



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, email=Emmborg@
attleboro.com
Reason: I am the author of this document
Date: 2025.02.20 16:42:09 -0500
Location:
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 10

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

ESTABLISHED 1946

JOHN F. D. JACOBI, III
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EDWARD K. SHANLEY◊
STEPHEN K. WITHERS, JR.
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SENIOR COUNSEL

THOMAS G. MORIN

◊ALSO ADMITTED IN RHODE ISLAND

-ALSO ADMITTED IN NEW YORK, NEW JERSEY & RHODE ISLAND

+ALSO ADMITTED IN NEBRASKA

TJM@coogansmith.com

October 22, 2024

[VIA Email: ghilario@nattleboro.com](mailto: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, DiCiccios, 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.

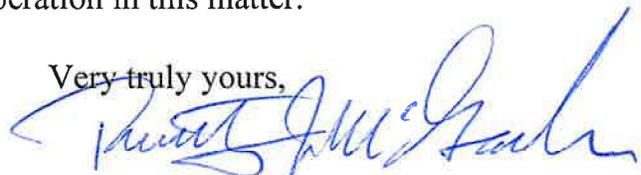
3. A revised set of copies of the Grant of Easement documents (“Relocated Easements”), from Mankins, Anellos, Cetiners, Patels, and Walsh Realty Partnership. As discussed yesterday, I have removed the entire set of the Tilton & Associates six (6) page Plan, formerly attached to each Easement Document. 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, DiCiccios, 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)

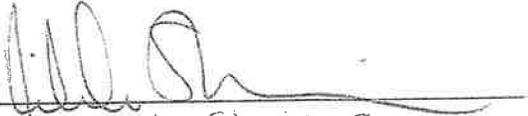
CONSENT AND SUBORDINATION
DOCUMENTS FOR THE ANELLO, PATEL
AND CETINER EASEMENTS

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.

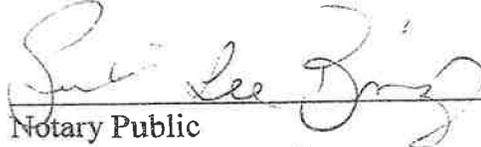
BLUESTONE BANK,

By: 
Name: Nikole Shriner
Title: VP Loan Servicing Manager

COMMONWEALTH OF MASSACHUSETTS

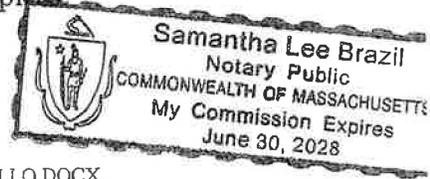
County of Bristol, SS

Then personally appeared the above named N. Kole Shinde, 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.



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. Aro

Name: Donna M. Aro

Title: Vice President

COMMONWEALTH OF MASSACHUSETTS

Bristol County, SS

Then personally appeared the above named Donna M. NDVO, 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.

Teresa Oliveira

Notary Public
My Commission Expires



CONSENT AND SUBORDINATION TO EASEMENT

MIN: 1003647-1300037650-5

MERS PHONE #1-888-679-6377

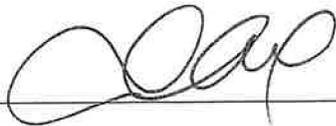
Mortgage Electronic Registration Systems Inc., As Mortgagee as Lender, as nominee for Leader Bank, N.A it's successors and assigns. P.O. Box 2026, Flint, MI, 48501-2026; Mortgage from Mehmet Cetiner and Aygul Cetiner, Tenancy By Entirety, dated December 5, 2014 and recorded in Bristol County, Massachusetts, 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



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



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
Mehmet Cetiner

Aygun Cetiner
Aygun Cetiner

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

On this 11 day of March, 2022, before me, the undersigned Notary Public, personally appeared Mehmet Cetiner and Aygun 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.

Jefferson S. Strom
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

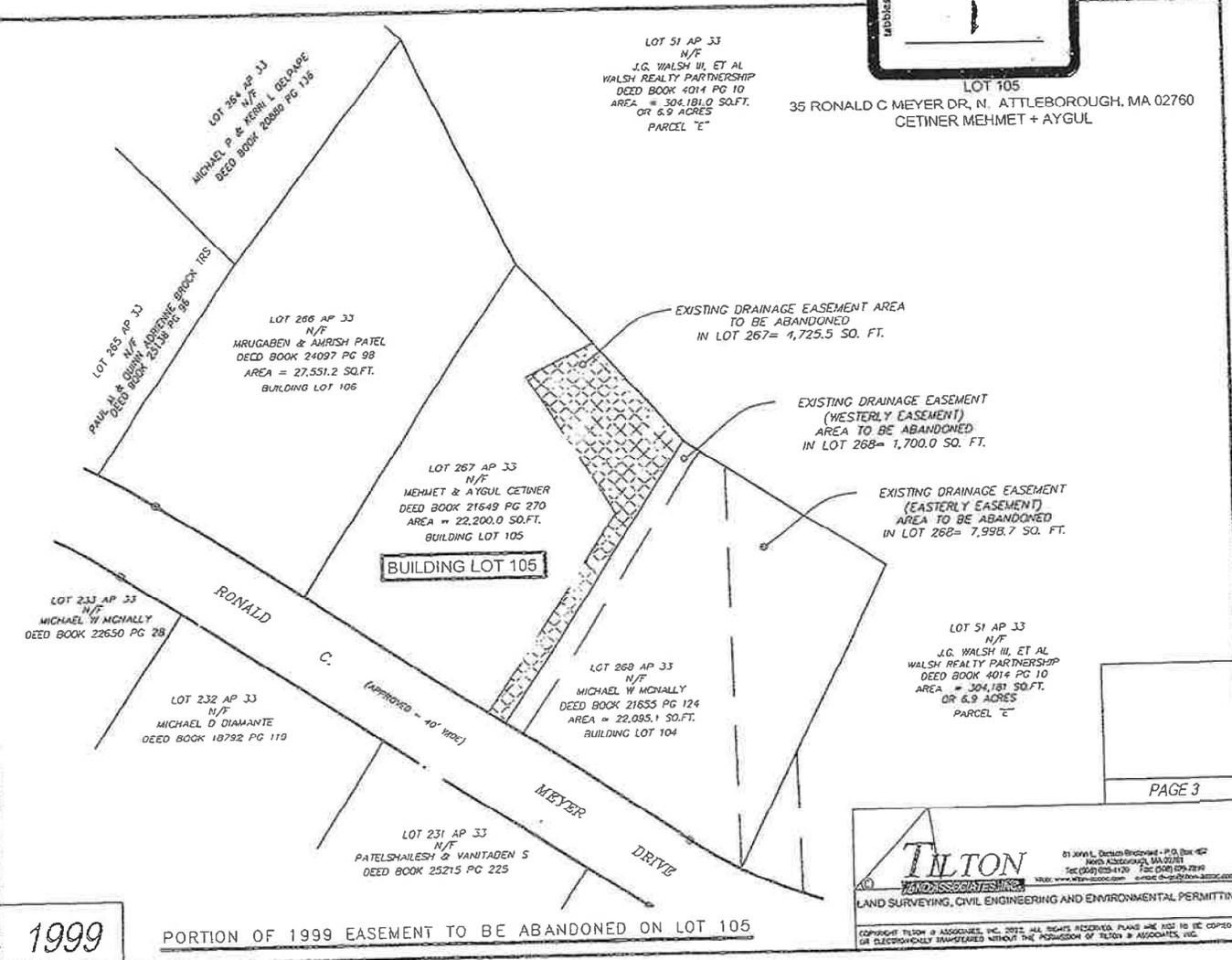
S 33°12'47" W a distance of one hundred twenty-one and eighty-seven hundredths feet (121.87') over said land of Mehmet and Aygul Centiner to a point at Ronald C. Meyer Drive; thence running

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.

Centiner easement grant

G:\Projects\1798 - 2019\DWG\DRAINAGE\EASEMENT ABANDONMENT & RELOCATION PLAN MARCH 2020\presentation\ORIGI



1999

PORTION OF 1999 EASEMENT TO BE ABANDONED ON LOT 105

TILTON
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

81 JOHN L. DEWEESE DRIVE - P.O. BOX 457
NORTH ATTLEBOROUGH, MA 02761
TEL: (508) 853-4120 FAX: (508) 853-4121
WWW.WALSH-REALESTATE.COM

LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

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PAGE 3

EXHIBIT

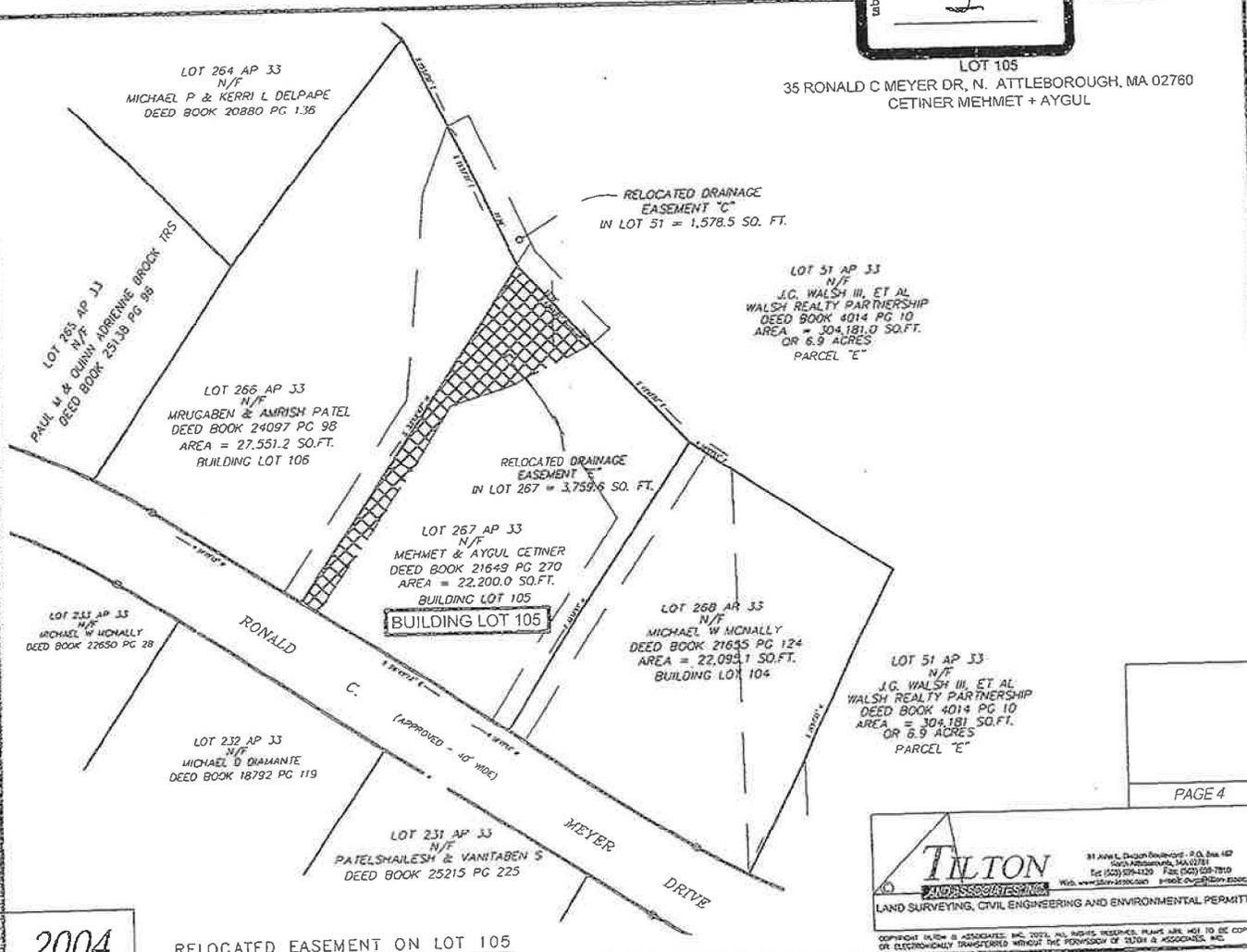


tabb06f

LOT 105

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

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



PAGE 4

TILTON
LAND ASSOCIATES, INC.

81 ANNE STREET, BOSTON, MA 02111
TEL: (617) 267-1120 FAX: (617) 267-7810
WWW.TILTON-ASSOCIATES.COM

LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

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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**

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

COMMONWEALTH 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

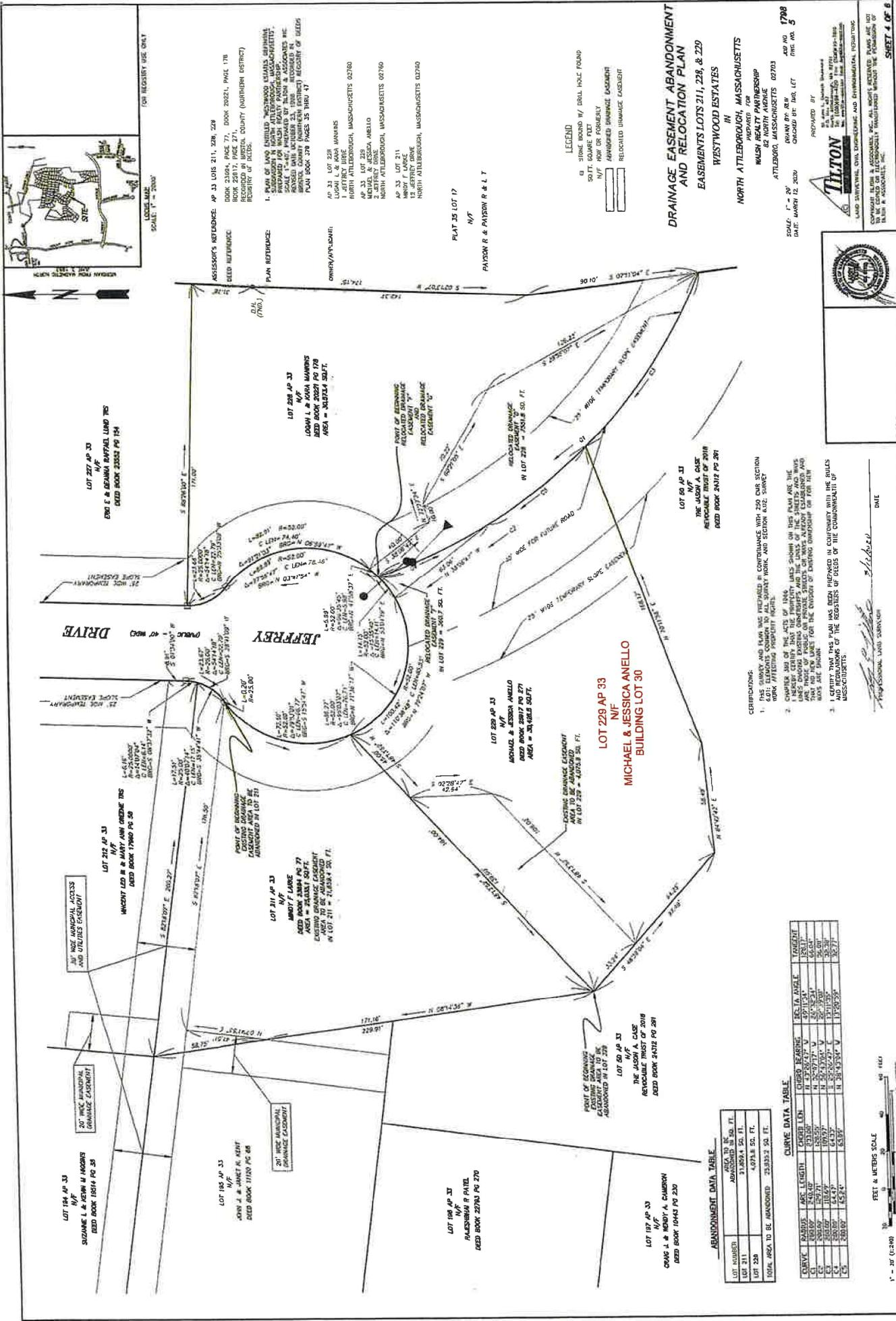
N 48°13'52" E a distance of one hundred thirty-nine and zero hundredths feet (139.00') by said land now or formerly of Mindy F. Larke to a point, said point is S 48°13'52" W a distance of forty-five and zero hundredths feet (45.00') from the southwesterly side of Jeffery Drive; thence running

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.



LOCAL MAP
SCALE 1" = 2000'

ASSESSOR'S REFERENCE: AP 33 LOTS 211, 228, 229
BOOK 2310A, PAGE 71, BOOK 2021, PAGE 178
BOOK 2017, PAGE 271, RECORDS OF WESTON COUNTY (NORTHERN DISTRICT)
REGISTER OF DEEDS.

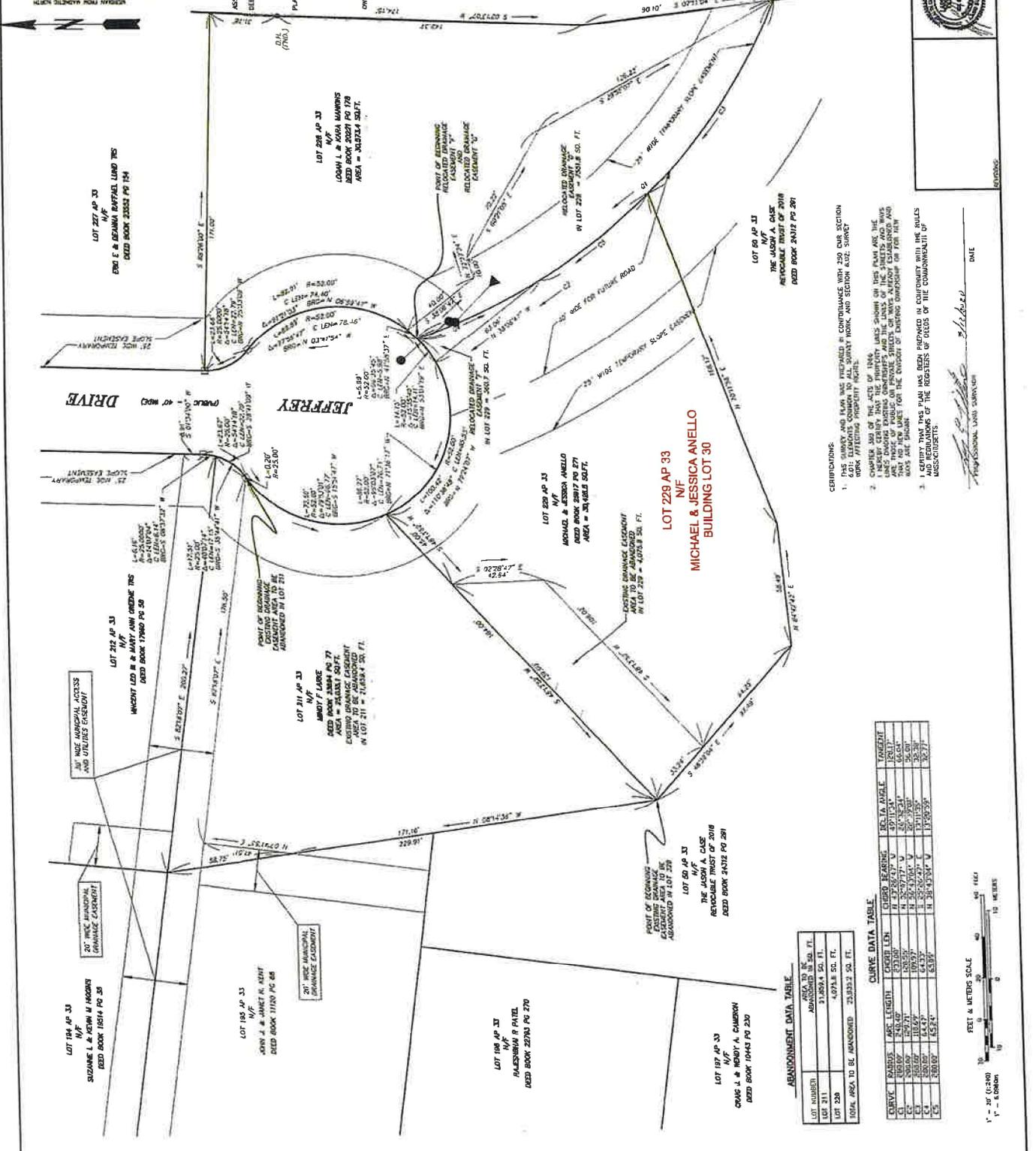
PLAN REFERENCE:
1. PLAN OF LAND ENTITLED "WESTWOOD VILLAGE RESIDENTIAL SUBDIVISION IN WESTON COUNTY, MASSACHUSETTS" SCALE 1"=40', PREPARED BY BLOOM & ASSOCIATES, INC. 12 JEFFREY DRIVE, WESTON, MASSACHUSETTS 02476. RECORDED IN WESTON COUNTY (NORTHERN DISTRICT) REGISTER OF DEEDS PLAN BOOK 278 PAGES 35 THRU 47.

OWNER/PLANNER:
AP 33 LOT 228 WARRIS
LOGAN L. & KARA WARRIS
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760
AP 33 LOT 229
MICHAEL & JESSICA ANELLO
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760
AP 33 LOT 211
HENRY F. LARKE
12 JEFFREY DRIVE
NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

PLAT 25 LOT 17
N/T
PARSON R. & PARSON R. & L. T.

LEGEND
G STONE BOUND W/ DRILL HOLE FOUND
SOUTH SOURCE FEET
N/T ROW OR FORECLOSED
AMENDED DRAINAGE EASEMENT
RELOCATED DRAINAGE EASEMENT

DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN
EASEMENTS LOTS 211, 228, & 229
IN
WESTWOOD ESTATES
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
22 NORTH OAK STREET
ATTLEBORO, MASSACHUSETTS 02703
SCALE: 1" = 20' 2020
DATE: MARCH 12, 2020
DRAWN BY: M. LET
PREPARED BY
TILTON
LAND SURVEYING, CIVIL, ENGINEERING AND ENVIRONMENTAL CONSULTING
100 W. CHANDLER STREET, WESTON, MASSACHUSETTS 02476
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REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF MASSACHUSETTS
COMMISSIONER OF REGISTERS OF DEEDS AND ENVIRONMENTAL DOCUMENTS
BLOOM & ASSOCIATES, INC. ALL RIGHTS RESERVED. PLANS ARE NOT TO BE COPIED OR ELECTRONICALLY TRANSMITTED WITHOUT THE PERMISSION OF BLOOM & ASSOCIATES, INC.
SHEET 4 OF 6



LOT 227 AP 33
DAN E. & BEAMA BUFFALO LIND TKS
DEED BOOK 2352 PG 124

LOT 228 AP 33
N/T
LOGAN L. & KARA WARRIS
DEED BOOK 2021 PG 178
AREA = 30,572.64 SQ. FT.

LOT 229 AP 33
N/T
MICHAEL & JESSICA ANELLO
BUILDING LOT 30
DEED BOOK 2817 PG 271
AREA = 26,765.50 SQ. FT.

LOT 230 AP 33
N/T
THE JASON A. CUSE
RELOCABLE TRUST OF 2018
DEED BOOK 2418 PG 281

LOT 231 AP 33
N/T
HENRY F. LARKE
DEED BOOK 2118 PG 117
AREA = 21,828.20 SQ. FT.

LOT 232 AP 33
N/T
WHENY LID & MARY ANN OGDEN TKS
DEED BOOK 1780 PG 28

LOT 233 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 234 AP 33
N/T
JOHN J. & JOYCE R. MOY
DEED BOOK 1100 PG 84

LOT 235 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 236 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 237 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 238 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 239 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 240 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 241 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 242 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 243 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 244 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 245 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 246 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 247 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 248 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 249 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 250 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 251 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 252 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 253 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 254 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 255 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 256 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 257 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 258 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 259 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 260 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 261 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 262 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 263 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

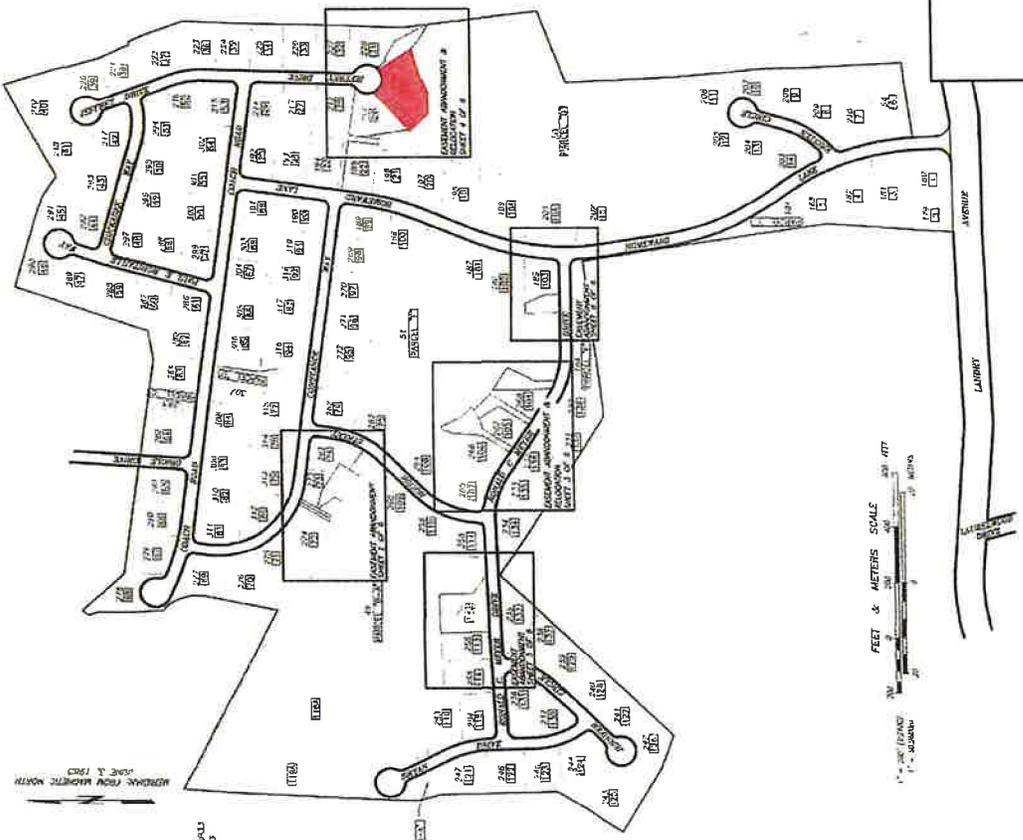
LOT 264 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 265 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 266 AP 33
N/T
SUZANNE L. & KEVIN M. HARRIS
DEED BOOK 1814 PG 28

LOT 267 AP 33

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



SHEET NO.	TITLE
1.	INDEX OF PLANS
2.	DRAINAGE EASEMENT ABANDONMENT PLAN - LOTS 251 & 252 (AP 33)
3.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN - EASEMENTS LOTS 211, 228 & 239 (AP 23)
4.	DRAINAGE EASEMENT ABANDONMENT PLAN - LOTS 45, 250 & 257 (AP 33)
5.	DRAINAGE EASEMENT ABANDONMENT PLAN - LOT 185 (AP 33)

INDEX OF PLANS

TITLE

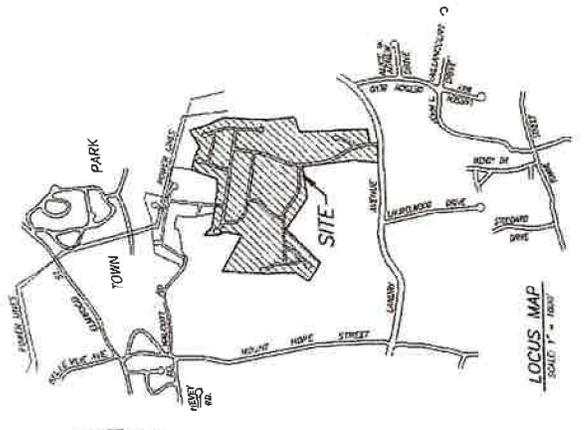
1. INDEX OF PLANS

2. DRAINAGE EASEMENT ABANDONMENT PLAN - LOTS 251 & 252 (AP 33)

3. DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN - EASEMENTS LOTS 211, 228 & 239 (AP 23)

4. DRAINAGE EASEMENT ABANDONMENT PLAN - LOTS 45, 250 & 257 (AP 33)

5. DRAINAGE EASEMENT ABANDONMENT PLAN - LOT 185 (AP 33)



- LEGEND**
- 1. WITHIN ATTLEBOROUGH ASSESSOR'S LOT NUMBER "WESTWOOD ESTATES" BUILDING LOT NUMBER
 - 2. ABANDONED DRAINAGE EASEMENT
 - 3. DRAINAGE EASEMENT TO REMAIN
 - 4. RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE AP 33, LOTS 45, 211, 228, 239, 250, 256, 257, 258, 259, 261, 262 & 271

CERTIFICATIONS:

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTRY OF PROFESSIONAL LAND SURVEYORS WITH RESPECT TO PROPERTY SURVEYS.

2. CHAPTER 263 OF THE LAWS OF 1986.

3. I, THE SURVEYOR, CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A FIELD SURVEY AND THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A FIELD SURVEY AND THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A FIELD SURVEY.

4. I, THE SURVEYOR, CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTRY OF PROFESSIONAL LAND SURVEYORS WITH RESPECT TO PROPERTY SURVEYS.

PROFESSIONAL LAND SURVEYOR
DATE: 11/14/2000

DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS IN WESTWOOD ESTATES

NORTH ATTLEBOROUGH, MASSACHUSETTS
WILSON REALTY PARTNERSHIP
ATTORNEYS AT LAW
1779
DATE: APRIL 12, 2000



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

COMMONWEALTH 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.

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

COMMONWEALTH 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.

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

COMMONWEALTH 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

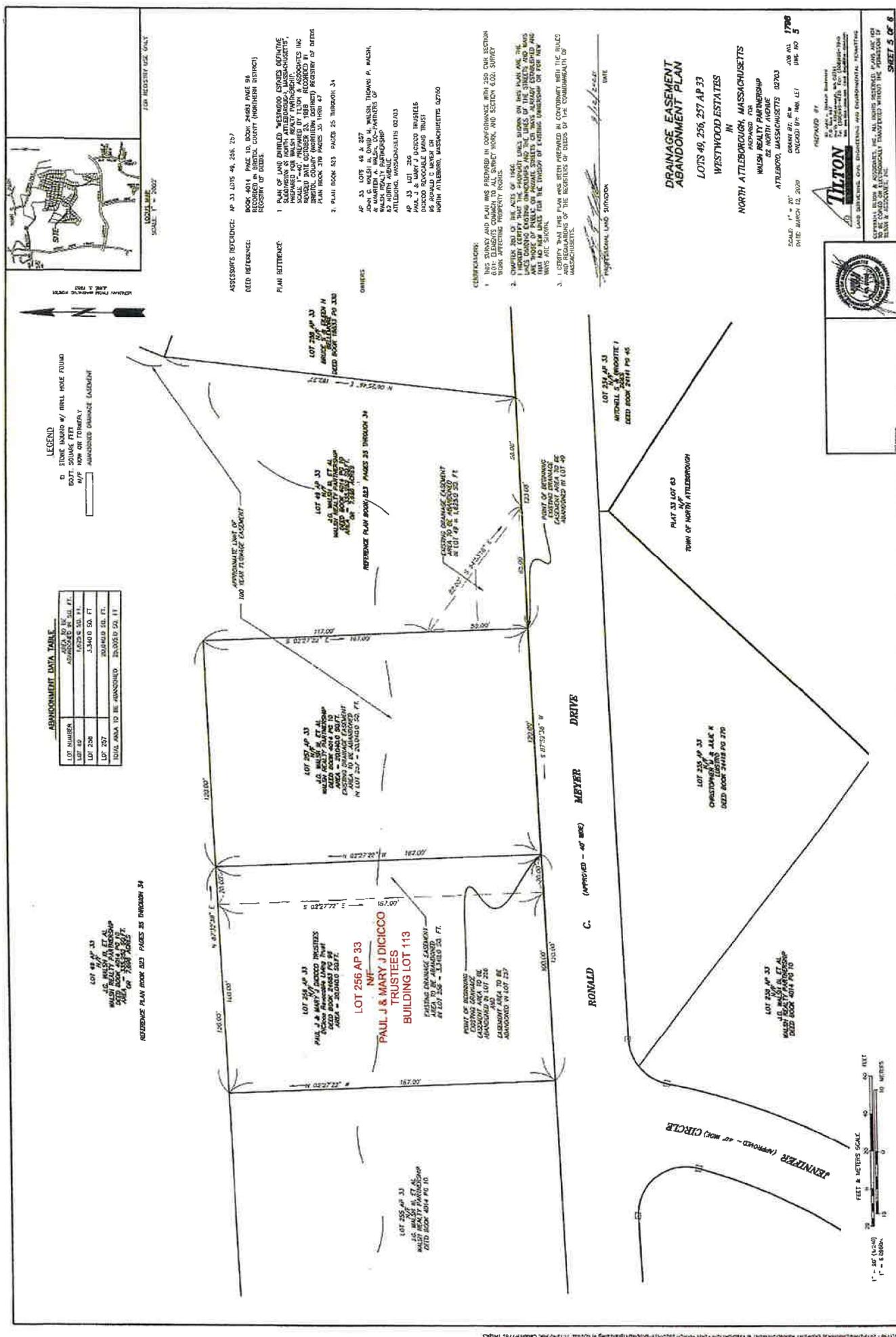
N 02°27'22" W a distance of one hundred sixty-seven and zero hundredths feet (167.00') over said land now or formerly of DiCicco Revocable Living Trust to a point at the other land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership; thence running

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 to DiCicco



ABANDONMENT DATA TABLE

LOT NUMBER	ADJACENT TO	AREA TO BE ABANDONED
LOT 256	LOT 257	1,623.0 SQ. FT.
LOT 257	LOT 258	1,340.0 SQ. FT.
LOT 258	LOT 259	20,010.0 SQ. FT.
LOT 259	LOT 256	20,010.0 SQ. FT.
TOTAL AREA TO BE ABANDONED		33,003.0 SQ. FT.

LEGEND

□ STAKE NUMBER / BELL HOLE FOUND

○ 50 FT. SQUARE TIE

— 1/4" W/P OR FORMERLY

— ABANDONED DRAINAGE EASEMENT



ASSESSOR'S REFERENCE: AP 33 LOTS 49, 256, 257, 258, 259

DEED REFERENCE: BOOK 4011, PAGE 15, BELL HOLE #106 FOR DEED REGISTERED IN DEEDS

PLAN REFERENCE:

- PLAN OF LOTS 49, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

OTHERS:

AP 33 LOTS 49 & 257
 JOHN G. WALSH & DAVID H. WALSH, TRUSTEES OF
 WALSH REALTY PARTNERSHIP
 271 NORTH ATTLEBOROUGH STREET
 NORTH ATTLEBOROUGH, MASSACHUSETTS 02461

AP 33 LOT 256
 PAUL J. & MARY J. DICICCO TRUSTEES
 DANCO RENOVABLE IRVING TRUST
 100 WASHINGTON STREET
 NORTH ATTLEBOROUGH, MASSACHUSETTS 02460

CERTIFICATIONS:

- I, THE SURVEYOR AND PLANNING ENGINEER, HAVE BEEN ADVISED BY THE REGISTERED PROFESSIONAL LAND SURVEYOR THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
- CHAPTER 260B OF THE ACTS OF 1946
 I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN AND MAP ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I HAVE BEEN ADVISED BY THE REGISTERED PROFESSIONAL LAND SURVEYOR THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
- I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERED PROFESSIONAL LAND SURVEYORS OF MASSACHUSETTS.

DRAINAGE EASEMENT ABANDONMENT PLAN
 LOTS 49, 256, 257, AP 33
 WESTWOOD ESTATES
 IN
 NORTH ATTLEBOROUGH, MASSACHUSETTS
 FORWARDED FOR
 WALSH REALTY PARTNERSHIP
 DE NORTH AVENUE
 ATTLEBORO, MASSACHUSETTS 02460

SCALE: 1" = 20'
 DATE: MARCH 12, 2009
 DRAWN BY: R.W. LEI
 CHECKED BY: R.W. LEI
 JOB NO.: 1798
 DATE: MARCH 12, 2009

TILTON
 LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL SCIENTIST

REGISTERED BY
 STATE OF MASSACHUSETTS
 REG. NO. 10000
 EXPIRES 12/31/2010
 TILTON & ASSOCIATES, INC.
 100 WASHINGTON STREET, SUITE 200
 NORTH ATTLEBOROUGH, MASSACHUSETTS 02460

SEAL

STATE OF MASSACHUSETTS
 REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVED

DATE: _____

APPROVED

DATE: _____

APPROVED

DATE: _____

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

COMMONWEALTH 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.

Abandonment to Cetiner

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

SHEET NO. _____

INDEX OF PLANS

TITLE

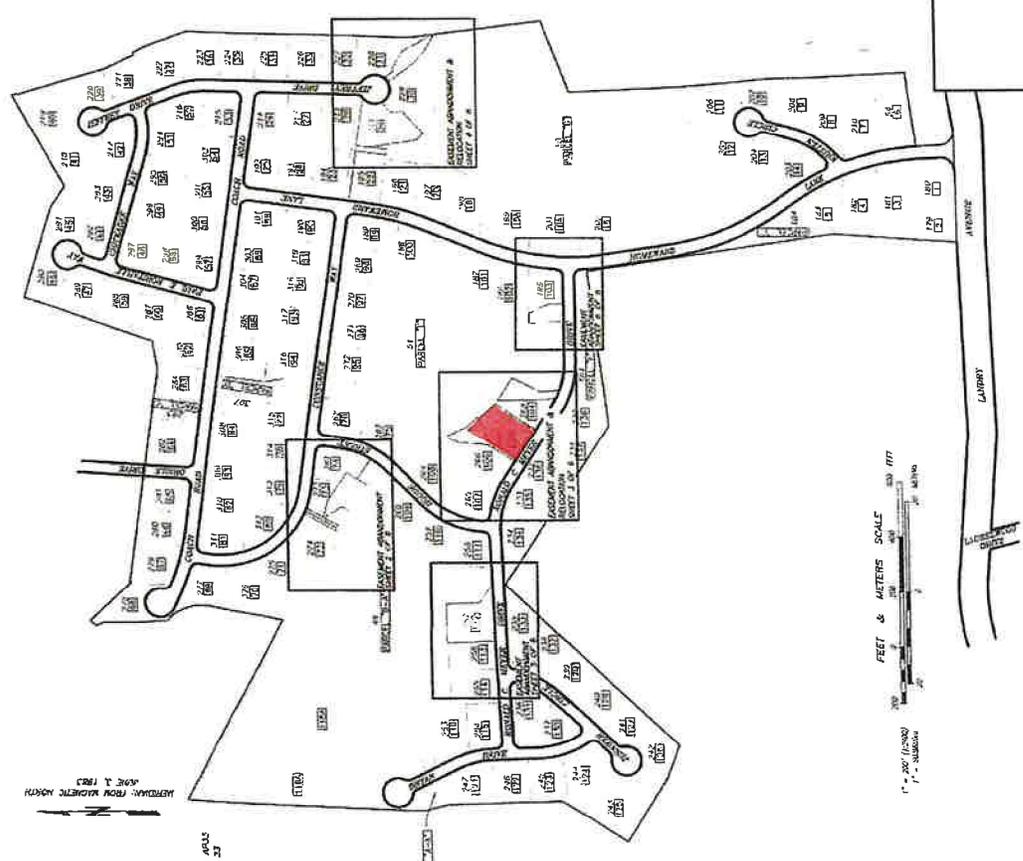
1. INTERJECT

2. DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 251, 255, 267, & 268 AP-33

3. DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN ASSESSOR'S LOTS 211, 224, & 225 AP-33

4. DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 193, 205, & 207 AP-33

5. DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 193 AP-33



LOCUS MAP
SHEET 1" = 1000'

- LEGEND
- 42 NORTH ATTLEBOROUGH ASSESSOR'S LOT NUMBER'S "WESTWOOD ESTATES" BUILDING LOT NUMBER
 - ADVANCED DRAINAGE EASEMENT
 - DRAINAGE EASEMENT TO REMAIN
 - RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE AP 33, LOTS 193, 205, 207, 211, 224, 225, 226, 256, 257, 261, 264, 267, 268 & 271

COMPILED BY: [Signature]
PROFESSIONAL LAND SURVEYOR

DATE: 11/11/2009

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

PREPARED FOR:
MELISSA M. MORTON
ATTORNEY
ATTORNEY AT LAW
SCALE: AS SHOWN
DATE: MARCH 12, 2009
PROJECT NO. 09-011
JOB NO. 1790
JOB DATE: 03/12/09



SHEET 1 OF 6

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

COMMONWEALTH 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 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.

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

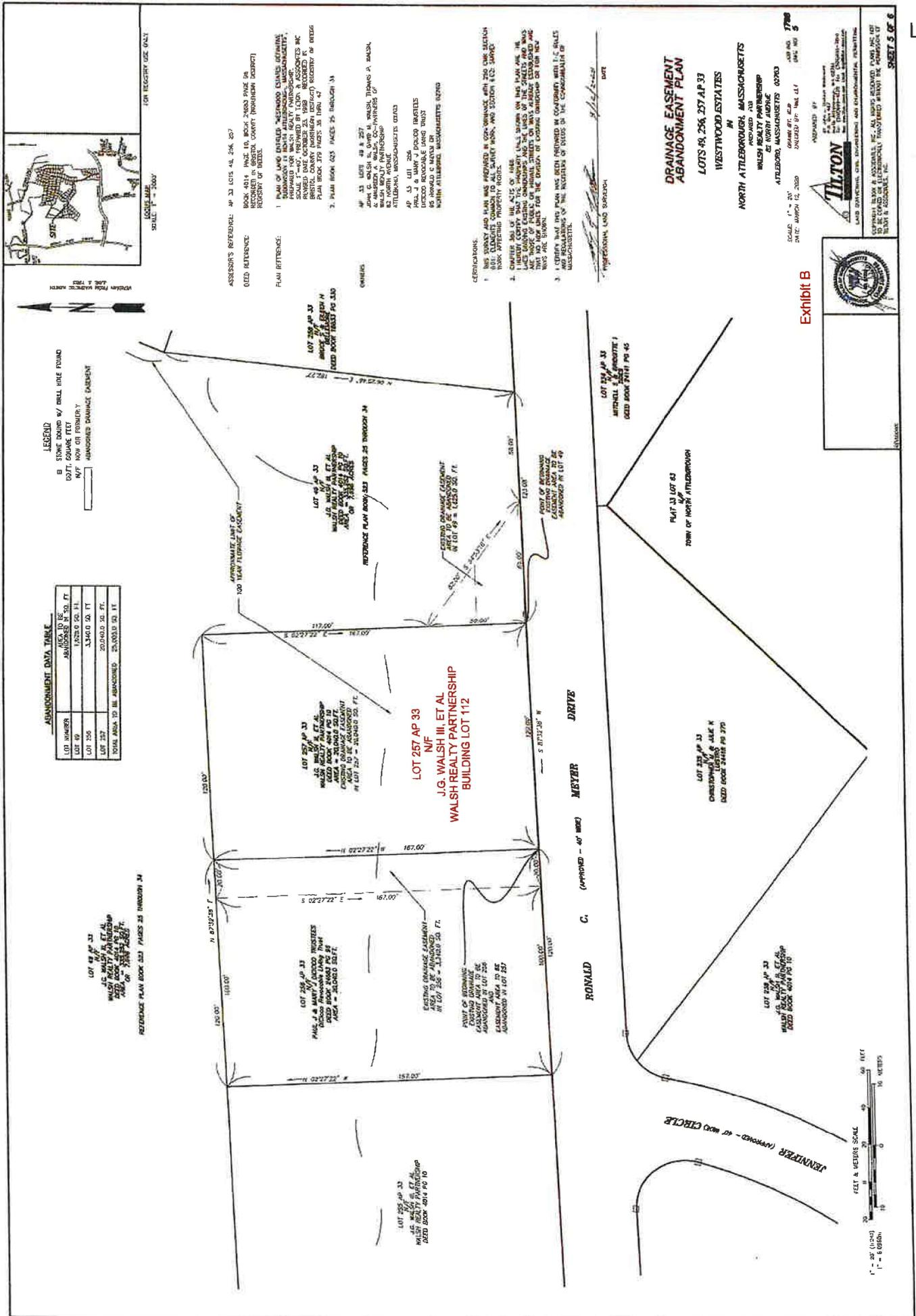
N 02°27'22" W a distance of one hundred sixty-seven and zero hundredths feet (167.00') by said land now or formerly of DiCicco Revocable Living Trust to a point at the other land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership; thence running

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.

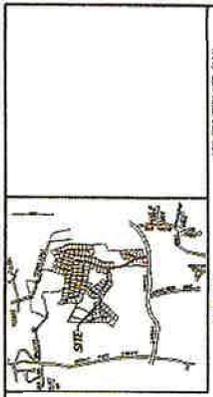


ABANDONMENT DATA TABLE

LOT NUMBER	ABANDONED IN SQ. FT.
LOT 257	1,628.0 SQ. FT.
LOT 256	3,340.0 SQ. FT.
LOT 259	20,040.0 SQ. FT.
TOTAL AREA TO BE ABANDONED:	25,008.0 SQ. FT.

LEGEND

- STAKE FOUND BY BELL WIRE FOUND
- DATA SOURCE: FLET
- N/F FOUND ON FORMERLY
- ABANDONED DRAINAGE EASEMENT



FOR REGENCY USE ONLY

SCALE: 1" = 500'

ASSESSOR'S REFERENCE: AP 33 LOTS 4, 254, 257
BOOK 4014 PAGE 10, BOOK 2608 PAGE 28
RECORDING DISTRICT: COUNTY (TOWNSHIPS) RECORDING DISTRICT

PLAN REFERENCE:

- PLAN OF LAND ENCLOSED "WESTWOOD CHURCH MEMORIAL" PREPARED FOR WALSH REALTY PARTNERSHIP, SCHEMATIC DESIGN BY J.G. WALSH III, ET AL. BOSTON COUNTY PARTNERSHIP (RETRACT) RECEIVED BY DEEDS PLAN BOOK 379 PAGES 25 THRU 47
- PLAN BOOK 023 PAGES 75 THROUGH 81

OTHERS:

- AP 33 LOT 257 J.G. WALSH III, ET AL.
- AP 33 LOT 256 PAUL J. & MARY J. FRANCO TRICITIES
- AP 33 LOT 259 J.G. WALSH III, ET AL.

CERTIFICATIONS:

- I, THE DRAFTER, HAVE BEEN PREPARED IN CONFORMANCE WITH THE OATH AND SECTION 80B, CHAPTER 268B, MASSACHUSETTS GENERAL LAWS, AND SECTION 80C, CHAPTER 268B, MASSACHUSETTS GENERAL LAWS.
- I, THE DRAFTER, HAVE BEEN PREPARED IN CONFORMANCE WITH THE OATH AND SECTION 80B, CHAPTER 268B, MASSACHUSETTS GENERAL LAWS, AND SECTION 80C, CHAPTER 268B, MASSACHUSETTS GENERAL LAWS.
- I, THE DRAFTER, HAVE BEEN PREPARED IN CONFORMANCE WITH THE OATH AND SECTION 80B, CHAPTER 268B, MASSACHUSETTS GENERAL LAWS, AND SECTION 80C, CHAPTER 268B, MASSACHUSETTS GENERAL LAWS.

PROFESSIONAL LAND SURVEYOR

DATE: 3/14/2020

DRAINAGE EASEMENT ABANDONMENT PLAN

LOTS 49, 256, 257 AP 33

WESTWOOD ESTATES

NORTH ATTLEBOROUGH, MASSACHUSETTS

PREPARED FOR:
WALSH REALTY PARTNERSHIP
J.G. WALSH III, ET AL.
ATTLEBOROUGH, MASSACHUSETTS 01930

SCALE: 1" = 30'
DATE: MARCH 12, 2020

REGISTERED BY:
TILTON
100 STATE STREET, SUITE 200
WESTWOOD, MASSACHUSETTS 01981

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF MASSACHUSETTS
LICENSE NO. 17780
EXPIRES: 03/31/2023

RECEIVED BY:
J.G. WALSH III, ET AL.
WALSH REALTY PARTNERSHIP
100 STATE STREET, SUITE 200
WESTWOOD, MASSACHUSETTS 01981

RECEIVED BY:
J.G. WALSH III, ET AL.
WALSH REALTY PARTNERSHIP
100 STATE STREET, SUITE 200
WESTWOOD, MASSACHUSETTS 01981

Exhibit B



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.

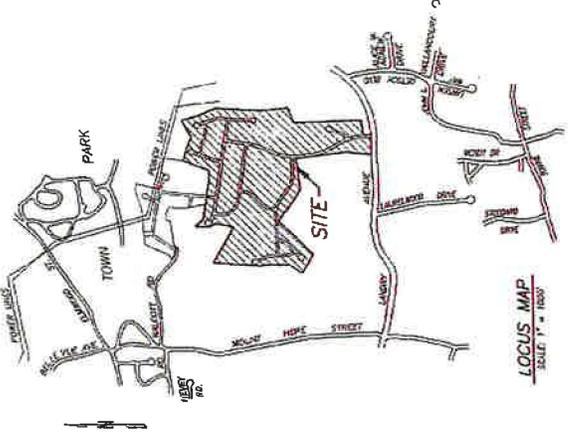
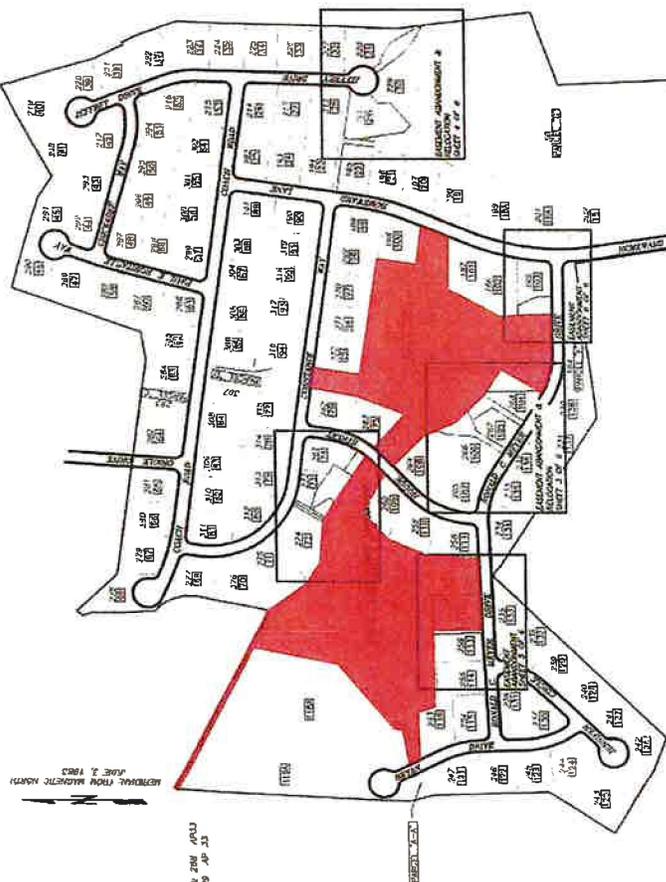
The above described drainage easement area to be abandoned contains an area of one thousand six hundred and twenty-five square feet (1,625.0 S.F.) and is more particularly shown as **Existing Drainage Easement to be Abandoned in Lot 49** on a plan entitled: “Drainage Easement Abandonment and Relocation 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 to Walsh

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

INDEX OF PLANS

SHEET NO.	TITLE
1.	DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 281 & 271 AP 33
2.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 285, 287, & 284 AP 33
3.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 287, & 289 AP 33
4.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 287, & 289 AP 33
5.	DRAINAGE EASEMENT ABANDONMENT PLAN-LOT 163 AP 33



FOR ASSISTANT USE ONLY
SCALE 1" = 1000'

- LEGEND**
- 1. NORTH ATTLEBOROUGH ASSessor'S LOT NUMBER
 - 2. "WESTWOOD ESTATES" BUILDING LOT NUMBER
 - 3. ABANDONED (Hatched) LOTS
 - 4. DRAINAGE EASEMENT TO REMAIN
 - 5. RELOCATED DRAINAGE EASEMENT

ASSessor'S REFERENCE: AP 33, LOTS 161, 162, 163, 211, 228, 229, 230, 234, 235, 236, 237, 238, 239, 240 & 241

CERTIFICATIONS

- I, THE ENGINEER, HAS BEEN PREPARED IN CONFORMANCE WITH 200 CMR SECTION 8.01, ELEMENT C, COMMON TO ALL DRAINAGE WORK, AND SECTION 8.02, ELEMENT B, RELOCATING PROPERTY RIGHTS.
- CHAPTER 80B OF THE ACTS OF 1982, WHICH PLACE LIMITS ON THE DRAINAGE AND WASTE WATER SYSTEMS, AND THE VARIOUS REGULATIONS THEREUNDER, HAVE BEEN FULLY CONSIDERED AND THE PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE SAME.
- I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTRY OF PROFESSIONAL ENGINEERS IN MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR
DATE: 11/14/2010

DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS IN WESTWOOD ESTATES

NORTH ATTLEBOROUGH, MASSACHUSETTS
DESIGNED BY: [Name]
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 11/14/2010



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 **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

COMMONWEALTH 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.

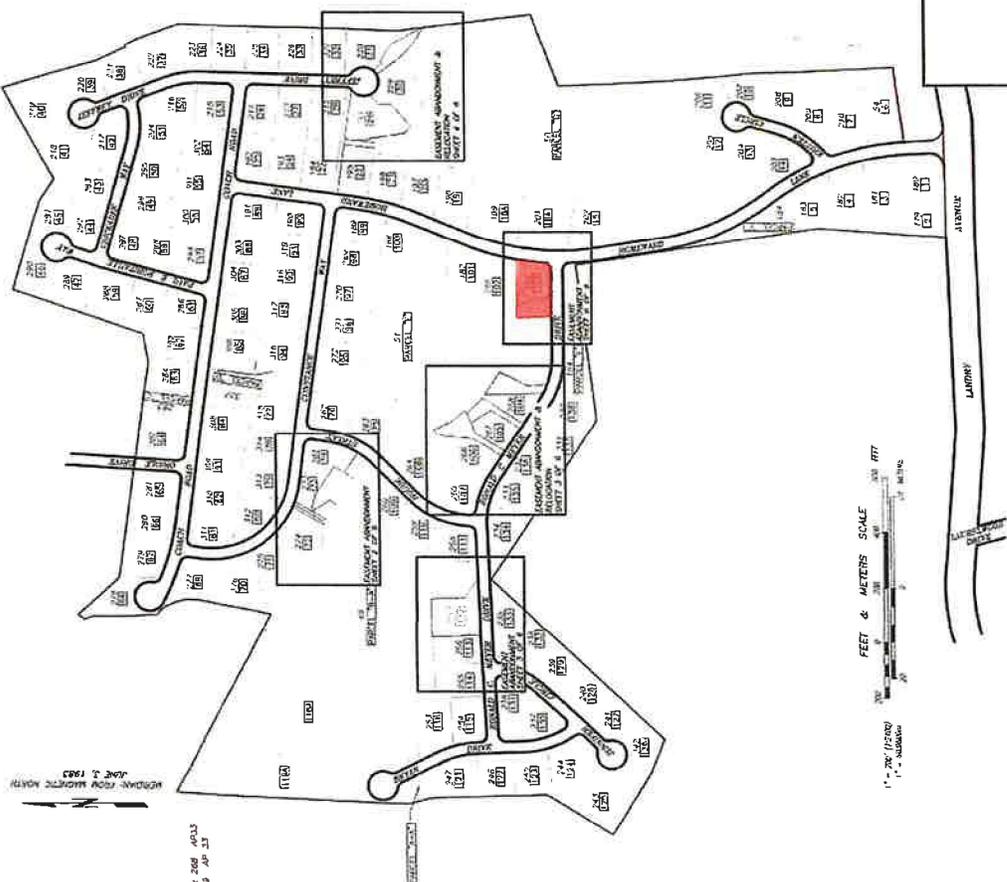
The above described drainage easement area to be abandoned contains an area of six thousand eight hundred and twenty square feet (6,820.0 S.F.) and is more particularly shown as **Existing Drainage Easement to be Abandoned in Lot 185** on a plan entitled: “Drainage Easement Abandonment and Relocation 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.

Abandonment to Zeng

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

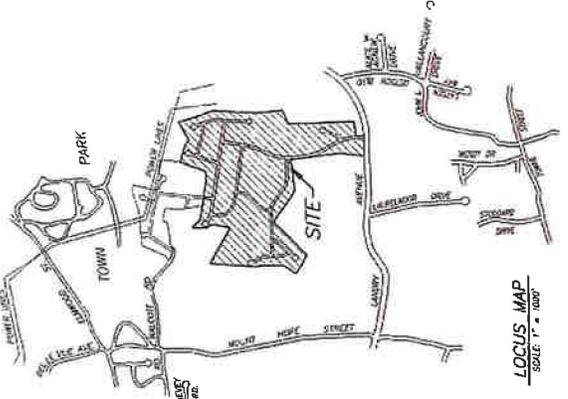


LOCUS MAP
SCALE 1" = 1000'



- LEGEND
- 1. WITHIN ATTLEBOROUGH ACCESSOR'S LOT NUMBER
 - 2. WITHIN WESTWOOD ESTATES HOLDING LOT NUMBER
 - 3. RELOCATED DRAINAGE EASEMENT
 - 4. DRAINAGE EASEMENT TO REMAIN
 - 5. ABANDONED DRAINAGE EASEMENT

ASSessor's REFERENCE: 227, 265, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



LOCUS MAP
SCALE 1" = 1000'

SHEET NO.	TITLE
1	DRAINAGE EASEMENT ABANDONMENT PLAN - LOTS 281 & 271, AP 33
2	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN - LOTS 281, 286, 287, & 288, AP 33
3	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN - LOTS 271, 282, & 283, AP 33
4	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN - LOTS 284, 285, & 286, AP 33
5	DRAINAGE EASEMENT ABANDONMENT PLAN - LOT 185, AP 33

REVISIONS: NONE

DATE: JAN 1, 1983

CERTIFICATIONS

- I, JAMES R. AUST, a duly Licensed Professional Engineer in the State of Massachusetts, do hereby certify that the above described drainage easement abandonment and relocation plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Massachusetts.
- I, JAMES R. AUST, a duly Licensed Professional Engineer in the State of Massachusetts, do hereby certify that the above described drainage easement abandonment and relocation plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Massachusetts.
- I, JAMES R. AUST, a duly Licensed Professional Engineer in the State of Massachusetts, do hereby certify that the above described drainage easement abandonment and relocation plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Massachusetts.

APPROVED BY: [Signature]

DATE: JAN 1, 1983

DRAINAGE EASEMENT ABANDONMENT
AND RELOCATION PLANS
IN
WESTWOOD ESTATES
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
FOR
RELOCATED DRAINAGE EASEMENT
AND ABANDONMENT OF
DRAINAGE EASEMENT
AT NORTH AVENUE
NORTH AVENUE
ATTLEBOROUGH, MASSACHUSETTS 01903
SCALE: AS SHOWN
DATE: JAN 1, 1983
SHEET NO. 1 OF 6



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

COMMONWEALTH 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

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

COMMONWEALTH 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

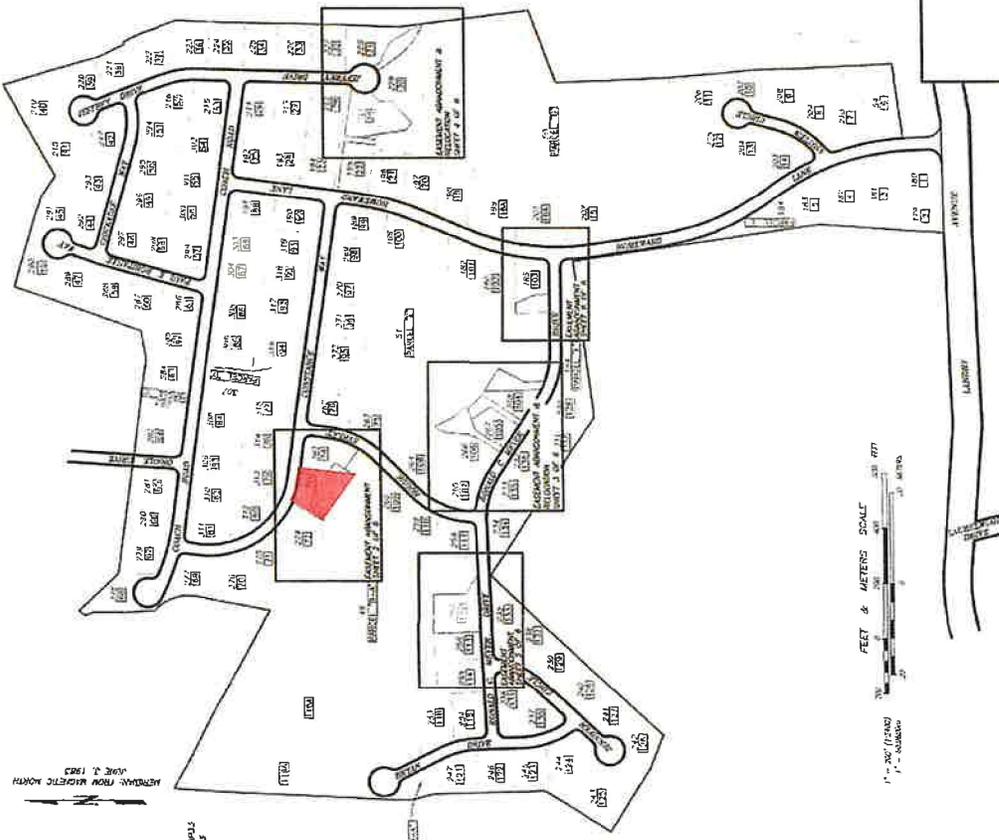
The above described drainage easement area to be abandoned contains an area of eight thousand two hundred fifty-one and six tenths square feet (8,251.6 S.F.) and is more particularly shown as **Existing Drainage Easement to be Abandoned in Lot 273** on a plan entitled: “Drainage

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.

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



LOCUS MAP
SCALE 1" = 1000'



AERIAL PHOTO METRIC NORTH
APRIL 2, 1983

INDEX OF PLANS TITLE

- SHEET NO.
1. PRESENT
 2. DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN (EXCEPTS LOTS 211, 226, 257, & 268) AP 13
 3. DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN (EXCEPTS LOTS 211, 228, & 229) AP 13
 4. DRAINAGE EASEMENT ABANDONMENT PLAN (LOTS 228 & 257) AP 13
 5. DRAINAGE EASEMENT ABANDONMENT PLAN (LOT 103) AP 13

- ASSESS
1. NORTH ATTLEBOROUGH ASSESSOR'S LOT NUMBER
 2. "WESTWOOD ESTATES" BUILDING LOT NUMBER
 3. ABANDONED EASEMENT (Hatched)
 4. DRAINAGE EASEMENT TO REMAIN
 5. RELOCATED DRAINAGE DITCH (Hatched)

ASSESSOR'S REFERENCE: AP 13, LOTS 10, 31, 125, 211, 228, 226, 256, 257, 258, 261, 268, 269, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



LOCUS MAP
SCALE 1" = 1000'

DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES

NORTH ATTLEBOROUGH, MASSACHUSETTS
APPROVED FOR
WALSH REALTY PARTNERSHIP
ATTORNEYS AT LAW
DATE: APRIL 2, 1983
SCALE: AS SHOWN
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: [Signature]



REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: [Signature]
DATE: [Signature]



A SET OF THE REVISED
GRANT OF EASEMENT DOCUMENTS
(“RELOCATED EASEMENTS”) FROM:

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

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

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

[Signature]
Logan L. Mankins

[Signature]
Kara Mankins

COMMONWEALTH 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 License 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.

[Signature]
Notary Public

My commission expires May 29, 2026



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

EXHIBIT A

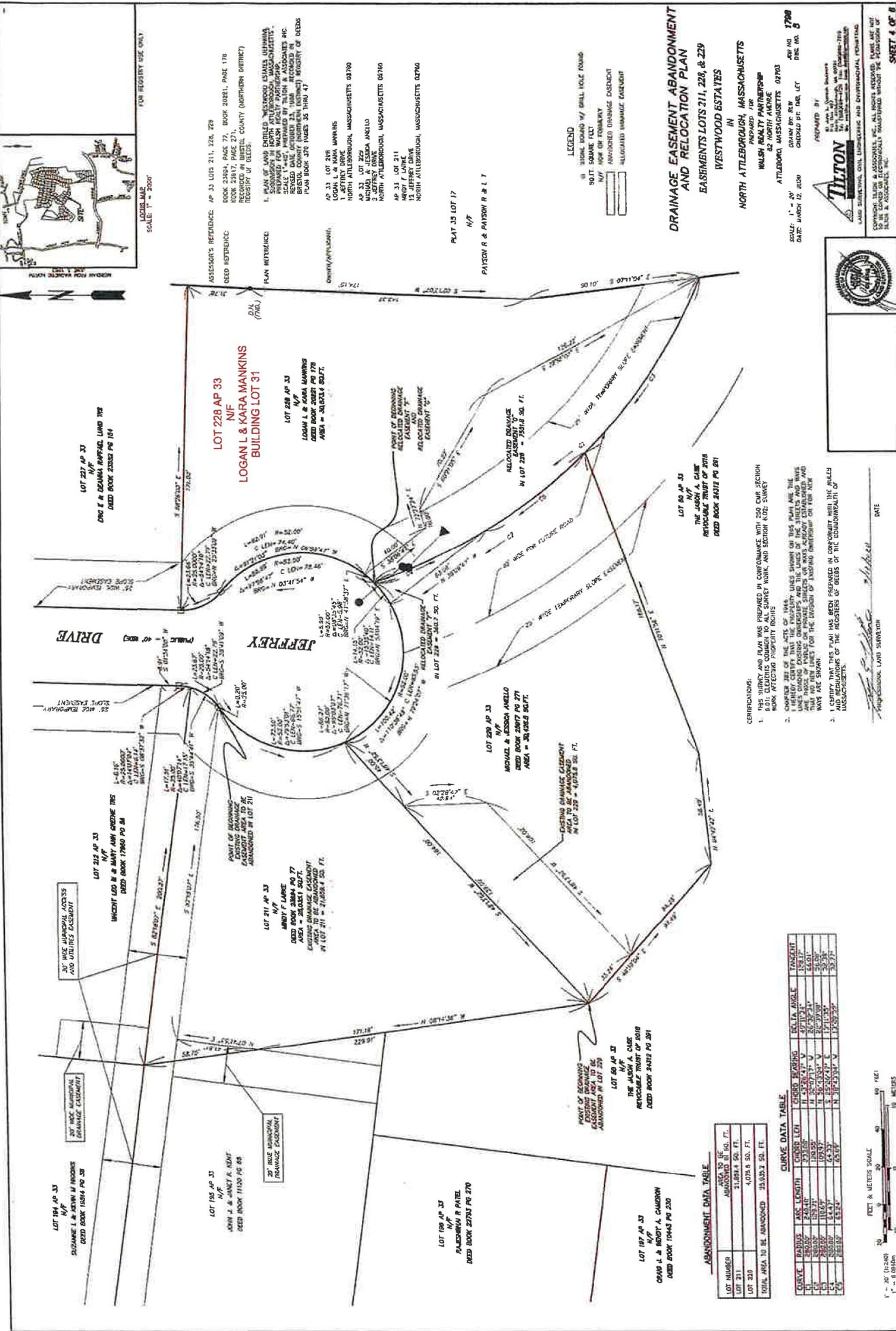
Relocated Drainage Easement "G"
Westwood Estates – Jeffrey Drive
North Attleborough, Massachusetts
Lot 228, AP 33
also being "Westwood Estates" Building Lot Number 31

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.
Mankins easement grant



FOR REVISION USE ONLY
SCALE 1" = 200'

ASSESSOR'S REFERENCE: AP 33 LOTS 211, 228, 229
BOOK 2384, PAGE 72, BOOK 20281, PAGE 178
RECORDED IN BOSTON COUNTY (NORTHERN DISTRICT)
RECORD OF DEEDS

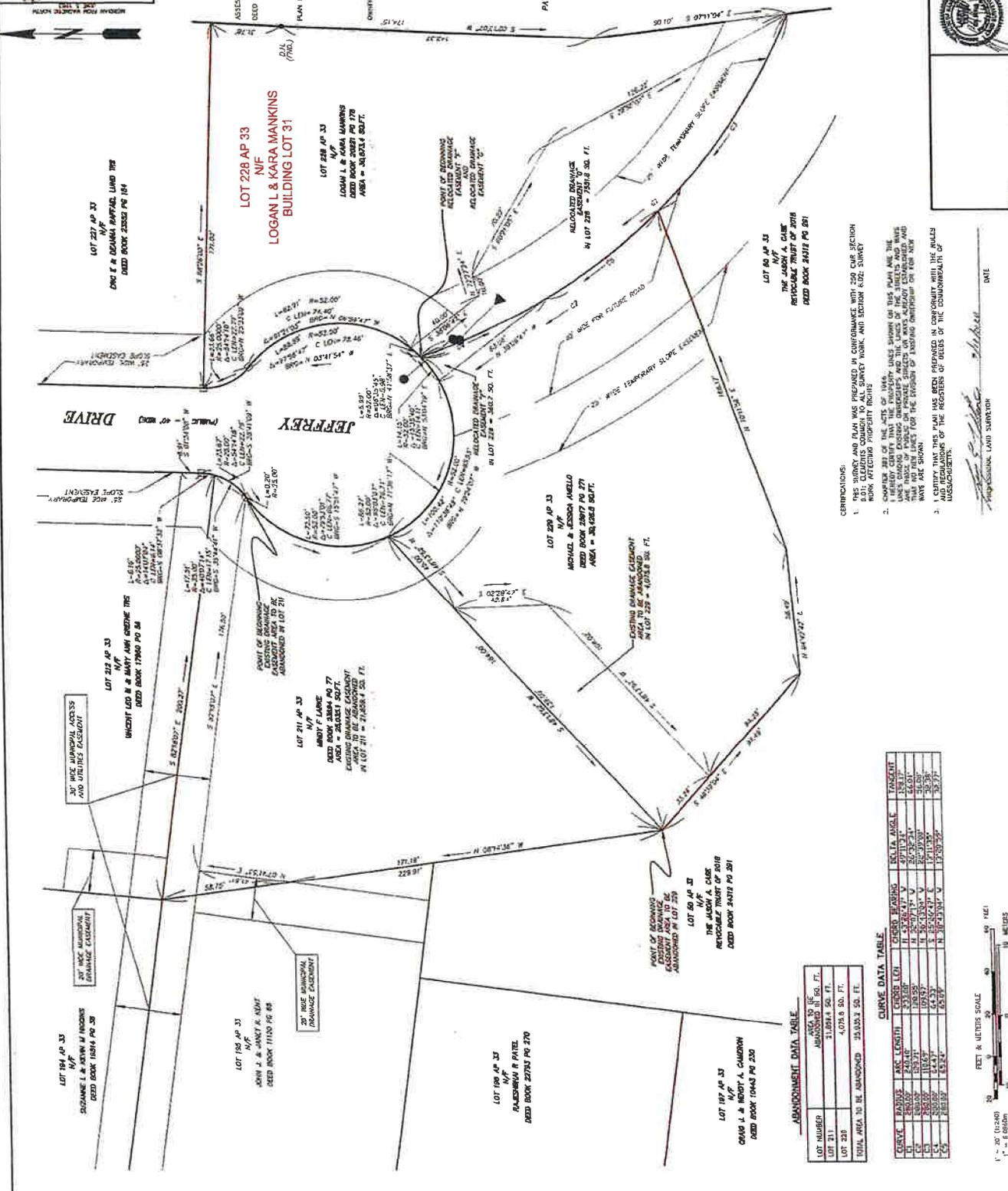
PLAN REFERENCE:
1. PLAN OF LOTS ENCLOSED "WESTWOOD ESTATES (NORTHWEST)
SUBDIVISION" FOR MASS REALTY REGISTRARS,
SCALE 1" = 40', PREPARED BY TILTON & ASSOCIATES, INC.
BOSTON, MASSACHUSETTS, 1970
2. PLAN OF LOTS ENCLOSED "WESTWOOD ESTATES (SOUTHWEST)
SUBDIVISION" FOR MASS REALTY REGISTRARS,
SCALE 1" = 40', PREPARED BY TILTON & ASSOCIATES, INC.
BOSTON, MASSACHUSETTS, 1970
PLAN BOOK 376 PAGES 35 THRU 47

OWNER/APPLICANT:
AP 33 LOT 238
1. MARY F. LARKE
NORTH ATTLEBOROUGH, MASSACHUSETTS 01769
AP 33 LOT 229
2. MARY F. LARKE
NORTH ATTLEBOROUGH, MASSACHUSETTS 01769
AP 33 LOT 231
3. MARY F. LARKE
NORTH ATTLEBOROUGH, MASSACHUSETTS 01769

LEGEND
1. LEGAL BOUNDARY SHALL BE FOUND
2. SOFT SQUARE FOOT
3. NEW OF FORMERLY
4. APPROVED DRAINAGE EASEMENT
5. ALLOCATED UNIMPAVED EASEMENT

PLAT 35 LOT 17
N/P
PARSONS R & PARSONS R & L T

DRAINAGE EASEMENT ABANDONMENT
AND RELOCATION PLAN
EASEMENTS LOTS 211, 228, & 229
IN
WESTWOOD ESTATES
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
MARY F. LARKE
ATTLEBOROUGH, MASSACHUSETTS 01769
DATE: MARCH 12, 2020
DRAWN BY: DAVID L. TILTON
FILE NO. 1708
REV. NO. 3



LOT 227 AP 33
N/P
DING & DEBAMA PARTIAL LIND THE
DEED BOOK 23333 PG 164

LOT 228 AP 33
N/P
LOGAN L & KARA MANKINS
BUILDING LOT 31

LOT 229 AP 33
N/P
LOAN L & KARA MANKINS
BUILDING LOT 31
AREA = 30,082.5 SQ. FT.

LOT 230 AP 33
N/P
MICHAEL & ROSAN ANELLO
DEED BOOK 2887 PG 271
AREA = 30,082.5 SQ. FT.

LOT 231 AP 33
N/P
THE JASON A. CURE
RELOCABLE TRUSS PG 281
DEED BOOK 3416 PG 281

LOT 232 AP 33
N/P
THE JASON A. CURE
RELOCABLE TRUSS PG 281
DEED BOOK 3416 PG 281

LOT 233 AP 33
N/P
UNIDENTIFIED M & MARY ANN ENGINE THE
DEED BOOK 17860 PG 8

LOT 234 AP 33
N/P
WINDY F. LARKE
DEED BOOK 17860 PG 8
EXISTING DRAINAGE EASEMENT
AREA TO BE ABANDONED
IN LOT 211 = 4,028.6 SQ. FT.

LOT 194 AP 33
N/P
SUSANNE L & VERNON J. HODGES
DEED BOOK 18316 PG 38

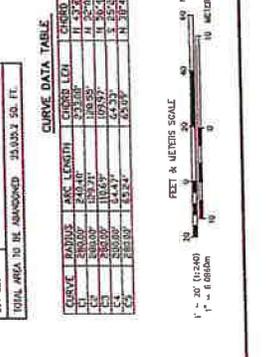
LOT 195 AP 33
N/P
JOHN J. & JANEY K. KENT
DEED BOOK 11130 PG 68

LOT 196 AP 33
N/P
PARSONS R & PATEL
DEED BOOK 2378 PG 270

LOT 197 AP 33
N/P
OSCAR J. & MARY A. CAMOON
DEED BOOK 10443 PG 230

ABANDONMENT DATA TABLE

LOT NUMBER	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	TANGENT
LOT 211	2,440.0'	2,373.8'	11.35° 52' 11" V	507.52' 23.1"
LOT 228	4,028.6 SQ. FT.	4,028.6 SQ. FT.	11.35° 52' 11" V	44.01'
TOTAL AREA TO BE ABANDONED	25,035.1 SQ. FT.	25,035.1 SQ. FT.	11.35° 52' 11" V	36.20'
			11.35° 52' 11" V	39.37'

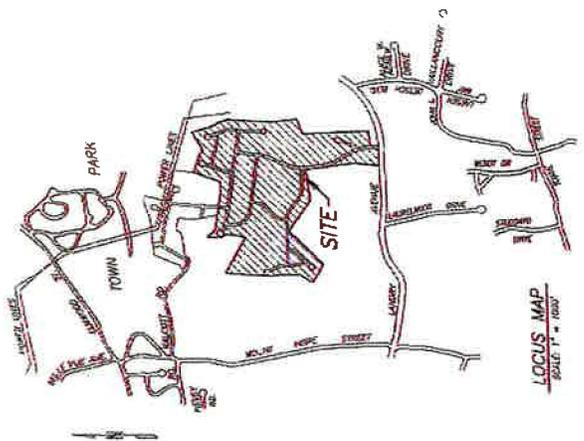
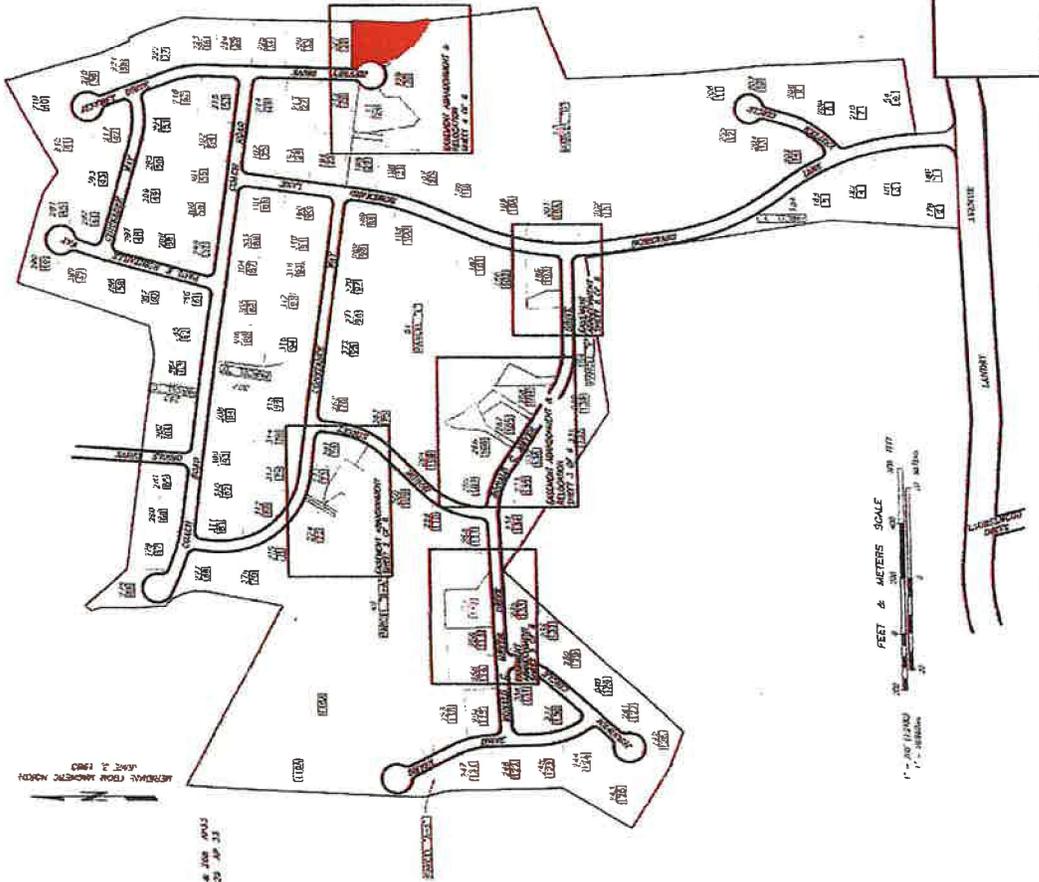


CONTRIBUTIONS:
1. THE SURVEYOR AND PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE SURVEYING ACTS OF 1948.
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PLAN AND HAS FOUND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT AND THAT THE PLAN IS IN ACCORDANCE WITH THE ACTS OF 1948.
3. A COPY OF THIS PLAN HAS BEEN FILED IN THE OFFICE OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

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

INDEX OF PLANS

SHEET NO.	TITLE
1.	INDEX
2.	DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 281 & 273 AP 33
3.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN-LOTS 281, 282, & 283 AP 33
4.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN-LOTS 274, 275, & 276 AP 33
5.	DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 277, 278, & 279 AP 33
6.	DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 280, 284, & 285 AP 33



- LEGEND**
- 49 NORTH ATTLEBOROUGH ASSESSOR'S LOT NUMBER "WESTWOOD ESTATES" WITHIN LOT NUMBER
 - ABANDONED DRAINAGE EASEMENT
 - DRAINAGE EASEMENT TO REMAIN
 - RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE: AP 33, LOTS 281, 282, 273, 274, 275, 276, 277, 278, 279, 280, 284, 285.

CERTIFICATIONS

1. THIS DRAINAGE EASEMENT PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MASSACHUSETTS.

2. I HAVE BEEN ADVISED BY THE PROPERTY OWNER OR HIS AGENT THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

3. I HAVE BEEN ADVISED BY THE PROPERTY OWNER OR HIS AGENT THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

4. I HAVE BEEN ADVISED BY THE PROPERTY OWNER OR HIS AGENT THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

PROFESSIONAL LAND SURVEYOR
DATE: MARCH 14, 2007
DRAWN BY: [Signature]
CHECKED BY: [Signature]

DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WILSON REALTY PARTNERSHIP
100 WESTWOOD DRIVE
NORTH ATTLEBOROUGH, MASSACHUSETTS 01940
DATE: MARCH 14, 2007
DRAWN BY: [Signature]
CHECKED BY: [Signature]



TITON
Professional Land Surveyors
100 WESTWOOD DRIVE
NORTH ATTLEBOROUGH, MASSACHUSETTS 01940
TELEPHONE: 508-851-1111
FAX: 508-851-1112
WWW.TITON-SURVEYORS.COM

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, 2022

[Signature]
Michael Anello

[Signature]
Jessica Anello

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

On this 25th day of March, 2022, before me, the undersigned Notary Public, personally appeared Michael Anello and Jessica Anello, proved by satisfactory evidence of identification, which was MA Identification 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.

[Signature]
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 Jeffrey Drive; thence running

Northeasterly by Jeffrey 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.

Anello grant of easement

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
Mehmet Cetiner

Aygun Cetiner
Aygun Cetiner

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

On this 11 day of March, 2022, before me, the undersigned Notary Public, personally appeared Mehmet Cetiner and Aygun 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.

Jefferson S. Strom
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.

Cetiner easement grant

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
Amrish Patel

COMMONWEALTH 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 DANIEL BLOOMER 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.

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

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. |

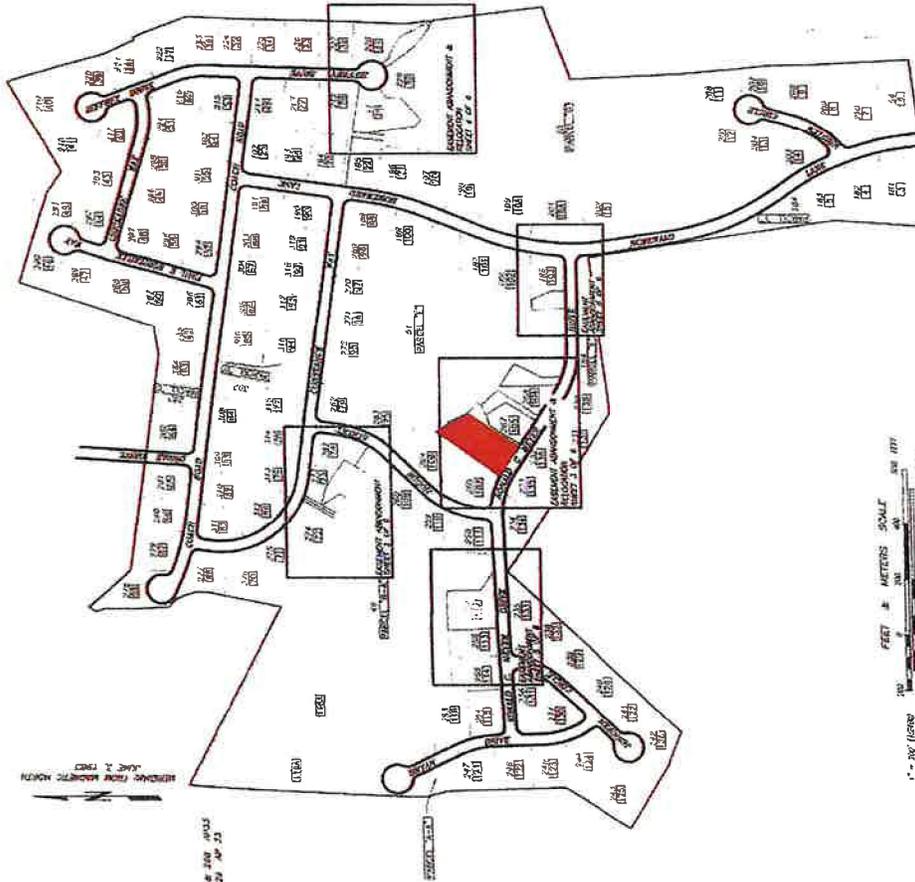
The above described easement contains an area of five thousand one hundred seventy-eight and seven tenths square feet (5,178.7 S.F.) and is more particularly shown as **Relocated Drainage Easement "D"** on a plan entitled: "Drainage Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, 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

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



FOR REVISION USE ONLY



- LEGEND**
- 19 [Symbol] NORTH ATTLEBOROUGH ASSESSOR'S LOT NUMBER "WESTWOOD ESTATES" WILLIAMS LOT NUMBER
 - [Symbol] ABANDONED DRAINAGE EASEMENT
 - [Symbol] DRAINAGE EASEMENT TO REMAIN
 - [Symbol] RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE: AP 33, LOTS 18, 21, 22A, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32A, 33, 34, 35

NOTICE

THIS PLAN AND PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF NORTH ATTLEBOROUGH, MASSACHUSETTS, ORDINANCE NO. 100, AS AMENDED, AND THE CITY OF NORTH ATTLEBOROUGH, MASSACHUSETTS, ORDINANCE NO. 101, AS AMENDED, WHICH REQUIRE THE SUBMITTER TO OBTAIN A PERMIT FROM THE CITY OF NORTH ATTLEBOROUGH, MASSACHUSETTS, BEFORE CONSTRUCTION OF THE PROJECT.

THE SUBMITTER IS ADVISED THAT THE CITY OF NORTH ATTLEBOROUGH, MASSACHUSETTS, DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, NOR DOES IT WARRANT THAT THE INFORMATION IS COMPLETE OR CORRECT.

DATE: 10/15/2010

DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS IN WESTWOOD ESTATES

NORTH ATTLEBOROUGH, MASSACHUSETTS

WILSON AVENUE
WILSON DRIVE
WILSON AVENUE
WILSON DRIVE

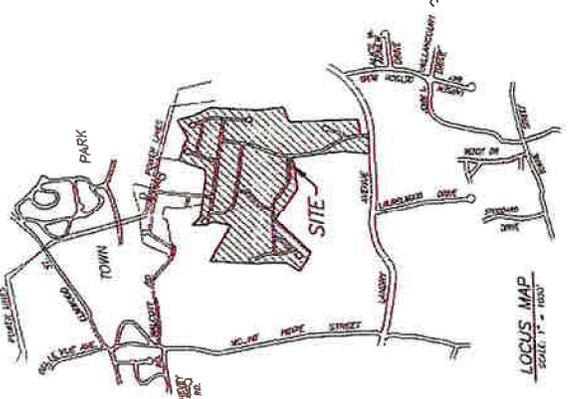
DATE: 10/15/2010



D. J. DILLON
Professional Engineer
State of Massachusetts
License No. 10000

INDEX OF PLANS

SHEET NO.	TITLE
1	PRELIMINARY DRAINAGE EASEMENT PLAN - LOT 21 & 22A AP 33
2	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN (REVISIONS LOTS 21, 22A, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32A, 33, 34, 35)
3	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN (REVISIONS LOTS 21, 22A, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32A, 33, 34, 35)
4	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN (REVISIONS LOTS 21, 22A, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32A, 33, 34, 35)
5	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN (REVISIONS LOTS 21, 22A, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32A, 33, 34, 35)



LOCUS MAP
SCALE: 1" = 100'

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
John G. Walsh, III – General Partner

Thomas P. Walsh – General Partner

David M. Walsh – General Partner

Maureen A. Jorde – General Partner

COMMONWEALTH 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 they signed it voluntarily for its stated purpose.

Timothy J. McGahan

Notary Public Timothy J. McGahan

My commission expires: September 16, 2027

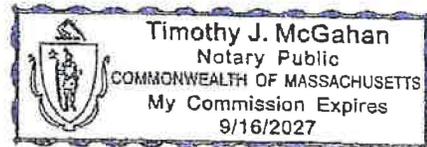


EXHIBIT A

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

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

Thomas P. Walsh
Thomas P. Walsh – General Partner

COMMONWEALTH OF MASSACHUSETTS

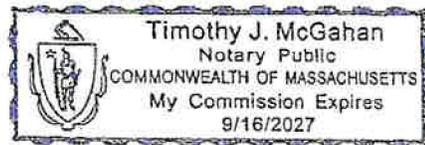
Bristol, ss

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*):

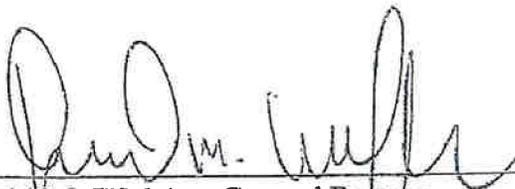
- Driver's license or other state or federal governmental document bearing a photographic image,
- Oath or affirmation of a credible witness known to me who knows the above signatory, or
- my own personal knowledge of the identity of the signatory,

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

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



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



David M. Walsh – General Partner

COMMONWEALTH OF MASSACHUSETTS

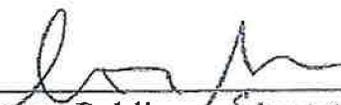
County of Plymouth, ss

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,

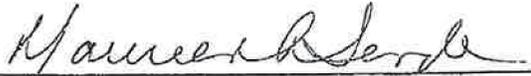
to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose.





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

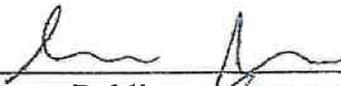
County of plymouth, ss

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.




Notary Public: Samantha Lauger
My Commission Expires: July 5, 2030

TILTON & ASSOCIATES PLAN

ABANDONMENT/RELOCATION EASEMENTS

SIX (6) PAGE SET

