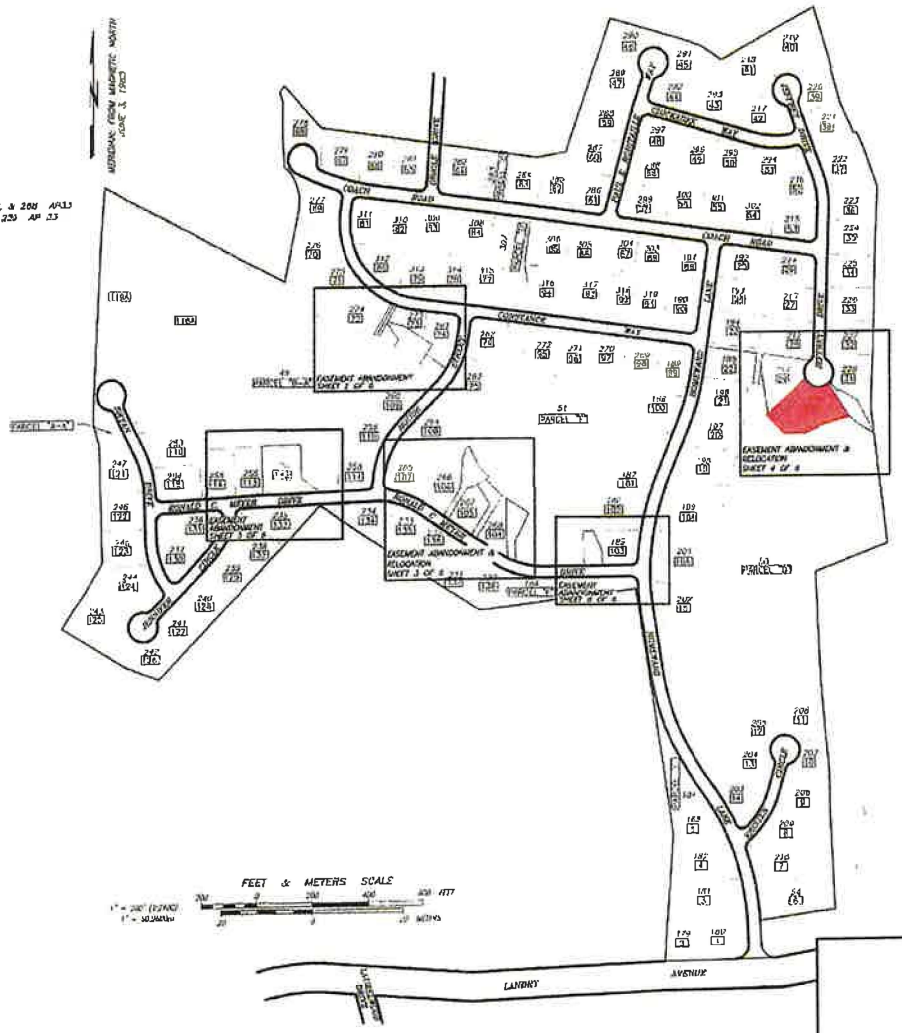

LOCUS MAP
SCALE 1" = 2000'

FOR REGISTRY USE ONLY

## INDEX OF PLANS


| SHEET NO. | TITLE |
|---|---|
| 1. | SITE SKETCH |
| 2. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 281 & 273 AP 33 |
| 3. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 51, 285, 267, & 268 AP33 |
| 4. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33 |
| 5. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 49, 226 & 257 AP 33 |
| 6. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOT 185 AP 33 |


LEGEND

- 49 — WITHIN ATTLEBOROUGH ASSESSOR'S LOT NUMBER
- (33) — "WESTWOOD ESTATES" BUILDING LOT NUMBER
- ABANDONED DRAINAGE EASEMENT
- DRAINAGE EASEMENT TO REMAIN
- RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE: AP 33 LOTS 49, 51, 185, 211, 228, 229, 256, 257, 261, 266, 267, 268 & 273

CERTIFICATIONS:

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01: ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02 SURVEY WORK AFFECTING PROPERTY RIGHTS
2. CHAPTER 303 OF THE ACTS OF 1966
   I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL LAND SURVEYOR — DATE

**DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS**
**WESTWOOD ESTATES**
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE: AS NOTED
DATE: MARCH 12, 2020
DRAWN BY: RLW
CHECKED BY: TMK, KET
JOB NO. 1786
DWG. NO. 1

PREPARED BY
TILTON
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PLANNING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SHEET 1 OF 6


G:\Projects\1786 - 2019\DWG\DRAINAGE EASEMENT ABANDONMENT & RELOCATION PLAN\MARCH 2020\REV-EASEMENT-COVER SHT.dwg, 4/10/2020 11:17:20 AM, Canon IPF8410 S4 Plot




Lot 229
AP 33

Lot 211
AP 33

**RELEASE**

**THE INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS**, a municipal corporation within the County of Bristol, of 43 South Washington Street, North Attleborough, Bristol County, Massachusetts, in consideration of **ONE DOLLAR ($1.00)**, grant to **MINDY F. LARKE**, having an address of 12 Jeffrey Drive, North Attleborough, Massachusetts, with **QUITCLAIM COVENANTS**, all of the Town's right, title and interest in and to the following described premises:

Those portions of those certain municipal drainage easements located in North Attleborough, Bristol County, Massachusetts more particularly described in Exhibits A, which is attached hereto and made a part hereof as if fully set forth hereat.

For Grantor's title see Easement conveyed to the Inhabitants of the Town of North Attleborough recorded at the Bristol County Northern District Registry of Deeds in Book 8250, Page 94.

**(End of Text – Signatures Follow)**

Property Location: 12 Jeffrey Drive
North Attleborough, MA 02760

**EXECUTED** as a sealed instrument on this _____ day of _____, 202___.

**INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS**
By its Town Council:

_____
Justin Pare – President

COMMONWNEALTH OF MASSACHUSETTS

BRISTOL, ss.

On this _____ day of _____, 202___, before me, the undersigned Notary Public, personally appeared Justin Pare as President of the North Attleborough Town Council proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President of the North Attleborough Town Council.

_____
Notary Public

My commission expires:_____

**Exhibit A**

**Abandoned Drainage Easement Area Lot 211 AP33**
**Westwood Estates – Jeffrey Drive**
**North Attleborough, Massachusetts**
**also being "Westwood Estates" Building Lot Number 29**

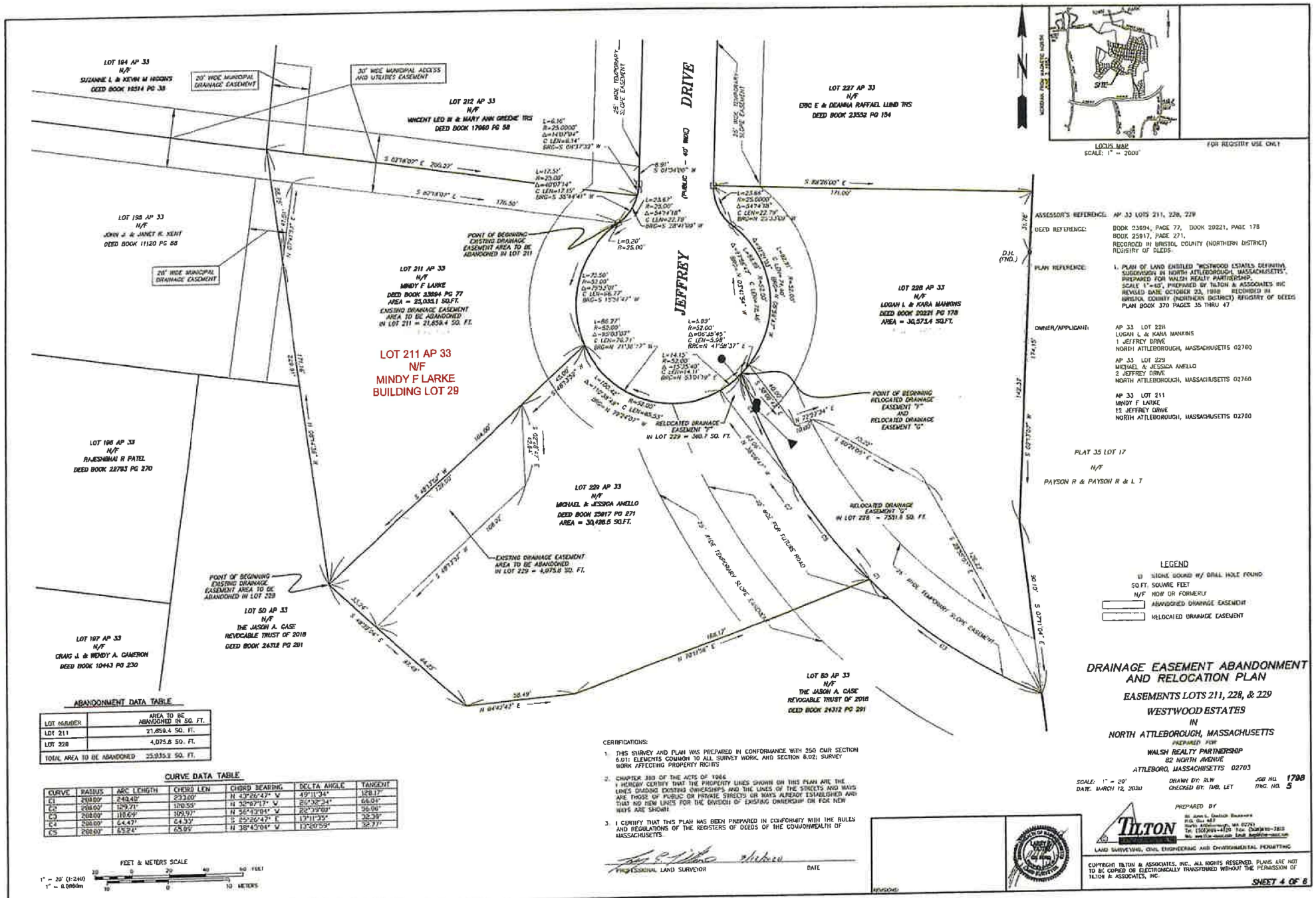
A certain drainage easement area to be abandoned located off the southwesterly side of Jeffrey Drive, in the Town of North Attleborough, County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a monument in the southwesterly line of Jeffery Drive at the northeasterly corner of the drainage easement to be abandoned, said monument is southwesterly of the northeasterly corner of land now or formerly of Mindy F. Larke; thence running

| | |
|---|---|
| Southerly | by Jeffery Drive counterclockwise along a curve with a radius of fifty-two and zero hundredths feet (52.00'), a length of seventy-two and fifty hundredths feet (72.50'), a delta angle of 79°53'01", a chord bearing of S 15°51'47" W, a chord distance of sixty-six and seventy-seven hundredths feet (66.77') to the land now or formerly of Michael and Jessica Anello a point; thence running |
| S 48°13'52" W | a distance of one hundred eighty-four and zero hundredths feet (184.00') by said land now or formerly of Michael and Jessica Anello to a point at the land now or formerly of The Jason A. Case Revocable Trust of 2018; thence running |
| N 08°14'36" W | a distance of one hundred seventy-one and sixteen hundredths feet (171.16') partly by said land now or formerly of The Jason A. Case Revocable Trust of 2018 and partly by the land now or formerly of John J. and Janet R. Kent to a point; thence running |
| N 07°41'53" E | a distance of forty-one and fifty-one hundredths feet (41.51') over said land of Mindy F. Larke to a point; thence running |
| S 82°18'07" E | a distance of one hundred seventy-six and fifty hundredths feet (176.50') over said land of Mindy F. Larke to a point at Jeffery Drive; thence running |
| Southerly | by Jeffery Drive clockwise along a curve with a radius of twenty-five and zero hundredths feet (25.00'), a length of zero and twenty hundredths feet (0.20') to said monument at Jeffery Drive and the point of beginning. |

The above described drainage easement area to be abandoned contains an area of twenty-one thousand eight hundred fifty-nine and four tenths square feet (21,859.4 S.F.) and is more particularly shown as **Existing Drainage Easement to be Abandoned in Lot 211** on a plan

entitled: "Drainage Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, Massachusetts, Sheet 4 of 6," prepared for Walsh Realty Partnership, scale 1" = 20', dated March 12, 2020, Prepared by Tilton & Associates, Inc. to be recorded herewith.




CERTIFICATIONS:

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01: ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02: SURVEY WORK AFFECTING PROPERTY RIGHTS
2. CHAPTER 303 OF THE ACTS OF 1966
   I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL LAND SURVEYOR — DATE

REVISIONS:

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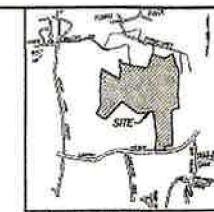
Lot 211
AP 33

# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES NORTH ATTLEBOROUGH, MASSACHUSETTS

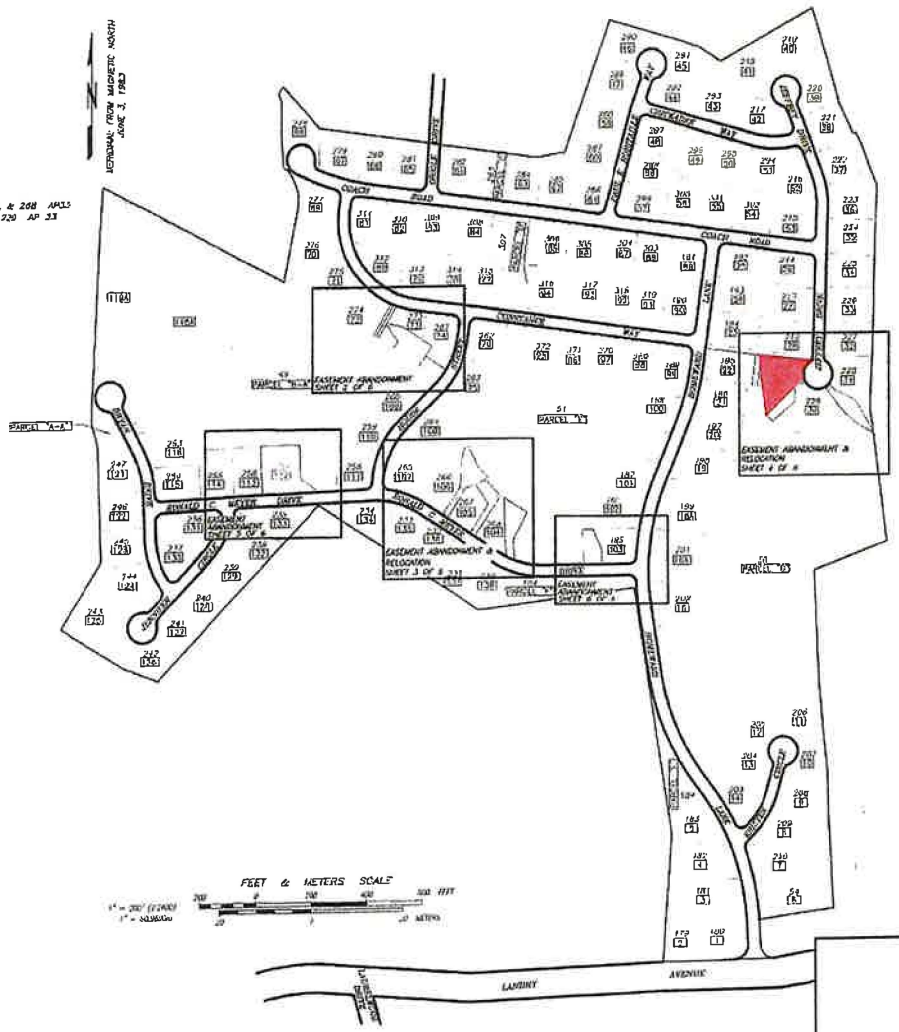


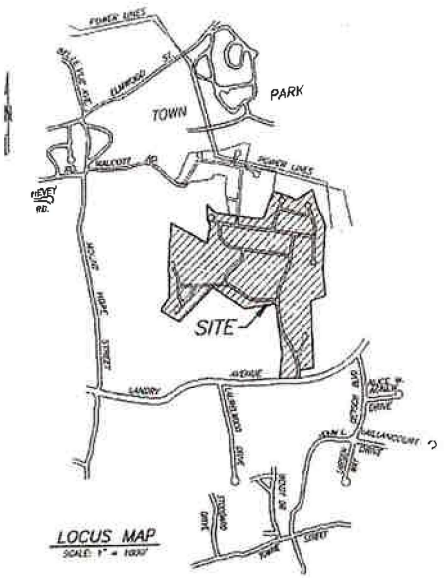

LOCUS MAP
SCALE 1" = 2000'

FOR REGISTRY USE ONLY

## INDEX OF PLANS

| SHEET NO. | TITLE |
|---|---|
| 1. | TITLESHEET |
| 2. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 261 & 273 AP 33 |
| 3. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 51, 266, 267, & 268 AP33 |
| 4. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33 |
| 5. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 49, 256 & 257 AP 33 |
| 6. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOT 185 AP 33 |




LOCUS MAP
SCALE: 1" = 1000'

LEGEND

| | |
|---|---|
| 49 | NORTH ATTLEBOROUGH ASSESSOR'S LOT NUMBER |
| 23 | "WESTWOOD ESTATES" BUILDING LOT NUMBER |
| | ABANDONED DRAINAGE EASEMENT |
| | DRAINAGE EASEMENT TO REMAIN |
| | RELOCATED DRAINAGE EASEMENT |

ASSESSOR'S REFERENCE: AP 33 LOTS 49, 51, 185, 211, 228, 229, 256, 257, 261, 266, 267, 268 & 273

CERTIFICATIONS

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01; ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02; SURVEY WORK AFFECTING PROPERTY RIGHTS
2. CHAPTER 380 OF THE ACTS OF 1900
   I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

3/12/2020

PROFESSIONAL LAND SURVEYOR DATE

**DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS**
**WESTWOOD ESTATES**
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE: AS NOTED
DATE: MARCH 12, 2020
DRAWN BY: RJW
CHECKED BY: TMG, LLI
JOB NO. 1798
DWG. NO. 1

PREPARED BY

TILTON
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

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SHEET 1 OF 6

Lot 211
AP 33

Lot 268
AP 33

# RELEASE

**THE INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS**, a municipal corporation within the County of Bristol, of 43 South Washington Street, North Attleborough, Bristol County, Massachusetts, in consideration of **ONE DOLLAR ($1.00)**, grant to **MICHAEL W. MCNALLY,** having an address of 42 Ronald C. Meyer Drive, North Attleborough, Massachusetts, with **QUITCLAIM COVENANTS**, all of the Town's right, title and interest in and to the following described premises:

Those portions of those certain municipal drainage easements located in North Attleborough, Bristol County, Massachusetts more particularly described in Exhibits A, which is attached hereto and made a part hereof as if fully set forth hereat.

For Grantor's title see Easement conveyed to the Inhabitants of the Town of North Attleborough recorded at the Bristol County Northern District Registry of Deeds in Book 8250, Page 94.

**(End of Text – Signatures Follow)**

Property Location: 42 Ronald C. Meyer Drive,
North Attleborough, MA 02760

**EXECUTED** as a sealed instrument on this _____ day of _____, 202___.

**INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS**
By its Town Council:

_____
Justine Pare – President

COMMONWNEALTH OF MASSACHUSETTS

BRISTOL, ss.

On this _____ day of _____, 202___, before me, the undersigned Notary Public, personally appeared Justin Pare as President of the North Attleborough Town Council proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President of the North Attleborough Town Council.

_____
Notary Public

My commission expires:_____

**Exhibit A**

**Abandoned Drainage Easement Area Lot 268 AP33**
**Westwood Estates – Ronald C. Meyer Drive**
**North Attleborough, Massachusetts**
**also being "Westwood Estates" Building Lot Number 104**

Being two certain drainage easement areas to be abandoned located on the northerly side of Ronald C. Meyer Drive, in the Town of North Attleborough, County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

**Existing Drainage Easement Area to be Abandoned (Westerly Easement)**

Beginning at a point at the southwesterly corner of land now or formerly of Michael W. McNally and the southeasterly corner of the land now or formerly of Mehmet and Aygul Cetiner; thence running

| | |
|---|---|
| N 33°12'47" E | a distance of one hundred seventy and zero hundredths feet (170.00') by said land now or formerly of Mehmet and Aygul Cetiner to a point at the land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership; thence running |
| S 56°47'13" E | a distance of ten and zero hundredths feet (10.00') by said land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership to a point; thence running |
| S 33°12'47" W | a distance of one hundred seventy and zero hundredths feet (170.00') over the land now or formerly of said Michael W. McNally to a point at Ronald C. Meyer Drive; thence running |
| N 56°47'13" W | a distance of ten and zero hundredths feet (10.00') by Ronald C. Meyer Drive to the point of beginning. |

The above described drainage easement area to be abandoned contains an area of one thousand seven hundred square feet (1,700.0 S.F.) and is more particularly shown as **Existing Drainage Easement (Westerly Easement) to be Abandoned in Lot 268** on a plan entitled: "Drainage Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, Massachusetts, Sheet 3 of 6," prepared for Walsh Realty Partnership, scale 1" = 20', dated March 12, 2020, Prepared by Tilton & Associates, Inc. to be filed herewith.

**Existing Drainage Easement Area to be Abandoned (Easterly Easement)**

Beginning at a point at the southeasterly corner of land now or formerly of the land now or formerly of Michael W. McNally and the southwesterly corner of the land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership; thence running

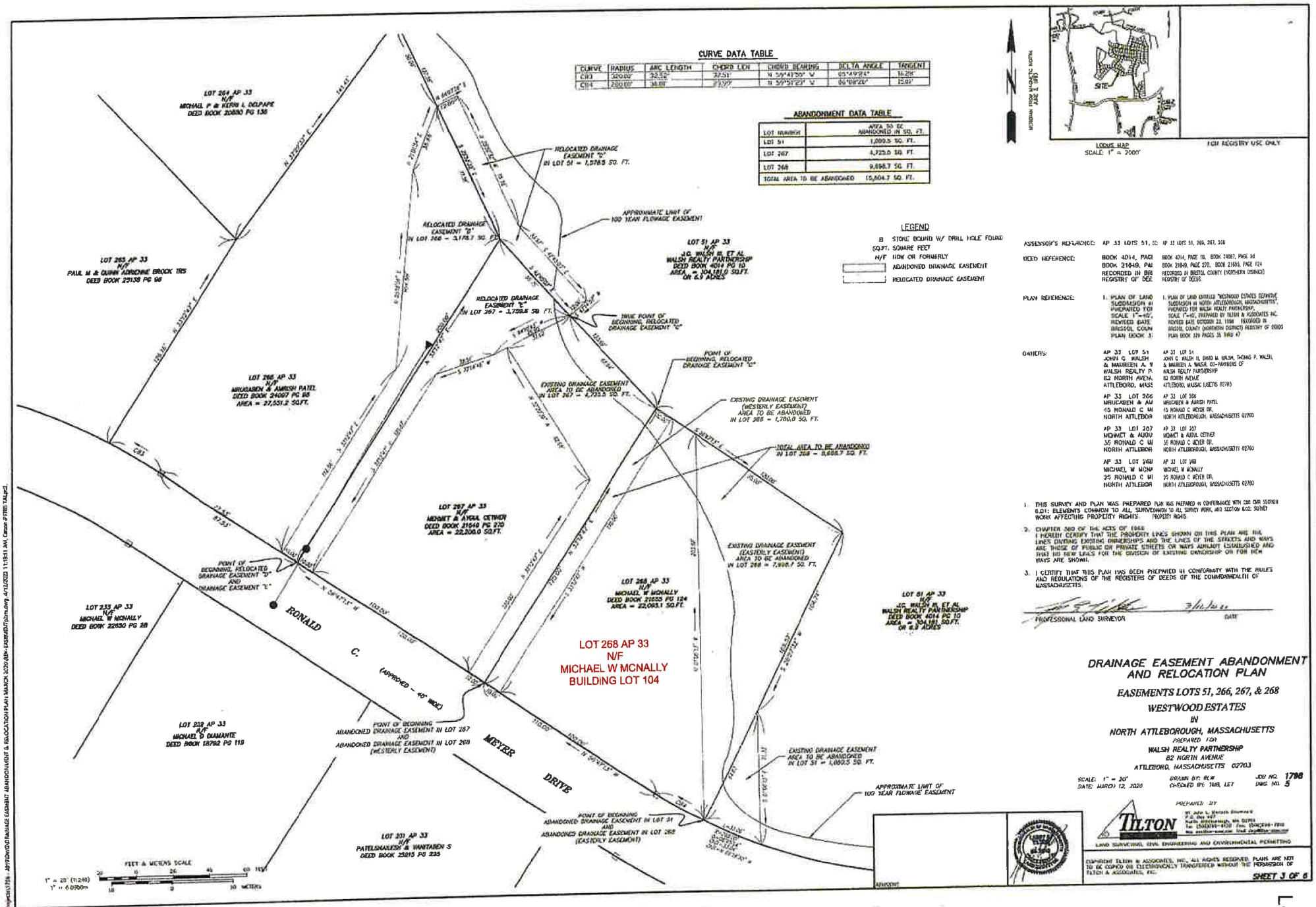
| | |
|---|---|
| N 01°06'13" W | a distance of two hundred three and eighty-eight hundredths feet (203.88') over said land of Michael W. McNally to a point at said land |

now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership; thence running

S 56°47'13" E — a distance of ninety-five and zero hundredths feet (95.00') by said land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership to a point; thence running

S 26°27'32" W — a distance of one hundred sixty-nine and fifty-seven hundredths feet (169.57') by said land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership to Ronald C. Meyer Drive and the point of beginning.

The above described drainage easement area to be abandoned contains an area of seven thousand nine hundred ninety-eight and seven tenths square feet (7,998.7 S.F.) and is more particularly shown as **Existing Drainage Easement (Easterly Easement) to be Abandoned in Lot 268** on a plan entitled: "Drainage Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, Massachusetts, Sheet 3 of 6," prepared for Walsh Realty Partnership, scale 1" = 20', dated March 12, 2020, Prepared by Tilton & Associates, Inc. to be recorded herewith.




C:\Projects\1798 - 82 North Ave\Drawings\Easement Abandonment & Relocation Plan\March 2020\82N-EASEMENTplan.dwg 4/12/2020 11:18:51 AM, Canon IPF815 14Lpr2



Lot 268
AP 33

# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES NORTH ATTLEBOROUGH, MASSACHUSETTS

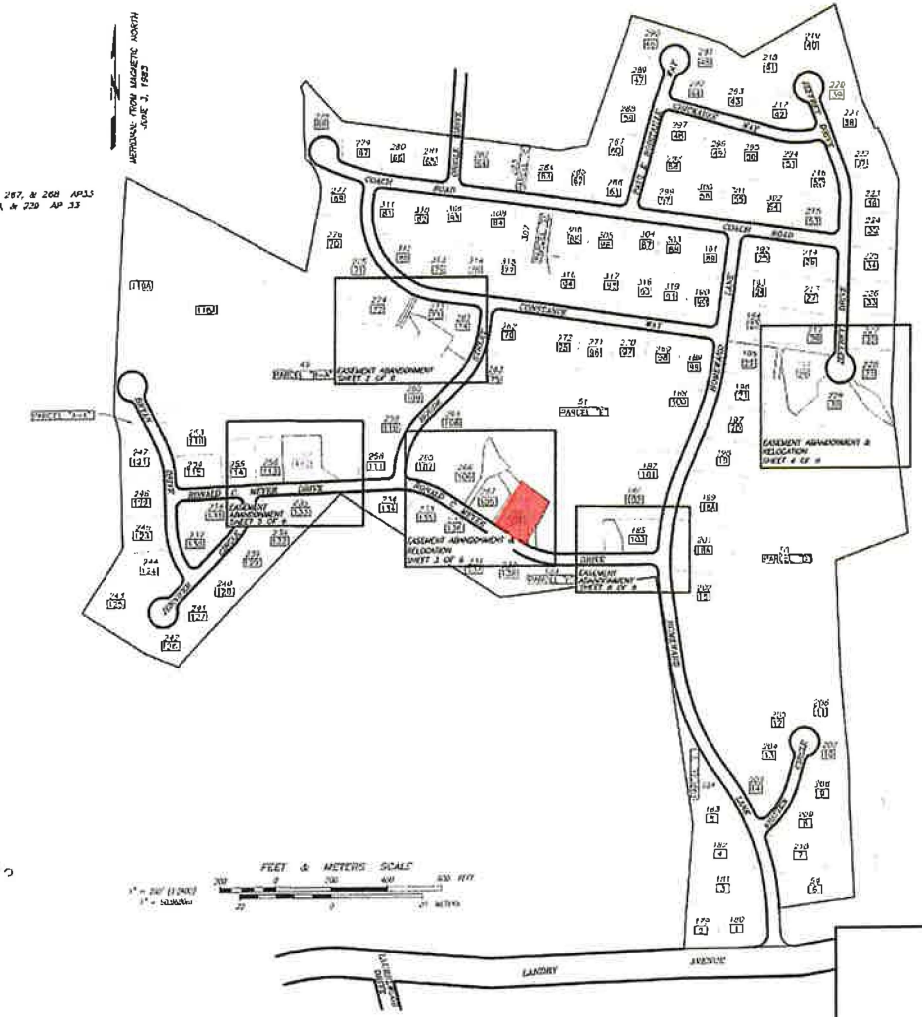


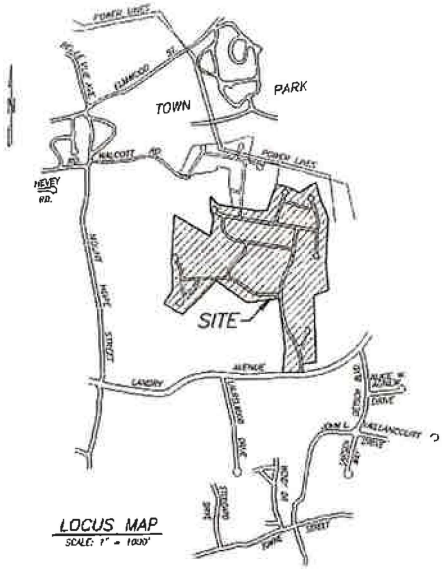

LOCUS MAP
SCALE: 1" = 2000'

FOR REGISTRY USE ONLY

## INDEX OF PLANS

| SHEET NO. | TITLE |
|---|---|
| 1. | TITLESHEET |
| 2. | DRAINAGE EASEMENT ABANDONMENT PLAN–LOTS 261 & 273 AP 33 |
| 3. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 51, 266, 267, & 268 AP33 |
| 4. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33 |
| 5. | DRAINAGE EASEMENT ABANDONMENT PLAN–LOTS 49, 256 & 257 AP 33 |
| 6. | DRAINAGE EASEMENT ABANDONMENT PLAN–LOT 185 AP 33 |




LOCUS MAP
SCALE: 1" = 1000'

LEGEND

| | |
|---|---|
| 49 | NORTH ATTLEBOROUGH ASSESSOR'S LOT NUMBER |
| 73 | "WESTWOOD ESTATES" BUILDING LOT NUMBER |
| | ABANDONED DRAINAGE EASEMENT |
| | DRAINAGE EASEMENT TO REMAIN |
| | RELOCATED DRAINAGE EASEMENT |

ASSESSOR'S REFERENCE: AP 33 LOTS 49, 51, 185, 211, 228, 229, 256, 257, 261, 266, 267, 269 & 273

CERTIFICATIONS

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01; ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02 SURVEY WORK AFFECTING PROPERTY RIGHTS
2. CHAPTER 360 OF THE ACTS OF 1900
   I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

8/12/2020

PROFESSIONAL LAND SURVEYOR — DATE

**DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS**
**WESTWOOD ESTATES**
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE: AS NOTED — DATE: MARCH 12, 2020 — DRAWN BY: RLW — CHECKED BY: TMW, LLT — JOB NO. 1798 — DWG NO. 1

PREPARED BY

TILTON
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

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SHEET 1 OF 6

REVISIONS



Lot 268
AP 33

Lot 256
AP 33

# RELEASE

**THE INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS**, a municipal corporation within the County of Bristol, of 43 South Washington Street, North Attleborough, Bristol County, Massachusetts, in consideration of **ONE DOLLAR ($1.00)**, grant to **PAUL J. DICICCO and MARY J. DICICCO, as Trustees of the DiCicco Revocable Living Trust** having an address of 95 Ronald C. Meyer Drive, North Attleborough, Massachusetts, with **QUITCLAIM COVENANTS**, all of the Town's right, title and interest in and to the following described premises:

Those portions of those certain municipal drainage easements located in North Attleborough, Bristol County, Massachusetts more particularly described in Exhibits A, which is attached hereto and made a part hereof as if fully set forth hereat.

For Grantor's title see Easement conveyed to the Inhabitants of the Town of North Attleborough recorded at the Bristol County Northern District Registry of Deeds in Book 8250, Page 94.

**(End of Text – Signatures Follow)**

Property Location: 95 Ronald C. Meyer Drive
North Attleborough, MA 02760

**EXECUTED** as a sealed instrument on this _____ day of _____, 202___.

**INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS**
By its Town Council:

_____
Justin Pare – President

COMMONWNEALTH OF MASSACHUSETTS

BRISTOL, ss.

On this _____ day of _____, 202___, before me, the undersigned Notary Public, personally appeared Justin Pare as President of the North Attleborough Town Council proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President of the North Attleborough Town Council.

_____
Notary Public

My commission expires:_____

**Exhibit A**

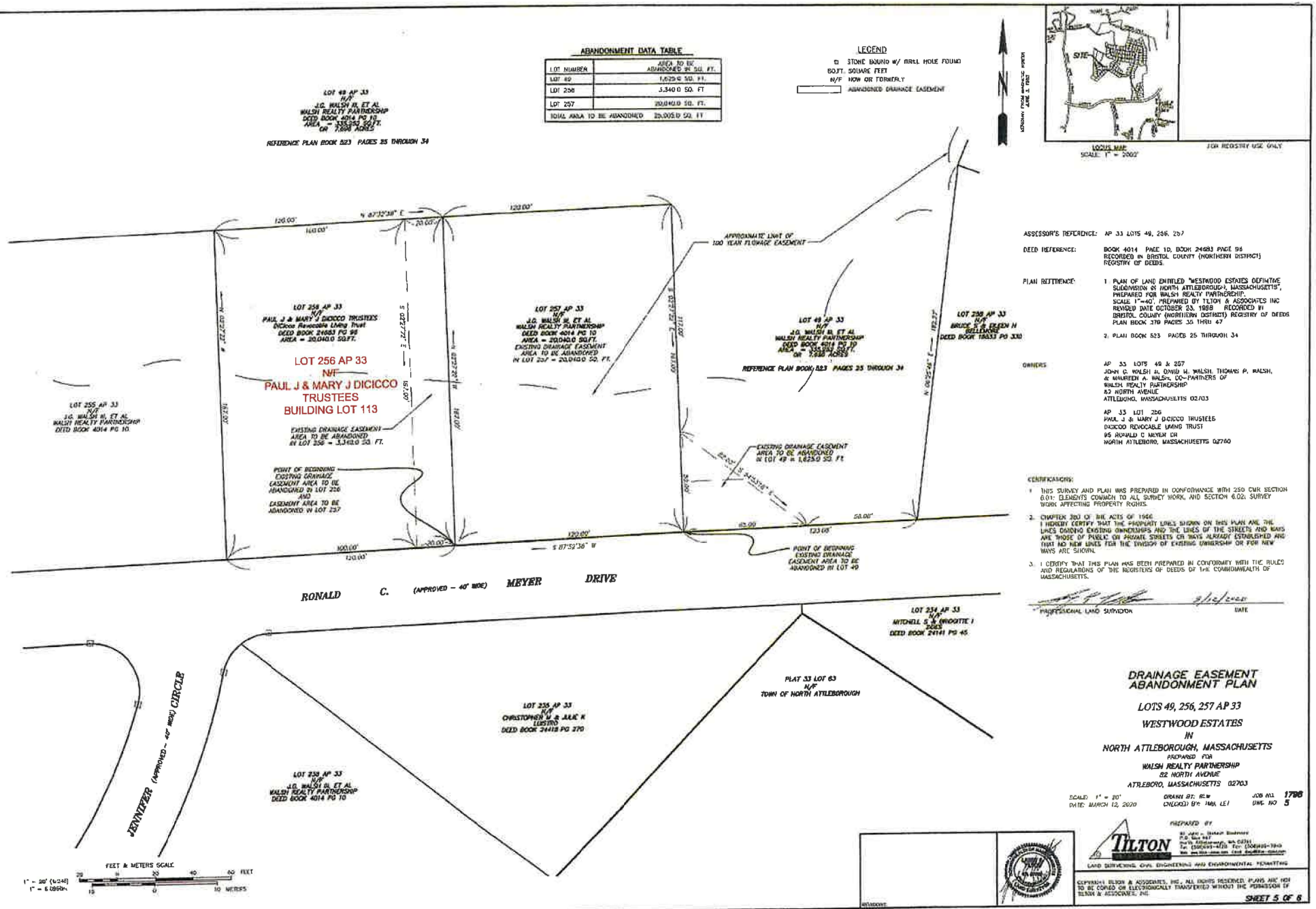
**Abandoned Drainage Easement Area Lot 256 AP33**
**Westwood Estates – Ronald C. Meyer Drive**
**North Attleborough, Massachusetts**
**Lot 256, AP 33**
**also being "Westwood Estates" Building Lot Number 113**

A certain drainage easement area to be abandoned located off the northerly side of Ronald C. Meyer Drive, in the Town of North Attleborough, County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point at the southeasterly corner of land now or formerly of DiCicco Revocable Living Trust and the southwesterly corner of the land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership; thence running

| | |
|---|---|
| S 87°32'38" W | a distance of twenty and zero hundredths feet (20.00') by Ronald C. Meyer Drive to a point; thence running |
| N 02°27'22" W | a distance of one hundred sixty-seven and zero hundredths feet (167.00') over said land now or formerly of DiCicco Revocable Living Trust to a point at the other land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership; thence running |
| N 87°32'38" E | a distance of twenty and zero hundredths feet (20.00') by said the other land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership to a point at said land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership; thence running |
| S 02°27'22" E | a distance of one hundred sixty-seven and zero hundredths feet (167.00') by said land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership to Ronald C. Meyer Drive and the point of beginning |

The above described drainage easement area to be abandoned contains an area of three thousand three hundred forty square feet (3,340.0 S.F.) and is more particularly shown as **Existing Drainage Easement to be Abandoned in Lot 256** on a plan entitled: "Drainage Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, Massachusetts, Sheet 5 of 6," prepared for Walsh Realty Partnership, scale 1" = 20', dated March 12, 2020, Prepared by Tilton & Associates, Inc. to be recorded herewith.


ABANDONMENT DATA TABLE
LOT NUMBER | AREA TO BE ABANDONED IN SQ. FT.
LOT 49 | 1,623.0 SQ. FT.
LOT 256 | 3,340.0 SQ. FT
LOT 257 | 20,040.0 SQ. FT.
TOTAL AREA TO BE ABANDONED | 25,005.0 SQ. FT
LEGEND
SQ.FT. SQUARE FEET
N/F NOW OR FORMERLY
ABANDONED DRAINAGE EASEMENT
LOCUS MAP
SCALE: 1" = 2000'
FOR REGISTRY USE ONLY
LOT 49 AP 33 N/F J.G. WALSH III, ET AL WALSH REALTY PARTNERSHIP DEED BOOK 4014 PG 10 AREA = 335,955 SQ.FT. OR 7.688 ACRES
REFERENCE PLAN BOOK 523 PAGES 25 THROUGH 34
LOT 256 AP 33 N/F PAUL J & MARY J DICICCO TRUSTEES DiCicco Revocable Living Trust DEED BOOK 24683 PG 98 AREA = 20,040.0 SQ.FT.
LOT 256 AP 33 N/F PAUL J & MARY J DICICCO TRUSTEES BUILDING LOT 113
LOT 257 AP 33 N/F J.G. WALSH III, ET AL WALSH REALTY PARTNERSHIP DEED BOOK 4014 PG 10 AREA = 20,040.0 SQ.FT. EXISTING DRAINAGE EASEMENT AREA TO BE ABANDONED IN LOT 257 = 20,040.0 SQ. FT.
LOT 255 AP 33 N/F J.G. WALSH III, ET AL WALSH REALTY PARTNERSHIP DEED BOOK 4014 PG 10
EXISTING DRAINAGE EASEMENT AREA TO BE ABANDONED IN LOT 256 = 3,340.0 SQ. FT.
POINT OF BEGINNING EXISTING DRAINAGE EASEMENT AREA TO BE ABANDONED IN LOT 256 AND EASEMENT AREA TO BE ABANDONED IN LOT 257
APPROXIMATE LIMIT OF 100 YEAR FLOWAGE EASEMENT
LOT 49 AP 33 N/F J.G. WALSH III, ET AL WALSH REALTY PARTNERSHIP DEED BOOK 4014 PG 10 AREA = 335,955 SQ.FT. OR 7.688 ACRES
REFERENCE PLAN BOOK 523 PAGES 25 THROUGH 34
LOT 258 AP 33 N/F BRUCE E. & EILEEN H BELLEMARE DEED BOOK 18833 PG 330
EXISTING DRAINAGE EASEMENT AREA TO BE ABANDONED IN LOT 49 = 1,623.0 SQ. Ft
POINT OF BEGINNING EXISTING DRAINAGE EASEMENT AREA TO BE ABANDONED IN LOT 49
RONALD C. MEYER DRIVE (APPROVED – 40' WIDE)
LOT 254 AP 33 N/F MITCHELL S. & BRIDGITTE I JONES DEED BOOK 24141 PG 45
PLAT 33 LOT 63 N/F TOWN OF NORTH ATTLEBOROUGH
LOT 235 AP 33 N/F CHRISTOPHER J. & JULIE K LUISTRO DEED BOOK 24418 PG 270
LOT 239 AP 33 N/F J.G. WALSH III, ET AL WALSH REALTY PARTNERSHIP DEED BOOK 4014 PG 10
JENNIFER CIRCLE (APPROVED – 40' WIDE)
FEET & METERS SCALE
1" = 20' (1:240)
1" = 6.096m
ASSESSOR'S REFERENCE: AP 33 LOTS 49, 256, 257
DEED REFERENCE: BOOK 4014 PAGE 10, BOOK 24683 PAGE 98 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS.
PLAN REFERENCE: 1. PLAN OF LAND ENTITLED "WESTWOOD ESTATES DEFINITIVE SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS", PREPARED FOR WALSH REALTY PARTNERSHIP. SCALE 1"=40', PREPARED BY TILTON & ASSOCIATES INC REVISED DATE OCTOBER 23, 1989 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS PLAN BOOK 379 PAGES 35 THRU 47
2. PLAN BOOK 523 PAGES 25 THROUGH 34
OWNERS: AP 33 LOTS 49 & 257 JOHN C. WALSH III, DAVID M. WALSH, THOMAS P. WALSH, & MAUREEN A. WALSH, CO-PARTNERS OF WALSH REALTY PARTNERSHIP 82 NORTH AVENUE ATTLEBORO, MASSACHUSETTS 02703
AP 33 LOT 256 PAUL J & MARY J DICICCO TRUSTEES DICICCO REVOCABLE LIVING TRUST 95 RONALD C MEYER DR NORTH ATTLEBORO, MASSACHUSETTS 02760
CERTIFICATIONS:
1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01: ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02: SURVEY WORK AFFECTING PROPERTY RIGHTS.
2. CHAPTER 303 OF THE ACTS OF 1966 I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
PROFESSIONAL LAND SURVEYOR
DATE
DRAINAGE EASEMENT ABANDONMENT PLAN
LOTS 49, 256, 257 AP 33
WESTWOOD ESTATES
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703
SCALE: 1" = 20'
DATE: MARCH 12, 2020
DRAWN BY: RLW
CHECKED BY: THA, LET
JOB NO. 1798
DWG NO 5
PREPARED BY
TILTON
LAND SURVEYING CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING
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SHEET 5 OF 6



Lot 256
AP 33

# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES NORTH ATTLEBOROUGH, MASSACHUSETTS

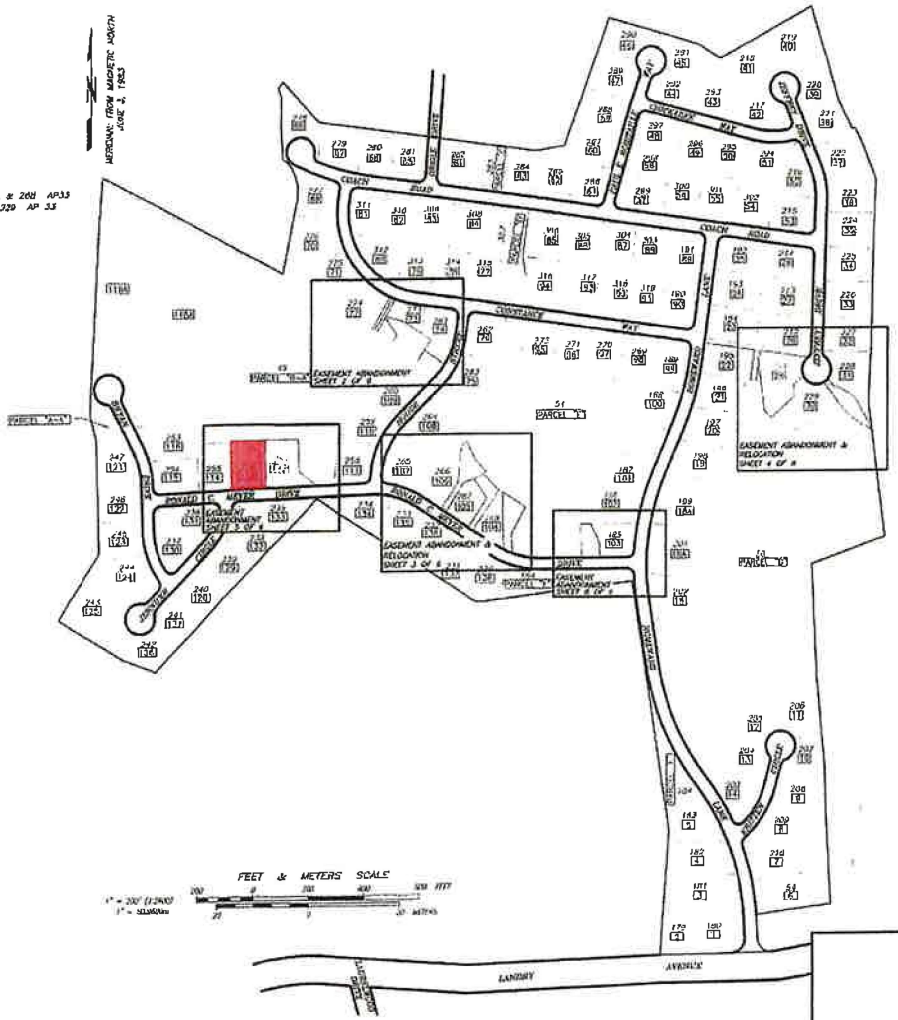


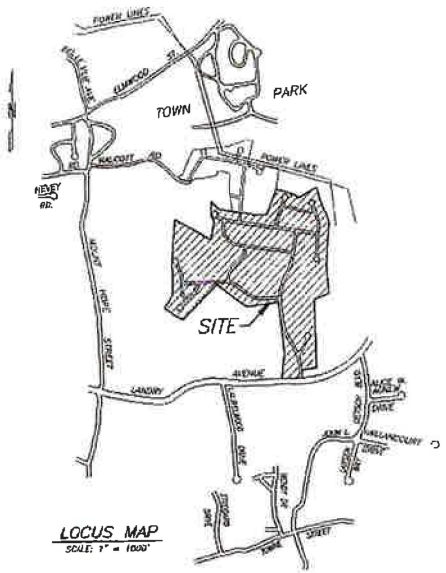

LOCUS MAP
SCALE: 1" = 2000'

FOR REGISTRY USE ONLY

## INDEX OF PLANS

| SHEET NO. | TITLE |
|---|---|
| 1. | TITLESHEET |
| 2. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 261 & 273 AP 33 |
| 3. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 61, 266, 267, & 268 AP33 |
| 4. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33 |
| 5. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 49, 256 & 257 AP 33 |
| 6. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOT 185 AP 33 |




LOCUS MAP
SCALE: 1" = 1000'

LEGEND

| | |
|---|---|
| 49 | NORTH ATTLEBOROUGH ASSESSOR'S LOT NUMBER |
| 73 | "WESTWOOD ESTATES" BUILDING LOT NUMBER |
| | ABANDONED DRAINAGE EASEMENT |
| | DRAINAGE EASEMENT TO REMAIN |
| | RELOCATED DRAINAGE EASEMENT |

ASSESSOR'S REFERENCE. AP 33 LOTS 49, 51, 185, 211, 228, 229, 256, 257, 261, 266, 267, 268 & 273

CERTIFICATIONS

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01; ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02 SURVEY WORK AFFECTING PROPERTY RIGHTS.
2. CHAPTER 369 OF THE ACTS OF 1986
   I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL LAND SURVEYOR — DATE 3/16/2020

**DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS**
**WESTWOOD ESTATES**
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE: AS NOTED — DRAWN BY: RLW — JOB NO. 1798
DATE: MARCH 12, 2020 — CHECKED BY: DWG. 411 — DWG. NO. 1

PREPARED BY
TILTON
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

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SHEET 1 OF 6

REVISIONS



Lot 256
AP 33

Lot 267
AP 33

# RELEASE

**THE INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS**, a municipal corporation within the County of Bristol, of 43 South Washington Street, North Attleborough, Bristol County, Massachusetts, in consideration of **ONE DOLLAR ($1.00)**, grant to **MEHMET CETINER AND AYGUL CETINER,** husband and wife, as tenants by the entirety, having an address of 35 Ronald C. Meyer Drive, North Attleborough, Massachusetts, with **QUITCLAIM COVENANTS**, all of the Town's right, title and interest in and to the following described premises:

Those portions of those certain municipal drainage easements located in North Attleborough, Bristol County, Massachusetts more particularly described in Exhibits A, which is attached hereto and made a part hereof as if fully set forth hereat.

For Grantor's title see Easement conveyed to the Inhabitants of the Town of North Attleborough recorded at the Bristol County Northern District Registry of Deeds in Book 8250, Page 94.

**(End of Text – Signatures Follow)**

Property Location: 35 Ronald C. Meyer Drive
North Attleborough, MA 02760

**EXECUTED** as a sealed instrument on this _____ day of _____, 202___.

**INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS**
By its Town Council:

_____
Justin Pare – President

COMMONWNEALTH OF MASSACHUSETTS

BRISTOL, ss.

On this _____ day of _____, 202___, before me, the undersigned Notary Public, personally appeared Justin Pare as President of the North Attleborough Town Council proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President of the North Attleborough Town Council.

_____
Notary Public

My commission expires:_____

**Exhibit A**

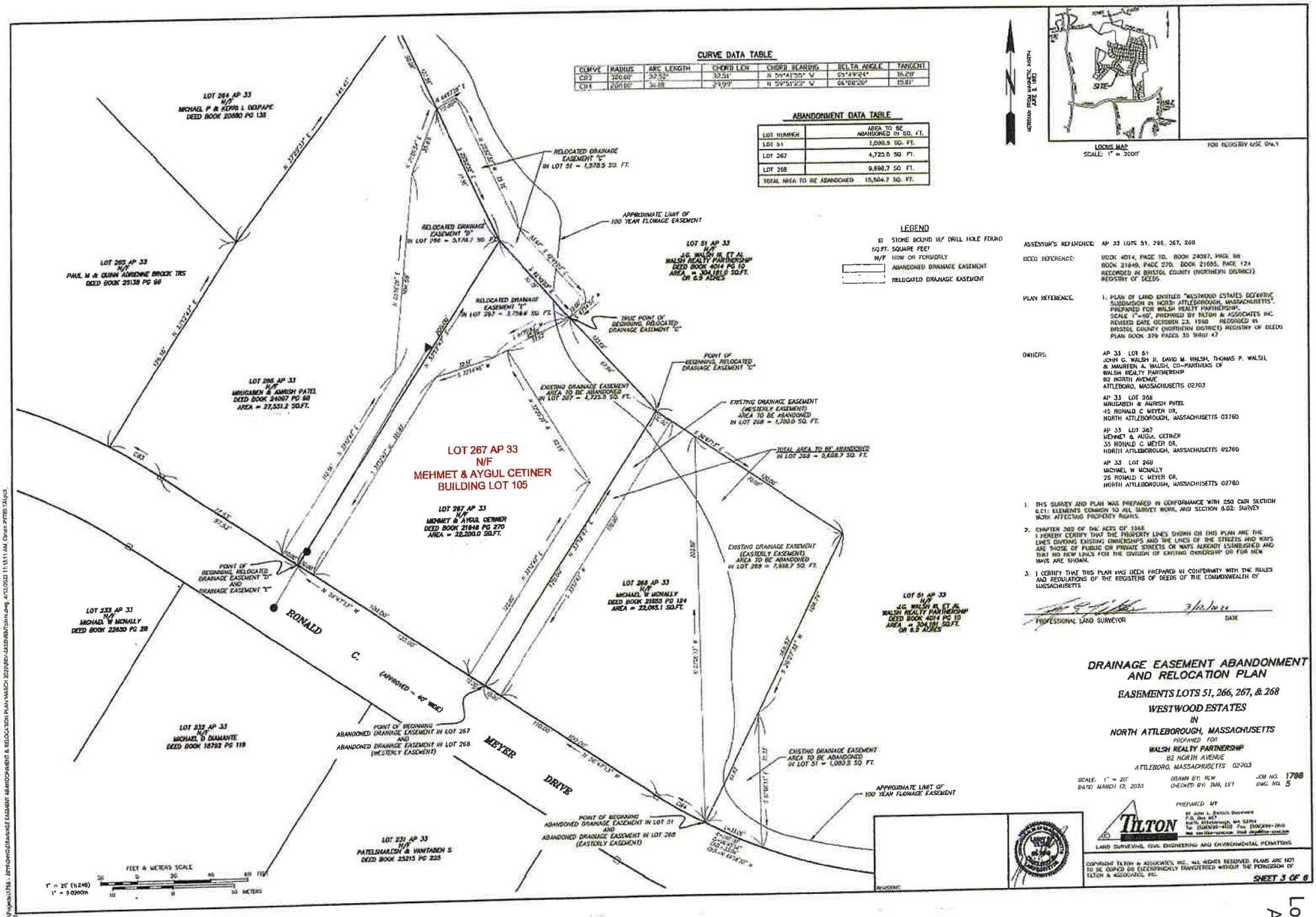
**Abandoned Drainage Easement Area Lot 267 AP33**
**Westwood Estates – Ronald C. Meyer Drive**
**North Attleborough, Massachusetts**
**also being "Westwood Estates" Building Lot Number 105**

A certain drainage easement area to be abandoned located on the northerly side of Ronald C. Meyer Drive, in the Town of North Attleborough, County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point at the southerly corner of land now or formerly of Mehmet and Aygul Cetiner and the southwesterly corner of the land now or formerly of Michael W. McNally; thence running

| | |
|---|---|
| N 56°47'13" W | a distance of ten and zero hundredths feet (10.00') by Ronald C. Meyer Drive to a point; thence running |
| N 33°12'47" E | a distance of one hundred twenty and zero hundredths feet (120.00') over the said land of Mehmet and Aygul Cetiner to a point; thence running |
| N 32°20'35" W | a distance of eighty-two and sixty-eight hundredths feet (82.68') over the said land of Mehmet and Aygul Cetiner to a point at the Relocated Drainage Easement "E"; thence running |
| N 64°10'43" E | a distance of thirty-seven and sixty-two hundredths feet (37.62') by said Relocated Drainage Easement " E" to a point at the land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership; thence running |
| S 42°45'03" E | a distance of sixty-seven and ninety-four hundredths feet (67.94') by said land of J.G. Walsh III, ET AL, Walsh Realty Partnership to a point at the northeasterly corner of said land of Mehmet and Aygul Cetiner and the northwesterly corner of the land of said Michael W. McNally; thence running |
| S 33°12'47" W | a distance of one hundred seventy and zero hundredths feet (170.00') by said land of Michael W. McNally to the point of beginning. |

The above described drainage easement area to be abandoned contains an area of four thousand seven hundred twenty-five and five tenths square feet (4,725.5 S.F.) and is more particularly shown as **Existing Drainage Easement to be Abandoned in Lot 267** on a plan entitled: "Drainage Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, Massachusetts, Sheet 3 of 6," prepared for Walsh Realty Partnership, scale 1" = 20', dated March 12, 2020, Prepared by Tilton & Associates, Inc. to be recorded herewith.




ASSESSOR'S REFERENCE: AP 33 LOTS 51, 266, 267, 268

DEED REFERENCE: BOOK 4014, PAGE 10, BOOK 24097, PAGE 98 BOOK 21648, PAGE 270, BOOK 21655, PAGE 124 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS.

PLAN REFERENCE: 1. PLAN OF LAND ENTITLED "WESTWOOD ESTATES DEFINITIVE SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS", PREPARED FOR WALSH REALTY PARTNERSHIP, SCALE 1"=60', PREPARED BY TILTON & ASSOCIATES INC. REVISED DATE OCTOBER 23, 1990 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS PLAN BOOK 379 PAGES 35 THRU 47

OWNERS:

AP 33 LOT 51
JOHN G. WALSH II, DAVID M. WALSH, THOMAS P. WALSH, & MAUREEN A. WALSH, CO-PARTNERS OF WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

AP 33 LOT 266
MAUGABEN & AMRISH PATEL
15 RONALD C MEYER DR,
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

AP 33 LOT 267
MEHMET & AYGUL CETINER
35 RONALD C MEYER DR,
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

AP 33 LOT 268
MICHAEL W MCNALLY
25 RONALD C MEYER DR,
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01: ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02: SURVEY WORK AFFECTING PROPERTY RIGHTS.
2. CHAPTER 303 OF THE ACTS OF 1966. I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
3. I CERTIFY THAT THIS PLAN WAS DEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL LAND SURVEYOR — DATE

# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN

## EASEMENTS LOTS 51, 266, 267, & 268

## WESTWOOD ESTATES

## IN

## NORTH ATTLEBOROUGH, MASSACHUSETTS

PREPARED FOR
WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE: 1" = 20' DRAWN BY: RLW JOB NO. 1798
DATE: MARCH 12, 2020 CHECKED BY: TWB, LET DWG. NO. 5

PREPARED BY
TILTON
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

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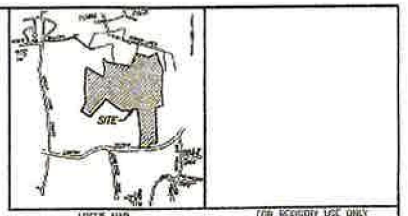
SHEET 3 OF 6



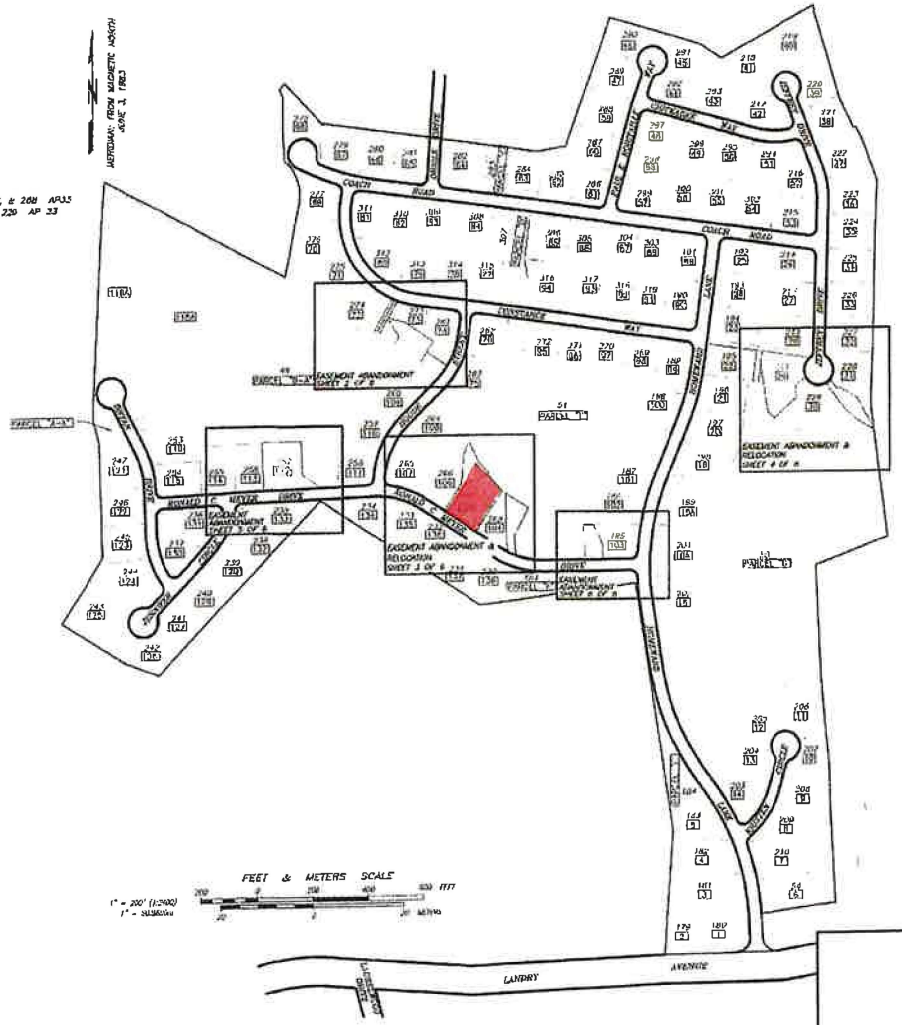
Lot 267
AP 33

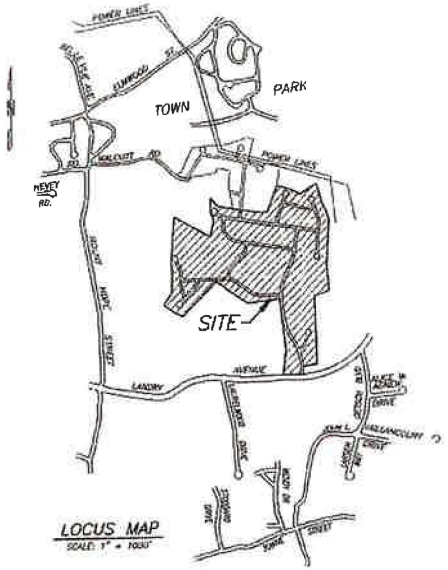
# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES NORTH ATTLEBOROUGH, MASSACHUSETTS




## INDEX OF PLANS

| SHEET NO. | TITLE |
|---|---|
| 1. | TITLE SHEET |
| 2. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 261 & 273 AP 33 |
| 3. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 51, 255, 267, & 268 AP33 |
| 4. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33 |
| 5. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 49, 236 & 257 AP 33 |
| 6. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOT 185 AP 33 |




LEGEND

- 49 / 73 — NORTH ATTLEBOROUGH ASSESSOR'S LOT NUMBER / "WESTWOOD ESTATES" BUILDING LOT NUMBER
- ABANDONED DRAINAGE EASEMENT
- DRAINAGE EASEMENT TO REMAIN
- RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE: AP 33 LOTS 49, 51, 185, 211, 228, 229, 256, 257, 261, 268, 267, 268 & 273

CERTIFICATIONS:

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01 ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02 SURVEY WORK AFFECTING PROPERTY LINES.
2. CHAPTER 240 OF THE ACTS OF 1898
   I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR — DATE: 3/16/2020

**DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS**
**WESTWOOD ESTATES**
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
62 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE: AS NOTED — DRAWN BY: RJK — JOB NO. 1780
DATE: MARCH 12, 2020 — CHECKED BY: TMX, ALL — DWG NO. 1

PREPARED BY
TILTON
LAND SURVEYORS, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

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SHEET 1 OF 6

G:\Projects\Plans 2019\2019-026\DRAINAGE EASEMENT ABANDONMENT & RELOCATION PLAN MARCH 2020\PDF\ABANDONMENT-COVER SHT.dwg, 4/13/2022 11:17:30 AM, Canon IPF765 24x36



Lot 267
AP 33

Lot 51,
Lot 257,
Lot 49
AP 33

# RELEASE

**THE INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS**, a municipal corporation within the County of Bristol, of 43 South Washington Street, North Attleborough, Bristol County, Massachusetts, in consideration of **ONE DOLLAR ($1.00)**, grant to **JOHN G. WALSH, III, DAVID M. WALSH, THOMAS P. WALSH and MAUREEN A. JORDE, formerly known as MAUREEN A. WALSH, Co-Partners of WALSH REALTY PARTNERSHIP**, having an address of 82 North Avenue, Attleboro, Massachusetts, with **QUITCLAIM COVENANTS**, all of the Town's right, title and interest in and to the following described premises:

Those portions of those certain municipal drainage easements located in North Attleborough, Bristol County, Massachusetts more particularly described in Exhibits A through C, inclusive, which are attached hereto and made a part hereof as if fully set forth hereat.

For Grantor's title see Easement conveyed to the Inhabitants of the Town of North Attleborough recorded at the Bristol County Northern District Registry of Deeds in Book 8250, Page 94.

**(End of Text – Signatures Follow)**

Property Location: 11, 75 & 85 Ronald C. Meyer Drive,
North Attleborough, MA 02760

Lot 51,
Lot 257,
Lot 49
AP 33

**EXECUTED** as a sealed instrument on this _____ day of _____, 202___.

**INHABITANTS OF THE TOWN**
**OF NORTH ATTLEBOROUGH,**
**MASSACHUSETTS**
By its Town Council:

_____
Justin Pare – President

COMMONWNEALTH OF MASSACHUSETTS

BRISTOL, ss.

On this _____ day of _____, 202___, before me, the undersigned Notary Public, personally appeared Justin Pare as President of the North Attleborough Town Council proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President of the North Attleborough Town Council.

_____
Notary Public

My commission expires:_____

Lot 51
AP 33

**Exhibit A**

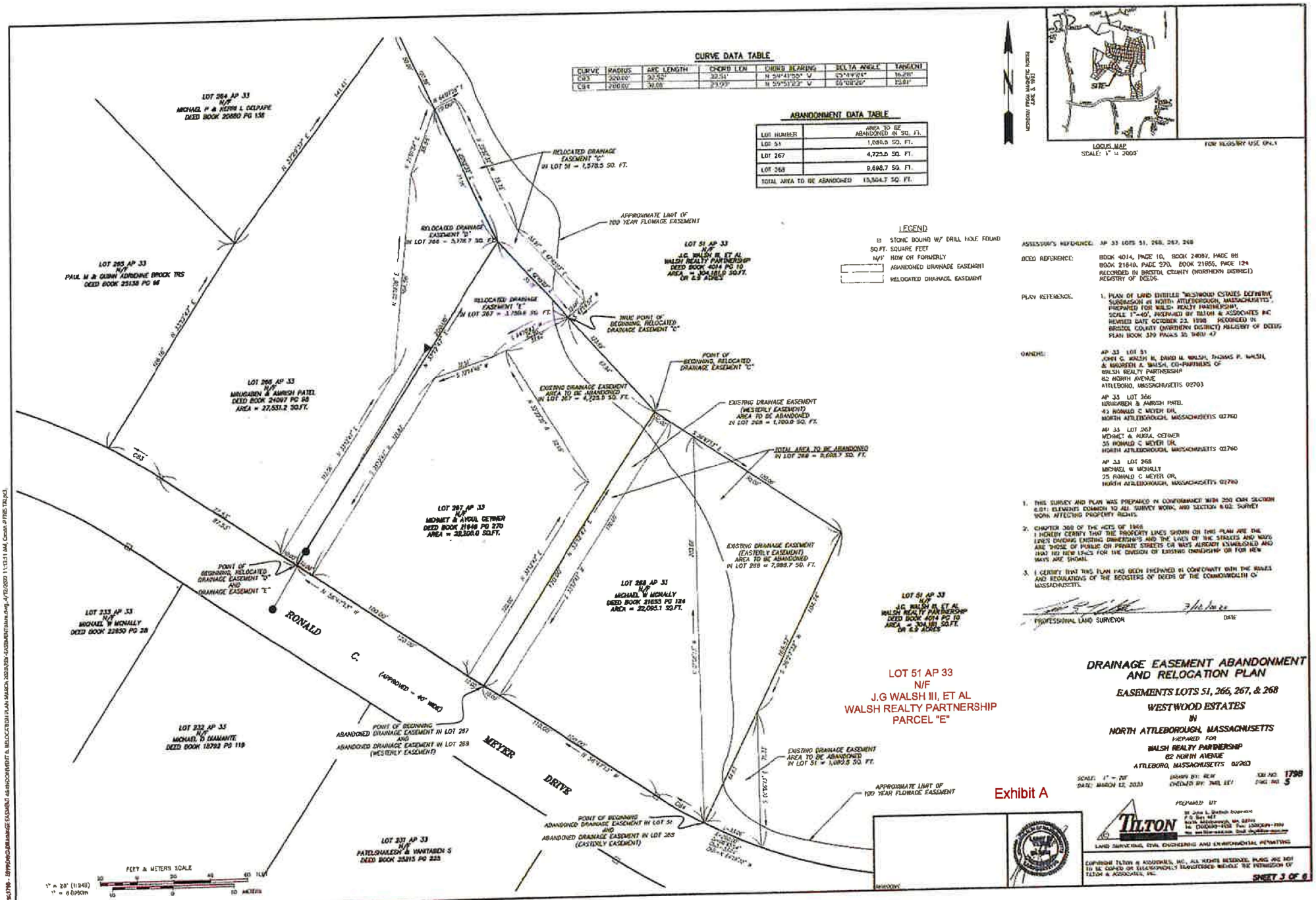
**Abandoned Drainage Easement Area Lot 51 AP33**
**Westwood Estates – Ronald C. Meyer Drive**
**North Attleborough, Massachusetts**
**also being "Westwood Estates" Parcel "E"**

A certain drainage easement area to be abandoned located on the northerly side of Ronald C. Meyer Drive, in the Town of North Attleborough, County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point at the southwesterly corner of land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership and the southeasterly corner of the land now or formerly of Michael W. McNally; thence running

| | |
|---|---|
| N 26°27'32" E | a distance of sixty-four and eighty-three hundredths feet (64.83') by said land now or formerly of Michael W. McNally to a point; thence running |
| S 01°06'13" E | a distance of seventy-one and thirty-three hundredths feet (71.33') over said land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership to a point at Ronald C. Meyer Drive; thence running |
| Northwesterly | by Ronald C. Meyer Drive clockwise by a curve having a radius of two hundred eighty and zero hundredths feet (280.00'), a length of thirty-three and six hundredths feet (33.06'), a delta angle of 06° 45' 54", a chord bearing of N 66°18'30" W, a chord distance of thirty-three and four hundredths feet (33.04') to the point of beginning |

The above described drainage easement area to be abandoned contains an area of one thousand eighty and five tenths square feet (1,080.5 S.F.) and is more particularly shown as **Existing Drainage Easement to be Abandoned** on a plan entitled: "Drainage Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, Massachusetts, Sheet 3 of 6," prepared for Walsh Realty Partnership, scale 1" = 20', dated March 12, 2020, Prepared by Tilton & Associates, Inc. to be recorded herewith.


CURVE DATA TABLE
ABANDONMENT DATA TABLE
LEGEND
LOCUS MAP
SCALE: 1" = 2000'
FOR REGISTRY USE ONLY
LOT 264 AP 33
N/F
MICHAEL P & KERRI L DELPAPE
DEED BOOK 20880 PG 158
LOT 265 AP 33
N/F
PAUL M & GUNN ADRIENNE BROCK TRS
DEED BOOK 25138 PG 98
LOT 266 AP 33
N/F
MRUGABEN & AMRISH PATEL
DEED BOOK 24097 PG 98
AREA = 27,551.2 SQ.FT.
LOT 267 AP 33
N/F
MEHMET & AYGUL OETINER
DEED BOOK 21648 PG 270
AREA = 32,320.0 SQ.FT.
LOT 268 AP 33
N/F
MICHAEL W MCNALLY
DEED BOOK 21693 PG 124
AREA = 22,095.1 SQ.FT.
LOT 233 AP 33
N/F
MICHAEL W MCNALLY
DEED BOOK 22850 PG 28
LOT 232 AP 33
N/F
MICHAEL D DIAMANTE
DEED BOOK 18792 PG 119
LOT 231 AP 33
N/F
PATELSHAILESH & VANITABEN S
DEED BOOK 25915 PG 225
LOT 51 AP 33
N/F
J.G. WALSH III, ET AL
WALSH REALTY PARTNERSHIP
DEED BOOK 4014 PG 10
AREA = 304,181.0 SQ.FT.
OR 6.9 ACRES
RELOCATED DRAINAGE EASEMENT "C" IN LOT 51 = 1,578.5 SQ. FT.
RELOCATED DRAINAGE EASEMENT "D" IN LOT 268 = 5,378.7 SQ. FT.
RELOCATED DRAINAGE EASEMENT "E" IN LOT 267 = 3,750.6 SQ. FT.
APPROXIMATE LIMIT OF 100 YEAR FLOWAGE EASEMENT
MARC POINT OF BEGINNING, RELOCATED DRAINAGE EASEMENT "C"
POINT OF BEGINNING, RELOCATED DRAINAGE EASEMENT "C"
EXISTING DRAINAGE EASEMENT AREA TO BE ABANDONED IN LOT 267 = 4,725.0 SQ. FT.
EXISTING DRAINAGE EASEMENT (WESTERLY EASEMENT) AREA TO BE ABANDONED IN LOT 268 = 1,700.0 SQ. FT.
TOTAL AREA TO BE ABANDONED IN LOT 268 = 9,698.7 SQ. FT.
EXISTING DRAINAGE EASEMENT (EASTERLY EASEMENT) AREA TO BE ABANDONED IN LOT 268 = 7,998.7 SQ. FT.
EXISTING DRAINAGE EASEMENT AREA TO BE ABANDONED IN LOT 51 = 1,080.8 SQ. FT.
POINT OF BEGINNING, RELOCATED DRAINAGE EASEMENT "D" AND DRAINAGE EASEMENT "E"
POINT OF BEGINNING ABANDONED DRAINAGE EASEMENT IN LOT 267 AND ABANDONED DRAINAGE EASEMENT IN LOT 268 (WESTERLY EASEMENT)
POINT OF BEGINNING ABANDONED DRAINAGE EASEMENT IN LOT 51 AND ABANDONED DRAINAGE EASEMENT IN LOT 268 (EASTERLY EASEMENT)
RONALD C. MEYER DRIVE (APPROVED = 40' WIDE)
LOT 51 AP 33
N/F
J.G WALSH III, ET AL
WALSH REALTY PARTNERSHIP
PARCEL "E"
Exhibit A
ASSESSOR'S REFERENCE: AP 33 LOTS 51, 266, 267, 268
DEED REFERENCE: BOOK 4014, PAGE 10, BOOK 24097, PAGE 98 BOOK 21648, PAGE 270, BOOK 21693, PAGE 124 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS.
PLAN REFERENCE: 1. PLAN OF LAND ENTITLED "WESTWOOD ESTATES DEFINITIVE SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS", PREPARED FOR WALSH REALTY PARTNERSHIP, SCALE 1"=40', PREPARED BY TILTON & ASSOCIATES INC REVISED DATE OCTOBER 23, 1998 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS PLAN BOOK 379 PAGES 35 THRU 47
OWNER: AP 33 LOT 51 JOHN G. WALSH III, DAVID M. WALSH, THOMAS P. WALSH, & MAUREEN A. WALSH, CO-PARTNERS OF WALSH REALTY PARTNERSHIP 82 NORTH AVENUE ATTLEBORO, MASSACHUSETTS 02703
AP 33 LOT 266 MRUGABEN & AMRISH PATEL 43 RONALD C MEYER DR, NORTH ATTLEBOROUGH, MASSACHUSETTS 02760
AP 33 LOT 267 MEHMET & AYGUL OETINER 35 RONALD C MEYER DR, NORTH ATTLEBOROUGH, MASSACHUSETTS 02760
AP 33 LOT 268 MICHAEL W MCNALLY 25 RONALD C MEYER DR, NORTH ATTLEBOROUGH, MASSACHUSETTS 02760
1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01: ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02: SURVEY WORK AFFECTING PROPERTY RIGHTS
2. CHAPTER 388 OF THE ACTS OF 1966 I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
PROFESSIONAL LAND SURVEYOR
DATE
DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN
EASEMENTS LOTS 51, 266, 267, & 268
WESTWOOD ESTATES
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703
SCALE: 1" = 20'
DATE: MARCH 12, 2020
DRAWN BY: REM
CHECKED BY: JMH, DET
JOB NO. 1798
PAGE NO. 5
PREPARED BY
TILTON
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING
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SHEET 3 OF 6
FEET & METERS SCALE
1" = 20' (1:240)
1" = 6.096cm



Lot 51
AP 33

Lot 257
AP 33

**Exhibit B**

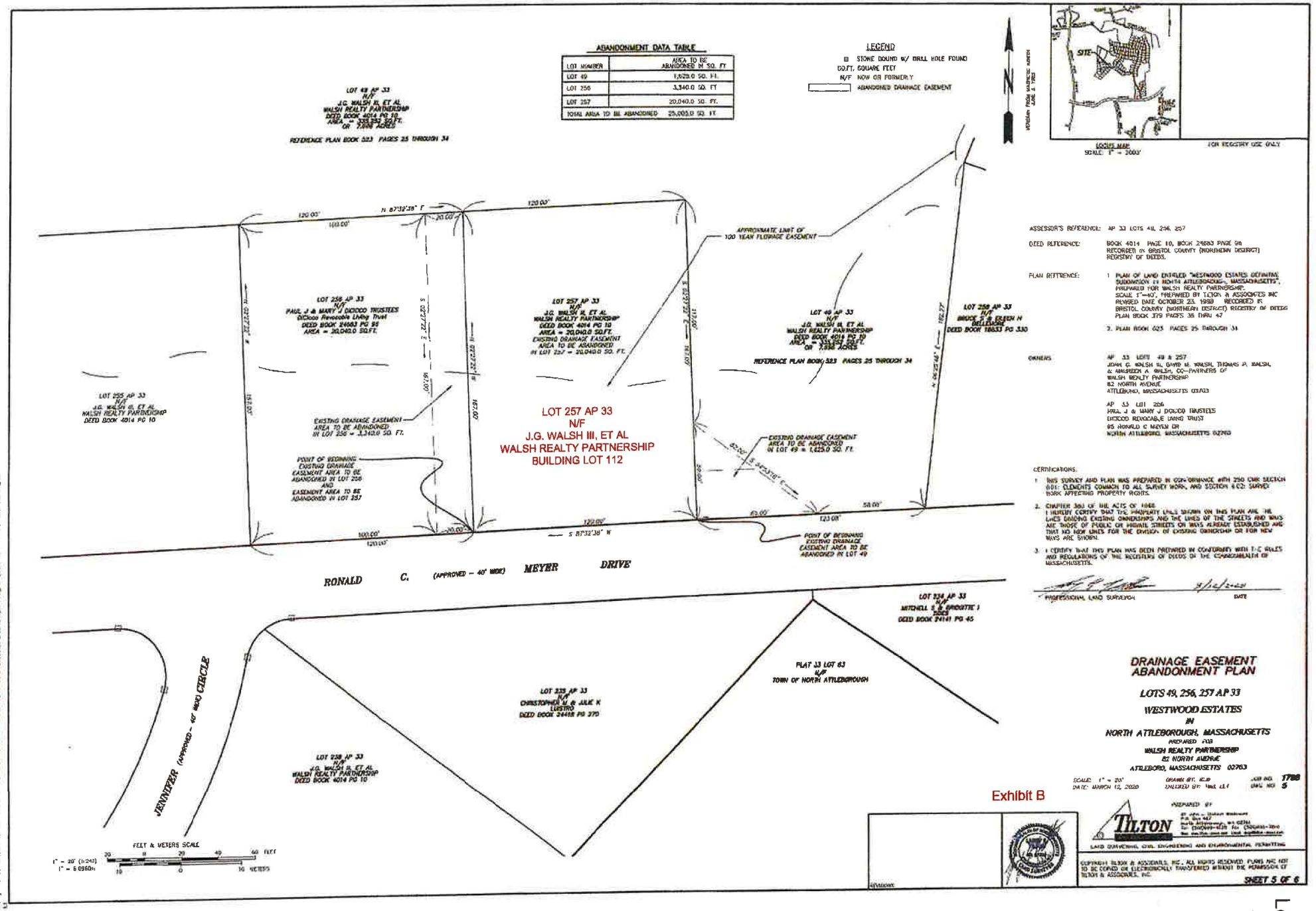
**Abandoned Drainage Easement Area Lot 257 AP33**
**Westwood Estates – Ronald C. Meyer Drive**
**North Attleborough, Massachusetts**
**also being "Westwood Estates" Building Lot Number 112**

A certain drainage easement area to be abandoned located off the northerly side of Ronald C. Meyer Drive, in the Town of North Attleborough, County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point at the southwesterly corner of the land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership and the southeasterly corner of land now or formerly of DiCicco Revocable Living Trust; thence running

| | |
|---|---|
| N 02°27'22" W | a distance of one hundred sixty-seven and zero hundredths feet (167.00') by said land now or formerly of DiCicco Revocable Living Trust to a point at the other land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership; thence running |
| N 87°32'38" E | a distance of one hundred twenty and zero hundredths feet (120.00') by the other land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership to a point; thence running |
| S 02°27'22" E | a distance of one hundred sixty-seven and zero hundredths feet (167.00') by the other land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership to a point at Ronald C. Meyer Drive; thence running |
| S 87°32'38" W | a distance of one hundred twenty and zero hundredths feet (120.00') by Ronald C. Meyer to the point of beginning. |

The above described drainage easement area to be abandoned contains an area of twenty thousand and forty square feet (20,040.0 S.F.) and is more particularly shown as **Existing Drainage Easement to be Abandoned in Lot 257** on a plan entitled: "Drainage Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, Massachusetts, Sheet 5 of 6," prepared for Walsh Realty Partnership, scale 1" = 20', dated March 12, 2020, Prepared by Tilton & Associates, Inc. to be recorded herewith.




6/9

Lot 257
AP 33

**EXHIBIT C**

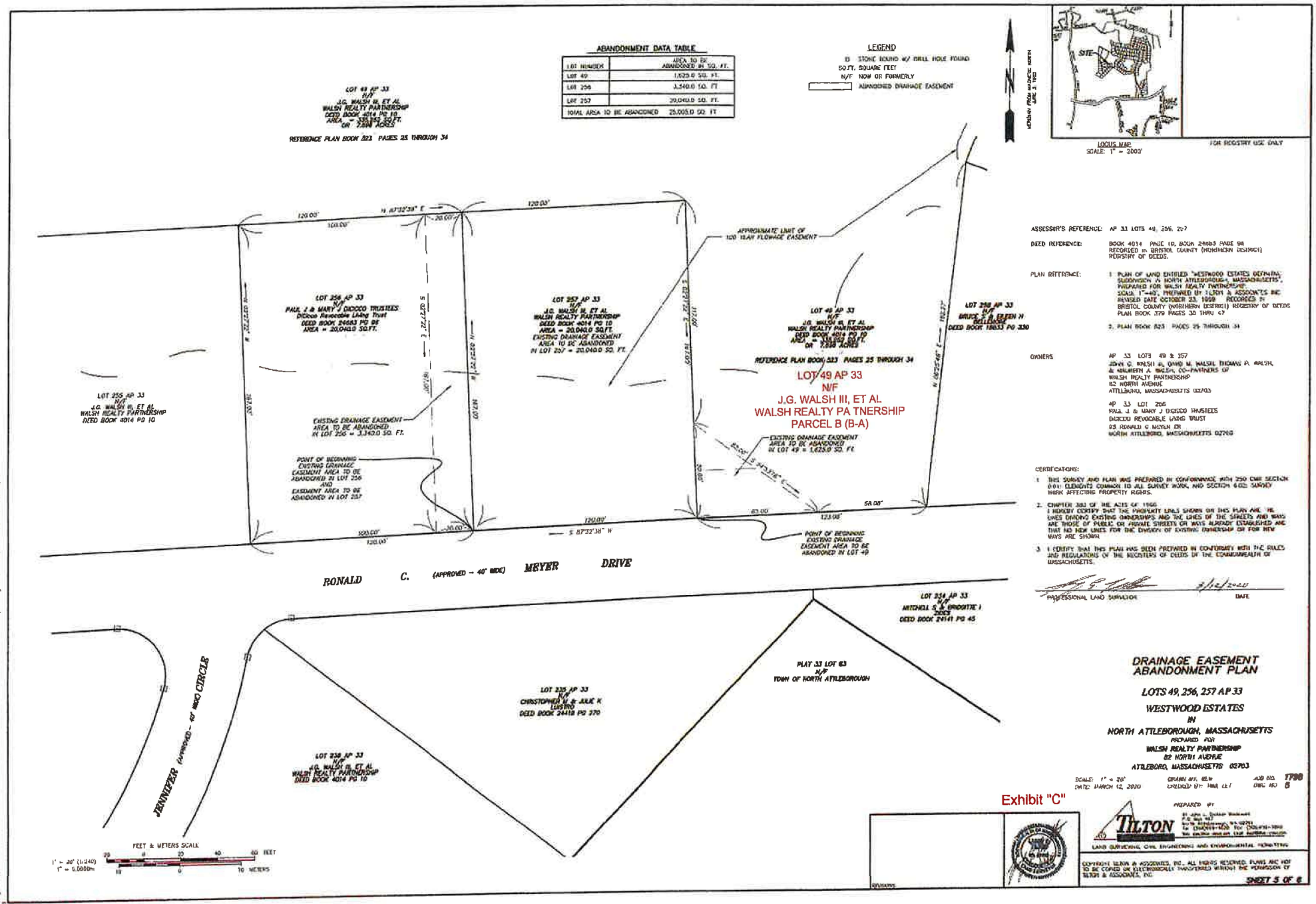
**Abandoned Drainage Easement Area Lot 49 AP33**
**Westwood Estates – Ronald C. Meyer Drive**
**North Attleborough, Massachusetts**
**also being "Westwood Estates" Parcel B (B-A)**

A certain drainage easement area to be abandoned located off the northerly side of Ronald C. Meyer Drive, in the Town of North Attleborough, County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the southwesterly corner of land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership and the southeasterly corner of the other land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership; thence running

| | |
|---|---|
| N 02°27'22" W | a distance of fifty and zero hundredths feet (50.00') by said other land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership to a point; thence running |
| S 54°53'16" E | a distance of eighty-two and zero hundredths feet (82.00') over said land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership to a point at Ronald C. Meyer Drive; thence running |
| S 87°32'38" W | a distance of sixty-five and zero hundredths feet (65.00') by Ronald C. Meyer Drive to the point of beginning. |

The above described drainage easement area to be abandoned contains an area of one thousand six hundred and twenty-five square feet (1,625.0 S.F.) and is more particularly shown as **Existing Drainage Easement to be Abandoned in Lot 49** on a plan entitled: "Drainage Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, Massachusetts, Sheet 5 of 6," prepared for Walsh Realty Partnership, scale 1" = 20', dated March 12, 2020, Prepared by Tilton & Associates, Inc. to be recorded herewith.


ABANDONMENT DATA TABLE
LOT NUMBER
AREA TO BE ABANDONED IN SQ. FT.
LOT 49
1,625.0 SQ. FT.
LOT 256
3,340.0 SQ. FT
LOT 257
20,040.0 SQ. FT.
TOTAL AREA TO BE ABANDONED
25,005.0 SQ. FT
LEGEND
STONE BOUND W/ DRILL HOLE FOUND
SQ.FT. SQUARE FEET
N/F NOW OR FORMERLY
ABANDONED DRAINAGE EASEMENT
LOCUS MAP
SCALE: 1" = 2000'
SITE
FOR REGISTRY USE ONLY
LOT 49 AP 33
N/F
J.G. WALSH III, ET AL
WALSH REALTY PARTNERSHIP
DEED BOOK 4014 PG 10
AREA = 325,143 SQ.FT.
OR 7.466 ACRES
REFERENCE PLAN BOOK 823 PAGES 25 THROUGH 34
LOT 256 AP 33
N/F
PAUL J & MARY J DICICCO TRUSTEES
DiCicco Revocable Living Trust
DEED BOOK 24683 PG 98
AREA = 20,040.0 SQ.FT.
LOT 257 AP 33
N/F
J.G. WALSH III, ET AL
WALSH REALTY PARTNERSHIP
DEED BOOK 4014 PG 10
AREA = 20,040.0 SQ.FT.
EXISTING DRAINAGE EASEMENT
AREA TO BE ABANDONED
IN LOT 257 = 20,040.0 SQ. FT.
LOT 255 AP 33
N/F
J.G. WALSH III, ET AL
WALSH REALTY PARTNERSHIP
DEED BOOK 4014 PG 10
EXISTING DRAINAGE EASEMENT
AREA TO BE ABANDONED
IN LOT 256 = 3,340.0 SQ. FT.
POINT OF BEGINNING
EXISTING DRAINAGE
EASEMENT AREA TO BE
ABANDONED IN LOT 256
AND
EASEMENT AREA TO BE
ABANDONED IN LOT 257
APPROXIMATE LIMIT OF
100 YEAR FLOWAGE EASEMENT
LOT 49 AP 33
N/F
J.G. WALSH III, ET AL
WALSH REALTY PARTNERSHIP
DEED BOOK 4014 PG 10
AREA = 325,143 SQ.FT.
OR 7.466 ACRES
REFERENCE PLAN BOOK 823 PAGES 25 THROUGH 34
LOT 49 AP 33
N/F
J.G. WALSH III, ET AL.
WALSH REALTY PA TNERSHIP
PARCEL B (B-A)
EXISTING DRAINAGE EASEMENT
AREA TO BE ABANDONED
IN LOT 49 = 1,625.0 SQ. FT.
POINT OF BEGINNING
EXISTING DRAINAGE
EASEMENT AREA TO BE
ABANDONED IN LOT 49
LOT 258 AP 33
N/F
BRUCE A. ELLEN H
BELLEROSE
DEED BOOK 18633 PG 330
RONALD C. MEYER DRIVE (APPROVED - 40' WIDE)
LOT 334 AP 33
N/F
MITCHELL S. & GRODITZ I
DICICI
DEED BOOK 24141 PG 45
PLAT 33 LOT 63
N/F
TOWN OF NORTH ATTLEBOROUGH
LOT 335 AP 33
N/F
CHRISTOPHER N. & JULIE K
LUSTIG
DEED BOOK 24418 PG 370
LOT 258 AP 33
N/F
J.G. WALSH III, ET AL
WALSH REALTY PARTNERSHIP
DEED BOOK 4014 PG 10
JENNIFER (APPROVED - 40' WIDE) CIRCLE
FEET & METERS SCALE
1" = 20' (1:240)
1" = 6.0960m
ASSESSOR'S REFERENCE: AP 33 LOTS 49, 256, 257
DEED REFERENCE: BOOK 4014 PAGE 10, BOOK 24683 PAGE 98 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS.
PLAN REFERENCE: 1. PLAN OF LAND ENTITLED "WESTWOOD ESTATES DEFINITIVE SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS", PREPARED FOR WALSH REALTY PARTNERSHIP, SCALE 1"=40', PREPARED BY TILTON & ASSOCIATES INC REVISED DATE OCTOBER 23, 1998 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS PLAN BOOK 379 PAGES 30 THRU 47
2. PLAN BOOK 823 PAGES 25 THROUGH 34
OWNERS: AP 33 LOTS 49 & 257
JOHN C. WALSH III, DAVID M. WALSH, THOMAS P. WALSH, & KATHLEEN A. WALSH, CO-PARTNERS OF
WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703
AP 33 LOT 256
PAUL J & MARY J DICICCO TRUSTEES
DICICCO REVOCABLE LIVING TRUST
83 RONALD C MEYER DR
NORTH ATTLEBORO, MASSACHUSETTS 02760
CERTIFICATIONS:
1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.00: ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02: SURVEY WORK AFFECTING PROPERTY RIGHTS.
2. CHAPTER 303 OF THE ACTS OF 1966 I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
PROFESSIONAL LAND SURVEYOR
DATE
DRAINAGE EASEMENT ABANDONMENT PLAN
LOTS 49, 256, 257 AP 33
WESTWOOD ESTATES
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703
SCALE: 1" = 20'
DATE: MARCH 12, 2020
DRAWN BY: KEW
CHECKED BY: MWL
JOB NO. 1798
DWG NO. 6
Exhibit "C"
PREPARED BY
TILTON
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SHEET 5 OF 6



Lot 49
AP 33

# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES NORTH ATTLEBOROUGH, MASSACHUSETTS

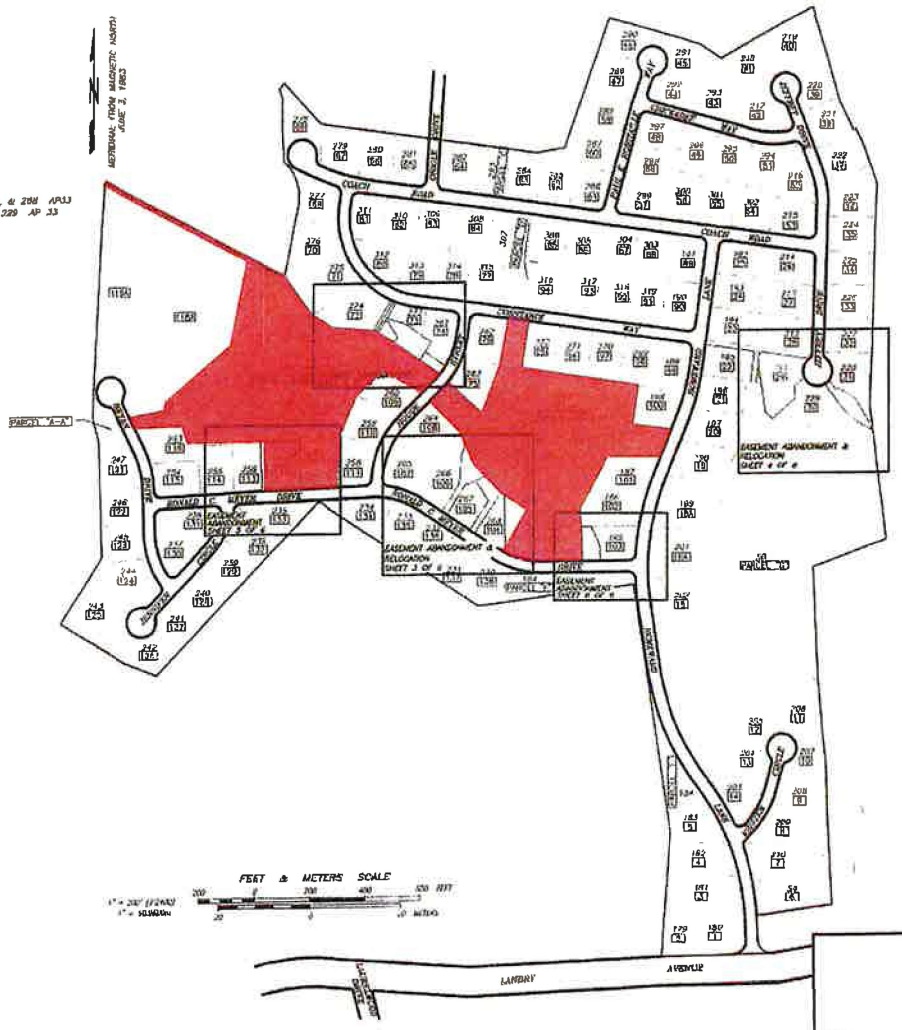


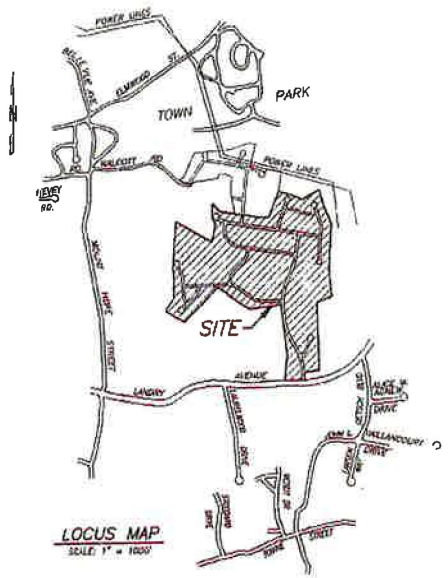

LOCUS MAP
SCALE 1" = 2000'

FOR REGISTRY USE ONLY

## INDEX OF PLANS

| SHEET NO. | TITLE |
|---|---|
| 1. | TITLESHEET |
| 2. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 261 & 273 AP 33 |
| 3. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 01, 266, 267, & 268 AP33 |
| 4. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33 |
| 5. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 49, 256 & 257 AP 33 |
| 6. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOT 165 AP 33 |




LOCUS MAP
SCALE: 1" = 1000'

LEGEND

| | |
|---|---|
| 49 | NORTH ATTLEBOROUGH ASSESSOR'S LOT NUMBER |
| 73 | "WESTWOOD ESTATES" BUILDING LOT NUMBER |
| | ABANDONED (DRAINAGE EASEMENT) |
| | DRAINAGE EASEMENT TO REMAIN |
| | RELOCATED DRAINAGE EASEMENT |

ASSESSOR'S REFERENCE: AP 33 LOTS 49, 61, 165, 211, 228, 229, 256, 257, 261, 266, 267, 268 & 273

CERTIFICATIONS:

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01 ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02 SURVEY WORK AFFECTING PROPERTY RIGHTS
2. CHAPTER 380 OF THE ACTS OF 1960
   I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL LAND SURVEYOR — DATE 9/12/2020

**DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS**
**WESTWOOD ESTATES**
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE: AS NOTED — DRAWN BY: RDW — JOB NO. 1700
DATE: MARCH 02, 2020 — CHECKED BY: PRL 411 — DWG NO. 1

PREPARED BY
TILTON
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PLANNING

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SHEET 1 OF 6

Lot 51,
Lot 257,
Lot 49
AP 33

Lot 185
AP 33

# RELEASE

**THE INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS**, a municipal corporation within the County of Bristol, of 43 South Washington Street, North Attleborough, Bristol County, Massachusetts, in consideration of **ONE DOLLAR ($1.00)**, grant to **XIAOPING ZENG,** having an address of 62 Homeward Lane, North Attleborough, Massachusetts, with **QUITCLAIM COVENANTS**, all of the Town's right, title and interest in and to the following described premises:

Those portions of those certain municipal drainage easements located in North Attleborough, Bristol County, Massachusetts more particularly described in Exhibits A, which is attached hereto and made a part hereof as if fully set forth hereat.

For Grantor's title see Easement conveyed to the Inhabitants of the Town of North Attleborough recorded at the Bristol County Northern District Registry of Deeds in Book 8250, Page 94.

**(End of Text – Signatures Follow)**

Property Location: 62 Homeward Lane
North Attleborough, MA 02760

**EXECUTED** as a sealed instrument on this _____ day of _____, 202___.

**INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS**
By its Town Council:

_____
Justin Pare – President

COMMONWNEALTH OF MASSACHUSETTS

BRISTOL, ss.

On this _____ day of _____, 202___, before me, the undersigned Notary Public, personally appeared Justin Pare as President of the North Attleborough Town Council proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President of the North Attleborough Town Council.

_____
Notary Public

My commission expires:_____

**EXHIBIT A**

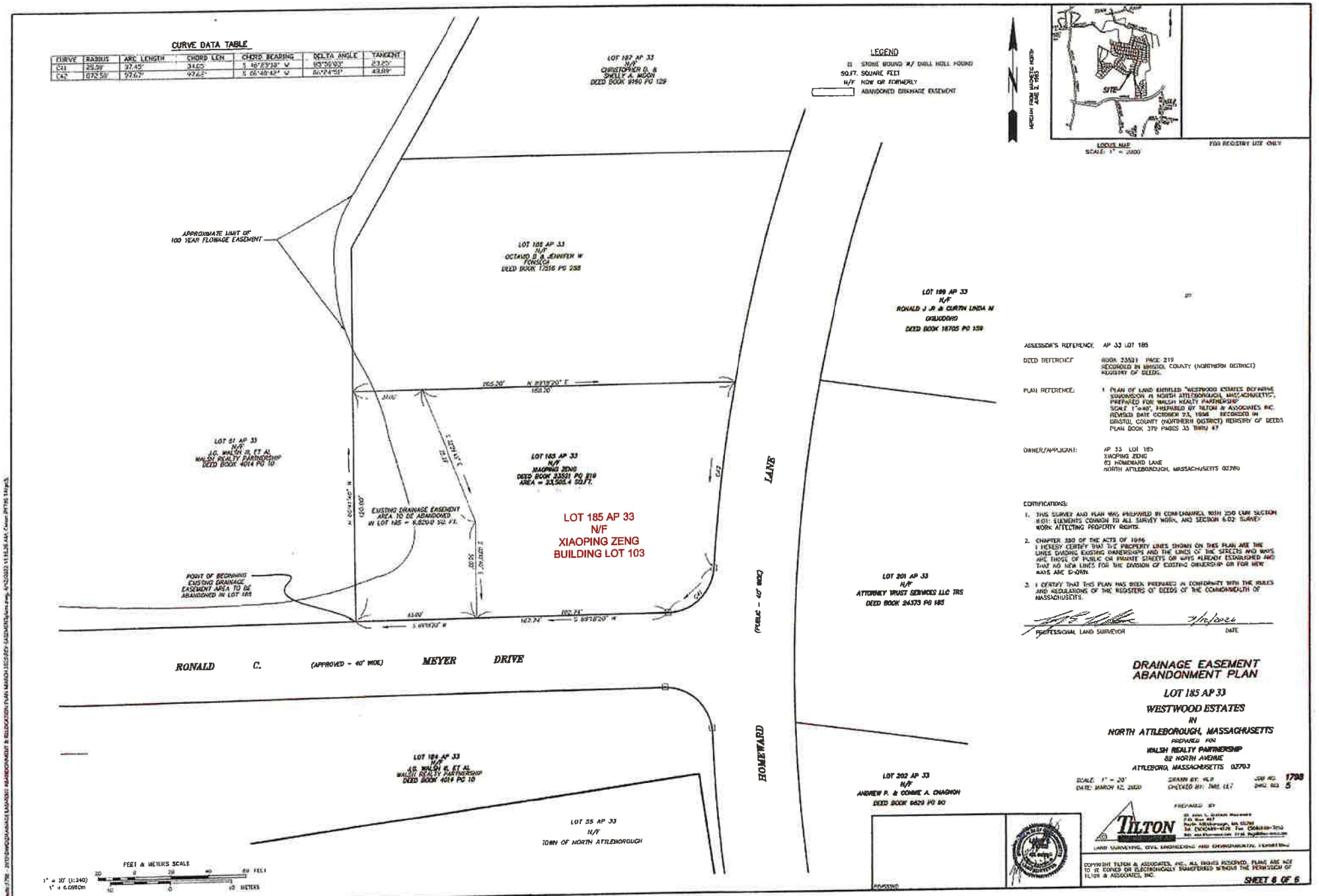
**Abandoned Drainage Easement Area Lot 185 AP33**
**Westwood Estates – Homeward Lane / Ronald C. Meyer Drive**
**North Attleborough, Massachusetts**
**also being "Westwood Estates" Building Lot Number 103**

A certain drainage easement area to be abandoned located off the northerly side of Ronald C. Meyer Drive, in the Town of North Attleborough, County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

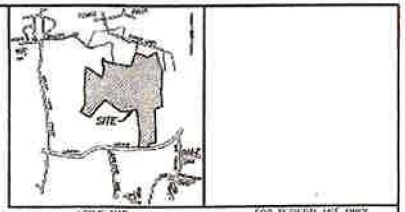
Beginning at the southwesterly corner of land now or formerly of Xiaoping Zeng and the southeasterly corner of the land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership; thence running

| | |
|---|---|
| N 00°41'40" W | a distance of one hundred twenty and zero hundredths feet (120.00') by said land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership to a point at the land now or formerly of Octavio B. and Jennifer W. Fonseca; thence running |
| N 89°18'20" E | a distance of thirty-seven and zero hundredths feet (37.00') by said land now or formerly of Octavio B. and Jennifer W. Fonseca to a point; thence running |
| S 22°29'45" E | a distance of seventy-five and thirty-nine hundredths feet (75.39') over said land now or formerly of Xiaoping Zeng to a point; thence running |
| S 00°41'40" E | a distance of fifty and zero hundredths feet (50.00') over said land now or formerly of Xiaoping Zeng to a point at Ronald C. Meyer Drive; thence running |
| S 89°18'20" W | a distance of sixty-five and zero hundredths feet (65.00') by Ronald C. Meyer Drive to the land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership and the point of beginning. |

The above described drainage easement area to be abandoned contains an area of six thousand eight hundred and twenty square feet (6,820.0 S.F.) and is more particularly shown as **Existing Drainage Easement to be Abandoned in Lot 185** on a plan entitled: "Drainage Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, Massachusetts, Sheet 6 of 6," prepared for Walsh Realty Partnership, scale 1" = 20', dated March 12, 2020, Prepared by Tilton & Associates, Inc. to be recorded herewith.

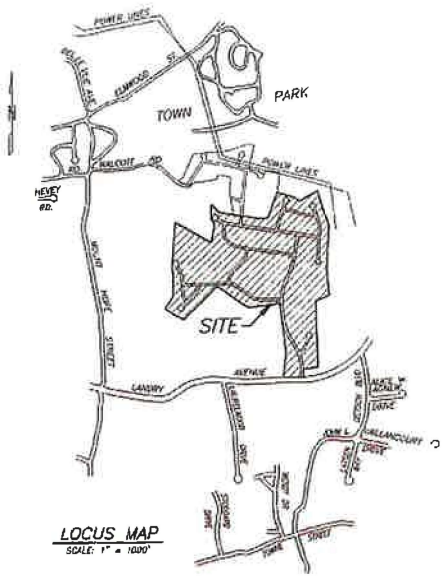

CURVE DATA TABLE
CURVE | RADIUS | ARC LENGTH | CHORD LEN | CHORD BEARING | DELTA ANGLE | TANGENT
C41 | 25.00' | 37.45' | 34.05' | S 46°53'38" W | 85°50'00" | 23.20'
C42 | 675.00' | 97.67' | 97.67' | S 06°48'42" W | 8°17'51" | 48.89'
LEGEND
SQ.FT. SQUARE FEET
N/F NOW OR FORMERLY
ABANDONED DRAINAGE EASEMENT
LOCUS MAP
SCALE: 1" = 2000'
SITE
FOR REGISTRY USE ONLY
LOT 187 AP 33
N/F
CHRISTOPHER D. & SHELLY A. MOON
DEED BOOK 9990 PG 129
APPROXIMATE LIMIT OF 100 YEAR FLOWAGE EASEMENT
LOT 186 AP 33
N/F
OCTAVIO II & JENNIFER W FONSECA
DEED BOOK 17316 PG 238
LOT 189 AP 33
N/F
RONALD J JR & CURTIN LINDA M GIAUDONE
DEED BOOK 16705 PG 159
LOT 51 AP 33
N/F
J.G. WALSH III, ET AL
WALSH REALTY PARTNERSHIP
DEED BOOK 4014 PG 10
LOT 185 AP 33
N/F
XIAOPING ZENG
DEED BOOK 33521 PG 219
AREA = 33,560.4 SQ.FT.
EXISTING DRAINAGE EASEMENT AREA TO BE ABANDONED IN LOT 185 = 6,620.0 SQ. FT.
POINT OF BEGINNING EXISTING DRAINAGE EASEMENT AREA TO BE ABANDONED IN LOT 185
LOT 185 AP 33
N/F
XIAOPING ZENG
BUILDING LOT 103
LOT 201 AP 33
N/F
ATTORNEY TRUST SERVICES LLC TRS
DEED BOOK 24373 PG 185
LOT 202 AP 33
N/F
ANDREW P. & CONNIE A. CHAGNON
DEED BOOK 9629 PG 80
LOT 184 AP 33
N/F
J.G. WALSH III, ET AL
WALSH REALTY PARTNERSHIP
DEED BOOK 4014 PG 10
LOT 55 AP 33
N/F
TOWN OF NORTH ATTLEBOROUGH
RONALD C. MEYER DRIVE (APPROVED - 40' WIDE)
HOMEWARD LANE (PUBLIC - 40' WIDE)
N 89°13'20" E 165.20'
S 89°18'20" W 162.74'
S 00°41'40" E 150.00'
N 00°41'40" W 150.00'
S 22°31'13" E 12.19'
S 00°41'40" E 100.00'
63.00'
102.74'
FEET & METERS SCALE
1" = 20' (1:240)
1" = 6.096m
20 0 20 40 60 FEET
10 0 10 METERS
ASSESSOR'S REFERENCE AP 33 LOT 185
DEED REFERENCE BOOK 33521 PAGE 219 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS.
PLAN REFERENCE: 1 PLAN OF LAND ENTITLED "WESTWOOD ESTATES DEFINITIVE SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS", PREPARED FOR WALSH REALTY PARTNERSHIP SCALE 1"=40', PREPARED BY TILTON & ASSOCIATES INC. REVISED DATE OCTOBER 23, 1998 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS PLAN BOOK 379 PAGES 35 THRU 47
OWNER/APPLICANT: AP 33 LOT 185 XIAOPING ZENG 63 HOMEWARD LANE NORTH ATTLEBOROUGH, MASSACHUSETTS 02760
CERTIFICATIONS:
1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01: ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02: SURVEY WORK AFFECTING PROPERTY RIGHTS.
2. CHAPTER 358 OF THE ACTS OF 1996 I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
PROFESSIONAL LAND SURVEYOR
DATE
DRAINAGE EASEMENT ABANDONMENT PLAN
LOT 185 AP 33
WESTWOOD ESTATES
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
92 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703
SCALE: 1" = 20'
DATE: MARCH 12, 2020
DRAWN BY: MLB
CHECKED BY: TMC, LLC
JOB NO. 1798
DWG. NO. 5
PREPARED BY
TILTON
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTING
COPYRIGHT TILTON & ASSOCIATES, INC., ALL RIGHTS RESERVED. PLANS ARE NOT TO BE COPIED OR ELECTRONICALLY TRANSFERRED WITHOUT THE PERMISSION OF TILTON & ASSOCIATES, INC.
SHEET 5 OF 5

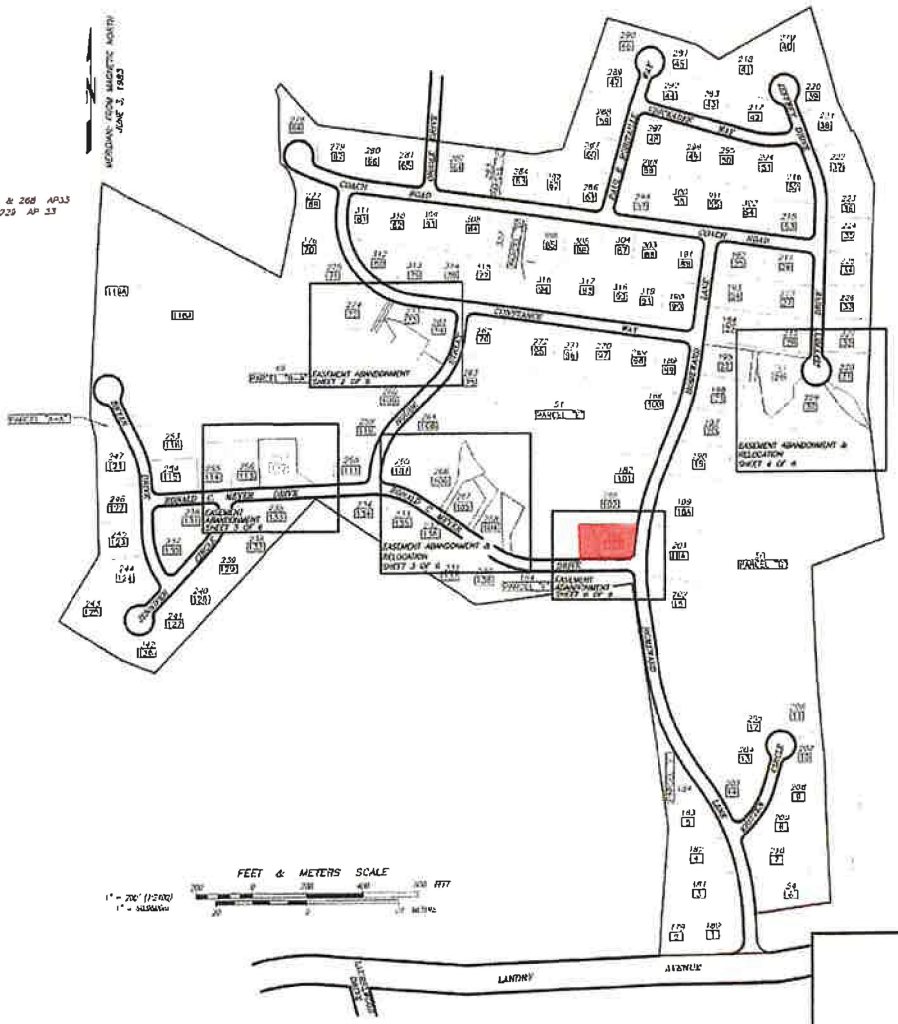
# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES NORTH ATTLEBOROUGH, MASSACHUSETTS




## INDEX OF PLANS

| SHEET NO. | TITLE |
|---|---|
| 1. | TITLESHEET |
| 2. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 281 & 273 AP 33 |
| 3. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 81, 266, 267, & 268 AP33 |
| 4. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33 |
| 5. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 49, 256 & 257 AP 33 |
| 6. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOT 185 AP 33 |




LEGEND

- 49 / 73 — NORTH ATTLEBOROUGH ASSESSOR'S LOT NUMBER / "WESTWOOD ESTATES" HUILDING LOT NUMBER
- ABANDONED DRAINAGE EASEMENT
- DRAINAGE EASEMENT TO REMAIN
- RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE: AP 33 LOTS 49, 81, 185, 211, 228, 229, 256, 257, 261, 266, 267, 268 & 273

CERTIFICATIONS

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01: ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02: SURVEY WORK AFFECTING PROPERTY RIGHTS
2. CHAPTER 380 OF THE ACTS OF 1986
   I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL LAND SURVEYOR — DATE

**DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS**
**WESTWOOD ESTATES**
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE: AS SHOWN — DRAWN BY: KLW — JOB NO: 1788
DATE: MARCH 28, 2000 — CHECKED BY: TWK — DWG NO: 1

PREPARED BY
TILTON
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PLANNING

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SHEET 1 OF 6

G:\Projects\1788 - 2000\DRAINAGE EASEMENT ABANDONMENT & RELOCATION\PLAN MARCH 2000\1788MAR00.SHT.dwg 4/10/2002 11:17:29 AM Canon IR795 TAL.pc3



Lot 185
AP 33

Lot 261
AP 33

# RELEASE

**THE INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS**, a municipal corporation within the County of Bristol, of 43 South Washington Street, North Attleborough, Bristol County, Massachusetts, in consideration of **ONE DOLLAR ($1.00)**, grant to **MATTHEW E. FORBES AND APRIL W. FORBES**, husband and wife, as tenants by the entirety, having an address of 72 Constance Way, North Attleborough, Massachusetts, with **QUITCLAIM COVENANTS**, all of the Town's right, title and interest in and to the following described premises:

Those portions of those certain municipal drainage easements located in North Attleborough, Bristol County, Massachusetts more particularly described in Exhibit A which is attached hereto and made a part hereof as if fully set forth hereat.

For Grantor's title see Easement conveyed to the Inhabitants of the Town of North Attleborough recorded at the Bristol County Northern District Registry of Deeds in Book 8250, Page 94.

**(End of Text – Signatures Follow)**

Property Location: 72 Constance Way,
North Attleborough, MA 02760

**EXECUTED** as a sealed instrument on this _____ day of _____, 202___.

**INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS**
By its Town Council:

_____
Justin Pare – President

COMMONWNEALTH OF MASSACHUSETTS

BRISTOL, ss.

On this _____ day of _____, 202___, before me, the undersigned Notary Public, personally appeared Justin Pare as President of the North Attleborough Town Council proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President of the North Attleborough Town Council.

_____
Notary Public

My commission expires:_____

**EXHIBIT A**

**Abandoned Drainage Easement Area Lot 261 AP33**
**Westwood Estates – Constance Way**
**North Attleborough, Massachusetts**
**also being "Westwood Estates" Building Lot Number 74**

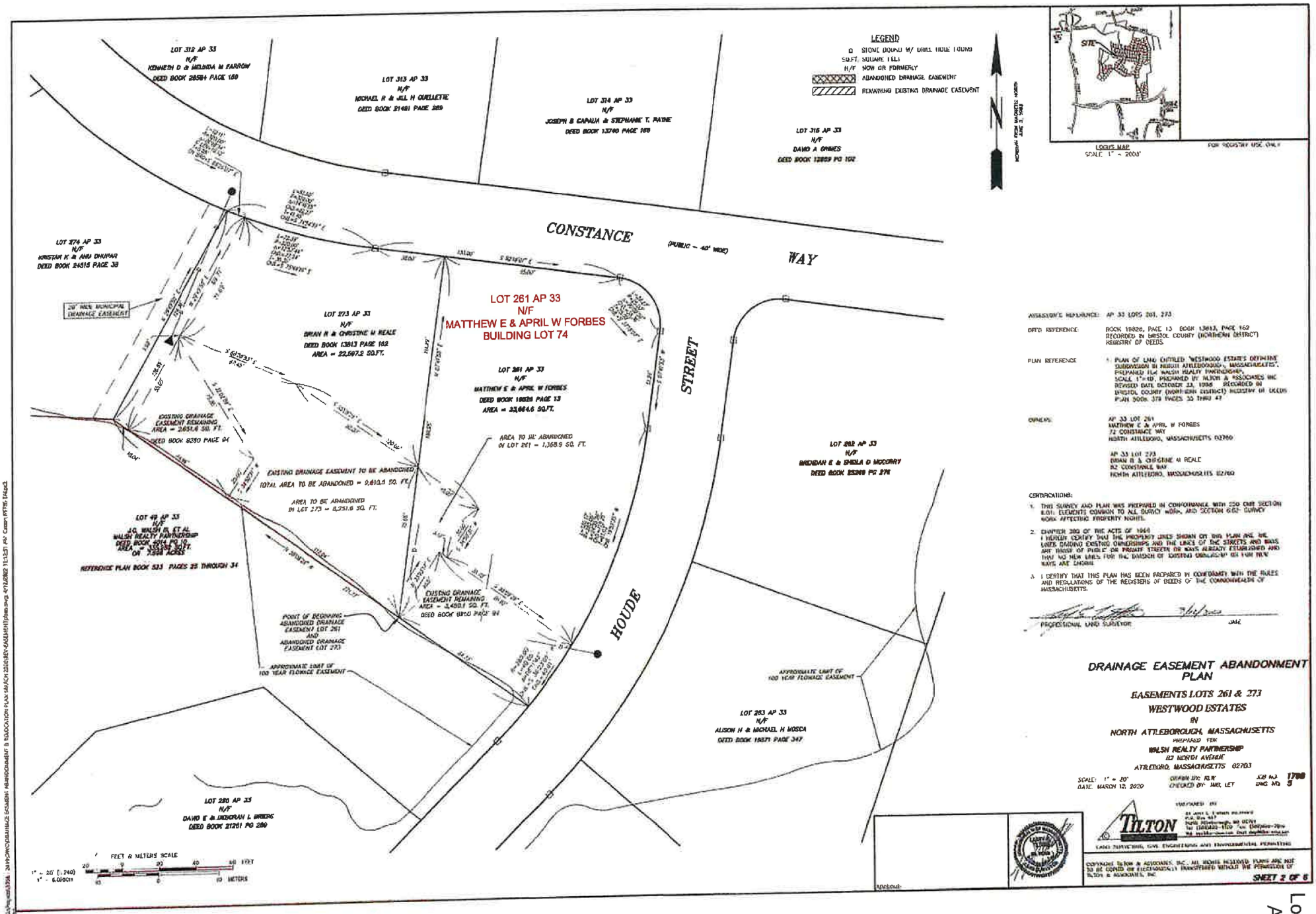
A certain drainage easement area to be abandoned located off the westerly side of Houde Street, in the Town of North Attleborough, County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point at the southeasterly corner of land now or formerly of Brian R. and Christine M. Reale and the southwesterly corner of the land now or formerly of Matthew E. and April W. Forbes; thence running

| | |
|---|---|
| N 07°41'53" E | a distance of seventy-eight and sixty-six hundredths feet (78.66') by said land of Brian R. and Christine M. Reale to a point; thence running |
| S 55°09'29" E | a distance of forty and zero hundredths feet (40.00') over said land now or formerly of Matthew E. and April W. Forbes to a point; thence running |
| S 34°50'31" W | a distance of thirty and zero hundredths feet (30.00') over said land now or formerly of Matthew E. and April W. Forbes to the northerly line of the Existing Drainage Easement a point; thence running |
| N 55°09'29" W | a distance of five and twelve hundredths feet (5.12') by the northerly line of the Existing Drainage Easement over said land now or formerly of Matthew E. and April W. Forbes to the northwesterly corner of said Existing Drainage Easement a point; thence running |
| S 33°23'14" W | a distance of forty and one hundredths feet (40.01') by the westerly line of the Existing Drainage Easement over said land now or formerly of Matthew E. and April W. Forbes to the land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership and the point of beginning. |

The above described drainage easement area to be abandoned contains an area of one thousand three hundred fifty-eight and nine tenths square feet (1,358.9 S.F.) and is more particularly shown as **Existing Drainage Easement to be Abandoned in Lot 261** on a plan entitled: "Drainage Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, Massachusetts, Sheet 2 of 6," prepared for Walsh Realty Partnership, scale 1" = 20', dated March 12, 2020, Prepared by Tilton & Associates, Inc. to be recorded herewith.

Abandonment to Forbes


LOT 312 AP 33
N/F
KENNETH D & MELINDA M FARROW
DEED BOOK 28584 PAGE 189
LOT 313 AP 33
N/F
MICHAEL R & JILL H OUELLETTE
DEED BOOK 21481 PAGE 289
LOT 314 AP 33
N/F
JOSEPH B CAPALIA & STEPHANIE T. PAYNE
DEED BOOK 13746 PAGE 169
LOT 315 AP 33
N/F
DAVID A GAMES
DEED BOOK 12859 PG 102
LEGEND
SQ.FT. SQUARE FEET
N/F NOW OR FORMERLY
ABANDONED DRAINAGE EASEMENT
REMAINING EXISTING DRAINAGE EASEMENT
LOCUS MAP
SCALE 1" = 2000'
SITE
CONSTANCE
WAY
(PUBLIC - 40' WIDE)
STREET
HOUDE
LOT 274 AP 33
N/F
KRISTAN K & ANU DHUPAR
DEED BOOK 34515 PAGE 39
20' WIDE MUNICIPAL DRAINAGE EASEMENT
LOT 273 AP 33
N/F
BRIAN R & CHRISTINE M REALE
DEED BOOK 13813 PAGE 162
AREA = 22,597.2 SQ.FT.
LOT 261 AP 33
N/F
MATTHEW E & APRIL W FORBES
BUILDING LOT 74
LOT 261 AP 33
N/F
MATTHEW E & APRIL W FORBES
DEED BOOK 19826 PAGE 13
AREA = 33,664.6 SQ.FT.
EXISTING DRAINAGE EASEMENT REMAINING
AREA = 2,651.6 SQ. FT.
DEED BOOK 8250 PAGE 94
EXISTING DRAINAGE EASEMENT TO BE ABANDONED
TOTAL AREA TO BE ABANDONED = 9,610.5 SQ. FT.
AREA TO BE ABANDONED IN LOT 273 = 8,251.6 SQ. FT.
AREA TO BE ABANDONED IN LOT 261 = 1,358.9 SQ. FT.
LOT 49 AP 33
N/F
J.G. WALSH III, ET AL
WALSH REALTY PARTNERSHIP
DEED BOOK 2814 PG 19
AREA = 512,594 SQ.FT.
OR 11.768 ACRES
REFERENCE PLAN BOOK 533 PAGES 25 THROUGH 34
EXISTING DRAINAGE EASEMENT REMAINING
AREA = 3,450.1 SQ. FT.
DEED BOOK 8250 PAGE 94
POINT OF BEGINNING ABANDONED DRAINAGE EASEMENT LOT 261 AND ABANDONED DRAINAGE EASEMENT LOT 273
APPROXIMATE LIMIT OF 100 YEAR FLOODAGE EASEMENT
LOT 282 AP 33
N/F
BRENDAN E & SHEILA D MCCORRY
DEED BOOK 23388 PG 278
APPROXIMATE LIMIT OF 100 YEAR FLOODAGE EASEMENT
LOT 283 AP 33
N/F
ALISON H & MICHAEL H MOSCA
DEED BOOK 19871 PAGE 347
LOT 280 AP 33
N/F
DAVID E & DEBORAH L WEEKS
DEED BOOK 21261 PG 280
FEET & METERS SCALE
1" = 20' (1:240)
1" = 6.096cm
20 0 20 40 60 FEET
10 0 10 METERS
ASSESSOR'S REFERENCE: AP 33 LOTS 261, 273
DEED REFERENCE: BOOK 19826, PAGE 13 BOOK 13813, PAGE 162 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS.
PLAN REFERENCE: 1. PLAN OF LAND ENTITLED "WESTWOOD ESTATES DEFINITIVE SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS", PREPARED FOR WALSH REALTY PARTNERSHIP, SCALE 1"=40', PREPARED BY TILTON & ASSOCIATES INC REVISED DATE OCTOBER 23, 1998 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS PLAN BOOK 378 PAGES 33 THRU 47
OWNERS: AP 33 LOT 261
MATTHEW E & APRIL W FORBES
72 CONSTANCE WAY
NORTH ATTLEBORO, MASSACHUSETTS 02760
AP 33 LOT 273
BRIAN R & CHRISTINE M REALE
82 CONSTANCE WAY
NORTH ATTLEBORO, MASSACHUSETTS 02760
CERTIFICATIONS:
1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01: ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02: SURVEY WORK AFFECTING PROPERTY RIGHTS.
2. CHAPTER 288 OF THE ACTS OF 1969
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
PROFESSIONAL LAND SURVEYOR
DATE
DRAINAGE EASEMENT ABANDONMENT PLAN
EASEMENTS LOTS 261 & 273
WESTWOOD ESTATES
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703
SCALE: 1" = 20'
DATE: MARCH 12, 2020
DRAWN BY: RLW
CHECKED BY: JMD, LET
JOB NO. 1788
DWG NO. 5
TILTON
LAND SURVEYORS, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING
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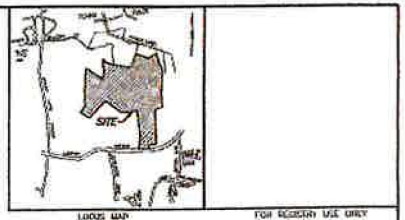
SHEET 2 OF 6



Lot 261
AP 33

# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES NORTH ATTLEBOROUGH, MASSACHUSETTS

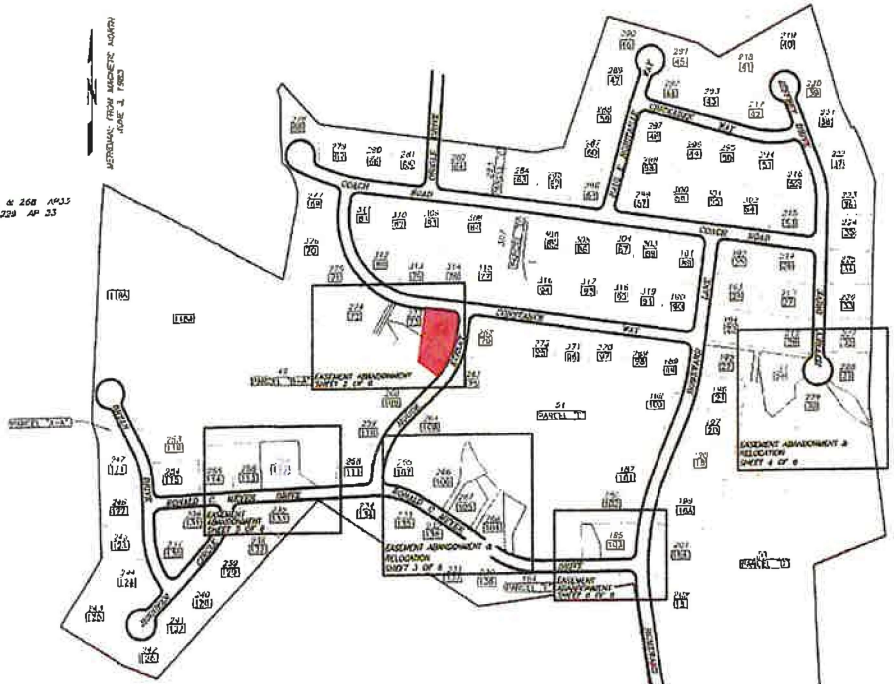



LOCUS MAP
SCALE: 1" = 2000'

FOR REGISTRY USE ONLY

## INDEX OF PLANS

| SHEET NO. | TITLE |
|---|---|
| 1. | TITLESHEET |
| 2. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 281 & 273 AP 33 |
| 3. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 51, 268, 267, & 268 AP33 |
| 4. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33 |
| 5. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 49, 256 & 257 AP 33 |
| 6. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOT 165 AP 33 |




LEGEND

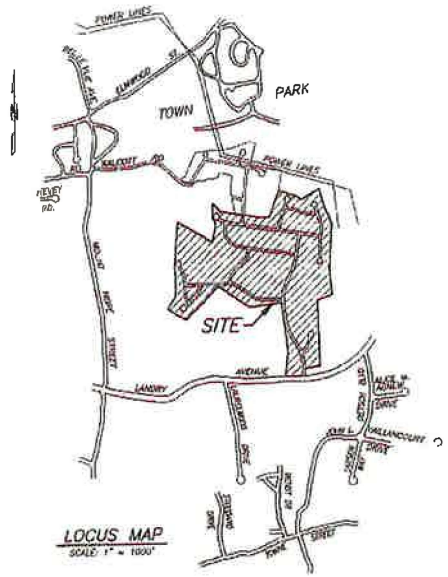
- 45 — NORTH ATTLEBOROUGH ASSESSOR'S LOT NUMBER
- [73] — "WESTWOOD ESTATES" BUILDING LOT NUMBER
- ABANDONED DRAINAGE EASEMENT
- DRAINAGE EASEMENT TO REMAIN
- RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE. AP 33 LOTS 49, 51, 165, 211, 228, 229, 256, 257, 261, 266, 267, 268 & 273

CERTIFICATIONS:

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.00: ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02 SURVEY WORK AFFECTING PROPERTY RIGHTS
2. CHAPTER 240 OF THE ACTS OF 1930
   I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE IN USE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

_____ 2/11/2022
PROFESSIONAL LAND SURVEYOR — DATE




FEET & METERS SCALE

1" = 200' (1:2400)
1" = 60 METERS

## DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS

**WESTWOOD ESTATES**

IN

NORTH ATTLEBOROUGH, MASSACHUSETTS

PREPARED FOR

WALSH REALTY PARTNERSHIP

82 NORTH AVENUE

ATTLEBORO, MASSACHUSETTS 02703

SCALE: AS NOTED — DRAWN BY: MEM — JOB NO: 1788
DATE: MARCH 22, 2022 — CHECKED BY: RWL — DWG NO: 1

PREPARED BY:

TILTON

LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

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SHEET 1 OF 6

G:\Projects\1788 - 2019\SURVEY\DRAINAGE EASEMENT ABANDONMENT & RELOCATION PLAN MARCH 2022\ACT-MASPLS-NT-SDHAB-5-Plan.dwg, 4/12/2022 11:17:20 AM, Canon IR7105 10.pc3



Lot 261
AP 33

Lot 273
AP 33

# RELEASE

**THE INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS**, a municipal corporation within the County of Bristol, of 43 South Washington Street, North Attleborough, Bristol County, Massachusetts, in consideration of **ONE DOLLAR ($1.00)**, grant to **BRIAN R. REALE AND CHRISTINE M. REALE,** husband and wife, as tenants by the entirety, having an address of 82 Constance Way, North Attleborough, Massachusetts, with **QUITCLAIM COVENANTS**, all of the Town's right, title and interest in and to the following described premises:

Those portions of those certain municipal drainage easements located in North Attleborough, Bristol County, Massachusetts more particularly described in Exhibits A, which is attached hereto and made a part hereof as if fully set forth hereat.

For Grantor's title see Easement conveyed to the Inhabitants of the Town of North Attleborough recorded at the Bristol County Northern District Registry of Deeds in Book 8250, Page 94.

**(End of Text – Signatures Follow)**

Property Location: 82 Constance Way
North Attleborough, MA 02760

**EXECUTED** as a sealed instrument on this _____ day of _____, 202___.

**INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS**
By its Town Council:

_____
Justin Pare – President

COMMONWNEALTH OF MASSACHUSETTS

BRISTOL, ss.

On this _____ day of _____, 202___, before me, the undersigned Notary Public, personally appeared Justin Pare as President of the North Attleborough Town Council proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President of the North Attleborough Town Council.

_____
Notary Public

My commission expires:_____

## Exhibit A

**Abandoned Drainage Easement Area Lot 273 AP33**
**Westwood Estates – Constance Way**
**North Attleborough, Massachusetts**
**also being "Westwood Estates" Building Lot Number 73**

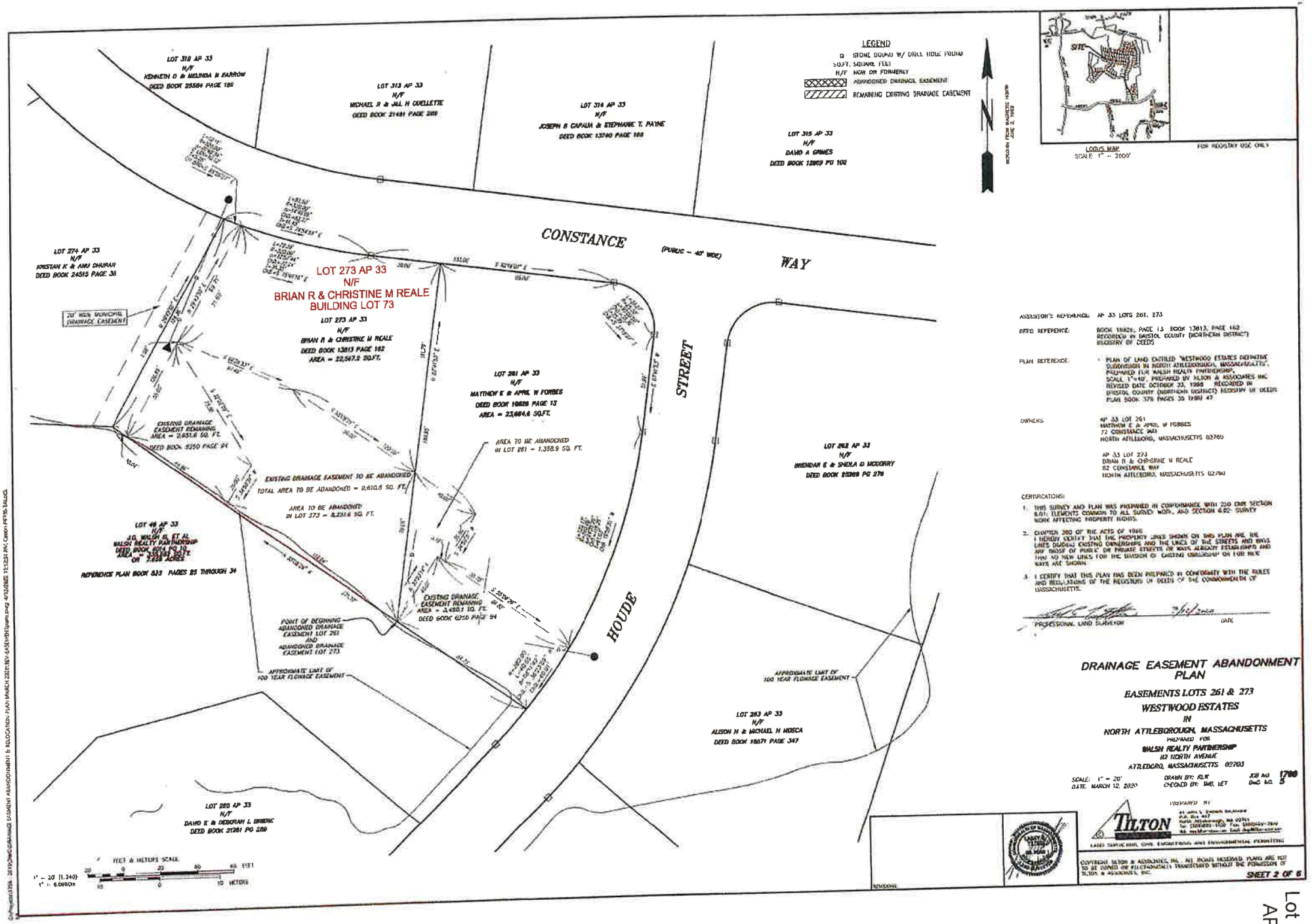
A certain drainage easement area to be abandoned located off the southerly side of Constance Way, in the Town of North Attleborough, County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point at the southeasterly corner of land now or formerly of Brian R. and Christine M. Reale and the southwesterly corner of the land now or formerly of Matthew E. and April W. Forbes; thence running

| | |
|---|---|
| N 55°09'29" W | a distance of one hundred twelve and four hundredths feet (112.04') by the land now or formerly of J. G. Walsh III, ET AL, Walsh Realty Partnership to a point; thence running |
| N 34°50'31" E | a distance of twenty-five and zero hundredths feet (25.00') by the Drainage Easement Remaining Area in Lot 273 AP 33 over said land now or formerly of Brian R. and Christine M, Reale to a point; thence running |
| N 32°02'09" W | a distance of seventy-five and eighty-six hundredths feet (75.86') by the Drainage Easement Remaining Area in Lot 273 AP 33 over said land now or formerly of said Brian R. and Christine M, Reale to a point; thence running |
| N 29°49'50" E | a distance of one and ninety-eight hundredths feet (1.98') by the easterly line of a twenty foot (20') Wide Municipal Drainage Easement over said land now or formerly of said Brian R. and Christine M, Reale to a point; thence running |
| S 66°28'53" E | a distance of sixty-seven and forty hundredths feet (67.40') over said land now or formerly of Brian R. and Christine M, Reale to a point; thence running |
| S 55°09'29" E | a distance of eighty and zero hundredths feet (80.00') over said land of said Brian R. and Christine M, Reale to a point at said land now or formerly of Matthew E. and April W. Forbes; thence running |
| S 07°41'53" W | a distance of seventy-eight and sixty-six hundredths feet (78.66') by said land now or formerly of Matthew E. and April W. Forbes to the point of beginning |

The above described drainage easement area to be abandoned contains an area of eight thousand two hundred fifty-one and six tenths square feet (8,251.6 S.F.) and is more particularly shown as **Existing Drainage Easement to be Abandoned in Lot 273** on a plan entitled: "Drainage

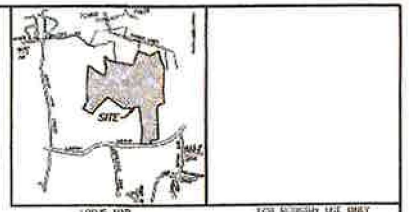
Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, Massachusetts, Sheet 2 of 6," prepared for Walsh Realty Partnership, scale 1" = 20', dated March 12, 2020, Prepared by Tilton & Associates, Inc. to be recorded herewith.




5/6

Lot 273
AP 33

# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES NORTH ATTLEBOROUGH, MASSACHUSETTS

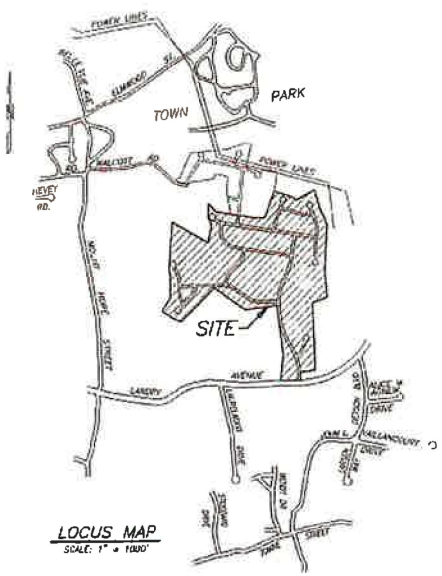



LOCUS MAP
SCALE: 1" = 2000'

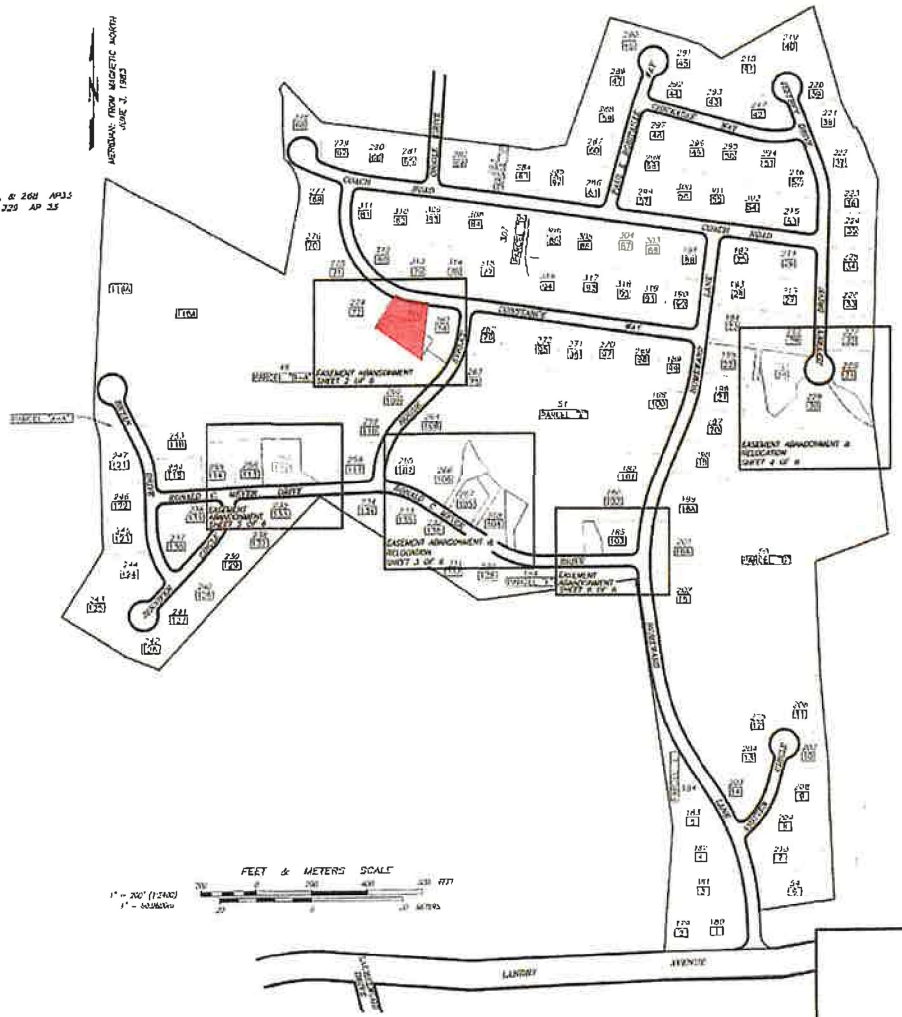
FOR REGISTRY USE ONLY

INDEX OF PLANS

| SHEET NO. | TITLE |
|---|---|
| 1. | TITLESHEET |
| 2. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 261 & 273 AP 33 |
| 3. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 51, 285, 287, & 288 AP33 |
| 4. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33 |
| 5. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 49, 236 & 257 AP 33 |
| 6. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOT 185 AP 33 |




LOCUS MAP
SCALE: 1" = 1000'




FEET & METERS SCALE
1" = 200' (1:2400)
1" = 60.96m

LEGEND

| | |
|---|---|
| 49 | NORTH ATTLEBOROUGH ASSESSOR'S LOT NUMBER |
| [73] | "WESTWOOD ESTATES" BUILDING LOT NUMBER |
| | ABANDONED DRAINAGE EASEMENT |
| | DRAINAGE EASEMENT TO REMAIN |
| | RELOCATED DRAINAGE EASEMENT |

ASSESSOR'S REFERENCE: AP 33 LOTS 49, 51, 185, 211, 228, 229, 236, 257, 261, 285, 287, 288 & 273

CERTIFICATIONS:

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01: ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02 SURVEY WORK AFFECTING PROPERTY RIGHTS
2. CHAPTER 300 OF THE ACTS OF 1956
   I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL LAND SURVEYOR — DATE

**DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS**
**WESTWOOD ESTATES**
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
62 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE: AS NOTED — DRAWN BY: RWM — JOB NO. 17
DATE: MARCH 20, 2002 — CHECKED BY: RWM, JES — DWG NO. 1

PREPARED BY
TILTON
LAND SURVEYING CIVIL ENGINEERING AND ENVIRONMENTAL PLANNING

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SHEET 1 OF 6

G:\Projects\15a - 2195\EVD\DRAINAGE EASEMENT ABANDONMENT & RELOCATION PLANS\NAP\PLOT\17-ABANDON-CENTER NP.dwg 4/12/2002 11:12:39 AM Canon IR7105 14pp3



Lot 273
AP 33

**A SET OF THE REVISED**

**GRANT OF EASEMENT DOCUMENTS**

**("RELOCATED EASEMENTS") FROM:**

1. **MANKINS**
2. **ANELLOS**
3. **CETINERS**
4. **PATELS**
5. **WALSH REALTY PARTNERSHIP**

Lot 228
AP 33

# GRANT OF EASEMENT

**LOGAN L. MANKINS and KARA MANKINS**, husband and wife, having an address of 1 Jeffrey Drive, North Attleboro, Massachusetts in consideration of ONE DOLLAR ($1.00) paid, grant to **THE INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS**, a municipal corporation having an address of 43 South Washington Street, North Attleboro, Massachusetts, with QUITCLAIM COVENANTS, that certain easement hereinafter described as follows.

That certain municipal drainage easement in a subdivision known as "Westwood Estates" in North Attleborough, Bristol County, Massachusetts on Jeffrey Drive in said North Attleborough, more particularly described in Exhibit A attached hereto and made a part hereof as if fully set forth hereat.

The grant of the municipal drainage easement is intended by the Grantors to be non-exclusive. The owner of the lot on which the easement is located is primarily responsible to maintain the easement area with the Grantee utilizing the easement for access and/or performing such tasks as in its discretion relates to its interest, including but not limited to, monitoring the easement area and to maintain, repair or replace pipes and related equipment for storm drainage over, under and across said easement area.

For Grantors' title see deed recorded at the Bristol County Northern District Registry of Deeds in Book 20221, Page 178.

To have them to hold said easements and all rights appurtenant thereto unto the Grantee, its successors and assigns until the Town of North Attleborough shall record an instrument in the Bristol County Northern District Registry of Deeds indicating its abandonment and cessation of use of said easements for municipal purposes. It is understood and agreed between the Grantors and the Grantee that these covenants and said agreement shall run with the land.

The Grantors herein for themselves, their successors, transferees and assigns, covenant and agree to construct no temporary or permanent structures, plant trees or bushes or to re-grade the easement areas in a manner different than is shown on the plans approved by the Planning Board of the Town of North Attleborough, Massachusetts.

**Property Address: 1 Jeffrey Drive, North Attleboro, MA 02760**

Lot 228
AP 33

Executed as a sealed instrument on this 10 day of MARCH, 2022.

Logan L. Mankins

Kara Mankins

COMMONWNEALTH OF MASSACHUSETTS

BRISTOL, ss.

On this 10th day of March, 2022, before me, the undersigned Notary Public, personally appeared Logan L. Mankins and Kara Mankins, proved to me through satisfactory evidence of identification, which was MA. Driver's Licenses to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Gretchen E. Morin
Notary Public

My commission expires: May 29, 2026

Gretchen E. Morin
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
5/29/2026

**EXHIBIT A**

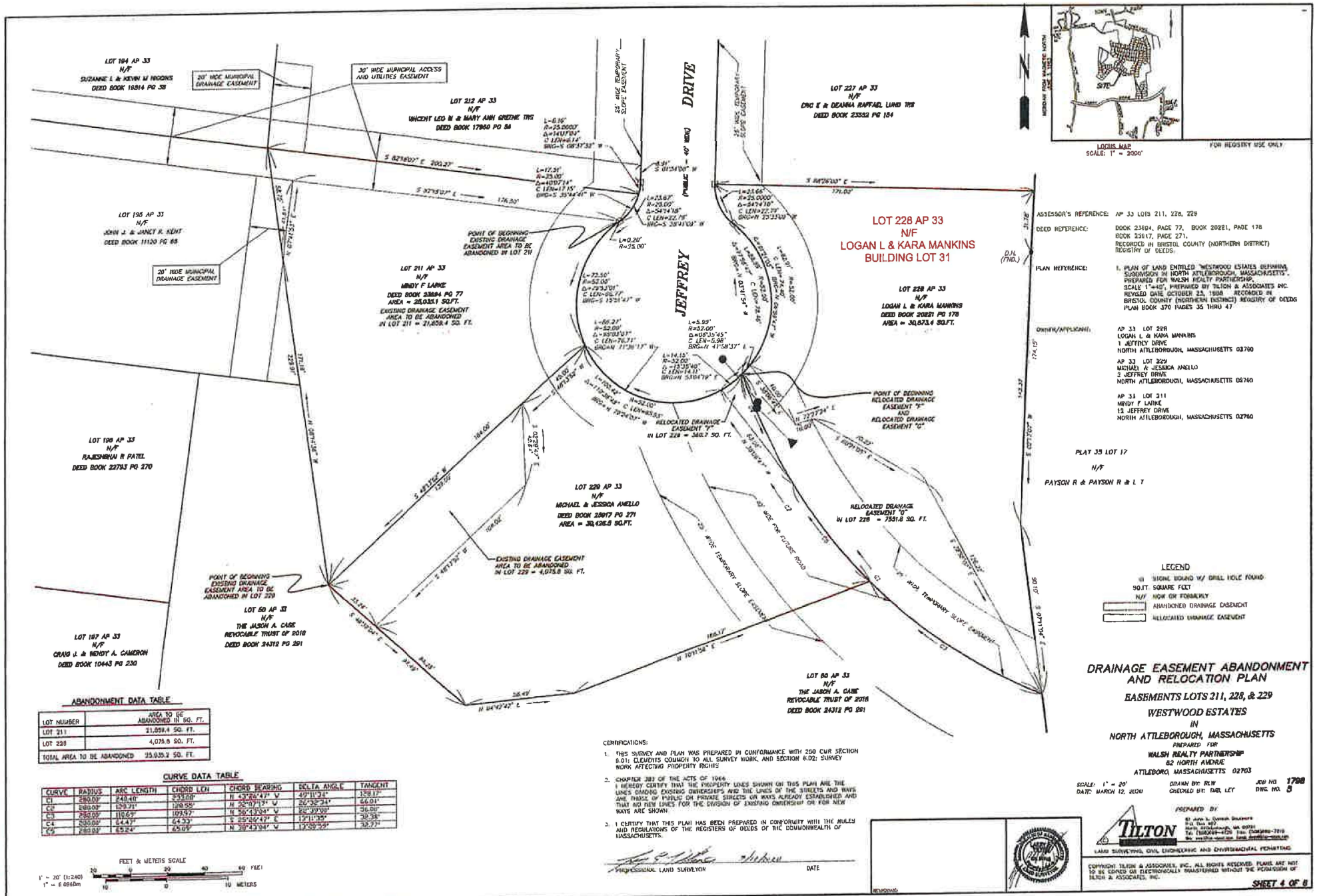
**Relocated Drainage Easement "G"**
**Westwood Estates – Jeffrey Drive**
**North Attleborough, Massachusetts**
**Lot 228, AP 33**
**also being "Westwood Estates" Building Lot Number 31**

A certain Relocated Drainage Easement located on the southeasterly side of Jeffrey Drive in the Town of North Attleborough, County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the southwesterly corner of land now or formerly of Logan L. and Kara Mankins and the northeasterly corner of the land now or formerly of Michael and Jessica Anello; thence running

| | |
|---|---|
| Northeasterly | by Jeffery Drive counterclockwise along a curve having a radius of fifty-two and zero hundredths feet (52.00'), for a distance of five and ninety-nine hundredths feet (5.99') with a central angle of 06°35'45", and a chord bearing and distance of N 41°58'37" E and five and ninety-eight hundredths feet (5.98') to a point; thence running |
| S 38°06'47" E | a distance of forty and zero hundreds feet (40.00') over the said land of Logan L. and Kara Mankins to a point; thence running |
| N 72°27'24" E | a distance of ten and zero hundredths feet (10.00') over the said land of Logan L. and Kara Mankins to a point; thence running |
| S 60°21'05" E | a distance of seventy and twenty-two hundredths feet (70.22') over the said land of Logan L. and Kara Mankins to a point; thence running |
| S 28°55'07" E | a distance of one hundred twenty-six and twenty-two hundredths feet (126.22') over the said land of Logan L. and Kara Mankins to a point to a corner of the land now or formerly of The Jason A. Case Revocable Trust of 2018 in line of the land now or formerly of Payson R, Payson R and LT; thence running |
| Northwesterly | partly by said land of The Jason A. Case Revocable Trust of 2018 and partly by the land now or formerly of Michael and Jessica Anello counterclockwise by a curve having a radius of two hundred eighty and zero hundredths feet (280.00'), for a distance of two hundred forty and forty hundredths feet (240.40') with a central angle of 49°11'34", and a chord bearing and distance of N 43°26'47"W and two hundred thirty-three and eight hundredths feet (233.08') to Jeffery Drive and the point of beginning. |

The above described easement contains an area of seven thousand five hundred fifty-one and eight tenths square feet (7,551.8 S.F.) and is more particularly shown as **Relocated Drainage Easement "G"** on a plan entitled: "Drainage Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, Massachusetts, Sheet 4 of 6," prepared for Walsh Realty Partnership, scale 1" = 20', dated March 12, 2020, Prepared by Tilton & Associates, Inc. to be recorded herewith.




ABANDONMENT DATA TABLE

| LOT NUMBER | AREA TO BE ABANDONED IN SQ. FT. |
|---|---|
| LOT 211 | 21,859.4 SQ. FT. |
| LOT 228 | 4,075.8 SQ. FT. |
| TOTAL AREA TO BE ABANDONED | 25,935.2 SQ. FT. |

CURVE DATA TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LEN | CHORD BEARING | DELTA ANGLE | TANGENT |
|---|---|---|---|---|---|---|
| C1 | 280.00' | 240.40' | 233.08' | N 43°26'47" W | 49°11'24" | 127.17' |
| C2 | 280.00' | 129.71' | 128.55' | N 32°07'37" W | 26°32'34" | 66.01' |
| C3 | 280.00' | 110.69' | 109.97' | N 56°43'54" W | 22°39'09" | 56.00' |
| C4 | 300.00' | 64.47' | 64.33' | S 25°06'47" E | 12°18'55" | 32.38' |
| C5 | 280.00' | 65.24' | 65.09' | N 38°43'34" W | 13°20'52" | 32.77' |

FEET & METERS SCALE
1" = 20' (1:240)
1" = 6.0960m
20 0 20 40 60 FEET
10 0 10 METERS

CERTIFICATIONS:

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01: CLEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02: SURVEY WORK AFFECTING PROPERTY RIGHTS
2. CHAPTER 383 OF THE ACTS OF 1946
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR — DATE

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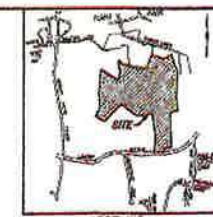
Lot 228
AP 33

4/

# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES NORTH ATTLEBOROUGH, MASSACHUSETTS

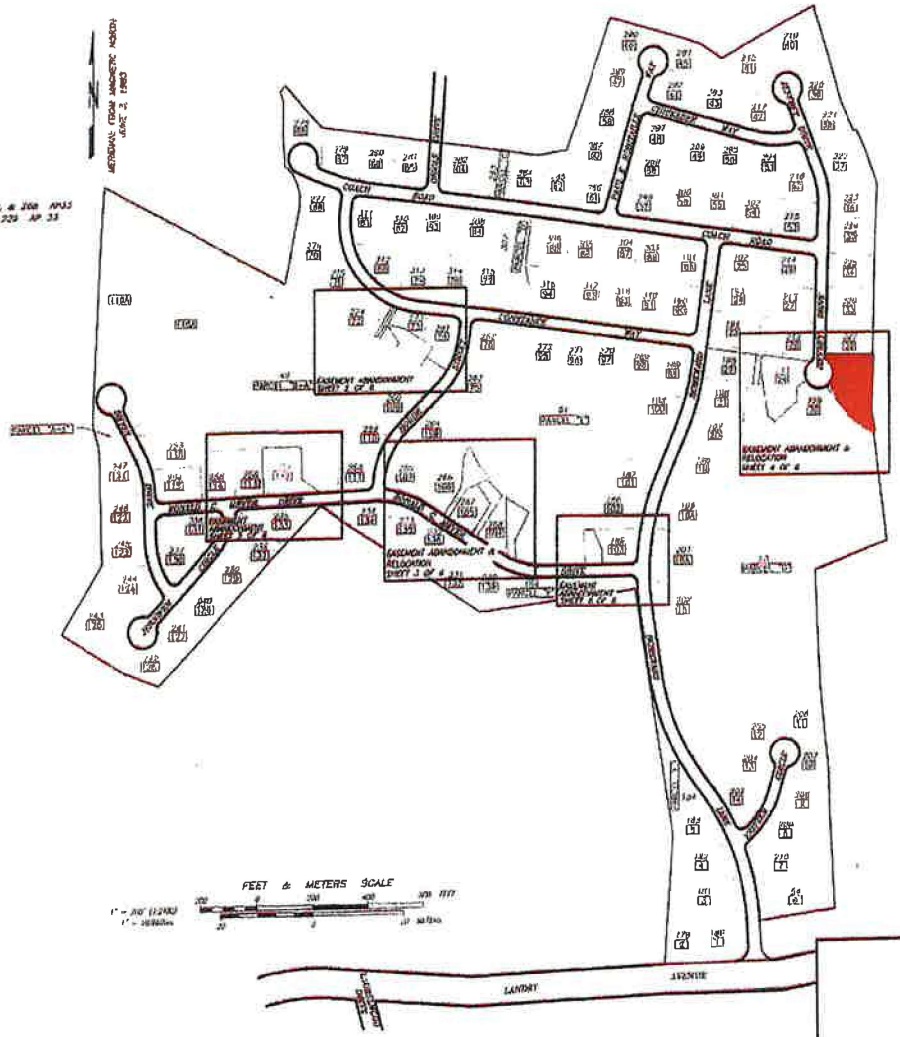


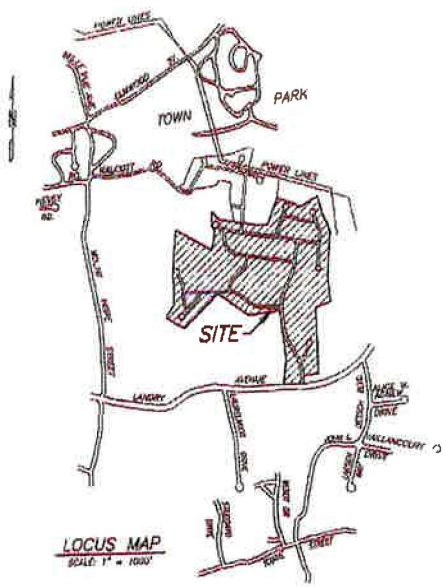

LOCUS MAP
SCALE: 1" = 2000'

FOR RESIDENT USE ONLY

## INDEX OF PLANS

| SHEET NO. | TITLE |
|---|---|
| 1. | TITLESHEET |
| 2. | DRAINAGE EASEMENT ABANDONMENT PLAN–LOTS 281 & 273 AP 33 |
| 3. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 51, 266, 267, & 268 AP33 |
| 4. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33 |
| 5. | DRAINAGE EASEMENT ABANDONMENT PLAN–LOTS 49, 256 & 257 AP 33 |
| 6. | DRAINAGE EASEMENT ABANDONMENT PLAN–LOT 185 AP 33 |




LOCUS MAP
SCALE: 1" = 1000'

LEGEND

- 49 NORTH ATTLEBOROUGH ASSESSOR'S LOT NUMBER
- 75 "WESTWOOD ESTATES" BUILDING LOT NUMBER
- ABANDONED DRAINAGE EASEMENT
- DRAINAGE EASEMENT TO REMAIN
- RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE: AP 33 LOTS 49, 51, 185, 211, 228, 229, 256, 257, 261, 266, 267, 268 & 273

CERTIFICATIONS

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01 ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02 SURVEY WORK AFFECTING PROPERTY RIGHTS
2. CHAPTER 240 OF THE ACTS OF 1988 I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL LAND SURVEYOR — DATE

**DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS**
**WESTWOOD ESTATES**
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
10 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE: AS NOTED — DRAWN BY: RLW — JOB NO. 1700
DATE: MARCH 12, 2009 — CHECKED BY: RRK, LLT — DWG NO. 1

PREPARED BY
TILTON
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

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SHEET 1 OF 6

Lot 228
AP 33

Lot 229
AP 33

# GRANT OF EASEMENT

**MICHAEL ANELLO and JESSICA ANELLO,** husband and wife, having an address of 2 Jeffrey Drive, North Attleboro, Massachusetts in consideration of ONE DOLLAR ($1.00) paid, grant to **THE INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS,** a municipal corporation having an address of 43 South Washington Street, North Attleboro, Massachusetts, with QUITCLAIM COVENANTS, that certain easement hereinafter described as follows.

That certain municipal drainage easement in a subdivision known as "Westwood Estates" in North Attleborough, Bristol County, Massachusetts on Jeffrey Drive in said North Attleborough, more particularly described in Exhibit A attached hereto and made a part hereof as if fully set forth hereat.

The grant of the municipal drainage easement is intended by the Grantors to be non-exclusive. The owner of the lot on which the easement is located is primarily responsible to maintain the easement area with the Grantee utilizing the easement for access and/or performing such tasks as in its discretion relates to its interest, including but not limited to, monitoring the easement area and to maintain, repair or replace pipes and related equipment for storm drainage over, under and across said easement area.

For Grantors' title see deed recorded at the Bristol County Northern District Registry of Deeds in Book 25917, Page 271.

To have them to hold said easements and all rights appurtenant thereto unto the Grantee, its successors and assigns until the Town of North Attleborough shall record an instrument in the Bristol County Northern District Registry of Deeds indicating its abandonment and cessation of use of said easements for municipal purposes. It is understood and agreed between the Grantors and the Grantee that these covenants and said agreement shall run with the land.

The Grantors herein for themselves, their successors, transferees and assigns, covenant and agree to construct no temporary or permanent structures, plant trees or bushes or to re-grade the easement areas in a manner different than is shown on the plans approved by the Planning Board of the Town of North Attleborough, Massachusetts.

**Property Address: 2 Jeffrey Drive, North Attleboro, MA 02760**

Executed as a sealed instrument on this 25th day of March, 2021

Michael Anello

Jessica Anello

COMMONWNEALTH OF MASSACHUSETTS

BRISTOL, ss.

On this 25th day of March 2021, before me, the undersigned Notary Public, personally appeared Michael Anello and Jessica Anello, proved by satisfactory evidence of identification, which was MA Driver's License to be the person whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Gretchen E Morin
Notary Public

My commission expires: May 29, 2026

Gretchen E. Morin
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
5/29/2026

EXHIBIT A

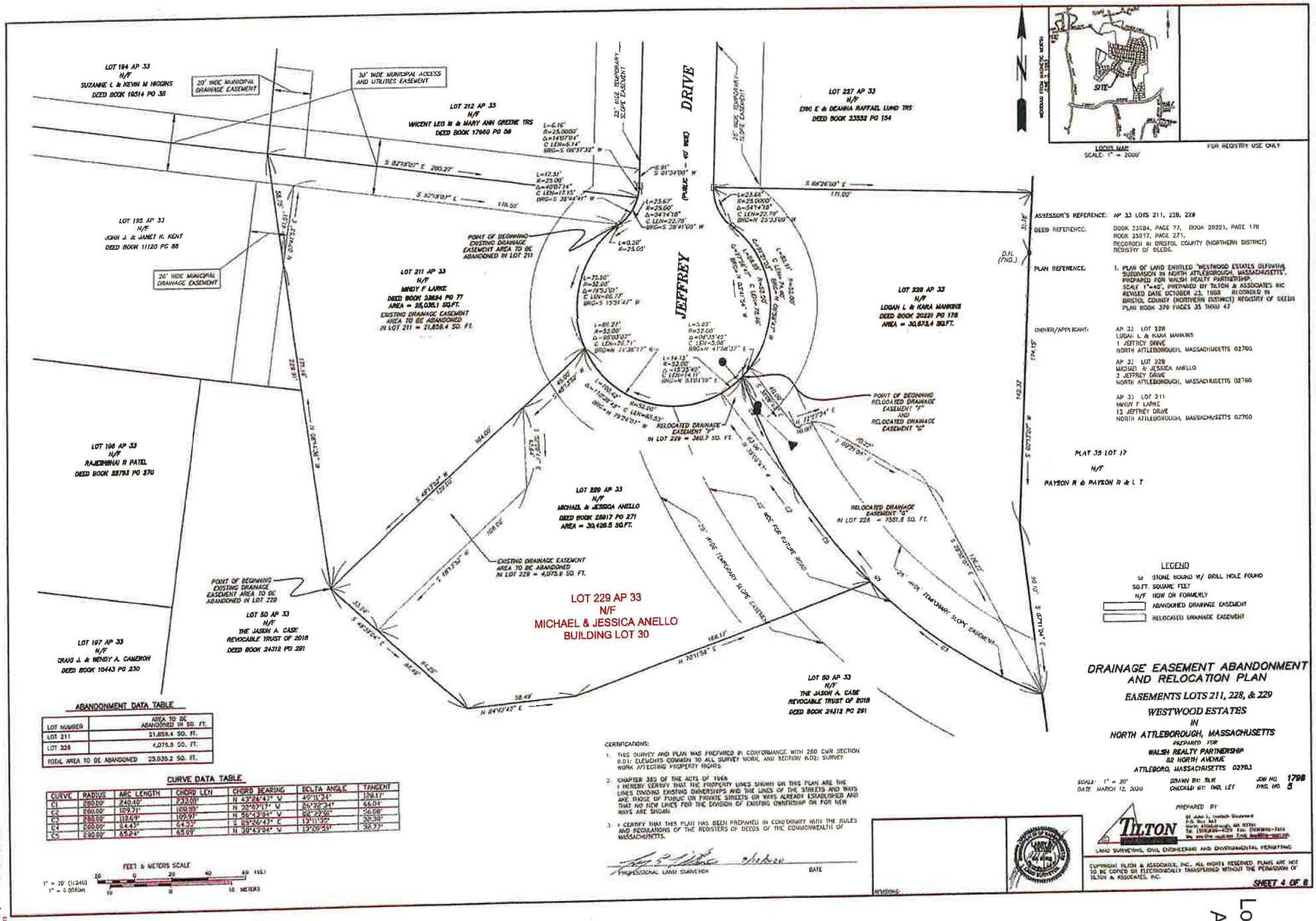
**Relocated Drainage Easement "F"**
**Westwood Estates – Jeffrey Drive**
**North Attleborough, Massachusetts**
**Lot 229, AP 33**
**also being "Westwood Estates" Building Lot Number 30**

A certain Relocated Drainage Easement located on the southeasterly side of Jeffrey Drive in the Town of North Attleborough, County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the northeasterly corner of the land now or formerly of Michael and Jessica Anello and the southwesterly corner of land now or formerly of Logan L. and Kara Mankins; thence running

| | |
|---|---|
| Southeasterly | by said land now or formerly of Logan L. and Kara Mankins counterclockwise along a curve having a radius of two hundred eighty and zero hundredths feet (280.00') for a distance of sixty-four and forty-seven hundredths feet (64.47') with a central angle of 13° 11' 35" and a chord bearing and distance of S 25° 26'47" E and sixty-four and thirty-three hundredths feet (64.33') to a point; thence running |
| N 38°06'47" W | a distance of sixty-three and six hundredths feet (63.06') over said land now or formerly of Michael and Jessica Anello to a point on a curve at Jeffery Drive; thence running |
| Northeasterly | by Jeffery Drive counterclockwise along a curve having a radius of fifty-two and zero hundredths feet (52.00') for a distance of fourteen and fifteen hundredths feet (14.15') with a central angle of 15° 35'40" and a chord bearing and distance of N 53° 04'19" E and fourteen and eleven hundredths feet (14.11') to the point of beginning. |

The above described easement contains an area of three hundred sixty and seven tenths square feet (360.7 S.F.) and is more particularly shown as **Relocated Drainage Easement "F"** on a plan entitled: "Drainage Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, Massachusetts, Sheet 4 of 6," prepared for Walsh Realty Partnership, scale 1" = 20', dated March 12, 2020, Prepared by Tilton & Associates, Inc. to be recorded herewith.




ASSESSOR'S REFERENCE: AP 33 LOTS 211, 228, 229

DEED REFERENCE: BOOK 23894, PAGE 77, BOOK 20221, PAGE 178
BOOK 25017, PAGE 271,
RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT)
REGISTRY OF DEEDS.

PLAN REFERENCE: 1. PLAN OF LAND ENTITLED "WESTWOOD ESTATES DEFINITIVE SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS", PREPARED FOR WALSH REALTY PARTNERSHIP, SCALE 1"=40', PREPARED BY TILTON & ASSOCIATES INC REVISED DATE OCTOBER 23, 1998 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS PLAN BOOK 379 PAGES 35 THRU 47

OWNER/APPLICANT:
AP 33 LOT 228
LOGAN L & KARA MANKINS
1 JEFFREY DRIVE
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

AP 33 LOT 229
MICHAEL & JESSICA ANELLO
3 JEFFREY DRIVE
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

AP 33 LOT 211
WINDY F LARKE
13 JEFFREY DRIVE
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

ABANDONMENT DATA TABLE

| LOT NUMBER | AREA TO BE ABANDONED IN SQ. FT. |
|---|---|
| LOT 211 | 21,859.4 SQ. FT. |
| LOT 229 | 4,075.8 SQ. FT. |
| TOTAL AREA TO BE ABANDONED | 25,935.2 SQ. FT. |

CURVE DATA TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LEN | CHORD BEARING | DELTA ANGLE | TANGENT |
|---|---|---|---|---|---|---|
| C1 | 280.00' | 240.40' | 233.09' | N 43°26'43" W | 49°11'31" | 129.17' |
| C2 | 280.00' | 129.71' | 128.59' | N 28°07'17" W | 26°32'34" | 66.04' |
| C3 | 280.00' | 110.69' | 109.99' | N 55°43'34" W | 22°39'08" | 56.08' |
| C4 | 280.00' | 64.47' | 64.30' | S 83°26'47" E | 13°11'55" | 32.38' |
| C5 | 280.00' | 65.24' | 65.09' | N 39°42'04" W | 13°20'53" | 32.77' |

CERTIFICATIONS:

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.00: ELEMENTS COMMON TO ALL SURVEY WORK AND SECTION 6.02: SURVEY WORK AFFECTING PROPERTY RIGHTS.
2. CHAPTER 383 OF THE ACTS OF 1968
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR — DATE

# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN

## EASEMENTS LOTS 211, 228, & 229

## WESTWOOD ESTATES

## IN

## NORTH ATTLEBOROUGH, MASSACHUSETTS

PREPARED FOR
WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE: 1" = 20' DRAWN BY: RLW JOB NO. 1798
DATE: MARCH 12, 2020 CHECKED BY: RWB, LET DWG NO. 3

PREPARED BY
TILTON
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

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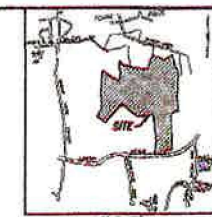
SHEET 4 OF 8

REVISIONS:

Lot 229
AP 33

4

# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES NORTH ATTLEBOROUGH, MASSACHUSETTS

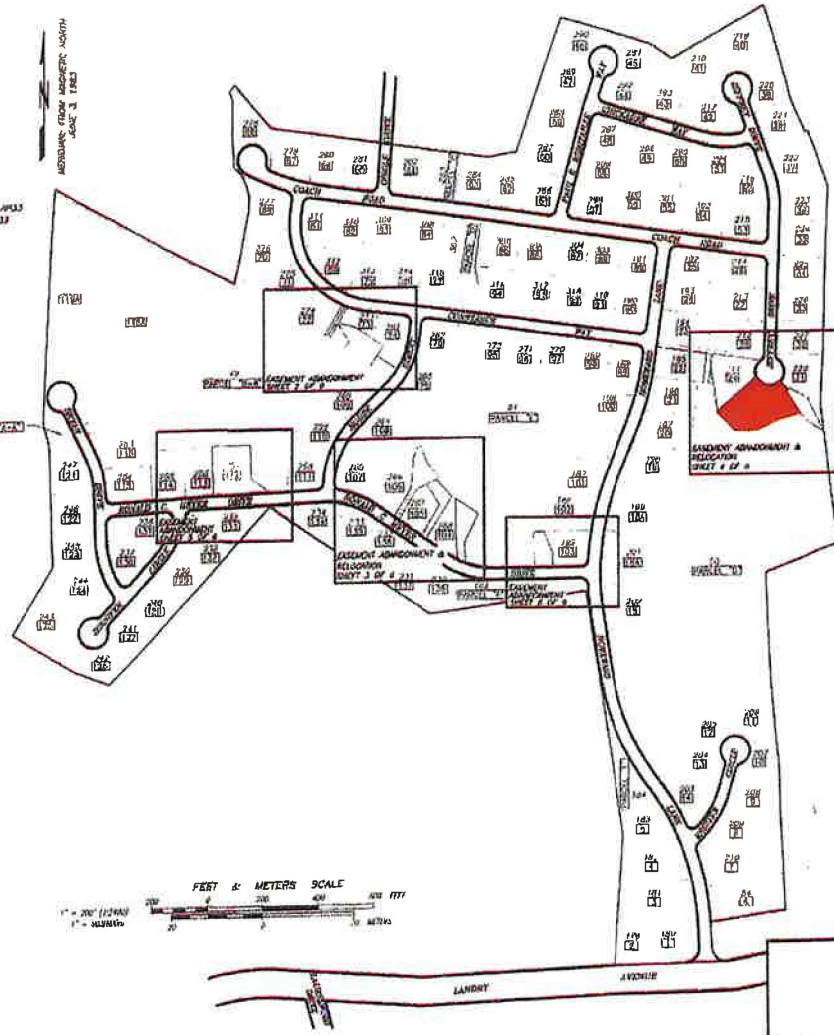


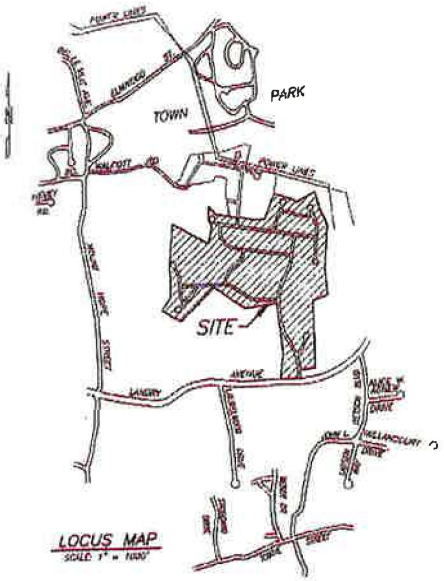

LOCUS MAP
SCALE: 1" = 2000'

FOR REGISTRY USE ONLY

## INDEX OF PLANS

| SHEET NO. | TITLE |
|---|---|
| 1. | DILIGENCE |
| 2. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 261 & 273 AP 33 |
| 3. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 61, 266, 267, & 268 AP33 |
| 4. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33 |
| 5. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 49, 256 & 257 AP 33 |
| 6. | DRAINAGE EASEMENT ABANDONMENT PLAN-LOT 185 AP 33 |




LOCUS MAP
SCALE: 1" = 1000'

LEGEND

- 49 NORTH ATTLEBOROUGH ASSESSOR'S LOT NUMBER
- 73 "WESTWOOD ESTATES" BUILDING LOT NUMBER
- ABANDONED DRAINAGE EASEMENT
- DRAINAGE EASEMENT TO REMAIN
- RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE: AP 33 LOTS 49, 61, 185, 211, 228, 229, 256, 257, 261, 266, 267, 268 & 273

CERTIFICATIONS

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 260 CMR SECTION 6.01; ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02: SURVEY WORK AFFECTING PROPERTY RIGHTS
2. CHAPTER 360 OF THE ACTS OF 1900
   I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

[signature] 3/12/2020
PROFESSIONAL LAND SURVEYOR DATE

**DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS**
**WESTWOOD ESTATES**
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
12 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE: AS NOTED | DRAWN BY: ALW | JOB NO. 1700
DATE: MARCH 12, 2020 | CHECKED BY: MAT | DWG NO. 1

PREPARED BY
TILTON
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SHEET 1 OF 6

Lot 229
AP 33

Lot 267
AP 33

# GRANT OF EASEMENT

**MEHMET CETINER and AYGUL CETINER,** husband and wife, having an address of 35 Ronald C. Meyer Drive, North Attleboro, Massachusetts in consideration of ONE DOLLAR ($1.00) paid, grant to **THE INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS,** a municipal corporation having an address of 43 South Washington Street, North Attleboro, Massachusetts, with QUITCLAIM COVENANTS, that certain easement hereinafter described as follows.

That certain municipal drainage easement in a subdivision known as "Westwood Estates" in North Attleborough, Bristol County, Massachusetts on Ronald C. Meyer Drive in said North Attleborough, more particularly described in Exhibit A attached hereto and made a part hereof as if fully set forth hereat.

The grant of the municipal drainage easement is intended by the Grantors to be non-exclusive. The owner of the lot on which the easement is located is primarily responsible to maintain the easement area with the Grantee utilizing the easement for access and/or performing such tasks as in its discretion relates to its interest, including but not limited to, monitoring the easement area and to maintain, repair or replace pipes and related equipment for storm drainage over, under and across said easement area.

For Grantors' title see deed recorded at the Bristol County Northern District Registry of Deeds in Book 21649, Page 270.

To have them to hold said easements and all rights appurtenant thereto unto the Grantee, its successors and assigns until the Town of North Attleborough shall record an instrument in the Bristol County Northern District Registry of Deeds indicating its abandonment and cessation of use of said easements for municipal purposes. It is understood and agreed between the Grantors and the Grantee that these covenants and said agreement shall run with the land.

The Grantors herein for themselves, their successors, transferees and assigns, covenant and agree to construct no temporary or permanent structures, plant trees or bushes or to re-grade the easement areas in a manner different than is shown on the plans approved by the Planning Board of the Town of North Attleborough, Massachusetts.

**Property Address: 35 Ronald C. Meyer Drive, North Attleboro, MA 02760**

Executed as a sealed instrument on this 11 day of March, 2022

Mehmet Cetiner

Aygul Cetiner

COMMONWNEALTH OF MASSACHUSETTS

BRISTOL, ss.

On this 11 day of March, 2022, before me, the undersigned Notary Public, personally appeared Mehmet Cetiner and Aygul Cetiner proved to me through satisfactory evidence of identification, which was Driver's License to be the person whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public

My commission expires: JEFFERSON S STROM
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
January 17, 2025

Lot 267
AP 33

EXHIBIT A

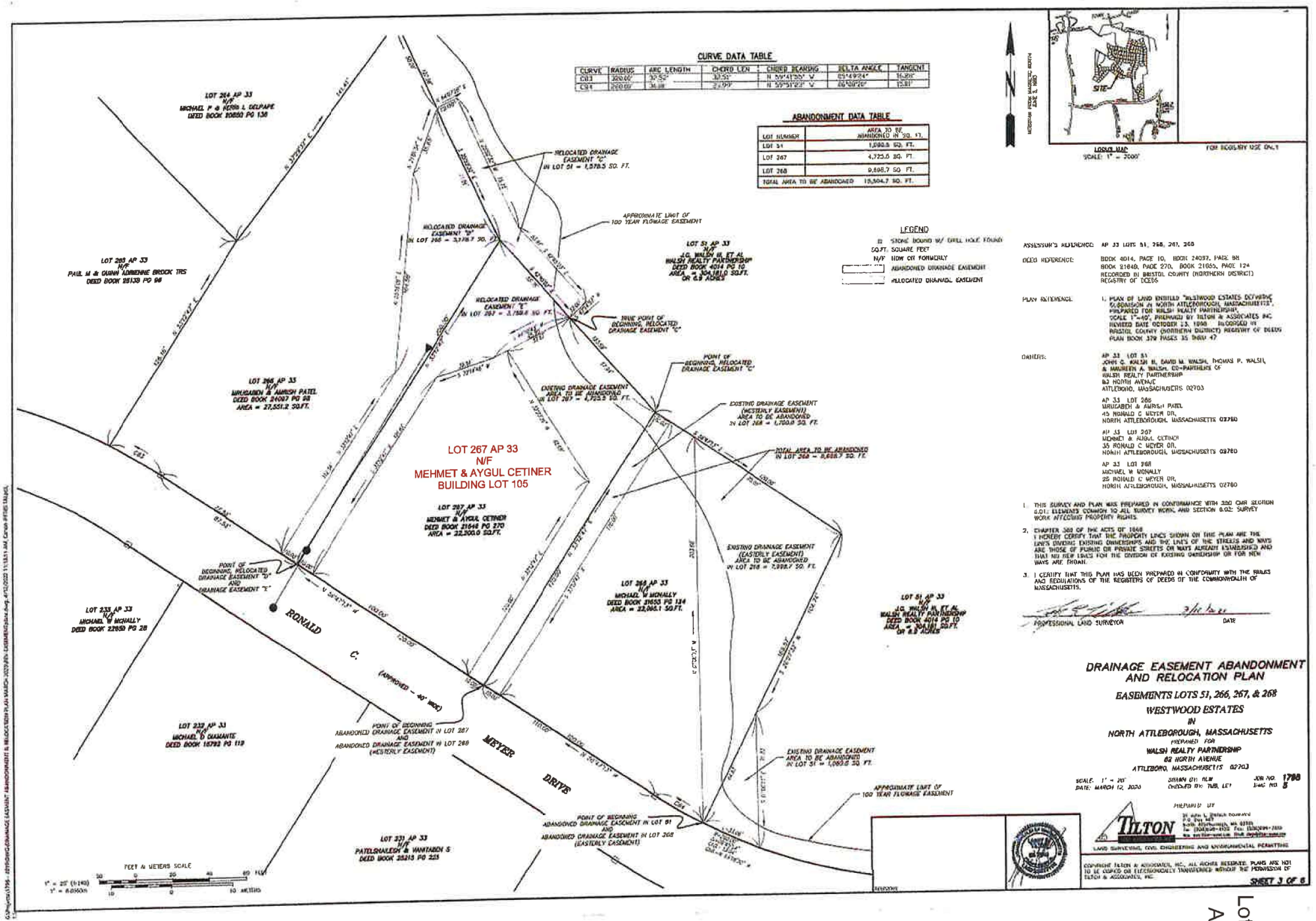
**Relocated Drainage Easement "E"**
**Westwood Estates – Ronald C. Meyer Drive**
**North Attleborough, Massachusetts**
**Lot 267, AP 33**
**also being "Westwood Estates" Building Lot Number 105**

A certain Relocated Drainage Easement located on the northerly side of Ronald C. Meyer Drive in the Town of North Attleborough, County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the southwesterly corner of said land of Mehmet and Aygul Centiner and the southeasterly corner of the land now or formerly of Mrugaben and Amrish Patel; thence running

| | |
|---|---|
| N 33°12'47" E | a distance of two hundred and zero hundredths feet (200.00') by said land of Mrugaben and Amrish Patel to a point at the land now or formerly J.G. Walsh III, ET AL, Walsh Realty Partnership; thence running |
| S 42°45'03" E | a distance of fifty-five and seventy-five hundredths feet (55.75') by said land of J.G. Walsh III, ET AL, Walsh Realty Partnership to a point at the Existing Drainage Easement to be Abandoned; thence running |
| S 64°10'43" W | a distance of forty-five and ninety hundredths feet (45.90') partly by the Existing Drainage Easement to be Abandoned over said land of Mehmet and Aygul Centiner to a point; thence running |
| S 72°14'48" W | a distance of thirty-two and fifty-one hundredths feet (32.51') over said land of Mehmet and Aygul Centiner to a point; thence running |
| S 33°12'47" W | a distance of one hundred twenty-one and eighty-seven hundredths feet (121.87') over said land of Mehmet and Aygul Centiner to a point at Ronald C. Meyer Drive; thence running |
| N 56°47'13" W | a distance of ten and zero hundredths feet (10.00') by Ronald C. Meyer Drive to the point of beginning. |

The above described easement contains an area of three thousand seven hundred fifty nine and six tenths square feet (3,759.6 S.F.) and is more particularly shown as **Relocated Drainage Easement "E"** on a plan entitled: "Drainage Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, Massachusetts, Sheet 3 of 6," prepared for Walsh Realty Partnership, scale 1" = 20', dated March 12, 2020, Prepared by Tilton & Associates, Inc. to be filed herewith.




Lot 267
AP 33
4/

# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES NORTH ATTLEBOROUGH, MASSACHUSETTS

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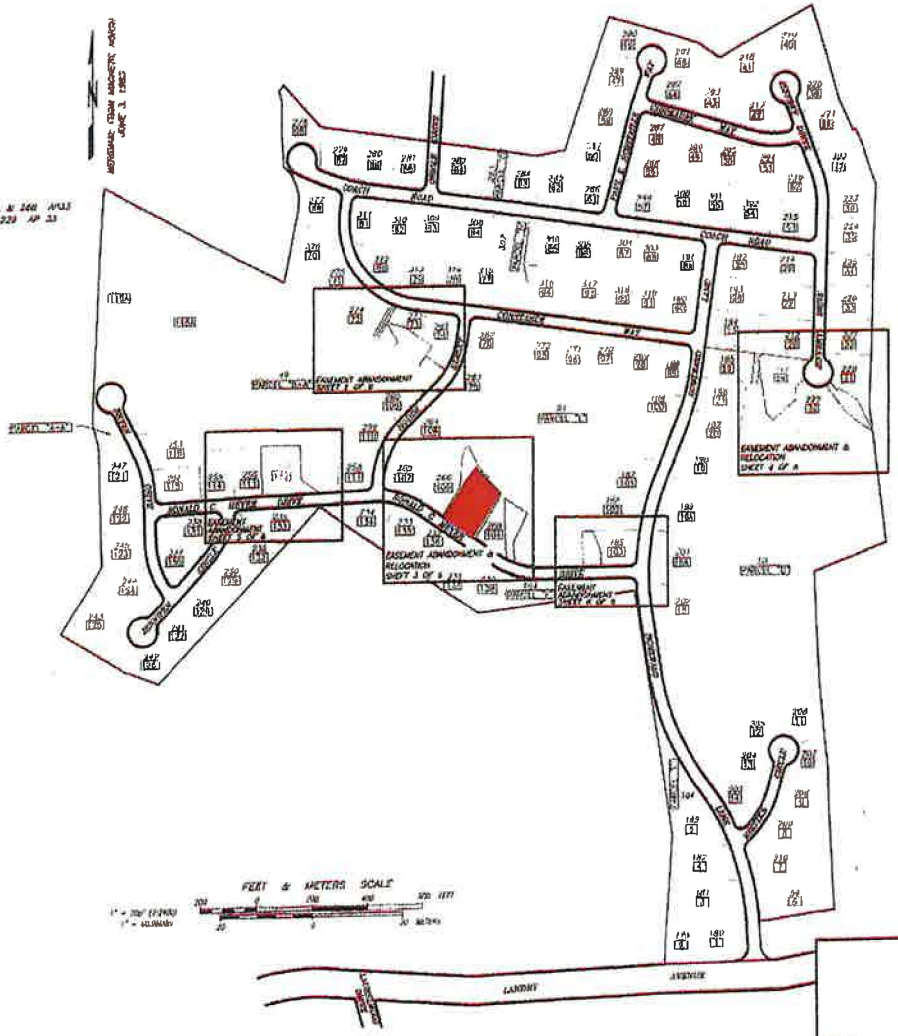
| 4. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33 |
| 5. | DRAINAGE EASEMENT ABANDONMENT PLAN–LOTS 48, 256 & 257 AP 33 |
| 6. | DRAINAGE EASEMENT ABANDONMENT PLAN–LOT 185 AP 33 |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EASEMENT ABANDONMENT SHEET 4 OF 6
EASEMENT ABANDONMENT & RELOCATION SHEET 4 OF 6
EASEMENT ABANDONMENT & RELOCATION SHEET 3 OF 6
EASEMENT ABANDONMENT SHEET 5 OF 6
EASEMENT ABANDONMENT & RELOCATION SHEET 4 OF 6
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Lot 266
AP 33

# GRANT OF EASEMENT

**MRUGABEN PATEL and AMRISH PATEL,** husband and wife, having an address of 45 Ronald C. Meyer Drive, North Attleboro, Massachusetts in consideration of ONE DOLLAR ($1.00) paid, grant to **THE INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS,** a municipal corporation having an address of 43 South Washington Street, North Attleboro, Massachusetts, with QUITCLAIM COVENANTS, that certain easement hereinafter described as follows.

That certain municipal drainage easement in a subdivision known as "Westwood Estates" in North Attleborough, Bristol County, Massachusetts on Ronald C. Meyer Drive in said North Attleborough, more particularly described in Exhibit A attached hereto and made a part hereof as if fully set forth hereat.

The grant of the municipal drainage easement is intended by the Grantors to be non-exclusive. The owner of the lot on which the easement is located is primarily responsible to maintain the easement area with the Grantee utilizing the easement for access and/or performing such tasks as in its discretion relates to its interest, including but not limited to, monitoring the easement area and to maintain, repair or replace pipes and related equipment for storm drainage over, under and across said easement area.

For Grantors title see deed recorded at the Bristol County Northern District Registry of Deeds in Book 24097, Page 98.

To have them to hold said easements and all rights appurtenant thereto unto the Grantee, its successors and assigns until the Town of North Attleborough shall record an instrument in the Bristol County Northern District Registry of Deeds indicating its abandonment and cessation of use of said easements for municipal purposes. It is understood and agreed between the Grantors and the Grantee that these covenants and said agreement shall run with the land.

The Grantors herein for themselves, their successors, transferees and assigns, covenant and agree to construct no temporary or permanent structures, plant trees or bushes or to re-grade the easement areas in a manner different than is shown on the plans approved by the Planning Board of the Town of North Attleborough, Massachusetts.

**Property Address: 45 Ronald C. Meyer Drive, North Attleboro, MA 02760**

Executed as a sealed instrument on this 11 day of March 2022.

M. Patel
Mrugaben Patel

Amrish Patel

COMMONWNEALTH OF MASSACHUSETTS

BRISTOL, ss.

On this 11 day of March, 2022, before me, the undersigned Notary Public, personally appeared Mrugaben Patel and Amrish Patel proved to me through satisfactory evidence of identification, which was Drivers' Licenses to be the person whose names are signed on the preceding or attached document, and acknowledged to me that thety signed it voluntarily for its stated purpose.

Notary Public
My commission expires

JEFFERSON S STROM
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
January 17, 2025

Lot 266
AP 33

**EXHIBIT A**

**Relocated Drainage Easement "D"**
**Westwood Estates – Ronald C. Meyer Drive**
**North Attleborough, Massachusetts**
**Lot 266, AP 33**
**also being "Westwood Estates" Building Lot Number 106**

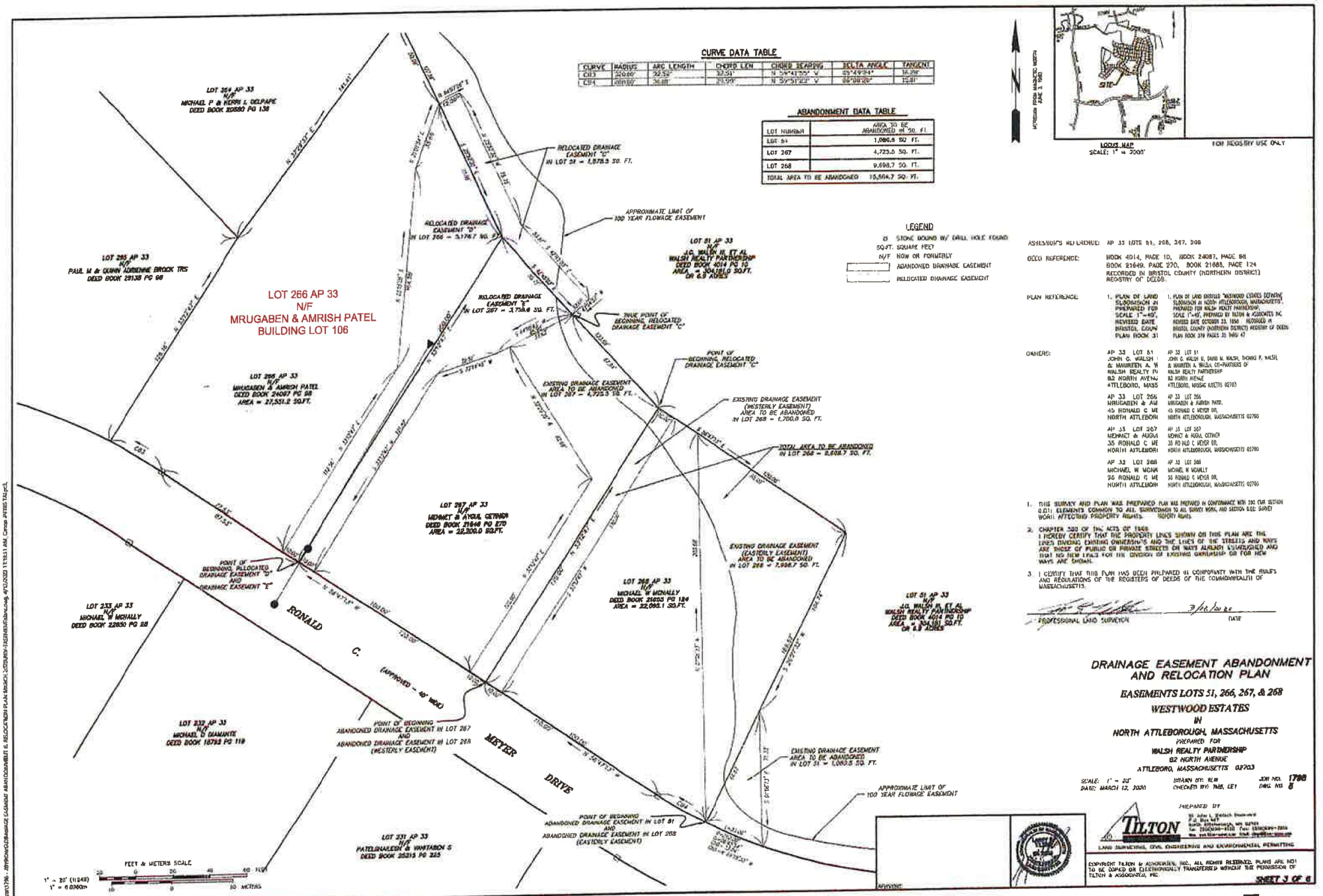
A certain Relocated Drainage Easement located on the northerly side of Ronald C. Meyer Drive in the Town of North Attleborough, County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the southeasterly corner of the easement, said point being the most southeasterly corner of said land of Mrugaben and Amrish Patel and the southwesterly corner of the land now or formerly of Mehmet and Aygul Centiner; thence running

| | |
|---|---|
| N 56°47'13" W | a distance of ten and zero hundredths feet (10.00') by the northerly side of Ronald C. Meyer Drive to a point; thence running |
| N 33°12'47" E | a distance of one hundred twelve and fifty-six hundredths feet (112.56') over the said land of Mrugaben and Amrish Patel to a point; thence running |
| N 05°16'06" E | a distance of one hundred four and fifty-nine hundredths feet (104.59') Mrugaben and Amrish Patel to a point; thence running |
| N 21°01'54" E | a distance of thirty-five and sixty-nine hundredths feet (35.69') Mrugaben and Amrish Patel to a point at the land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership; thence running |
| S 25°52'32" E | a distance of seventy-seven and fifty-six hundredths feet (77.56') by said land of J.G. Walsh III, ET AL, Walsh Realty Partnership to a point at the northeast corner of said land of Mrugaben and Amrish Patel and the northwest corner of said land of Mehmet and Aygul Centiner; thence running |
| S 33°12'47" W | a distance of two hundred and zero hundredths feet (200.00') by said land of Mehmet and Aygul Centiner to northerly side of Ronald C. Meyer Drive and the point of beginning. |

The above described easement contains an area of five thousand one hundred seventy-eight and seven tenths square feet (5,178.7 S.F.) and is more particularly shown as **Relocated Drainage Easement "D"** on a plan entitled: "Drainage Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, Massachusetts, Sheet 3 of 6," prepared for Walsh Realty Partnership, scale 1" = 20', dated March 12, 2020, Prepared by Tilton & Associates, Inc. to be recorded herewith.

Patel to Town of NA




## CURVE DATA TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LEN | CHORD BEARING | DELTA ANGLE | TANGENT |
|---|---|---|---|---|---|---|
| C13 | 300.00' | 32.52' | 32.51' | N 04°41'55" W | 6°12'34" | 16.28' |
| C14 | 400.00' | 36.88' | 36.86' | N 05°51'42" W | 5°16'26" | 18.45' |

## ABANDONMENT DATA TABLE

| LOT NUMBER | AREA TO BE ABANDONED IN SQ. FT. |
|---|---|
| LOT 51 | 1,060.5 SQ. FT. |
| LOT 267 | 4,723.3 SQ. FT. |
| LOT 268 | 9,608.7 SQ. FT. |
| TOTAL AREA TO BE ABANDONED | 15,564.7 SQ. FT. |

## LEGEND

- ⊡ STONE BOUND W/ DRILL HOLE FOUND
- SQ.FT. SQUARE FEET
- N/F NOW OR FORMERLY
- ABANDONED DRAINAGE EASEMENT
- RELOCATED DRAINAGE EASEMENT

LOCUS MAP
SCALE: 1" = 2000'

FOR REGISTRY USE ONLY

ASSESSOR'S REFERENCE: AP 33 LOTS 51, 268, 267, 266

DEED REFERENCE: BOOK 4014, PAGE 10, BOOK 24087, PAGE 98, BOOK 21649, PAGE 270, BOOK 21885, PAGE 124 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS.

PLAN REFERENCE: 1. PLAN OF LAND SUBDIVISION IN PREPARED FOR SCALE 1"=40', REVISED DATE BRISTOL COUN PLAN BOOK 31

1. PLAN OF LAND ENTITLED "WESTWOOD ESTATES DEFINITIVE SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS", PREPARED FOR WALSH REALTY PARTNERSHIP, SCALE 1"=40', PREPARED BY TILTON & ASSOCIATES INC. REVISED DATE OCTOBER 23, 1956 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS PLAN BOOK 379 PAGES 35 THRU 47

OWNERS:

AP 33 LOT 51
JOHN G. WALSH
& MAUREEN A. W
WALSH REALTY PA
82 NORTH AVENU
ATTLEBORO, MASS

AP 33 LOT 51
JOHN G. WALSH II, DAVID M. WALSH, THOMAS P. WALSH, & MAUREEN A. WALSH, CO-PARTNERS OF WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

AP 33 LOT 266
MRUGABEN & AM
45 RONALD C ME
NORTH ATTLEBORO

AP 33 LOT 266
MRUGABEN & AMRISH PATEL
45 RONALD C MEYER DR.
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

AP 33 LOT 267
MEHMET & AYGUL
35 RONALD C ME
NORTH ATTLEBORO

AP 33 LOT 267
MEHMET & AYGUL CETINER
35 RONALD C MEYER DR.
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

AP 33 LOT 268
MICHAEL W MCNA
26 RONALD C ME
NORTH ATTLEBORO

AP 33 LOT 268
MICHAEL W MCNALLY
26 RONALD C MEYER DR.
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

1. THIS SURVEY AND PLAN WAS PREPARED PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01: ELEMENTS COMMON TO ALL SURVEYS WORK, AND SECTION 6.02: SURVEY WORK AFFECTING PROPERTY RIGHTS. PROPERTY RIGHTS.
2. CHAPTER 233 OF THE ACTS OF 1968
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND NOT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR — DATE 3/16/20

# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN

## EASEMENTS LOTS 51, 266, 267, & 268

## WESTWOOD ESTATES

## IN

## NORTH ATTLEBOROUGH, MASSACHUSETTS

PREPARED FOR
WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE: 1" = 20'
DATE: MARCH 12, 2020
DRAWN BY: RLW
CHECKED BY: PWR, LET
JOB NO. 1788
DWG. NO. 8

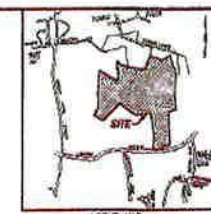
PREPARED BY
TILTON
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

COPYRIGHT TILTON & ASSOCIATES, INC. ALL RIGHTS RESERVED. PLANS ARE NOT TO BE COPIED OR ELECTRONICALLY TRANSFERRED WITHOUT THE PERMISSION OF TILTON & ASSOCIATES, INC.



Lot 266
AP 33

# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES NORTH ATTLEBOROUGH, MASSACHUSETTS




LOCUS MAP
SCALE: 1" = 2000'

FOR REGISTRY USE ONLY

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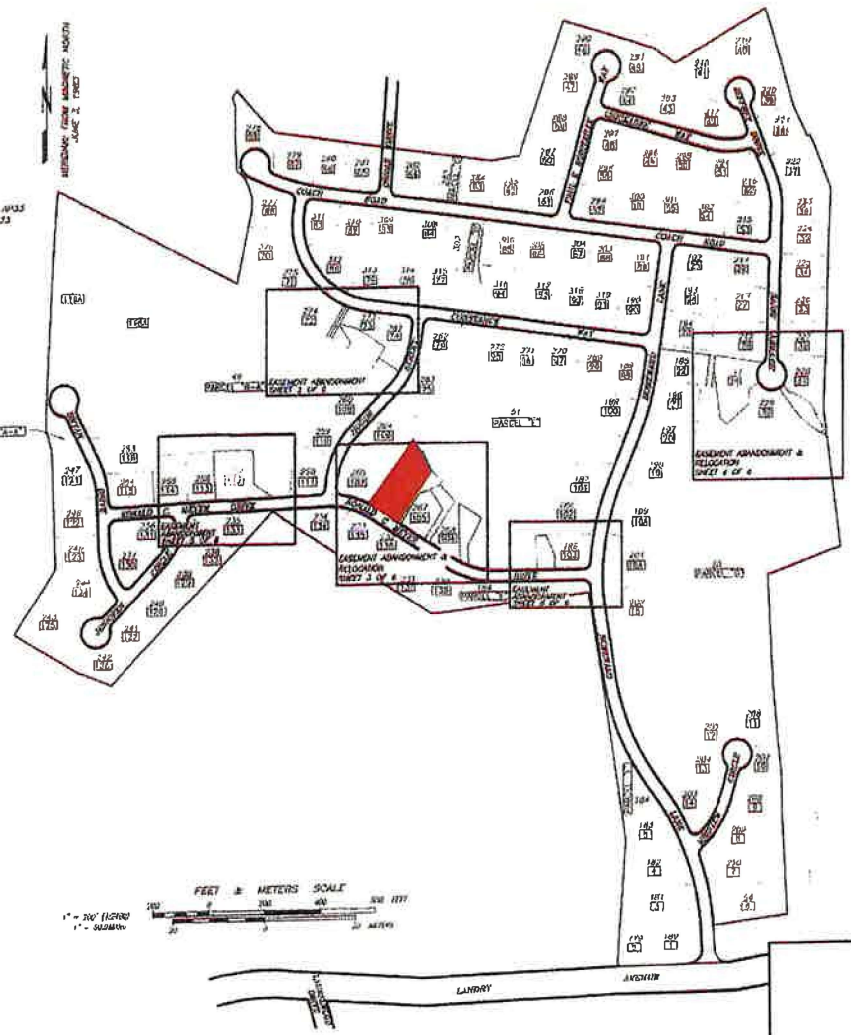
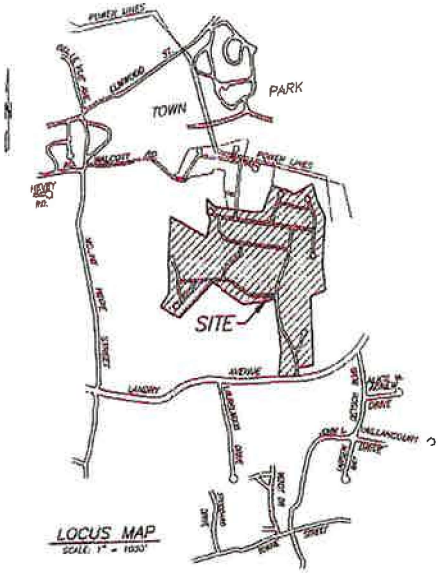
| 2. | DRAINAGE EASEMENT ABANDONMENT PLAN–LOTS 281 & 273 AP 33 |
| 3. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 51, 266, 267, & 268 AP33 |
| 4. | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33 |
| 5. | DRAINAGE EASEMENT ABANDONMENT PLAN–LOTS 48, 256 & 257 AP 33 |
| 6. | DRAINAGE EASEMENT ABANDONMENT PLAN–LOT 185 AP 33 |




LOCUS MAP
SCALE: 1" = 1000'

LEGEND

| | |
|---|---|
| 49 | NORTH ATTLEBOROUGH ASSESSOR'S LOT NUMBER |
| 73 | "WESTWOOD ESTATES" BUILDING LOT NUMBER |
| | ABANDONED DRAINAGE EASEMENT |
| | DRAINAGE EASEMENT TO REMAIN |
| | RELOCATED DRAINAGE EASEMENT |

ASSESSOR'S REFERENCE: AP 33 LOTS 48, 51, 185, 211, 228, 229, 256, 257, 261, 266, 267, 268 & 273

CERTIFICATIONS

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01; ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02 SURVEY WORK AFFECTING PROPERTY RIGHTS.
2. CHAPTER 380 OF THE ACTS OF 1986
   I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN AND THE LINES SHOWING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR — DATE

**DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS**
**WESTWOOD ESTATES**
IN
**NORTH ATTLEBOROUGH, MASSACHUSETTS**
PREPARED FOR
WALSH REALTY PARTNERSHIP
62 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE: AS NOTED — DRAWN BY: RLW — JOB NO. 1789
DATE: MARCH 12, 2010 — CHECKED BY: TMK, LLI — DWG. NO. 1

PREPARED BY
TILTON
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

COPYRIGHT TILTON & ASSOCIATES, INC., ALL RIGHTS RESERVED. PLANS ARE NOT TO BE COPIED OR ELECTRONICALLY TRANSFERRED WITHOUT THE PERMISSION OF TILTON & ASSOCIATES, INC.

SHEET 1 OF 6

Lot 266
AP 33

Lot 51
Ap 33

# GRANT OF EASEMENT

**JOHN G. WALSH, III, DAVID M. WALSH, THOMAS P. WALSH and MAUREEN A. JORDE, formerly known as MAUREEN A. WALSH, Co-Partners of WALSH REALTY PARTNERSHIP** having an address of 82 North Avenue, Attleboro, Massachusetts, in consideration of ONE DOLLAR ($1.00) paid, grant to **THE INHABITANTS OF THE TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS,** a municipal corporation having an address of 43 South Washington Street, North Attleboro, Massachusetts, with QUITCLAIM COVENANTS, that certain easement hereinafter described as follows.

That certain municipal drainage easement in a subdivision known as "Westwood Estates" in North Attleborough, Bristol County, Massachusetts on Ronald C. Meyer Drive in said North Attleborough, more particularly described in Exhibit A attached hereto and made a part hereof as if fully set forth hereat.

The grant of the municipal drainage easement is intended by the Grantors to be non-exclusive. The owner of the lot on which the easement is located is primarily responsible to maintain the easement area with the Grantee utilizing the easement for access and/or performing such tasks as in its discretion relates to its interest, including but not limited to, monitoring the easement area and to maintain, repair or replace pipes and related equipment for storm drainage over, under and across said easement area.

For Grantors' title see deed recorded at the Bristol County Northern District Registry of Deeds in Book 4014, Page 10.

To have them to hold said easements and all rights appurtenant thereto unto the Grantee, its successors and assigns until the Town of North Attleborough shall record an instrument in the Bristol County Northern District Registry of Deeds indicating its abandonment and cessation of use of said easements for municipal purposes. It is understood and agreed between the Grantors and the Grantee that these covenants and said agreement shall run with the land.

The Grantors herein for themselves, their successors, transferees and assigns, covenant and agree to construct no temporary or permanent structures, plant trees or bushes or to re-grade the easement areas in a manner different than is shown on the plans approved by the Planning Board of the Town of North Attleborough, Massachusetts.

**Property Address: Ronald C. Meyer Drive, North Attleboro, MA 02760**

Executed as a sealed instrument on this 5th day of October 2023.

John G. Walsh, III – General Partner

Thomas P. Walsh – General Partner

David M. Walsh – General Partner

Maureen A. Jorde – General Partner

COMMONWNEALTH OF MASSACHUSETTS

BRISTOL, ss.

On this 5th day of October 2023, before me, the undersigned Notary Public, personally appeared **JOHN G. WALSH, III, ~~DAVID M. WALSH, THOMAS P. WALSH and MAUREEN A. JORDE~~, as Co-Partners of WALSH REALTY PARTNERSHIP** proved to me through satisfactory evidence of identification, which was/~~my personal knowledge~~ to be the person whose names are signed on the preceding or attached document, and acknowledged to me that thety signed it voluntarily for its stated purpose.

Notary Public Timothy J. McGahan

My commission expires: September 16, 2027

Timothy J. McGahan
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
9/16/2027

EXHIBIT A

**Relocated Drainage Easement "C"**
**Westwood Estates - Ronald C. Meyer Drive**
**North Attleborough, Massachusetts**
**Lot 51, AP 33**
**also being "Westwood Estates" Parcel "E"**

A certain Relocated Drainage Easement situated on land now or formerly of J.G. Walsh III, ET AL shown as Lot 51, AP 33, said easement abutting the northeasterly side of Lots 267 and 266, AP 33, in the Town of North Attleborough, County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the southerly corner of the herein described easement, said point being sixty-seven and ninety-four hundredths feet (67.94') along a bearing of N 42°45'03" W from the northeasterly corner of the land now or formerly of Mehmet and Aygul Cetiner and the northwesterly corner of the land now or formerly of Michael W. McNally; thence running

| | |
|---|---|
| N 42°45'03" W | a distance of fifty-five and seventy-five hundredths feet (55.75') by the said land of Mehmet and Aygul Centiner to a point at the northeasterly corner of land now or formerly owned by Mrugaben and Amrish Patel; thence running |
| N 25°52'32" W | a distance of seventy-seven and fifty-six hundredths feet (77.56') by said land of Mrugaben and Amrish Patel to a point; thence running |
| N 64°07'28" E | a distance of twelve and zero hundredths feet (12.00') over said land of J.G. Walsh III, ET AL, Walsh Realty Partnership to a point; thence running |
| S 25°52'32" E | a distance of seventy-five and seventy-eight hundredths feet (75.78') over said land of J.G. Walsh III, ET AL, Walsh Realty Partnership to a point; thence running |
| S 42°45'03" E | a distance of fifty-three and ninety seven hundredths feet (53.97') over said land of J.G. Walsh III, ET AL, Walsh Realty Partnership to a point; thence running |
| S 47°14'57" W | a distance of twelve and zero hundredths feet (12.00') over said land of J.G. Walsh III, ET AL, Walsh Realty Partnership to said land of Mehmet and Aygul Centiner and point of beginning. |

The above described easement contains an area of one thousand five hundred seventy eight and five tenths square feet (1,578.5 S.F.) and is more particularly shown as **Relocated Drainage Easement "C"** on a plan entitled: "Drainage Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, Massachusetts, Sheet 3 of 6," prepared for Walsh Realty Partnership, scale 1" = 20', dated March 12, 2020, Prepared by Tilton & Associates, Inc. to be recorded herewith.

Walsh partnership easement

Lot 51
Ap 33

WITNESS the execution hereof under seal this 6th day of October, 2023.

Thomas P. Walsh – General Partner

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

On this 6th day of October, 2023, before me, the undersigned Notary Public, personally appeared Thomas P. Walsh, as Co-Partners of Walsh Realty Partnership and who proved to me through 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 above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose.

Notary Public: Timothy J. McGahan
My Commission Expires: 9-16-2027

Timothy J. McGahan
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
9/16/2027

Lot 51
Ap 33

WITNESS the execution hereof under seal this 23 day of October, 2023.

David M. Walsh – General Partner

COMMONWEALTH OF MASSACHUSETTS

County of Plymouth, ss

On this 23 day of October, 2023, before me, the undersigned Notary Public, personally appeared David M. Walsh, as Co-Partners of Walsh Realty Partnership and who proved to me through 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 above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose.

SAMANTHA L AUGER
Notary Public, Commonwealth of Massachusetts
My Commission Expires July 5, 2030

Notary Public: Samantha L. Auger
My Commission Expires: July 5, 2030

WITNESS the execution hereof under seal this 23 day of October, 2023.

Maureen A. Jorde – General Partner

COMMONWEALTH OF MASSACHUSETTS

County of plymouth, ss

On this 23 day of October, 2023, before me, the undersigned Notary Public, personally appeared Maureen A. Jorde, as Co-Partners of Walsh Realty Partnership and who proved to me through satisfactory evidence of identification being (*check whichever applies*):

___ Driver's license or other state or federal governmental document bearing a photographic image,

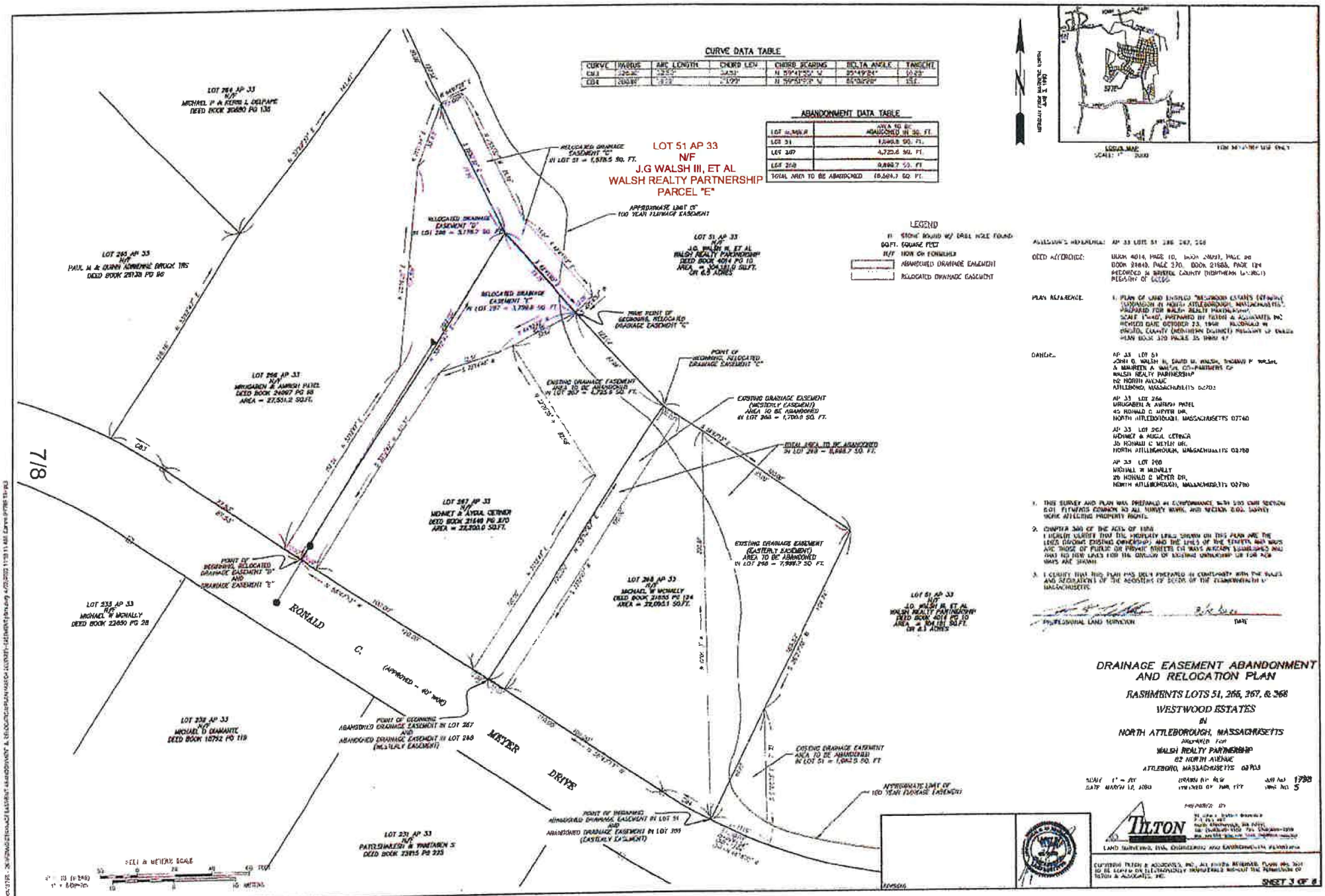
___ Oath or affirmation of a credible witness known to me who knows the above signatory, or

✓ my own personal knowledge of the identity of the signatory,

to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose.

SAMANTHA L AUGER
Notary Public, Commonwealth of Massachusetts
My Commission Expires July 5, 2030

Notary Public: Samantha L. Auger
My Commission Expires: July 5, 2030




CURVE DATA TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LEN | CHORD BEARING | DELTA ANGLE | TANGENT |
|---|---|---|---|---|---|---|
| C83 | [illegible] | [illegible] | [illegible] | N 59°41'55" W | 25°49'24" | [illegible] |
| C84 | [illegible] | [illegible] | [illegible] | N 59°51'53" W | 65°02'20" | [illegible] |

ABANDONMENT DATA TABLE

| LOT NUMBER | AREA TO BE ABANDONED IN SQ. FT. |
|---|---|
| LOT 51 | 1,080.8 SQ. FT. |
| LOT 267 | 4,723.8 SQ. FT. |
| LOT 268 | 9,898.7 SQ. FT. |
| TOTAL AREA TO BE ABANDONED | 15,684.7 SQ. FT. |

ASSESSOR'S REFERENCE: AP 33 LOTS 51, 266, 267, 268

DEED REFERENCE: BOOK 4014, PAGE 10, BOOK 24097, PAGE 68, BOOK 21640, PAGE 270, BOOK 21655, PAGE 124 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS

PLAN REFERENCE: 1. PLAN OF LAND ENTITLED "WESTWOOD ESTATES (EFFICIENCY SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS)", PREPARED FOR WALSH REALTY PARTNERSHIP, SCALE 1"=40', PREPARED BY TILTON & ASSOCIATES, INC. REVISED DATE OCTOBER 23, 1998. RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS PLAN BOOK 370 PAGES 35 THRU 47

OWNERS: AP 33 LOT 51
JOHN G. WALSH II, DAVID M. WALSH, THOMAS P. WALSH, & MAUREEN A. WALSH, CO-PARTNERS OF WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

AP 33 LOT 266
DRUGABEN & AMRISH PATEL
45 RONALD C MEYER DR.
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

AP 33 LOT 267
MEHMET & AYGUL CETINER
35 RONALD C MEYER DR.
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

AP 33 LOT 268
MICHAEL W MCNALLY
26 RONALD C MEYER DR.
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01 FILTERING COMMON TO ALL SURVEY WORK, AND SECTION 6.02, SURVEY WORK AFFECTING PROPERTY RIGHTS.
2. CHAPTER 360 OF THE ACTS OF 1958
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP; AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR DATE

7/8

Lot 51
AP 33

# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES NORTH ATTLEBOROUGH, MASSACHUSETTS




LOCUS MAP
SCALE 1" = 2000'

FOR RESIDENT USE ONLY

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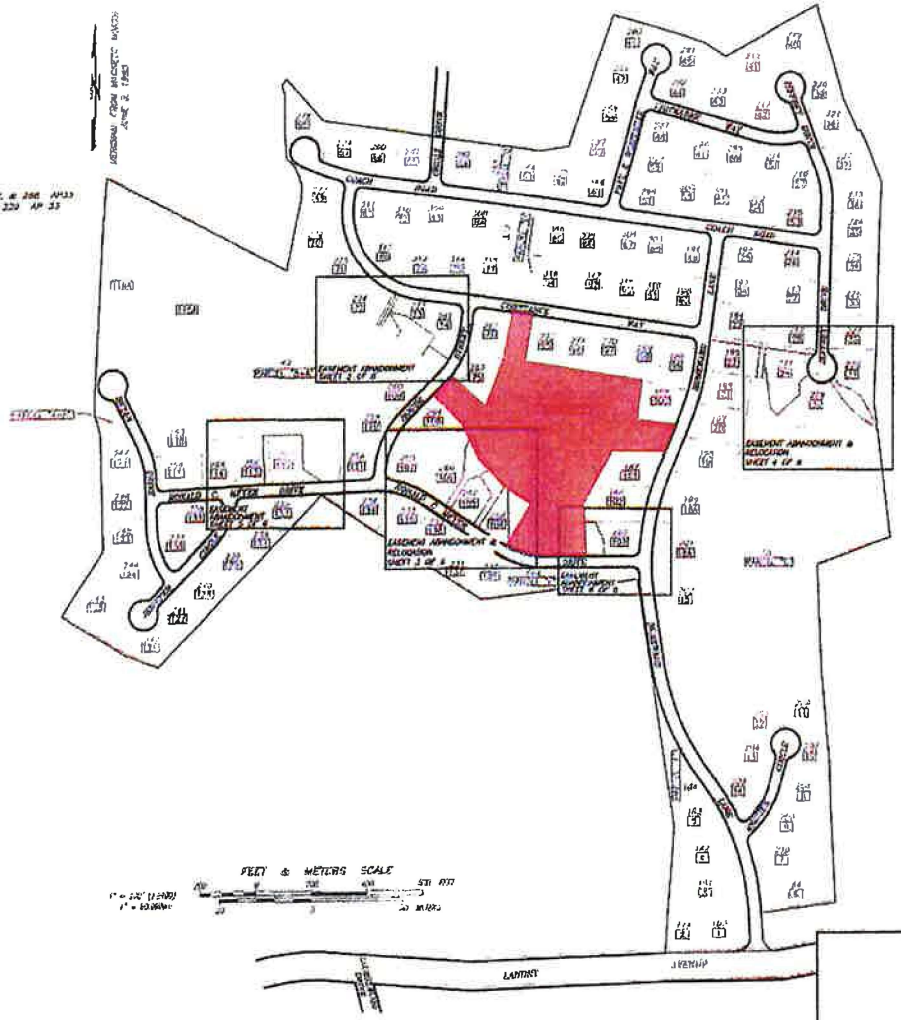
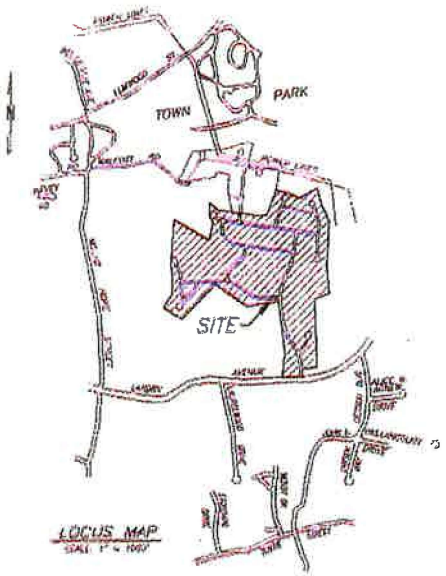
| 3 | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 51, 266, 287, & 288 AP33 |
| 4 | DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33 |
| 5 | DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 48, 256 & 297 AP 33 |
| 6 | DRAINAGE EASEMENT ABANDONMENT PLAN-LOT 165 AP 33 |




LEGEND

- 49 NORTH ATTLEBOROUGH ASSESSOR'S LOT NUMBER
- 73 "WESTWOOD ESTATES" BUILDING LOT NUMBER
- ABANDONED DRAINAGE EASEMENT
- DRAINAGE EASEMENT TO REMAIN
- RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE AP 33 LOTS 48, 51, 165, 211, 228, 229, 256, 287, 261, 266, 287, 288 & 273

CERTIFICATION

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01 ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02 SURVEY WORK AFFECTING PROPERTY RIGHTS.
2. CHAPTER 34A OF THE ACTS OF 1998
I HEREBY CERTIFY THAT THE FREEDOM LINES SHOWN ON THIS PLAN AND THE LINES DRAWING EXISTING FRONTAGES AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR DATE

DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS
WESTWOOD ESTATES
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE: AS NOTED
DATE: MARCH 10, 2000
DRAWN BY: TRW
CHECKED BY: TRW, KJT
JOB NO. 1798
DWG NO. 1

TILTON
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PLANNING

WESTWOOD TILTON & ASSOCIATES, INC. ALL RIGHTS RESERVED. PLANS ARE NOT TO BE COPIED OR ELECTRONICALLY TRANSFERRED WITHOUT THE PERMISSION OF TILTON & ASSOCIATES, INC.

SHEET 1 OF 6

8/8

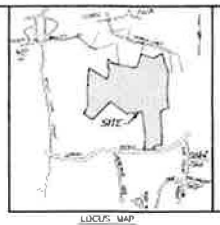
Lot 51
AP 33

# TILTON & ASSOCIATES PLAN

# ABANDONMENT/RELOCATION EASEMENTS

# SIX (6) PAGE SET

# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES NORTH ATTLEBOROUGH, MASSACHUSETTS




LOCUS MAP
SCALE: 1" = 2000'

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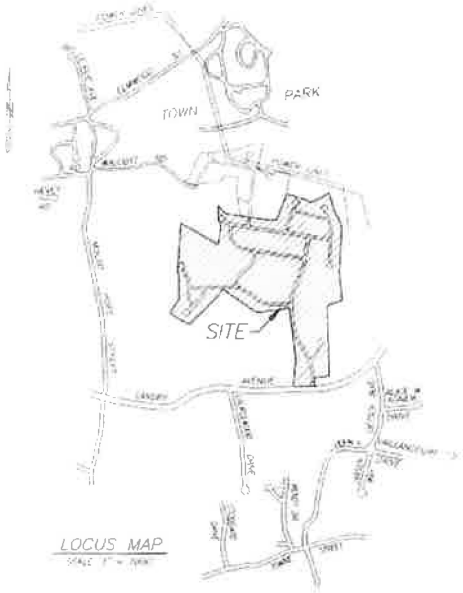
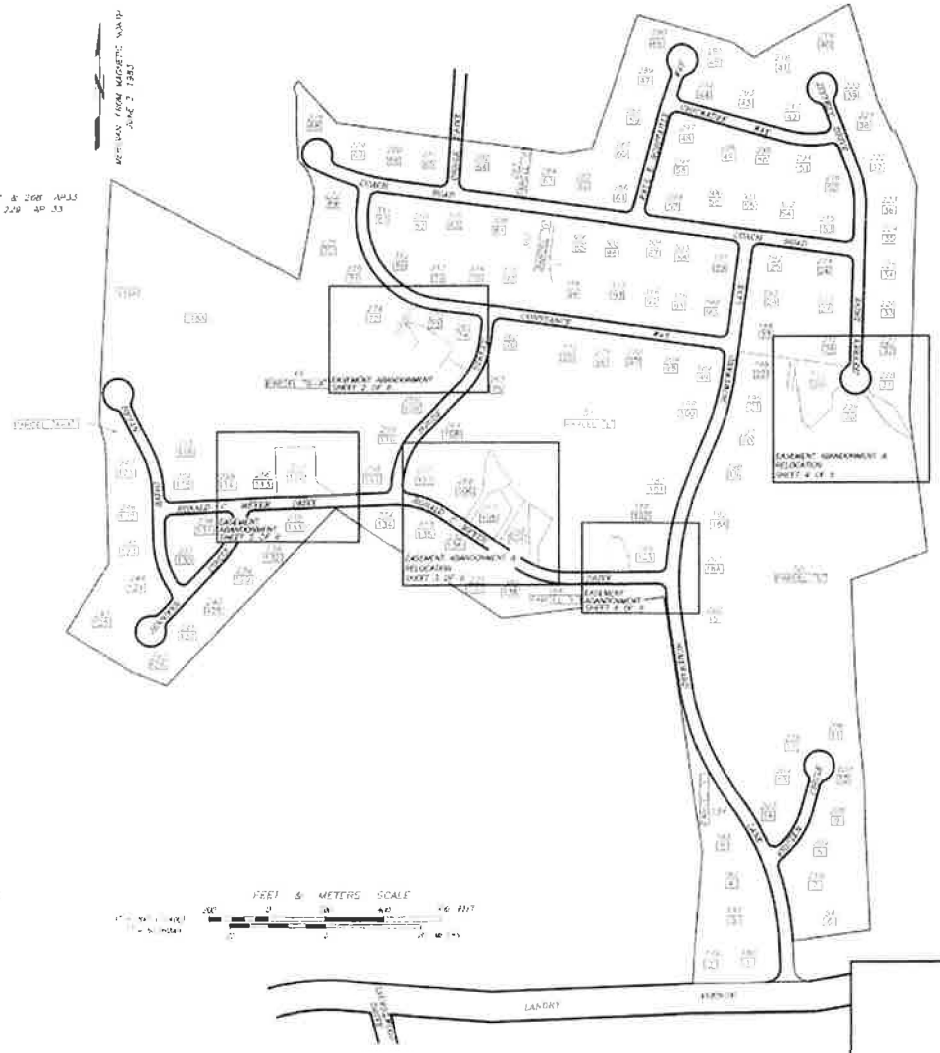
| 5 | DRAINAGE EASEMENT ABANDONMENT PLAN–LOTS 45, 256 & 257 AP 33 |
| 6 | DRAINAGE EASEMENT ABANDONMENT PLAN LOT 193 AP 33 |





MERIDIAN FROM MAGNETIC NORTH JUNE 7, 1982
EASEMENT ABANDONMENT SHEET 2 OF 6
EASEMENT ABANDONMENT & RELOCATION SHEET 3 OF 6
EASEMENT ABANDONMENT & RELOCATION SHEET 4 OF 6
EASEMENT ABANDONMENT SHEET 5 OF 6
EASEMENT ABANDONMENT SHEET 6 OF 6
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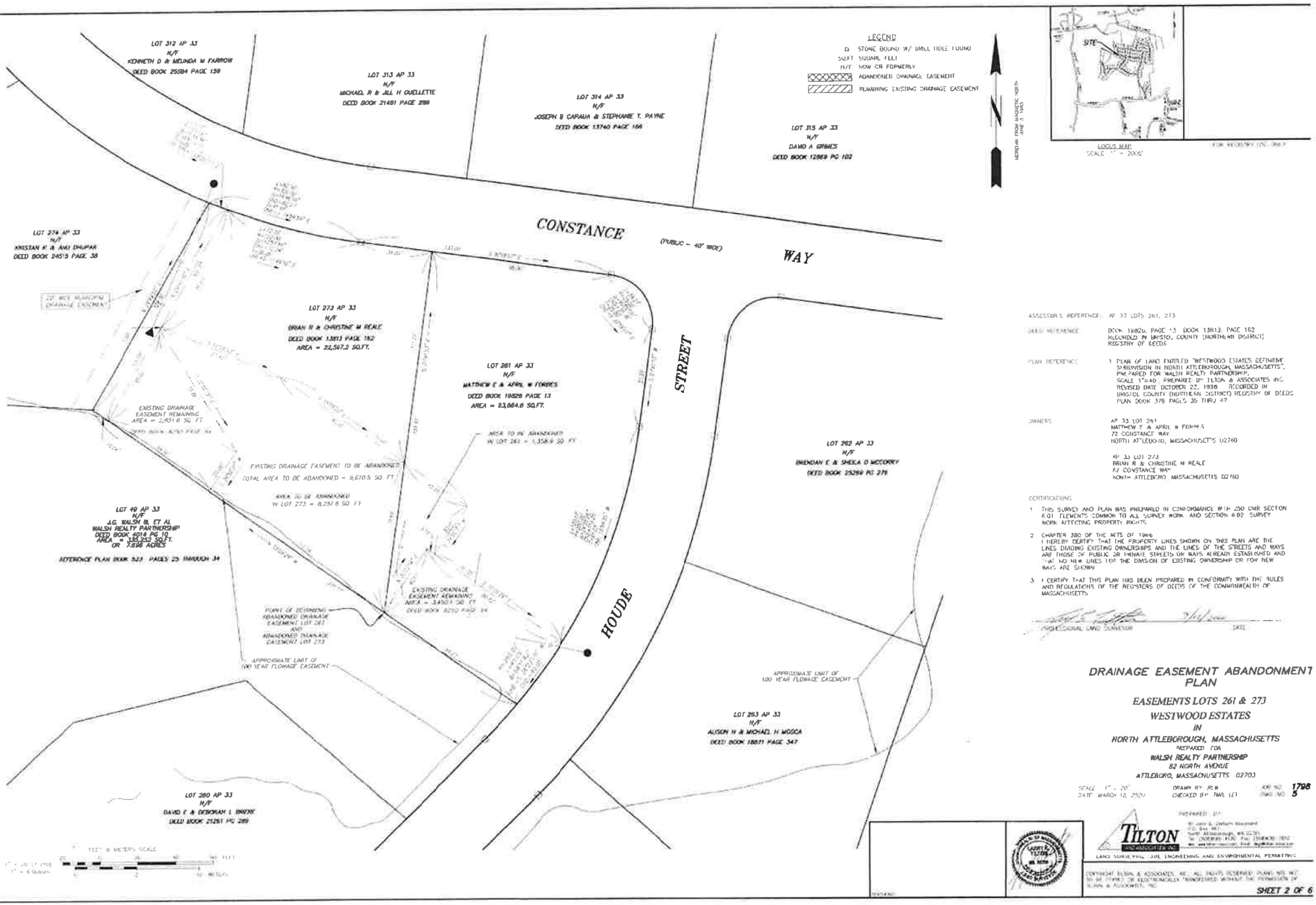


ASSESSOR'S REFERENCE — AP 33 LOTS 261, 273

DEED REFERENCE — BOOK 19826, PAGE 13 (BOOK 13813, PAGE 182 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS

PLAN REFERENCE — 1. PLAN OF LAND ENTITLED "WESTWOOD ESTATES DEFINITIVE SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS", PREPARED FOR WALSH REALTY PARTNERSHIP, SCALE 1"=40', PREPARED BY TILTON & ASSOCIATES INC. REVISED DATE OCTOBER 25, 1988. RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS PLAN BOOK 379 PAGES 35 THRU 47

OWNERS

AP 33 LOT 261
MATTHEW E & APRIL W FORBES
72 CONSTANCE WAY
NORTH ATTLEBORO, MASSACHUSETTS 02760

AP 33 LOT 273
BRIAN R & CHRISTINE M REALE
62 CONSTANCE WAY
NORTH ATTLEBORO MASSACHUSETTS 02760

CERTIFICATIONS

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01 ELEMENTS COMMON TO ALL SURVEY WORK AND SECTION 6.02 SURVEY WORK AFFECTING PROPERTY RIGHTS.
2. CHAPTER 380 OF THE ACTS OF 1966. I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR — DATE

# DRAINAGE EASEMENT ABANDONMENT PLAN

## EASEMENTS LOTS 261 & 273
## WESTWOOD ESTATES
## IN
## NORTH ATTLEBOROUGH, MASSACHUSETTS

PREPARED FOR
**WALSH REALTY PARTNERSHIP**
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE 1" = 20'
DATE MARCH 12, 2020
DRAWN BY JEW
CHECKED BY TWR, LCT
JOB NO. 1798
DWG NO. 5

PREPARED BY
TILTON AND ASSOCIATES INC.
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

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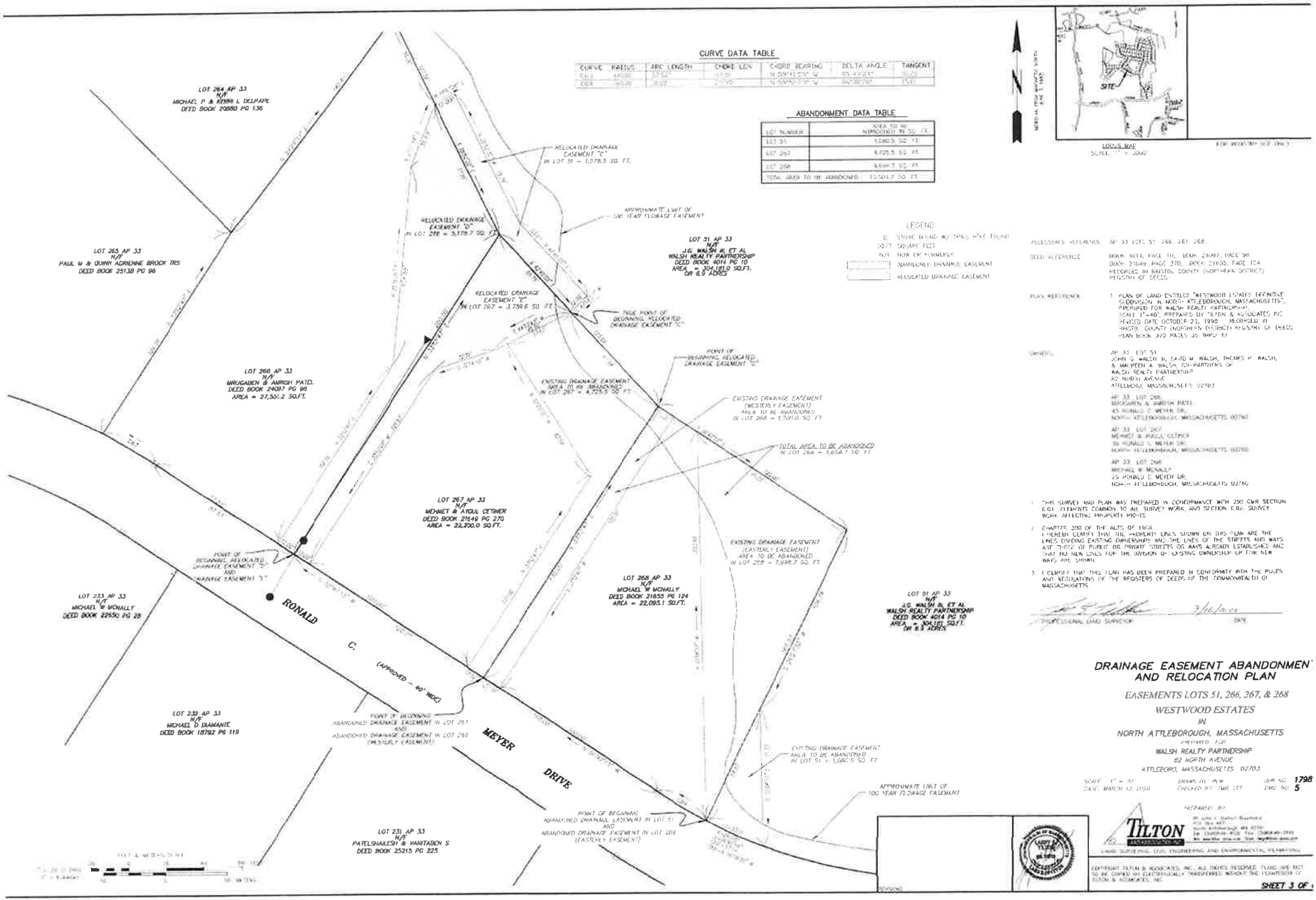


ASSESSOR'S REFERENCE: AP 33 LOTS 51, 266, 267, 268

DEED REFERENCE: BOOK 4014, PAGE 10, BOOK 24097, PAGE 98, BOOK 21649, PAGE 270, BOOK 21650, PAGE 124 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS

PLAN REFERENCE: 1. PLAN OF LAND ENTITLED "WESTWOOD ESTATES DEFINITIVE SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS" PREPARED FOR WALSH REALTY PARTNERSHIP SCALE 1"=40' PREPARED BY TILTON & ASSOCIATES INC REVISED DATE OCTOBER 23, 1998 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS PLAN BOOK 370 PAGES 35 THRU 37

OWNERS: AP 33 LOT 51
JOHN G. WALSH III, DAVID M. WALSH, THOMAS P. WALSH, & MAUREEN A. WALSH, CO-PARTNERS OF WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

AP 33 LOT 266
MRUGABEN & AMRISH PATEL
45 RONALD C MEYER DR.
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

AP 33 LOT 267
MEHMET & AYDIL CETINER
35 RONALD C MEYER DR.
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

AP 33 LOT 268
MICHAEL W MONALLY
25 RONALD C MEYER DR.
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01 ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02 SURVEY WORK AFFECTING PROPERTY LINES.
2. CHAPTER 288 OF THE ACTS OF 1966 PROVIDES CLEARLY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR — DATE 3/6/2000

# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN

*EASEMENTS LOTS 51, 266, 267, & 268*

*WESTWOOD ESTATES*

*IN*

*NORTH ATTLEBOROUGH, MASSACHUSETTS*

PREPARED FOR:
WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE: 1" = 40' DRAWN BY: M.W. JOB NO. 1798
DATE: MARCH 13, 2000 CHECKED BY: TMR, CT DWG NO. 5

PREPARED BY:
TILTON & ASSOCIATES, INC.
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PLANNING

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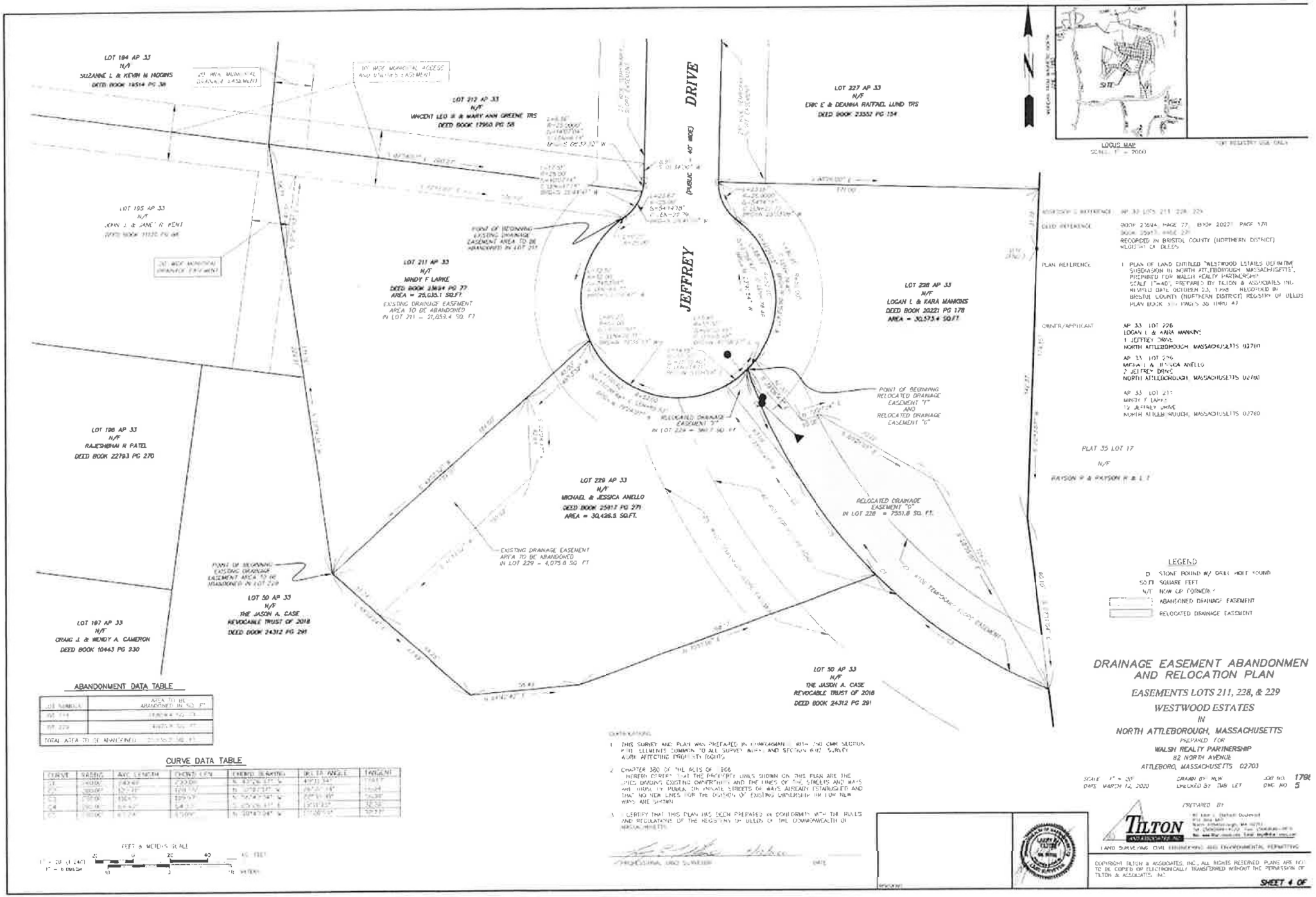


## ABANDONMENT DATA TABLE

| LOT NUMBER | AREA TO BE ABANDONED IN SQ. FT. |
|---|---|
| LOT 211 | [illegible] SQ. FT. |
| LOT 229 | [illegible] SQ. FT. |
| TOTAL AREA TO BE ABANDONED | [illegible] SQ. FT. |

## CURVE DATA TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LEN | CHORD BEARING | DELTA ANGLE | TANGENT |
|---|---|---|---|---|---|---|
| C1 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| C2 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| C3 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| C4 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| C5 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |

CERTIFICATIONS

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH THE CMR SECTION 610 ELEMENTS COMMON TO ALL SURVEY AREAS AND SECTION 612 SURVEY WORK AFFECTING PROPERTY RIGHTS.
2. CHAPTER 380 OF THE ACTS OF 1966 HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR — DATE

# DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN

## EASEMENTS LOTS 211, 228, & 229

## WESTWOOD ESTATES

## IN

## NORTH ATTLEBOROUGH, MASSACHUSETTS

PREPARED FOR

WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE 1" = 20' — DRAWN BY: MJK — JOB NO. 1798
DATE MARCH 12, 2020 — CHECKED BY: TAB LET — DWG NO. 5

FEET & METERS SCALE
1" = 20' (1:240)
1" = 6 (1:72)

PREPARED BY

TILTON
AND ASSOCIATES, INC.
LAND SURVEYING CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

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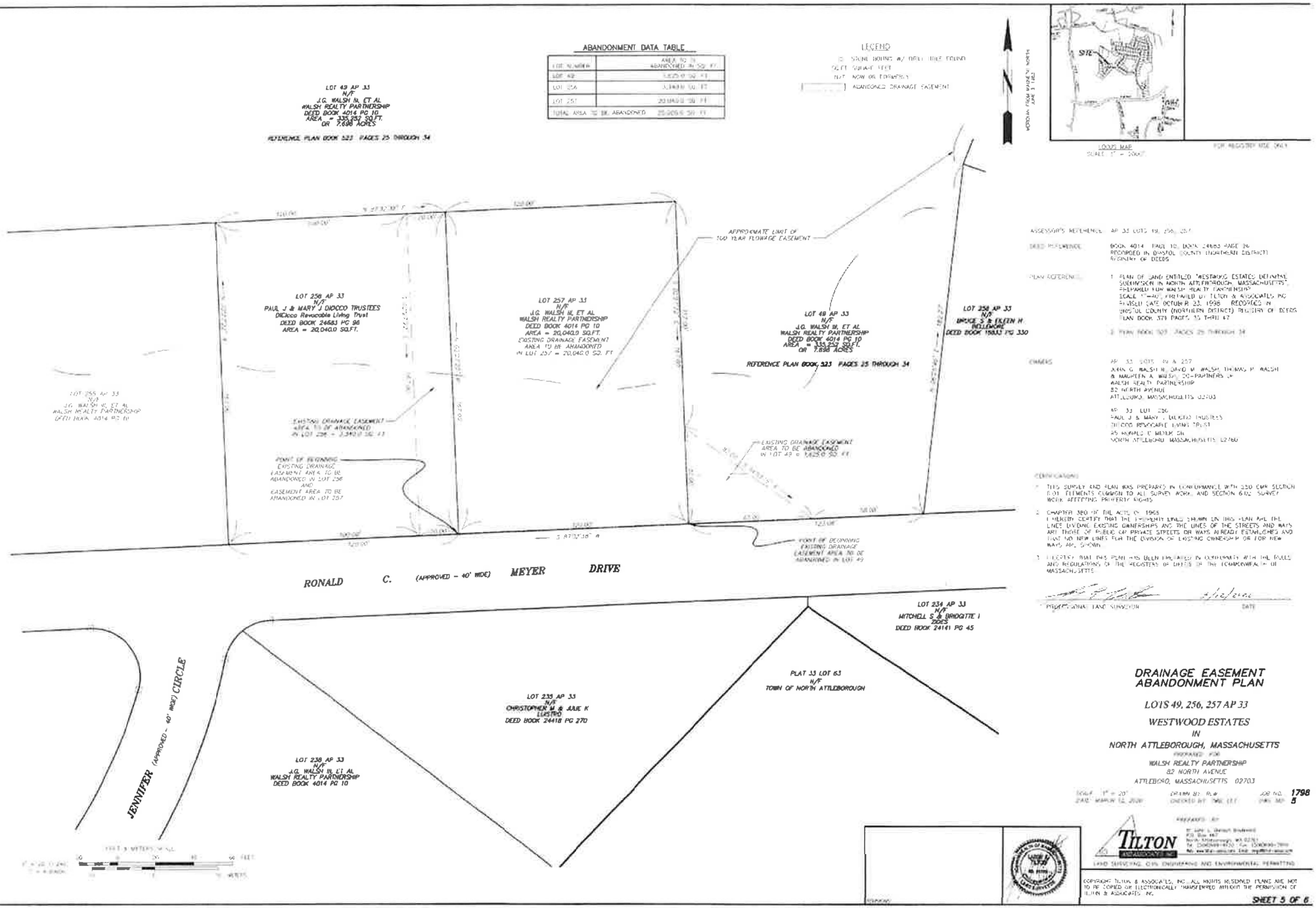


ASSESSORS REFERENCE: AP 33 LOTS 49, 256, 257

DEED REFERENCE: BOOK 4014, PAGE 10, BOOK 24683, PAGE 96, RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS

PLAN REFERENCE:
1. PLAN OF LAND ENTITLED "WESTWOOD ESTATES DEFINITIVE SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS", PREPARED FOR WALSH REALTY PARTNERSHIP, SCALE 1"=40', PREPARED BY TILTON & ASSOCIATES, INC., REVISED DATE OCTOBER 23, 1998, RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS PLAN BOOK 523, PAGES 25 THRU 47
2. PLAN BOOK 523, PAGES 25 THROUGH 34

OWNERS:
AP 33 LOTS 49 & 257
JOHN G. WALSH III, DAVID M. WALSH, THOMAS P. WALSH & MAUREEN A. WALSH, CO-PARTNERS OF WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

AP 33 LOT 256
PAUL J & MARY J. DIOCCO TRUSTEES
DIOCCO REVOCABLE LIVING TRUST
45 RONALD C MEYER DR.
NORTH ATTLEBORO, MASSACHUSETTS 02760

CERTIFICATIONS:

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.00 "ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02 "SURVEY WORK AFFECTING PROPERTY RIGHTS".
2. CHAPTER 380 OF THE ACTS OF 1965
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR — DATE

# DRAINAGE EASEMENT ABANDONMENT PLAN

## LOTS 49, 256, 257 AP 33

## WESTWOOD ESTATES

## IN

## NORTH ATTLEBOROUGH, MASSACHUSETTS

PREPARED FOR:
WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE: 1" = 20' | DRAWN BY: RLW | JOB NO. 1798
DATE: MARCH 12, 2020 | CHECKED BY: TMC ET | DWG NO. 5

PREPARED BY:
TILTON & ASSOCIATES, INC.
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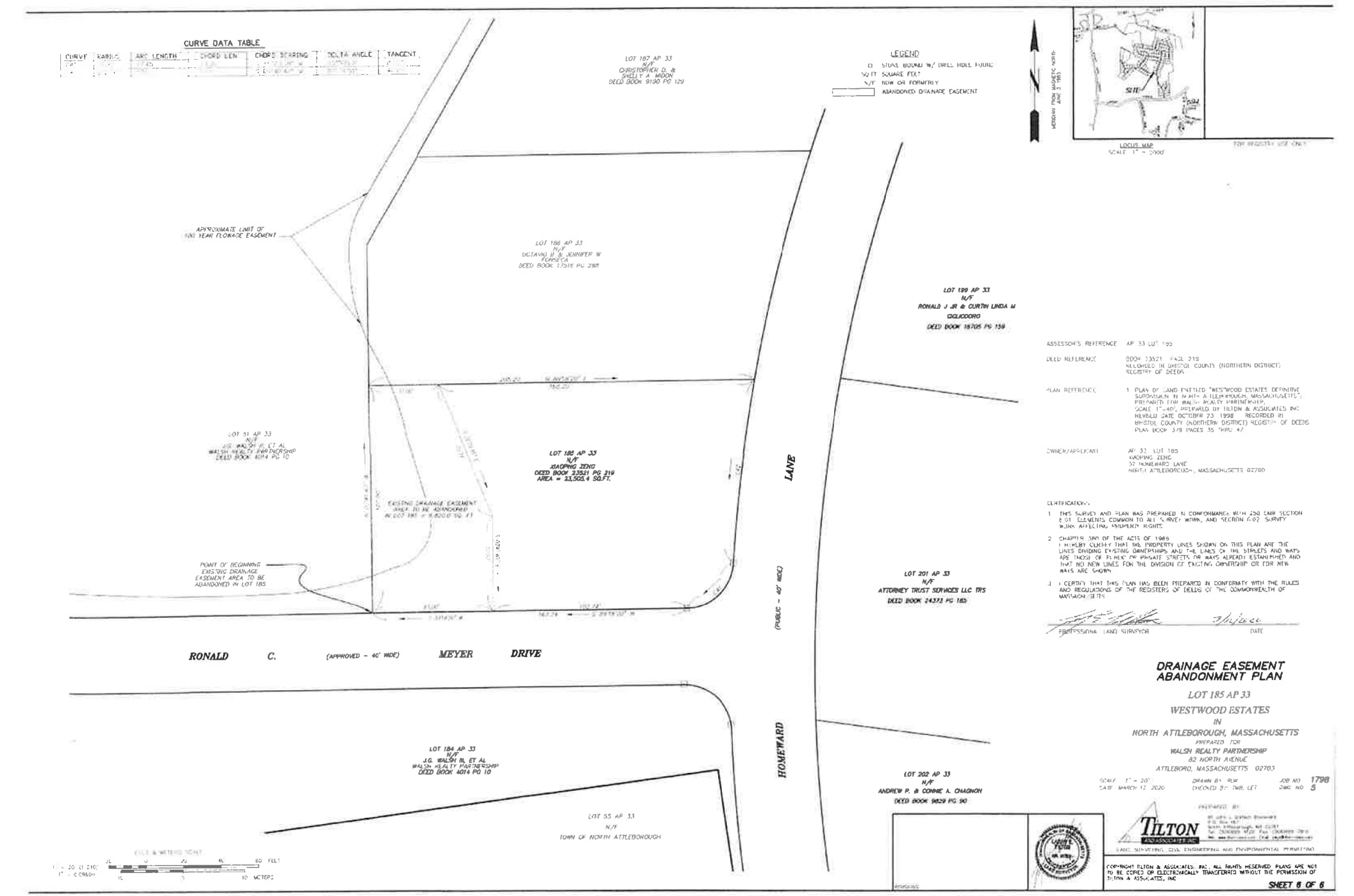


ASSESSOR'S REFERENCE AP 33 LOT 185

DEED REFERENCE BOOK 33521 PAGE 219
RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS

PLAN REFERENCE 1 PLAN OF LAND ENTITLED "WESTWOOD ESTATES DEFINITIVE SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS" PREPARED FOR WALSH REALTY PARTNERSHIP, SCALE 1"=40', PREPARED BY TILTON & ASSOCIATES INC REVISED DATE OCTOBER 23 1998 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS PLAN BOOK 579 PAGES 35 THRU 47

OWNER/APPLICANT AP 33 LOT 185
XIAOPING ZENG
52 HOMEWARD LANE
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

CLARIFICATIONS:

1 THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01 ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02 SURVEY WORK AFFECTING PROPERTY RIGHTS

2 CHAPTER 380 OF THE ACTS OF 1989
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN

3 I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL LAND SURVEYOR DATE

# DRAINAGE EASEMENT ABANDONMENT PLAN

LOT 185 AP 33
WESTWOOD ESTATES
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS

PREPARED FOR
WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE 1" = 20'
DATE MARCH 12 2026
DRAWN BY RJW
CHECKED BY JWB, JET
JOB NO 1798
DWG NO 5

PREPARED BY:
TILTON AND ASSOCIATES INC
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

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**Measure #:** 2025-050

# TOWN COUNCIL MEASURE SUBMITTAL

| **Date:** 02/24/2025 | **Submitted By:** Town Manager | **Telephone #:** 508-699-0100 |
|---|---|---|

**MEASURE DESCRIPTION:**

Authorization to repurpose $50,000 from remaining funds from Completed Capital Improvement Projects to fund Public Relations Support from North TV

**Signed:** Michael Borg

Digitally signed by Michael Borg
DN: C=US, OU=Town Manager, CN=Michael Borg, E=mborg@nattleboro.com
Reason: I am the author of this document
Location:
Date: 2025.02.20 16:44:17-05'00'
Foxit PDF Editor Version: 12.0.0

**PURPOSE AND JUSTIFICATION:**

Purpose:

To see if the Town Council will approve the repurposing of $50,000.00 from the following Articles to retain North TV as a public relations support firm. This request is a repurposing of existing remaining funds from Completed Capital Improvement Projects, and requires no additional funding from the budget.

30220447 587007 - Shift Command Vehicle – Amount in account is $6,218.29 – using $6,108.30
30650332 585100 – Big Red Bus Replacement – Amount in account is $25,311.28 – using $25,311.28
30650400 587000 – Pickup Truck – Amount in account is $12,848.90 – using $12,848.90
30650417 548008 – Red Bus Accessories – Amount in account is $5,731.52 – using $5,731.52

Justification:

1. Crisis Management: In times of crisis, such as natural disasters, public health emergencies, or other critical situations, North TV will help manage communications, ensuring accurate and timely information dissemination to the public and media.

2. Community Engagement and Awareness: North TV will assist in creating and executing campaigns to inform and engage the community about municipal projects, policies, and initiatives. This can include public health campaigns, environmental initiatives, new policy implementations, or information regarding potential debt exclusion votes.

3. Reputation Management: North TV will help manage the municipality's reputation by highlighting positive initiatives, managing negative publicity, and shaping public perception.

4. Event Promotion and Management: For Town-sponsored events like parades, commemorations, or public meetings, North TV will help with promotion, and engagement in the community.
5. Strategic Communication: North TV will assist the Town in the development of a strategic

**SPECIAL REQUIREMENTS:**

**ATTACHMENTS:** Previous Measures attached

**REFER TO SUB-COMMITTEE:** Finance

| **Measure #:** 2025-050 |
|---|

# TOWN COUNCIL MEASURE SUBMITTAL

| **Date:** 02/24/2025 | **Submitted By:** Town Manager | **Telephone #:** 508-699-0100 |
|---|---|---|

**PURPOSE AND JUSTIFICATION CONTINUED:**

5. Strategic Communication: North TV will assist the Town in the development of a strategic communication plan in order to communicate effectively with our constituents. This includes identifying key messages, target audiences, and the most effective channels for communication.

6. Social Media Content Management: In the digital age, maintaining an active and positive presence on social media is crucial. North TV will assist in managing social media accounts, creating content, and engaging with the community online.

7. Branding and Image Building: North TV will develop and promote a positive and attractive image of the Town.

8. Change Communication: When implementing new policies or undergoing organizational changes, effective communication is key to ensuring public understanding and support. North TV will assist in the planning and executing of our communication strategies.

**Measure #:** 2025-051

# TOWN COUNCIL MEASURE SUBMITTAL

| **Date:** 2/24/2025 | **Submitted By:** Town Manager | **Telephone #:** 508-699-0100 |
|---|---|---|

**MEASURE DESCRIPTION:**

To authorize the Town of North Attleborough to hold a special election on June 3, 2025 for the purpose of seeking voter approval of a debt exclusion to fund the construction of a new North Attleborough High School.

**Signed:** Michael Borg

Digitally signed by Michael Borg
DN: C=US, OU=Town Manager, CN=Michael Borg, E=mborg@nattleboro.com
Reason: I am the author of this document
Location:
Date: 2025.02.20 16:46:11-05'00'
Foxit PDF Editor Version: 12.0.0

**PURPOSE AND JUSTIFICATION:**

The purpose of this measure is to formally authorize a special election to allow voters to decide on June 3, 2025 whether to exclude the debt service for the construction of a new North Attleborough High School from the limits of Proposition 2 ½. This exclusion is necessary to secure the funding required for the project without impacting the Town's operating budget. Given the aging condition of the current high school and the need for modern educational facilities that meet current safety, accessibility, and instructional standards, this project represents a significant investment in the future of North Attleborough's students and community. Holding a special election ensures that voters have the opportunity to directly decide on this financial commitment in a timely manner.

**SPECIAL REQUIREMENTS:** A 2/3 vote of the Council is required.

**ATTACHMENTS:**

**REFER TO SUB-COMMITTEE:**

| **Measure #:** 2025-051 |
|---|

# TOWN COUNCIL MEASURE SUBMITTAL

| **Date:** 2/24/2025 | **Submitted By:** Town Manager | **Telephone #:** 508-699-0100 |
|---|---|---|

**PURPOSE AND JUSTIFICATION CONTINUED:**

| **Measure #:** 2025-052 |
|---|

# TOWN COUNCIL MEASURE SUBMITTAL

| **Date:** 2/24/2025 | **Submitted By:** Town Manager | **Telephone #:** 508-699-0100 |
|---|---|---|

**MEASURE DESCRIPTION:**

Approval of Ballot Question Language for the North Attleborough High School Building Project Debt Exclusion

**Signed:** Michael Borg

Digitally signed by Michael Borg
DN: C=US, OU=Town Manager, CN=Michael Borg, E=mborg@nattleboro.com
Reason: I am the author of this document
Location:
Date: 2025.02.20 16:48:03-05'00'
Foxit PDF Editor Version: 12.0.0

**PURPOSE AND JUSTIFICATION:**

The Town Council must vote to place the debt exclusion question on the June 3, 2025 ballot.

* A 2/3 majority vote of the Town Council is required.
* Approval of the specific ballot question language, specifying the debt exclusion (North Attleborough High School Building Project) is required.

Ballot Question proposed language:

"Shall the Town of North Attleborough be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bonds issued to fund the construction of the North Attleborough High School Building Project?"

**SPECIAL REQUIREMENTS:** A 2/3 vote of the Council is required.

**ATTACHMENTS:**

**REFER TO SUB-COMMITTEE:**

| **Measure #:** 2025-052 |
|---|

# TOWN COUNCIL MEASURE SUBMITTAL

| **Date:** 2/24/2025 | **Submitted By:** Town Manager | **Telephone #:** 508-699-0100 |
|---|---|---|

**PURPOSE AND JUSTIFICATION CONTINUED:**