



Measure #:

TOWN COUNCIL MEASURE SUBMITTAL

Date: Submitted By: Telephone #:

MEASURE DESCRIPTION:

Signed: _____

PURPOSE AND JUSTIFICATION:

SPECIAL REQUIREMENTS:

ATTACHMENTS:

REFER TO SUB-COMMITTEE:



Town of North Attleborough, Massachusetts

PLANNING BOARD

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

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

Date 2/20/2025

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

Re Westwood Estates Abandonments & New Drainage Easements

To Mr. Borg & Town Council,

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

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

Respectfully,

Gil Hilario, CFM
Town Planner

cc: Department of Public Works
Building Department



TOWN OF NORTH ATTLEBOROUGH

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

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

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

Dated: _____, 2025

Michael Borg, Town Manager



TOWN OF NORTH ATTLEBOROUGH

An Order: Vote to Accept Drainage Easements at Westwood Estates

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

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

Dated: _____, 2025

Michael Borg, Town Manager

COOGAN SMITH, LLP

ATTORNEYS AT LAW

144 BANK STREET - P. O. BOX 2320
ATTLEBORO, MASSACHUSETTS 02703

TEL (508) 222-0002

FAX (508) 222-9095

www.coogansmith.com

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STEPHEN K. WITHERS, JR.
JANE I. COOGAN-
GREGORY D. LORINCZ+

THOMAS G. MORIN

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

TJM@coogansmith.com

October 22, 2024

VIA Email: ghilario@nattleboro.com

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

Re: Walsh Realty Partnership, Westwood Estates
Relocated Easements

Dear Gil:

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

1. Copies of Consent and Subordination documents for the Anello, Patel, and Cetiner Easements, from the three (3) lenders from whom Consent and Subordination documents were required to be obtained. No changes were necessary in these documents.
2. A revised set of copies of the Release Documents to Anellos, Larke, McNally, 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.

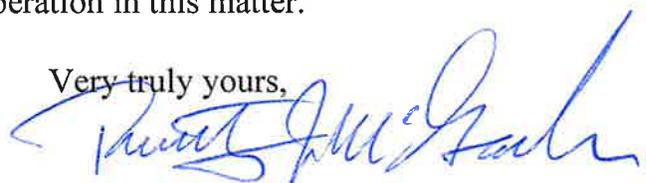
3. A revised set of copies of the Grant of Easement documents (“Relocated Easements”), from Mankins, Anellos, Cetiners, Patels, and Walsh Realty Partnership. As discussed yesterday, I have removed the entire set of the Tilton & Associates six (6) page Plan, formerly attached to each Easement Document.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

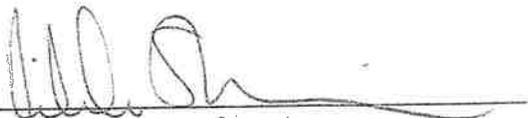
CONSENT AND SUBORDINATION TO EASEMENT

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,

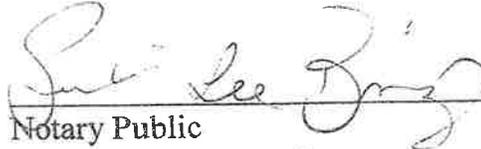
By:


Name: Nikole Shriner
Title: VP Loan Servicing Manager

COMMONWEALTH OF MASSACHUSETTS

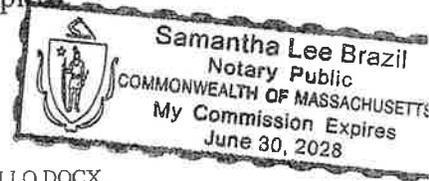
County of Bristol, SS

Then personally appeared the above named N. Kole Shciner, 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. Luo

Name: Donna M. Luo

Title: Vice President

COMMONWEALTH OF MASSACHUSETTS

Bristol County, SS

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

[Handwritten Signature]

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: [Signature]

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).

[Signature]
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.

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



LOT 51 AP 33
N/F
J.G. WALSH III, ET AL
WALSH REALTY PARTNERSHIP
DEED BOOK 4014 PG 10
AREA = 304,181.0 SQ.FT.
OR 6.9 ACRES
PARCEL "E"

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

EXISTING DRAINAGE EASEMENT AREA
TO BE ABANDONED
IN LOT 267= 1,725.5 SQ. FT.

EXISTING DRAINAGE EASEMENT
(WESTERLY EASEMENT)
AREA TO BE ABANDONED
IN LOT 268= 1,700.0 SQ. FT.

EXISTING DRAINAGE EASEMENT
(EASTERLY EASEMENT)
AREA TO BE ABANDONED
IN LOT 268= 7,998.7 SQ. FT.

BUILDING LOT 105

PAGE 3

TILTON
LAND ASSOCIATES, INC.

81 JONAH L. DUNBAR BUILDING - P.O. BOX 452
NORTH ATTLEBOROUGH, MA 02761
Tel: (508) 628-4120 Fax: (508) 628-7243
Web: www.tilton.com Email: info@tilton.com

LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

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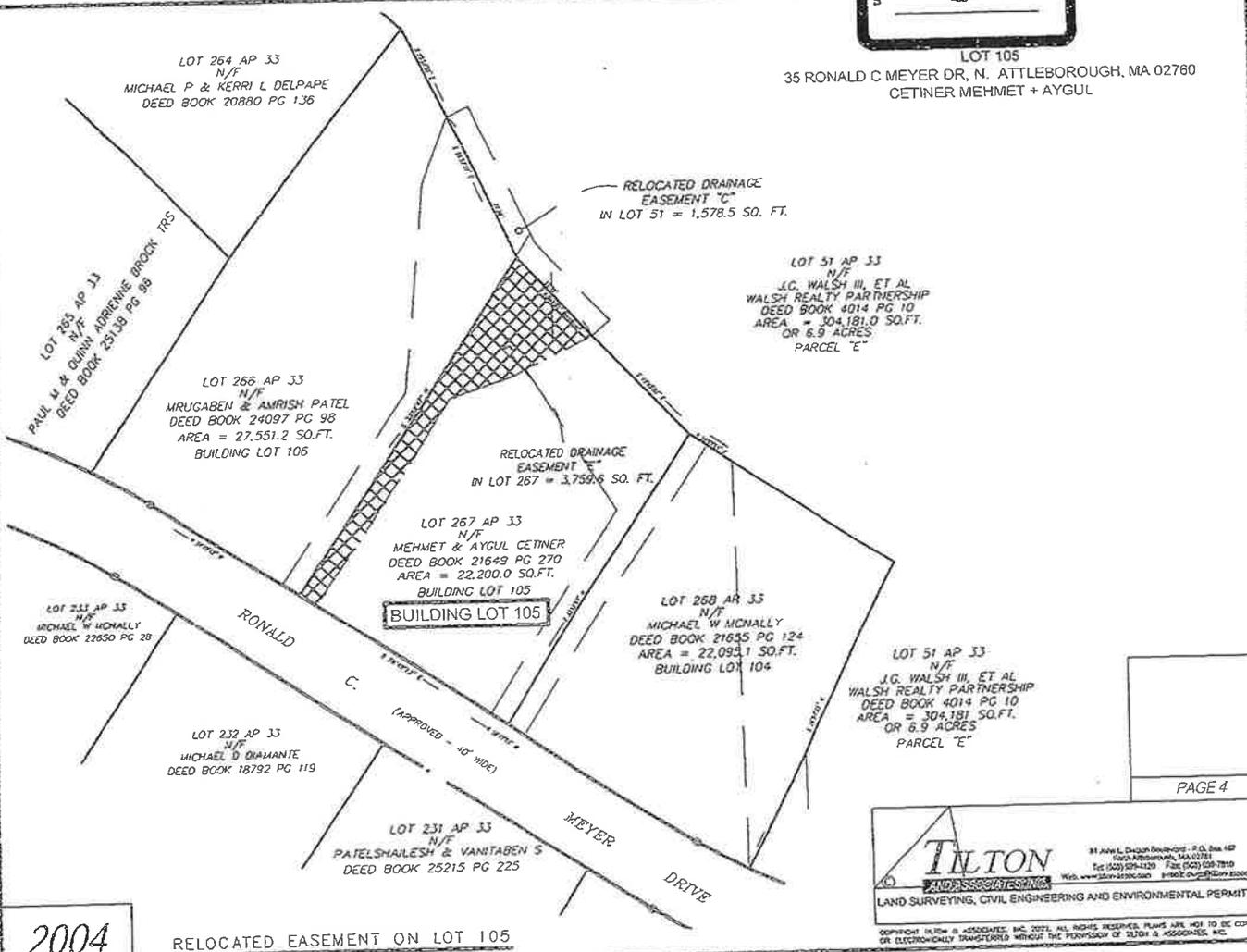
EXHIBIT

tabb007

3

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



PAGE 4

2004

RELOCATED EASEMENT ON LOT 105

TILTON
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

31 AVELL DASHWOOD RD - P.O. Box 147
South Attleborough, MA 02781
Tel: (508) 854-1130 Fax: (508) 858-7810
Web: www.tilton-survey.com E-mail: tilton@tiltonsurvey.com

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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

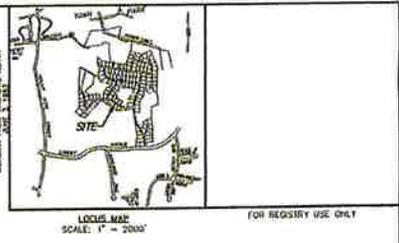
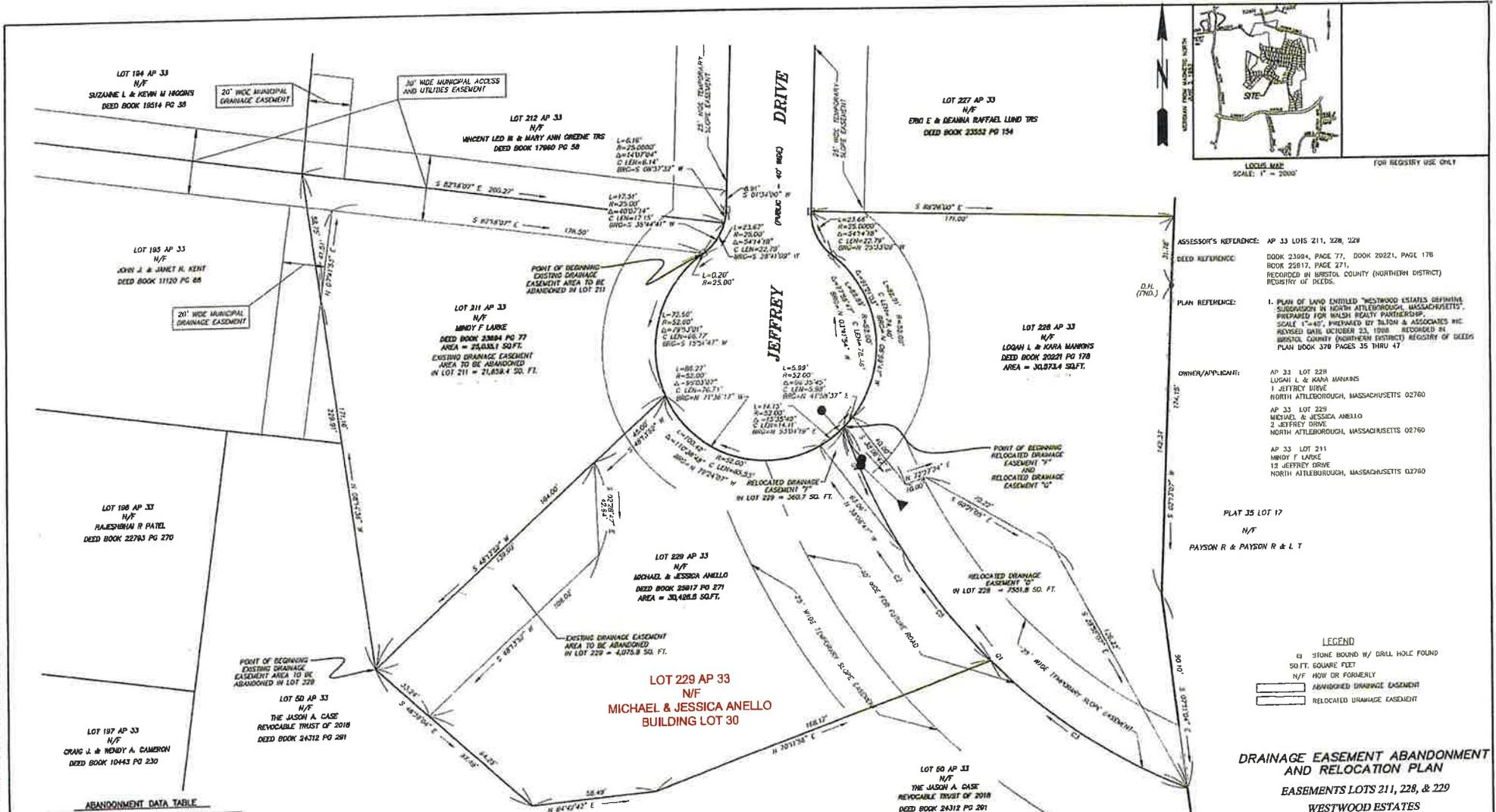
S 02°28'47" E a distance of forty-two and sixty-four hundredths feet (42.64') over said land now or formerly of Michael and Jessica Anello to a point; thence running

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.

Copyright © 2021 TILTON & ASSOCIATES, INC. ALL RIGHTS RESERVED. PLAN MADE & REDUCED TO SCALE BY TILTON & ASSOCIATES, INC. ON 03/12/2021. DRAWN BY: R.W. CHECKED BY: T.M.L. DATE: 03/12/2021. SHEET NO. 5 OF 5



ASSESSOR'S REFERENCE: AP 33 LOTS 211, 228, 229
 DEED REFERENCE: BOOK 23094, PAGE 77, BOOK 20221, PAGE 178
 BOOK 22617, PAGE 271, RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTER OF DEEDS.
 PLAN REFERENCE: 1. PLAN OF LAND ENTITLED "WESTWOOD ESTATES DEFINITIVE SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS," PREPARED FOR WALSH REALTY PARTNERSHIP, SCALE 1"=40', PREPARED BY TILTON & ASSOCIATES INC. REVISED DATE: OCTOBER 23, 2008. RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTER OF DEEDS PLAN BOOK 378 PAGES 35 THRU 47.
 OWNER/APPLICANT: AP 33 LOT 228 LUGAN L & KARA MARINES
 1 JEFFREY DRIVE NORTH ATTLEBOROUGH, MASSACHUSETTS 02760
 AP 33 LOT 229 MICHAEL & JESSICA ANELLO
 2 JEFFREY DRIVE NORTH ATTLEBOROUGH, MASSACHUSETTS 02760
 AP 33 LOT 211 MINDY F LARKE
 12 JEFFREY DRIVE NORTH ATTLEBOROUGH, MASSACHUSETTS 02760
 PLAT 35 LOT 17 N/F PAYSON R & PAYSON R & L T

LEGEND
 □ STONE BOUND W/ DRILL HOLE FOUND
 □ 50 FT. SQUARE FEET
 N/F NOW OR FORMERLY
 [---] ABANDONED DRAINAGE EASEMENT
 [---] RELOCATED DRAINAGE EASEMENT

DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN
 EASEMENTS LOTS 211, 228, & 229
 WESTWOOD ESTATES
 IN
 NORTH ATTLEBOROUGH, MASSACHUSETTS
 PREPARED FOR
 WALSH REALTY PARTNERSHIP
 82 NORTH AVENUE
 ATTLEBORO, MASSACHUSETTS 02703

SCALE: 1" = 20'
 DATE: MARCH 12, 2020
 DRAWN BY: R.W.
 CHECKED BY: T.M.L.
 JOB NO: 1708
 Dwg. NO. 5

PREPARED BY
TILTON
 85 Amherst Street
 North Attleborough, MA 02761
 Tel: (508) 849-4000 Fax: (508) 849-4001
 www.tilton.com



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SHEET 4 OF 6

ABANDONMENT DATA TABLE

LOT NUMBER	AREA TO BE ABANDONED IN SQ. FT.
LOT 211	21,639.4 SQ. FT.
LOT 228	4,073.8 SQ. FT.
TOTAL AREA TO BE ABANDONED	25,713.2 SQ. FT.

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	280.00'	240.40'	213.00'	N 47°26'47" W	137°11'34"	126.17'
C2	280.00'	229.71'	126.50'	N 25°57'17" W	20°32'34"	66.04'
C3	280.00'	118.69'	107.57'	N 52°43'04" W	20°39'08"	56.09'
C4	280.00'	64.47'	64.33'	E 25°26'47" E	131°11'35"	32.58'
C5	280.00'	45.24'	65.99'	N 38°42'04" W	139°20'59"	32.77'

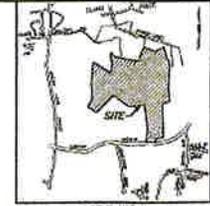


CERTIFICATIONS:

- THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01: ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02: SURVEY WORK AFFECTING PROPERTY RIGHTS.
- CHAPTER 30B OF THE ACTS OF 1966 I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
- I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

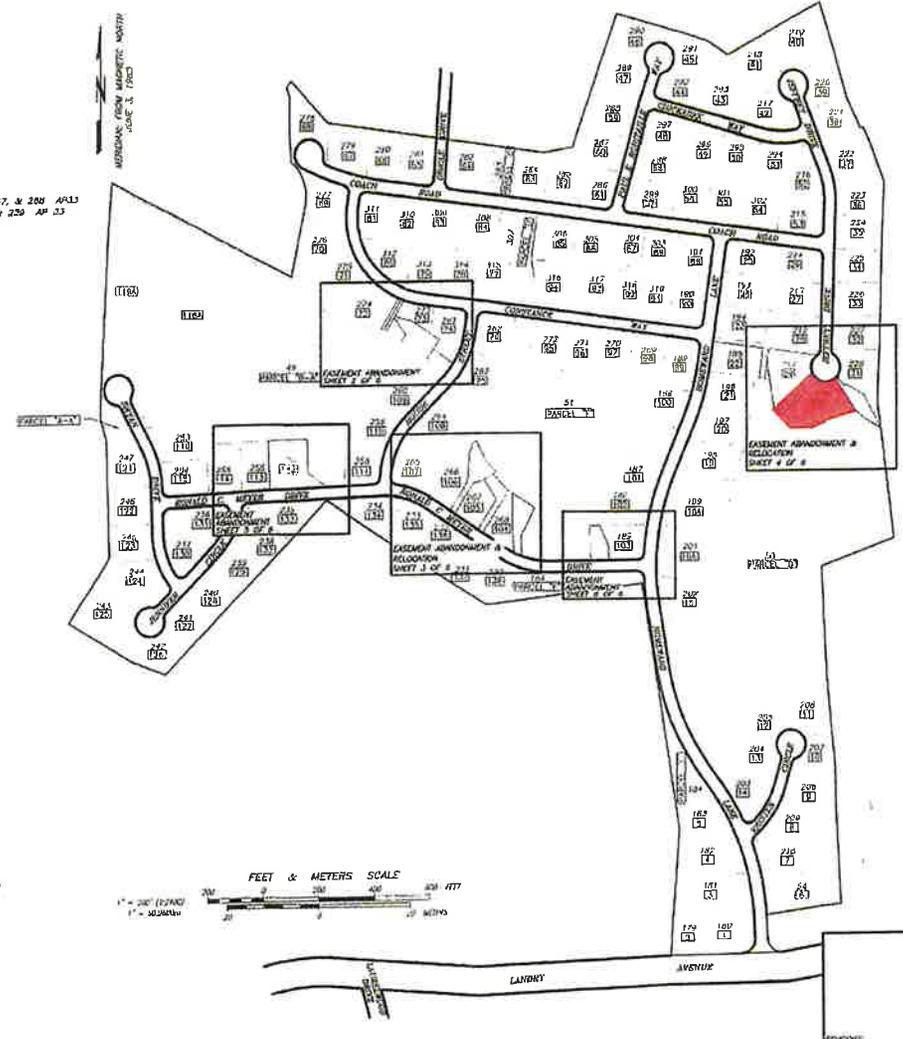
[Signature]
 PROFESSIONAL LAND SURVEYOR DATE

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



LOCUS MAP
SCALE 1" = 2000'
FOR REFERENCE USE ONLY

INDEX OF PLANS	
SHEET NO.	TITLE
1.	WIREDIET
2.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 281 & 273 AP 33
3.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 285, 297, & 288 AP 33
4.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33
5.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 49, 226 & 227 AP 33
6.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOT 185 AP 33



- LEGEND**
- 49 (13) NORTH ATTLEBOROUGH ASSessor's LOT NUMBER
 - (13) WESTWOOD ESTATES' BUILDING FOOT NUMBER
 - [Square] ABANDONED DRAINAGE EASEMENT
 - [Diamond] DRAINAGE EASEMENT TO REMAIN
 - [Rectangle] RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE: AP 33, LOTS 49, 51, 190, 211, 228, 229, 256, 297, 281, 248, 267, 268 & 273

- CERTIFICATIONS:**
- THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 8.00(1) ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 8.02 SURVEY WORK AFFECTING PROPERTY RIGHTS.
 - CHAPTER 26B OF THE ACTS OF 1988: I HEREBY CERTIFY THAT THE PRIORITY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWING EXISTING OWNERSHIP AND THE LEVELS OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
 - I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

[Signature]
PROFESSIONAL LAND SURVEYOR DATE: 2/12/2020

**DRAINAGE EASEMENT ABANDONMENT
AND RELOCATION PLANS
WESTWOOD ESTATES**
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
22 NORTH AVENUE
NORTH ATTLEBOROUGH, MASSACHUSETTS 01937

SCALE: AS SHOWN DATE APPROX 12, 2020 DRAWN BY: RFW CHECKED BY: FMC, AIT JOB NO: 1790 DWG NO: 1



TILTON
LAND SURVEYORS, CIVIL ENGINEERS AND ENVIRONMENTAL PLANNING
1000 STATE STREET, SUITE 200, NORTH ATTLEBOROUGH, MA 01937
TEL: 508-851-1111 FAX: 508-851-1112
WWW.TILTON-MASS.COM
REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR
STATE OF MASSACHUSETTS
SHEETS 183-A & ASSOCIATES, INC., ALL RIGHTS RESERVED. PLANS ARE NOT TO BE COPIED OR ELECTRONICALLY TRANSMITTED WITHOUT THE PERMISSION OF TILTON & ASSOCIATES, INC.

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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:

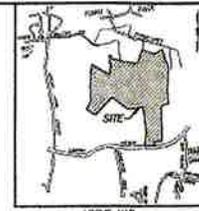
Beginning at a monument in the southwesterly line of Jeffery Drive at the northeasterly corner of the drainage easement to be abandoned, said monument is southwesterly of the northeasterly corner of land now or formerly of Mindy F. Larke; thence running

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

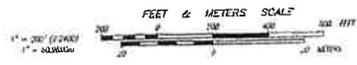
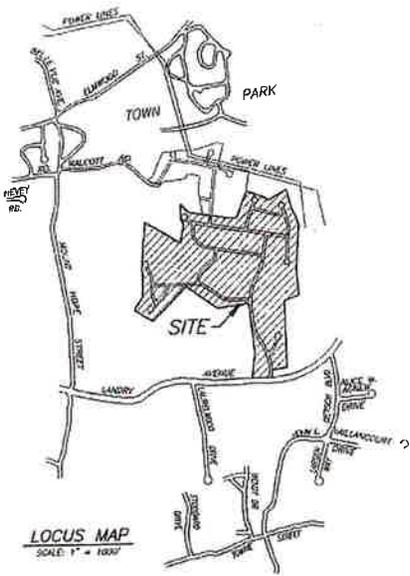
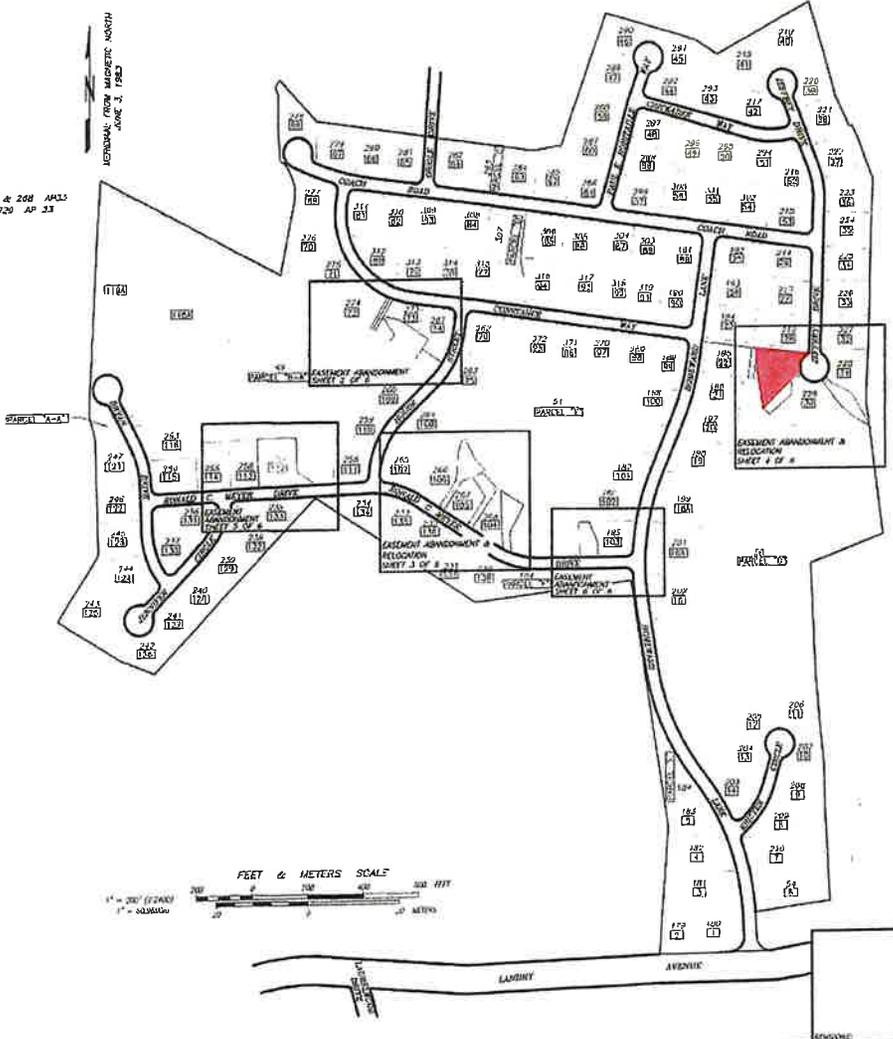
entitled: "Drainage Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, Massachusetts, Sheet 4 of 6," prepared for Walsh Realty Partnership, scale 1" = 20', dated March 12, 2020, Prepared by Tilton & Associates, Inc. to be recorded herewith.

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



LOCUS MAP
SCALE 1" = 2000'
FOR REFERENCE USE ONLY

INDEX OF PLANS	
SHEET NO.	TITLE
1.	INDEX SHEET
2.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 261 & 273 AP 33
3.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 266, 267, & 268 AP 33
4.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33
5.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 49, 226 & 237 AP 33
6.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOT 193 AP 33



- LEGEND
- 49
193
 - NORTH ATTLEBOROUGH ASSESSOR'S LOT NUMBER
"WESTWOOD ESTATES" BUILDING LOT NUMBER
 - ABANDONED DRAINAGE EASEMENT
 - DRAINAGE EASEMENT TO REMAIN
 - RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE: AP 33, LOTS 49, 211, 193, 211, 228, 229, 266, 267, 268, 269, 273, 274, 275, 276, 277, 278 & 279

- CERTIFICATIONS
- THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 260 CMR SECTION 6.01: ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02: SURVEY WORK AFFECTING PROPERTY RIGHTS.
 - CHAPTER 280 OF THE ACTS OF 1896 AUTHORITY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES OWNING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS ARE BASED ON PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
 - I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

[Signature]
PROFESSIONAL LAND SURVEYOR DATE

**DRAINAGE EASEMENT ABANDONMENT
AND RELOCATION PLANS
WESTWOOD ESTATES**
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
22 NORTH AVENUE
ATTLEBOROUGH, MASSACHUSETTS 02203

SCALE AS SHOWN DATE MARCH 12, 2019
DRAWN BY: RWL
CHECKED BY: TMS, LL1
JOB NO. 1788
DATE: 01



PREPARED BY
TILTON
LAND SURVEYORS, CIVIL ENGINEERS AND ENVIRONMENTAL ENGINEERS
100 WASHINGTON STREET, SUITE 200
ATTLEBOROUGH, MASSACHUSETTS 02203
TELEPHONE: 508-251-1111 FAX: 508-251-1112
WWW.TILTONSURVEYORS.COM

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

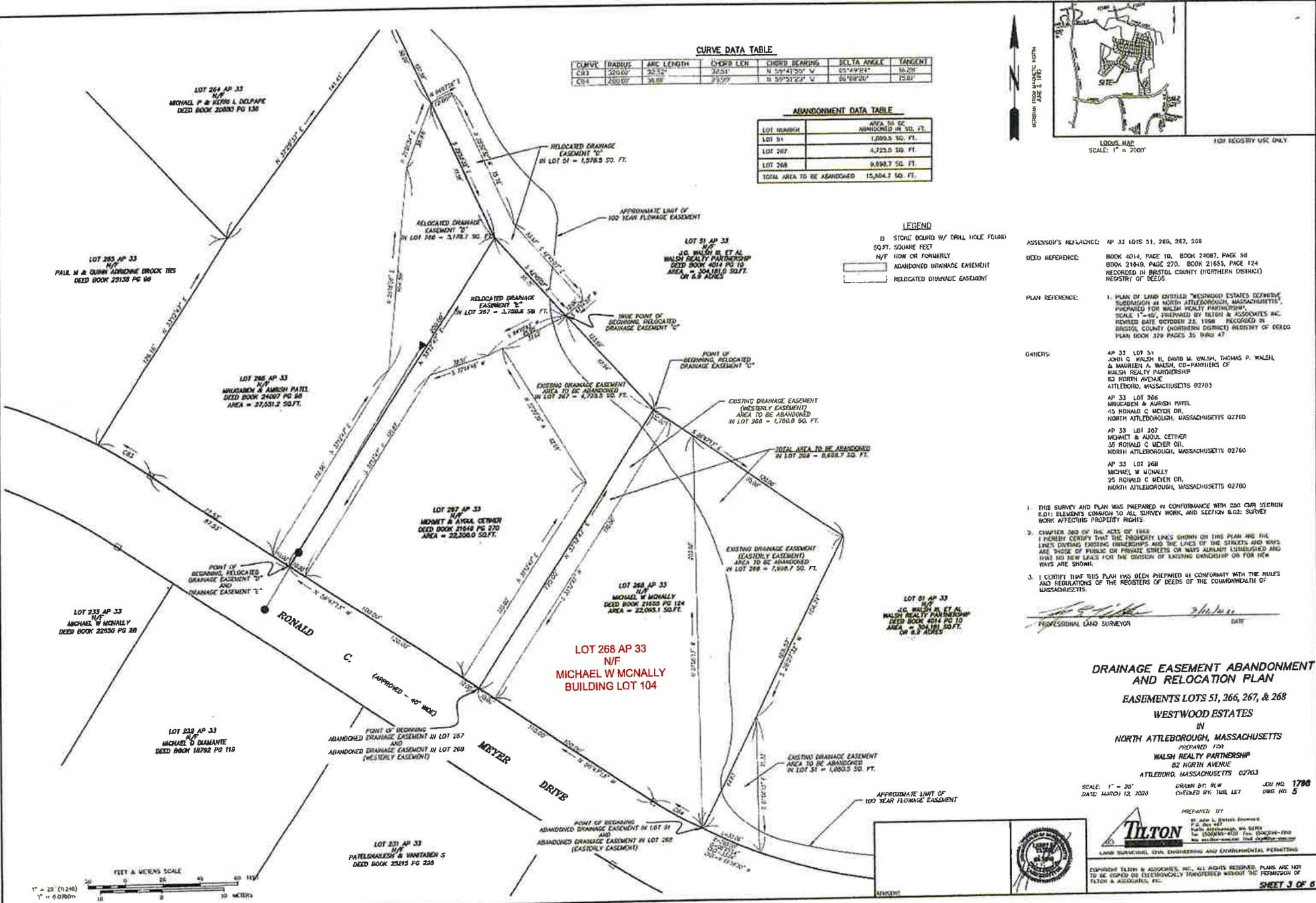
a distance of ninety-five and zero hundredths feet (95.00') by said land
now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership to a
point; thence running

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.

C:\projects\11\110311\110311.dwg 4/12/2020 11:53:11 AM Owner: PTB:TAJALZ



CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1A	320.00'	22.52'	22.51'	N 39°41'30" W	65°44'24"	16.28'
C1B	200.00'	18.89'	17.97'	N 59°51'22" W	50°08'20"	12.67'

ABANDONMENT DATA TABLE

LOT NUMBER	AREA TO BE ABANDONED IN SQ. FT.
LOT 254	1,000.0 SQ. FT.
LOT 267	4,725.0 SQ. FT.
LOT 268	9,898.7 SQ. FT.
TOTAL AREA TO BE ABANDONED	15,623.7 SQ. FT.

LEGEND

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



LOOKS EAST SCALE: 1" = 200'

ASSessor's REFERENCE: AP 33 LOTS 51, 267, 268

DEED REFERENCE: BOOK 4014, PAGE 10, BOOK 24087, PAGE 88
 BOOK 21640, PAGE 270, BOOK 21655, PAGE 124
 RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS.

PLAN REFERENCE: 1. PLAN OF LAND ENTITLED "WESTWOOD ESTATES DEFINITIVE SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS" PREPARED FOR WALSH REALTY PARTNERSHIP, SCALE 1"=40', PREPARED BY TILTON & ASSOCIATES INC. REVISED DATE OCTOBER 22, 1998. RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS PLAN BOOK 379 PAGES 35 THRU 47.

OWNERS: AP 33 LOT 51 JOHN C WALSH II, DAVID M WALSH, THOMAS P WALSH & MARGRETH A WALSH, CO-PARTNERS OF WALSH REALTY PARTNERSHIP 82 NORTH AVENUE ATTLEBORO, MASSACHUSETTS 02703
 AP 33 LOT 266 MRUCABEN & AMRSH PATEL 15 RONALD C MEYER DR. NORTH ATTLEBOROUGH, MASSACHUSETTS 02740
 AP 33 LOT 267 MHEMET & AYVAL CETHER 35 RONALD C MEYER DR. NORTH ATTLEBOROUGH, MASSACHUSETTS 02740
 AP 33 LOT 268 MICHAEL W MCNALLY 25 RONALD C MEYER DR. NORTH ATTLEBOROUGH, MASSACHUSETTS 02740

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 268 CMR SECTION 6.01. ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02. SURVEY WORK AFFECTING PROPERTY RIGHTS.
2. CHAPTER 268B OF THE ACTS OF 1988.
3. I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES EXISTING EXCEPT WHERE SHOWN OTHERWISE AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS AS PLANNED OR ESTABLISHED AND THERE ARE NO NEW LINES FOR THE PURPOSE OF LATEREINHERITANCE OR FOR NEW WAYS ARE SHOWN.
4. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR DATE 3/16/20

DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN
EASEMENTS LOTS 51, 266, 267, & 268
WESTWOOD ESTATES
 IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
 PREPARED FOR
WALSH REALTY PARTNERSHIP
 82 NORTH AVENUE
 ATTLEBORO, MASSACHUSETTS 02703

SCALE: 1" = 20' DRAWN BY: RW CHECKED BY: TAJALZ DATE: MARCH 12, 2020

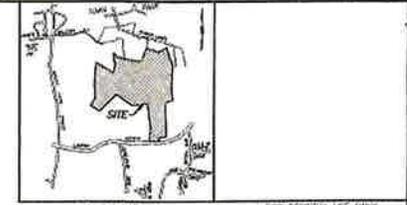
PREPARED BY
TILTON
 LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING
 100 STATE STREET, SUITE 200, BRISTOL, MASSACHUSETTS 01923
 TEL: 508-861-1111 FAX: 508-861-1112
 WWW.TILTON-SURVEYING.COM

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SHEET 3 OF 6



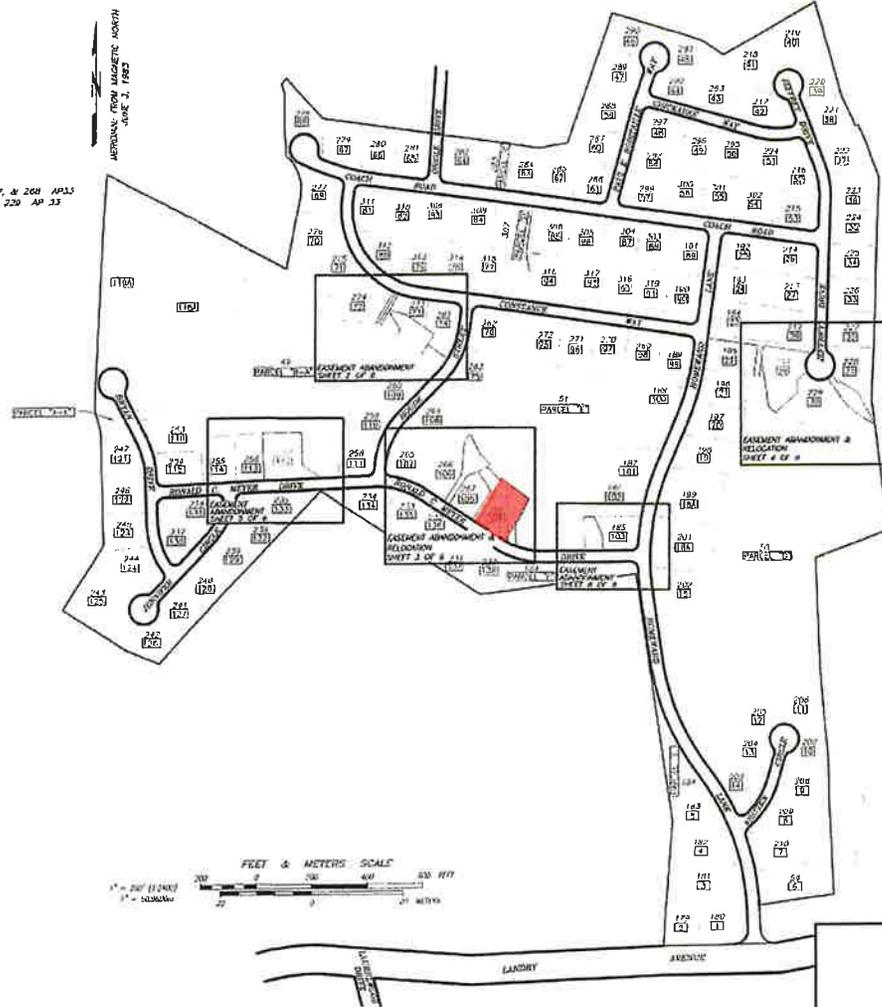
DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES NORTH ATTLEBOROUGH, MASSACHUSETTS



LOCUS MAP
SCALE 1" = 2000'
FOR REFERENCE USE ONLY

INDEX OF PLANS

SHEET NO.	TITLE
1.	TITLE SHEET
2.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 261 & 273 AP 33
3.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 225, 247, & 268 AP 33
4.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33
5.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 49, 226 & 227 AP 33
6.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOT 185 AP 33



- LEGEND**
- 49 NORTH ATTLEBOROUGH ASSESSOR'S LOT NUMBER
 - 211 WESTWOOD ESTATES' BUILDING LOT NUMBER
 - [Square symbol] ABANDONED DRAINAGE EASEMENT
 - [Diamond symbol] DRAINAGE EASEMENT TO REMAIN
 - [Rectangle symbol] RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE AP 33 LOTS 49, 91, 185, 211, 228, 229, 256, 257, 261, 266, 267, 268 & 273

- CERTIFICATIONS**
- THIS SURVEY AND PLAN WAS PREPARED IN COMPLIANCE WITH 250 CMR SECTION 6.01; CLIENTS' COMMON TO ALL SURVEY WORK, AND SECTION 8.02 SURVEY WORK AFFECTING PROPERTY RIGHTS;
 - CHAPTER 266B OF THE ACTS OF 1968 I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN;
 - I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

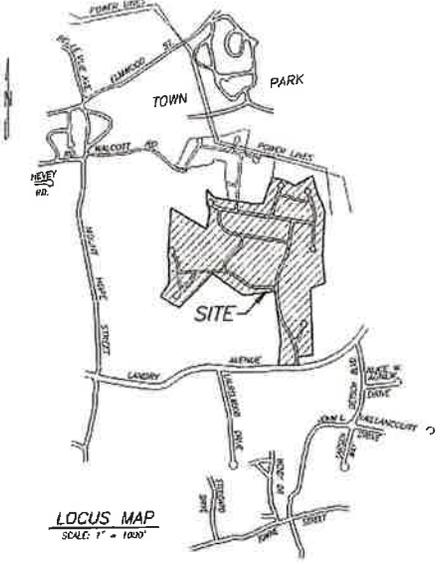
[Signature]
PROFESSIONAL LAND SURVEYOR DATE 8/12/20

**DRAINAGE EASEMENT ABANDONMENT
AND RELOCATION PLANS
WESTWOOD ESTATES
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS**
PREPARED FOR
WALSH REALTY PARTNERSHIP
102 NORTH AVENUE
ATTLEBOROUGH, MASSACHUSETTS 01937

SCALE: AS NOTED DATE: MARCH 22, 2020 DRAWN BY: PLW CHECKED BY: TMC, LST JOB NO: 1798 ENG NO: 1



INDEPENDENT TILTON & ASSOCIATES, INC. ALL RIGHTS RESERVED. PLANS ARE NOT TO BE FORN OR ELECTRONICALLY TRANSMITTED WITHOUT THE PERMISSION OF TILTON & ASSOCIATES, INC.



LOCUS MAP
SCALE 1" = 1000'



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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

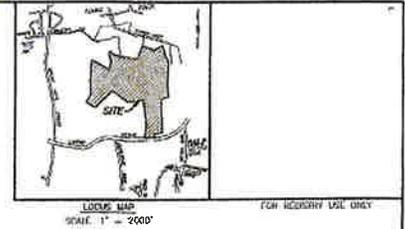
N 87°32'38" E a distance of twenty and zero hundredths feet (20.00') by said the other land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership to a point at said land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership; thence running

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.

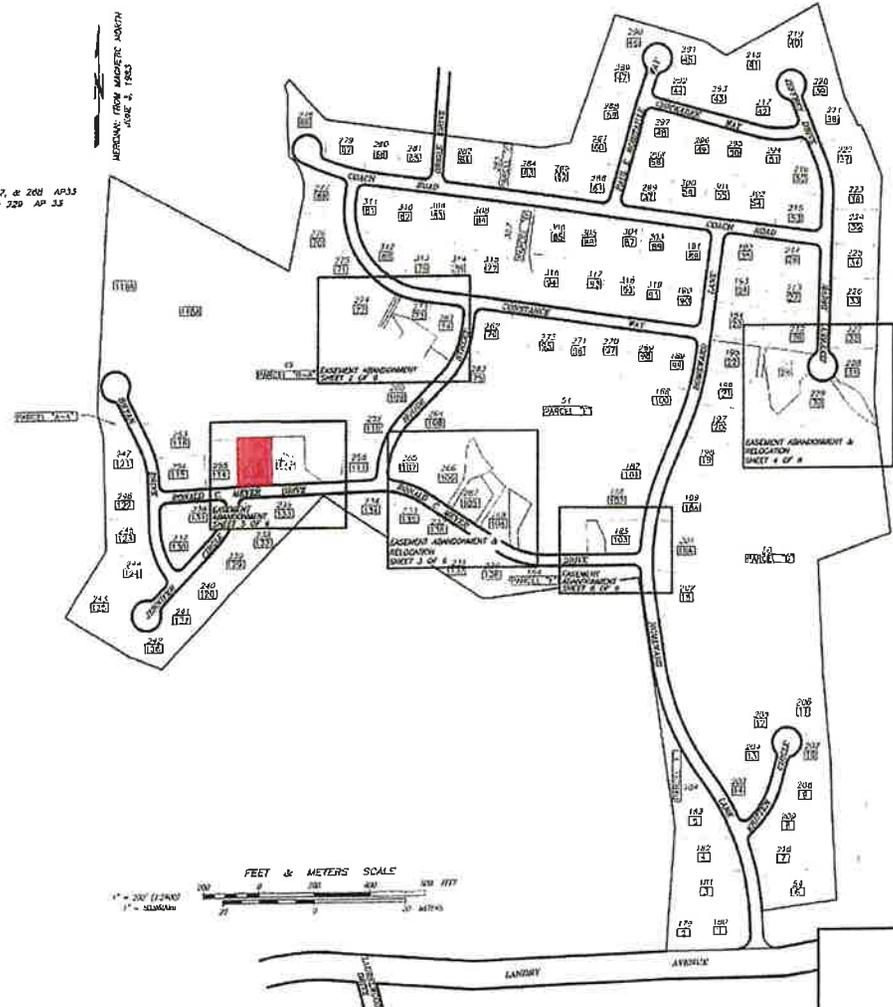
Abandonment to DiCicco

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



INDEX OF PLANS

SHEET NO.	TITLE
1.	INDEX MAP
2.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 281 & 273 AP 33
3.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 01, 266, 267, & 268 AP 33
4.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 202, & 229 AP 33
5.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 49, 256 & 257 AP 33
6.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOT 185 AP 33



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

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

- CERTIFICATIONS:**
- THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 8.01; ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02 SURVEY WORK AFFECTING PROPERTY BOUNDRIES.
 - CHAPTER 26B OF THE ACTS OF 1980
 - I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWING EXISTING OWNERSHIP AND THE LINES OF THE SHEETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE ERECTION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
 - I CERTIFY THAT THIS PLAN WAS BETH PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

[Signature] 7/16/2020
PROFESSIONAL LAND SURVEYOR DATE

**DRAINAGE EASEMENT ABANDONMENT
AND RELOCATION PLANS
WESTWOOD ESTATES**

IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
62 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 01915

SCALE: AS NOTED DRAWN BY: PLW JOB NO. 1700
DATE: MARCH 12, 2020 CHECKED BY: HRL, LLJ DATE: NO. 7

PREPARED BY



TILTON
LAW, ENGINEERING AND ENVIRONMENTAL, PERMITTING
SOPHOMERE TILTON & ASSOCIATES, INC. ALL RIGHTS RESERVED. PLANS ARE NOT TO BE COPIED OR ELECTRONICALLY TRANSFERRED WITHOUT THE PERMISSION OF TILTON & ASSOCIATES, INC.

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**

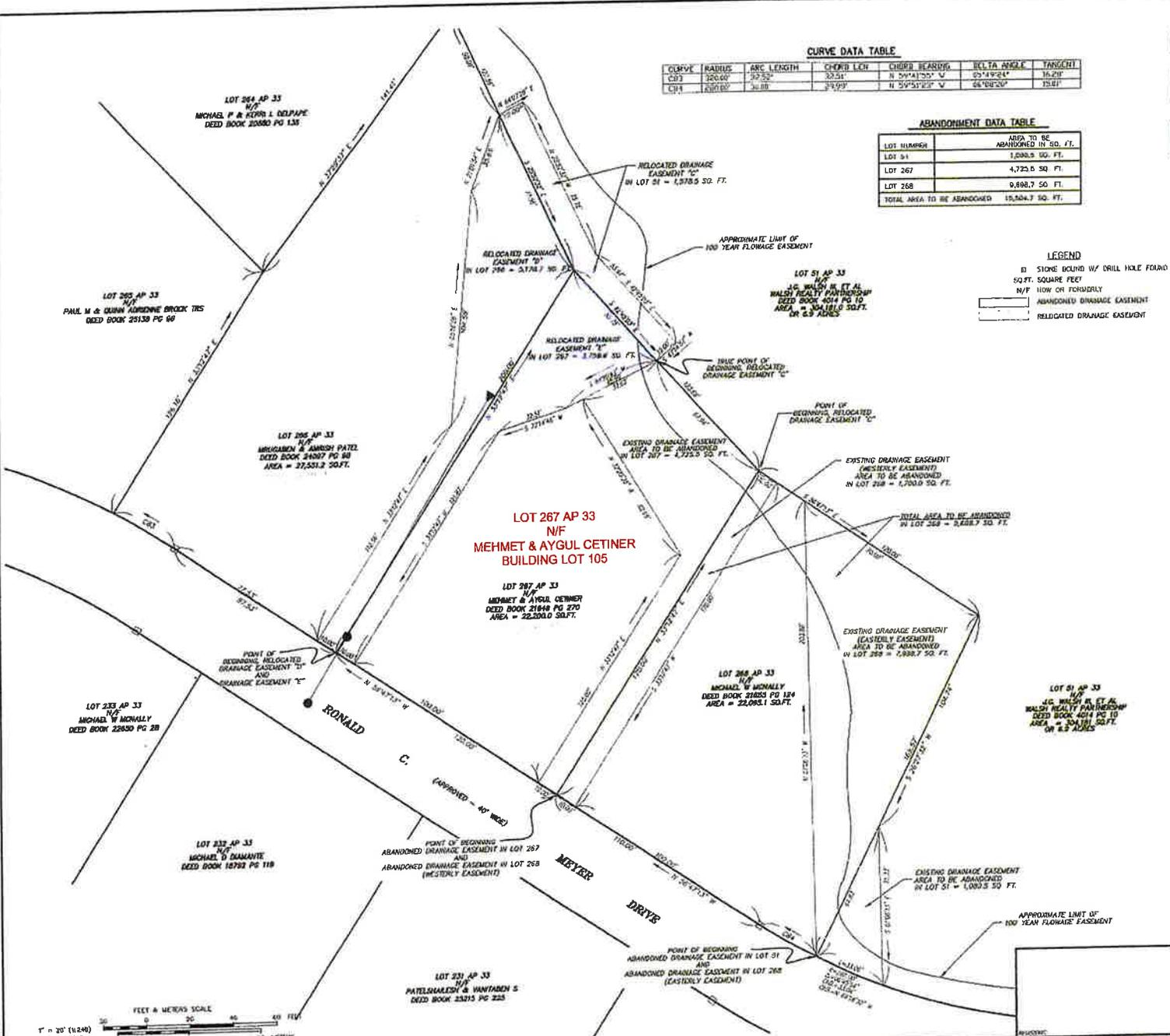
A certain drainage easement area to be abandoned located on the northerly side of Ronald C. Meyer Drive, in the Town of North Attleborough, County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

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



CURVE DATA TABLE

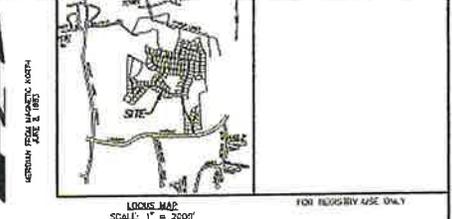
CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C03	300.00'	30.52'	33.51'	N 50°14'00" W	27°14'24"	36.21'
C04	400.00'	36.88'	39.93'	N 50°52'30" W	26°02'20"	43.81'

ABANDONMENT DATA TABLE

LOT NUMBER	AREA TO BE ABANDONED IN SQ. FT.
LOT 267	1,090.0 SQ. FT.
LOT 267	4,723.0 SQ. FT.
LOT 268	9,898.7 SQ. FT.
TOTAL AREA TO BE ABANDONED	15,524.7 SQ. FT.

LEGEND

□ STONE BOUND W/ DRILL HOLE FOUND
 SQ. FT. SQUARE FEET
 N/W FOR NORTHERLY
 S/W FOR SOUTHERLY
 ——— ABANDONED DRAINAGE EASEMENT
 - - - - - RELOCATED DRAINAGE EASEMENT



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

DEED REFERENCE: BOOK 4014, PAGE 10, BOOK 23087, PAGE 88, BOOK 21640, PAGE 210, BOOK 21665, PAGE 174, RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS.

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

OWNERS:

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

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

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

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

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

2. CHAPTER 20B OF THE ACTS OF 1988.

3. I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

4. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR DATE

DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN
EASEMENTS LOTS 51, 266, 267, & 268
WESTWOOD ESTATES
 IN
 NORTH ATTLEBOROUGH, MASSACHUSETTS
 PREPARED FOR
 WALSH REALTY PARTNERSHIP
 82 NORTH AVENUE
 ATTLEBORO, MASSACHUSETTS 02703

SCALE: 1" = 20' DRAWN BY: RLW JOB NO. 1788
 DATE: MARCH 12, 2020 CHECKED BY: PBL, LBT DWG. NO. A 5

PREPARED BY
 TILTON & ASSOCIATES
 81 John J. British Drive
 P.O. Box 827
 North Attleborough, MA 02761
 TEL: (508) 851-1100 FAX: (508) 851-1101
 WWW.TILTON-SURVEYING.COM

LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

CONFORMS WITH MASSACHUSETTS REG. 261. ALL ADJACENT PLANS ARE NOT TO BE COPIED OR ELECTRONICALLY TRANSMITTED WITHOUT THE PERMISSION OF TILTON & ASSOCIATES, INC.



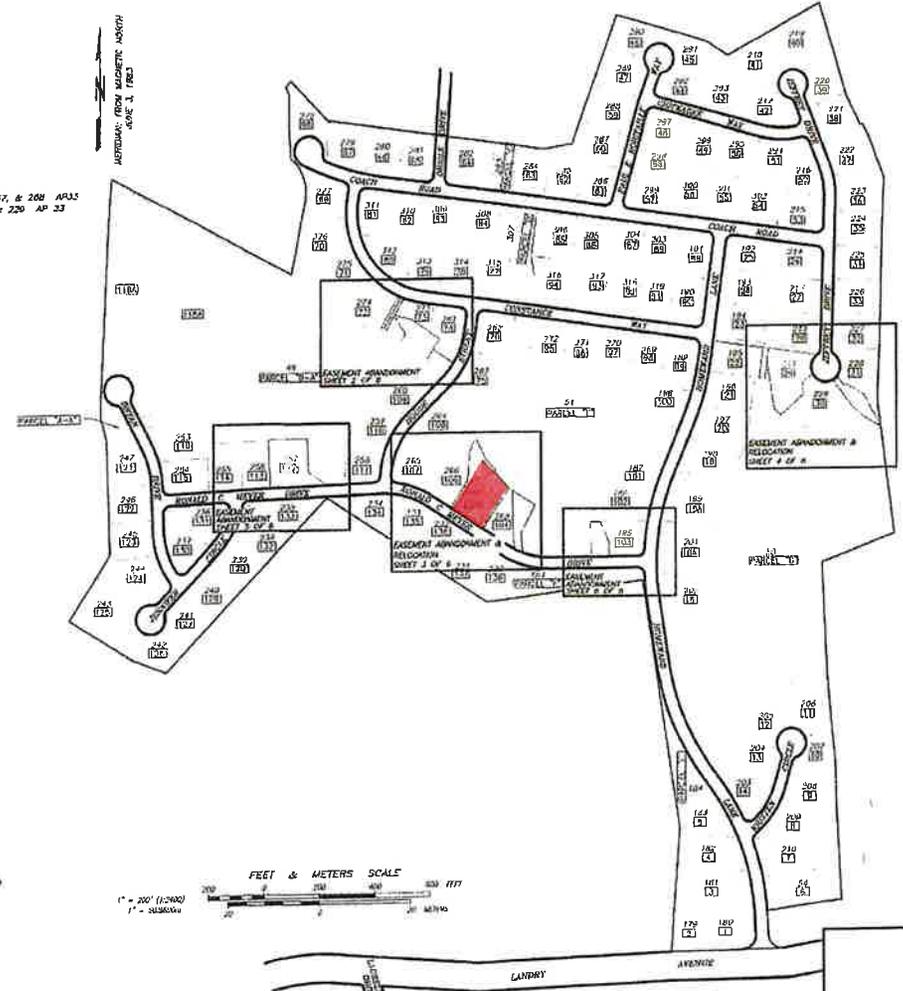
DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES NORTH ATTLEBOROUGH, MASSACHUSETTS



LOCUS MAP
SCALE: 1" = 1000'
FOR REFERENCE USE ONLY

INDEX OF PLANS

SHEET NO.	TITLE
1.	TITLE SHEET
2.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 261 & 273 AP 33
3.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 21, 256, 267, & 268 AP 33
4.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33
5.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 43, 236 & 237 AP 33
6.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOT 195 AP 33



LEGEND

43
211

NORTH ATTLEBOROUGH ASSessor'S LOT NUMBER
"WESTWOOD ESTATES" BUILDING LOT NUMBER

ABANDONED DRAINAGE EASEMENT

DRAINAGE EASEMENT TO REMAIN

RELOCATED DRAINAGE EASEMENT

ASSessor'S REFERENCE AP 33 LOTS 43, 91, 195, 211, 228, 229, 256, 267, 261, 248, 261, 268 & 213

- CERTIFICATIONS**
- THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 8.00(1) ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 8.02 SURVEY WORK AFFECTING PROPERTY BOUNDARIES.
 - CHAPTER 26B OF THE ACTS OF 1986 I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES EXISTING EXCEPT OWNERSHIP AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE SIMILARS OR WAYS ALREADY ESTABLISHED AND THAT THE NEW LINES FOR THE EXTENSION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
 - I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 2/14/2020
PROFESSIONAL LAND SURVEYOR DATE

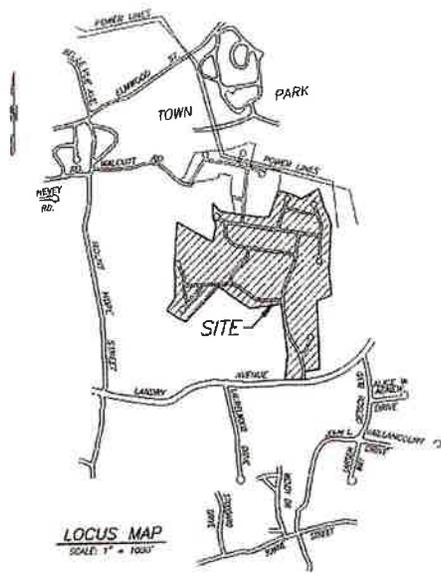
**DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS
WESTWOOD ESTATES**
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
22 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE: AS SHOWN DATE: MARCH 12, 2020 DRAWN BY: DLP CHECKED BY: PAUL 411 JOB NO.: 1780 DWG. NO.: 1

TILTON
LAND SURVEYORS, CIVIL ENGINEERS AND EXPERTS/WITNESSES, PERMITTING

PREPARED BY
TILTON & ASSOCIATES, INC.
100 STATE STREET
NORTH ATTLEBOROUGH, MA 02761
TEL: 508-851-1111 FAX: 508-851-1112
WWW.TILTON-MASS.COM

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



DATE: 2/14/2020 11:17:20 AM. CADD: 1/17/20. 5/15

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:

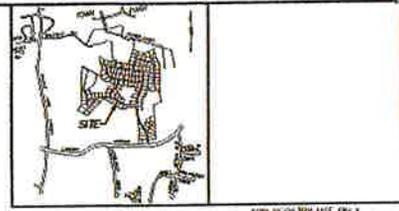
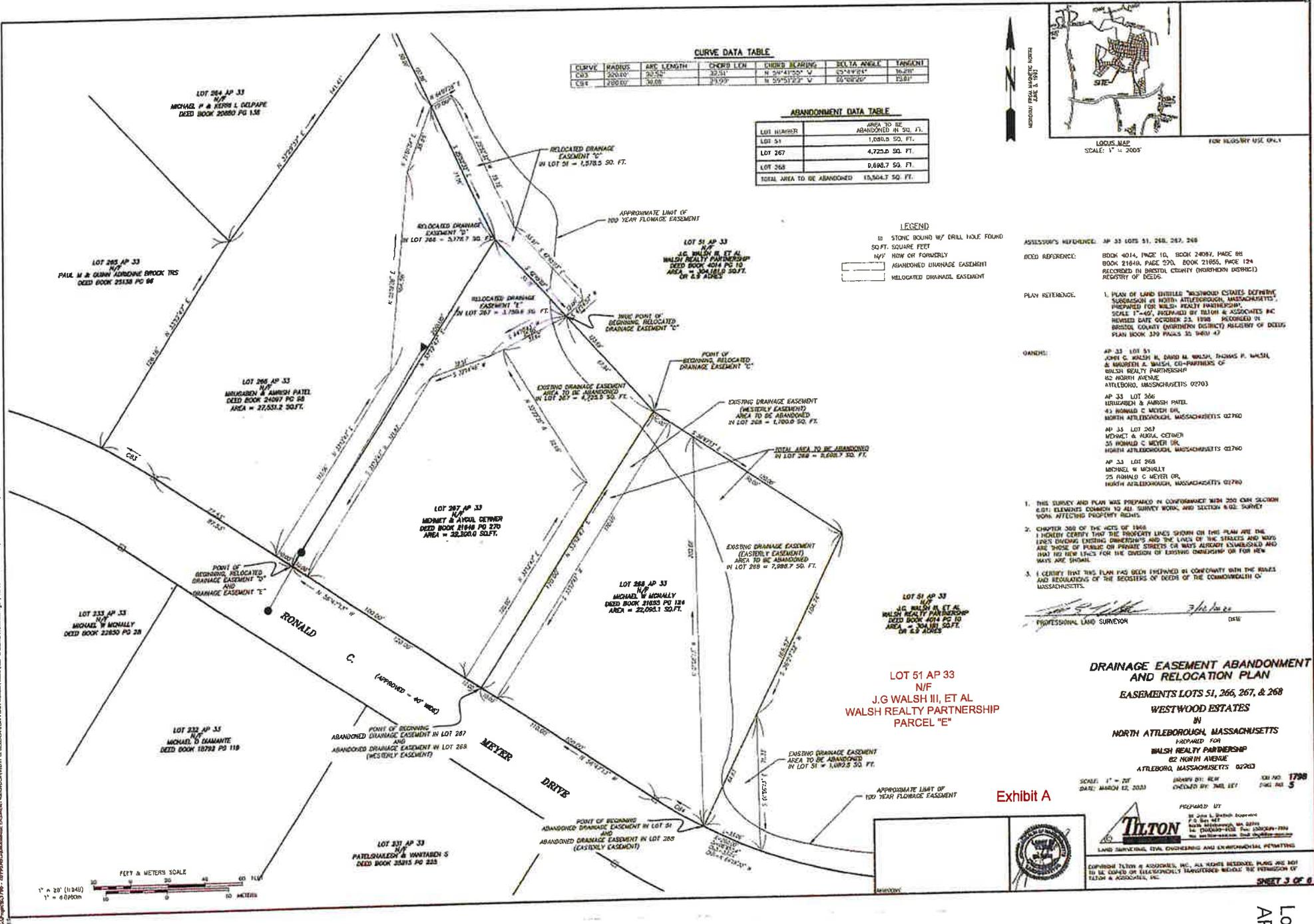
Beginning at a point at the southwesterly corner of land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership and the southeasterly corner of the land now or formerly of Michael W. McNally; thence running

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.



PROFESSIONAL LAND SURVEYOR
STATE OF MASSACHUSETTS
7/16/22

LEGEND

- TO STONE BOUND W/ DRILL HOLE FOUND 50 FT. SQUARE FEET
- N/F/ HOW OR FORMERLY
- ABANDONED DRAINAGE EASEMENT
- RELOCATED DRAINAGE EASEMENT

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

DEED REFERENCE: BOOK 4014, PAGE 10, BOOK 2185, PAGE 81, BOOK 2184, PAGE 220, BOOK 2185, PAGE 124, RECORDED IN BOSTON COUNTY (NORFOLK COUNTY) REGISTRY OF DEEDS.

PLAN REFERENCE: 1. PLAN OF LAND ENTITLED "WESTWOOD ESTATES DEFINITIVE SUBDIVISION OF NORTH ATTLEBOROUGH, MASSACHUSETTS", PREPARED FOR WALSH REALTY PARTNERSHIP, SCALE: 1"=40', APPROVED BY TILTON & ASSOCIATES INC. REVISED DATE: OCTOBER 23, 1998, RECORDED IN BOSTON COUNTY (NORFOLK COUNTY) REGISTRY OF DEEDS, PLAN BOOK 139, PAGES 32, 34, 41, 47.

GRANTEES:

- AP 33 LOT 51: JOHN C. WALSH JR., DAVID M. WALSH, THOMAS F. WALSH, & MARLEEN A. WALSH, CO-PARTNERS OF WALSH REALTY PARTNERSHIP, 62 NORTH AVENUE, ATLEBORO, MASSACHUSETTS 02703
- AP 33 LOT 266: BURBARDEN & ARUSHI PATEL, 43 HUNTER C MEYER DR., NORTH ATTLEBOROUGH, MASSACHUSETTS 02780
- AP 33 LOT 267: MEDWAT & RUGLA, 25 HUNTER C MEYER DR., NORTH ATTLEBOROUGH, MASSACHUSETTS 02780
- AP 33 LOT 268: MICHAEL W. MCHALL, 75 RIMMALS C MEYER DR., NORTH ATTLEBOROUGH, MASSACHUSETTS 02780

- THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 260 CMR SECTION 6.01; ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02; SURVEY WORK AFFECTING PROPERTY RIGHTS.
- CHAPTER 268B OF THE ACTS OF 1966: I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DETERMINED BY THE SURVEYOR AND THE LINES OF THE HERETOFORE AND WERE ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS, ALREADY ESTABLISHED AND THAT HE HERETOFORE FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
- I CERTIFY THAT THIS PLAN HAS BEEN EXAMINED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR
DATE: 7/16/22

LOT 51 AP 33
N/F
J.G. WALSH III, ET AL
WALSH REALTY PARTNERSHIP
PARCEL "E"

DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN
EASEMENTS LOTS 51, 266, 267, & 268
WESTWOOD ESTATES
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
FOR
WALSH REALTY PARTNERSHIP
62 NORTH AVENUE
ATLEBORO, MASSACHUSETTS 02703

Exhibit A

SCALE: 1" = 20'
DATE: MARCH 12, 2023
DRAWN BY: RLW
CHECKED BY: TML/LET
JOB NO: 1798
PAGE NO: 5

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

EXHIBIT TILTON & ASSOCIATES, INC. ALL RIGHTS RESERVED. THIS PLAN IS NOT TO BE COPIED OR UNAUTHORIZEDLY TRANSMITTED WITHOUT THE PERMISSION OF TILTON & ASSOCIATES, INC.

SHEET 3 OF 6

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.

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

LOT 49 AP 33
N/F
J.G. WALSH III ET AL
WALSH REALTY PARTNERSHIP
DEED BOOK 4014 PG 10
AREA = 1,623.0 SQ. FT.
OR 3.758 ACRES

REFERENCE PLAN BOOK 823 PAGES 25 THROUGH 34

ABANDONMENT DATA TABLE

LOT NUMBER	AREA TO BE ABANDONED IN SQ. FT.
LOT 49	1,623.0 SQ. FT.
LOT 256	3,340.0 SQ. FT.
LOT 257	20,040.0 SQ. FT.
TOTAL AREA TO BE ABANDONED	25,003.0 SQ. FT.

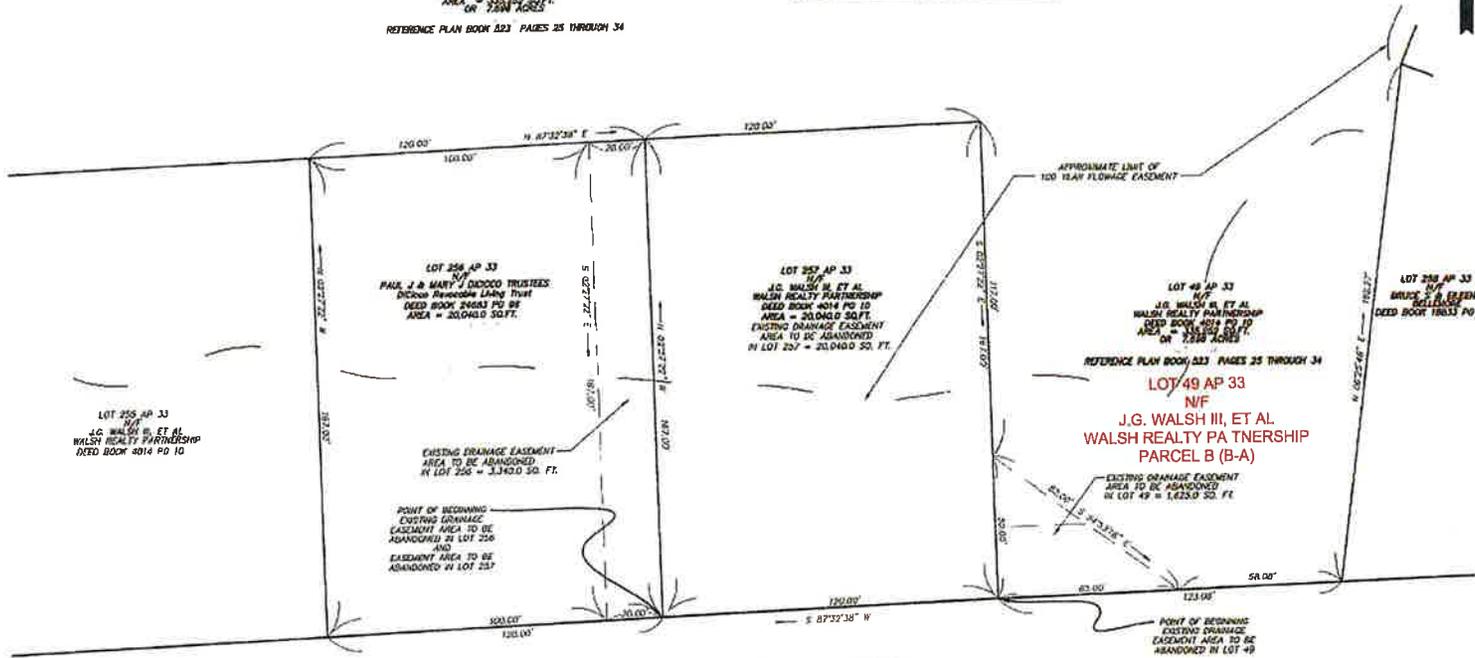
LEGEND

- STONE BOUND W/ DRILL HOLE FOUND
- SOUT. SQUARE FEET
- N/F NOW OR FORMERLY
- ABANDONED DRAINAGE EASEMENT



NORTH FROM WILSHIRE NORTH
JUNE 3, 1900

LOCAL MAP SCALE: 1" = 200'
FOR REGISTRY USE ONLY



ASSESSOR'S REFERENCE: AP 33 LOTS 49, 256, 257
DEED REFERENCE: BOOK 4014 PAGE 10, BOOK 24683 PAGE 98 RECORDED IN BRISTOL COUNTY (NORTHWEST DISTRICT) REGISTRY OF DEEDS.
PLAN REFERENCE: 1. PLAN OF LAND ENTITLED "WESTWOOD ESTATES (DEPART. SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS)", PREPARED FOR WALSH REALTY PARTNERSHIP. SCALE: 1"=40', PREPARED BY J. LOUIS & ASSOCIATES, INC. REVISION DATE OCTOBER 23, 1999. RECORDED IN BRISTOL COUNTY (NORTHWEST DISTRICT) REGISTRY OF DEEDS. PLAN BOOK 379 PAGES 33 THRU 47.
2. PLAN BOOK 823 PAGES 25 THROUGH 34.
OWNERS: AP 33 LOTS 49 & 257 JOHN G. WALSH & OWEN M. WALSH TRUSTEES A. WALSH & ANNE M. WALSH, CO-PARTNERS OF WALSH REALTY PARTNERSHIP 82 NORTH AVENUE ATTLEBORO, MASSACHUSETTS 02703
AP 33 LOT 256 PAUL J. & MARY J. DIACCO TRUSTEES (SUCCESSORS OF) 100 WEST AVENUE NORTH ATTLEBORO, MASSACHUSETTS 02760

- CERTIFICATIONS:
- THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 8.04 (ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 8.02 (SAND) WORK AFFECTING PROPERTY RIGHTS).
 - CHAPTER 80B OF THE ACTS OF 1960: I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DETERMINED BY EXISTING RECORDS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
 - I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

[Signature]
PROFESSIONAL LAND SURVEYOR DATE

RONALD C. MEYER DRIVE (APPROVED - 40' WIDE)

LOT 254 AP 33
N/F
MITCHELL S. & BROOKE J.
DEED BOOK 24141 PG 45

PLAT 33 LOT 63
TOWN OF NORTH ATTLEBOROUGH

LOT 225 AP 33
N/F
CHRISTOPHER W. & JULIE K.
DEED BOOK 24418 PG 370

LOT 258 AP 33
N/F
J.G. WALSH III ET AL
WALSH REALTY PARTNERSHIP
DEED BOOK 4014 PG 10

DRAINAGE EASEMENT ABANDONMENT PLAN
LOTS 49, 256, 257 AP 33
WESTWOOD ESTATES
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
OF NORTH ATTLEBORO,
ATTLEBORO, MASSACHUSETTS 02703

Exhibit "C"



SCALE: 1" = 20'
DATE: MARCH 12, 2010
DRAWN BY: BLS
CHECKED BY: MBL, L.F.
JOB NO. 1790
DWG. NO. 05

PREPARED BY
TILTON
LAND SURVEYING, CIVIL, ENGINEERING AND ENVIRONMENTAL CONSULTING
25 John G. Fisher Boulevard
P.O. Box 443
North Attleborough, MA 02761
Tel: 508-851-1000 Fax: 508-851-1001
www.tilton.com

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DEPARTMENT OF REVENUE
REGISTRY OF DEEDS

SHEET 5 OF 6

C:\p\1790 - 2010\1790.dwg, 12:00:00 PM, 3/12/2010, 11:54:40 AM, C:\msd11\1790.dwg, 11:54:40 AM, C:\msd11\1790.dwg

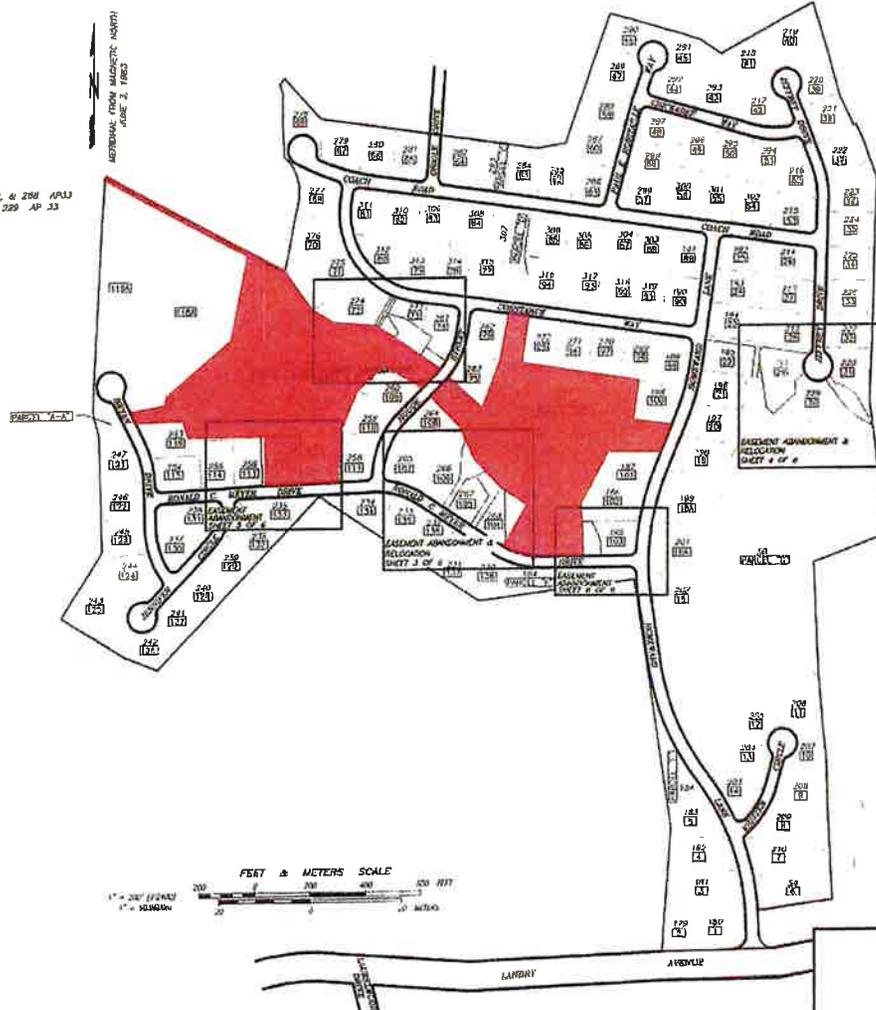
DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES NORTH ATTLEBOROUGH, MASSACHUSETTS



LOCUS MAP
SCALE: 1" = 2000'

FOR READER'S USE ONLY

SHEET NO.	TITLE
1.	DISEL SHEET
2.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 261 & 273 AP 33
3.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 266, 267, & 268 AP 33
4.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 226, & 229 AP 33
5.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 181, 228 & 227 AP 33
6.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOT 183 AP 33



LEGEND

- 49 [Symbol] NORTH ATTLEBOROUGH ASSessor'S LOT NUMBER
- [Symbol] WESTWOOD ESTATES' BUILDING LOT NUMBER
- [Symbol] ABANDONED DRAINAGE EASEMENT
- [Symbol] DRAINAGE EASEMENT TO REMAIN
- [Symbol] RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE: AP 33 LOTS 181, 211, 228, 229, 256, 257, 261, 266, 267, 268 & 273

CERTIFICATIONS:

- THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 8.01 ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 8.02 SURVEY WORK AFFECTING PROPERTY RIGHTS.
- CHAPTER 260 OF THE ACTS OF 1968
- I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWING EXISTING DIMENSIONS AND DE. LINES OF THE STREETS AND WAYS, AND THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE STREETS OR WAYS ARE BEING LAYED OUT FOR NEW WAYS ARE SHOWN.
- I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR DATE: 6/16/2020

**DRAINAGE EASEMENT ABANDONMENT
AND RELOCATION PLANS
WESTWOOD ESTATES**

BY
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WILSON HADLEY ENGINEERING
OF NORTH ATTLEBOROUGH
ATTLEBOROUGH, MASSACHUSETTS 02869

DRAWN BY: [Name] CHECKED BY: [Name] DATE: 6/16/2020

PREPARED BY
TILTON
ENGINEERING & ASSOCIATES, INC.
1000 STATE STREET
NORTH ATTLEBOROUGH, MASSACHUSETTS 02869

LIVE ELEVATING, CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTING

SHEET 1 OF 6

2020/06/16 10:15:00 AM 2020/06/16 10:15:00 AM

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.

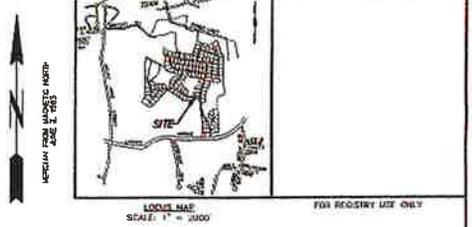
The above described drainage easement area to be abandoned contains an area of six thousand eight hundred and twenty square feet (6,820.0 S.F.) and is more particularly shown as **Existing Drainage Easement to be Abandoned in Lot 185** on a plan entitled: “Drainage Easement Abandonment and Relocation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

CURVE	RADIUS	ARC LENGTH	CHORD LEN.	CHORD BEARING	DELTA ANGLE	TANGENT
C-1	25.5'	27.45'	24.00'	S 45° 53' 13" W	63° 26' 03"	23.20'
C-2	875.50'	27.67'	97.62'	S 64° 40' 43" W	84° 24' 51"	48.81'

LOT 187 AP 33
N/F
CHRISTOPHER D. &
SHELLEY A. MOON
DEED BOOK 9190 PG 129

LEGEND
 □ STONE BOUND W/ DRILL HOLE FOUND
 □ SOFT SQUARE FEEL
 N/F NOW OR FORMERLY
 ▭ ABANDONED DRAINAGE EASEMENT



APPROXIMATE LIMIT OF
100 YEAR FLOOD EASEMENT

LOT 188 AP 33
N/F
OCTAVIO B. & SHARIF W.
FONSECA
DEED BOOK 17016 PG 058

LOT 189 AP 33
N/F
RONALD J. JR. & CURTIS LINDA M.
OSMUNDSON
DEED BOOK 18705 PG 159

LOT 51 AP 33
N/F
J.G. WALSH JR. ET AL
WALSH REALTY PARTNERSHIP
DEED BOOK 4014 PG 10

LOT 185 AP 33
N/F
XIAOPING ZENG
DEED BOOK 23551 PG 819
AREA = 23,505.4 SQ. FT.

LOT 185 AP 33
N/F
XIAOPING ZENG
BUILDING LOT 103

LOT 801 AP 33
N/F
ATTORNEY TRUST SERVICES LLC TRS
DEED BOOK 24573 PG 185

LOT 184 AP 33
N/F
J.G. WALSH JR. ET AL
WALSH REALTY PARTNERSHIP
DEED BOOK 4014 PG 10

LOT 303 AP 33
N/F
ANDREW P. & CONNIE A. CHAGNON
DEED BOOK 6429 PG 80

LOT 55 AP 33
N/F
TOWN OF NORTH ATTLEBOROUGH

ASSESSOR'S REFERENCE: AP 33 LOT 185
 DEED REFERENCE: BOOK 23521 PAGE 219
 RECORD IN WORCESTER COUNTY (NORTHERN DISTRICT)
 REGISTRY OF DEEDS.
 PLAN REFERENCE: 1 PLAN OF LAND ENTITLED "WESTWOOD ESTATES DOMINANT
 EASEMENT IN NORTH ATTLEBOROUGH, MASSACHUSETTS",
 PREPARED FOR WALSH REALTY PARTNERSHIP,
 SCALE 1"=40', PREPARED BY NELSON & ASSOCIATES, INC.,
 REVISED DATE OCTOBER 25, 1994. RECORDED IN
 WORCESTER COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS
 PLAN BOOK 376 PAGES 33 THRU 47.
 OWNER/APPLICANT: AP 33 LOT 185
 XIAOPING ZENG
 63 HORNWARD LANE
 NORTH ATTLEBOROUGH, MASSACHUSETTS 01760

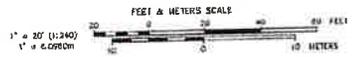
CERTIFICATIONS:
 1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 200 MASS. REGULATION
 801:1 ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 4.02 SURVEY
 WORK AFFECTING PROPERTY RIGHTS.
 2. CHAPTER 266B OF THE ACTS OF 1996
 I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE
 LINES SHOWING EXISTING OWNERSHIP AND THE LINES OF THE STRIPS AND HOUS
 ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND
 THAT THE NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW
 WAYS ARE S-2006.
 3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES
 AND REGULATIONS OF THE REGISTRARS OF DEEDS OF THE COMMONWEALTH OF
 MASSACHUSETTS.
 [Signature] 7/16/2020
 PROFESSIONAL LAND SURVEYOR DATE

**DRAINAGE EASEMENT
 ABANDONMENT PLAN**
 LOT 185 AP 33
 WESTWOOD ESTATES
 IN
 NORTH ATTLEBOROUGH, MASSACHUSETTS
 PREPARED FOR
 WALSH REALTY PARTNERSHIP
 82 NORTH AVENUE
 ATTLEBORO, MASSACHUSETTS 01703

SCALE: 1" = 20'
 DATE: MARCH 12, 2020
 DRAWN BY: HLP
 CHECKED BY: TMS (LT)
 JOB NO. 1798
 DWG. NO. 5

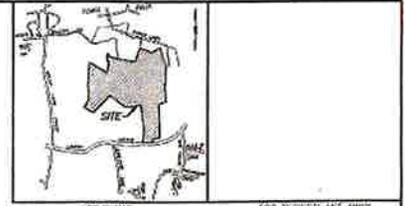


PREPARED BY
 TILTON & ASSOCIATES, INC.
 81 ADRIAN STREET, SUITE 200
 NORTH ATTLEBOROUGH, MA 01762
 TEL: (508) 851-1111 FAX: (508) 851-1112
 WWW.TILTON-AND-ASSOCIATES.COM
 LAND SURVEYING, CIVIL, ARCHITECTURAL AND ENVIRONMENTAL ENGINEERING
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 TILTON & ASSOCIATES, INC.
SHEET 6 OF 6



C:\Users\jgwalsh\OneDrive\Documents\Projects\185\185.dwg
 PLOT DATE: 3/12/2020 11:12:40 AM
 PLOT SCALE: 1" = 20'
 PLOT SHEET: 6 OF 6
 PLOT JOB NO.: 1798
 PLOT DWG NO.: 5
 PLOT DATE: 3/12/2020 11:12:40 AM
 PLOT SCALE: 1" = 20'
 PLOT SHEET: 6 OF 6
 PLOT JOB NO.: 1798
 PLOT DWG NO.: 5

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



LOCUS MAP
SCALE: 1" = 1000'
FOR REFERENCE USE ONLY

INDEX OF PLANS

SHEET NO.	TITLE
1.	TILESHEET
2.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 251 & 273 AP 33
3.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS: LOTS 211, 265, 297, & 268 AP 33
4.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS: LOTS 211, 226, & 229 AP 33
5.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 48, 258 & 257 AP 33
6.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOT 185 AP 33

- LEGEND
- 13 WESTERN ATTLEBOROUGH ASSessor'S LOT NUMBER
 - 121 WESTWOOD ESTATES' BUILDING LOT NUMBER
 - ABANDONED DRAINAGE EASEMENT
 - DRAINAGE EASEMENT TO REMAIN
 - RELOCATED DRAINAGE EASEMENT

ASSessor'S REFERENCE: AP 33, LOTS 48, 51, 182, 211, 226, 229, 254, 257, 261, 248, 291, 268 & 273

- CERTIFICATIONS:
- THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 6.01; ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02 SURVEY MARK AFFECTING PROPERTY RIGHTS
 - CHAPTER 38B OF THE ACTS OF 1986 I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DESIGN OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN
 - I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

[Signature]
PROFESSIONAL LAND SURVEYOR DATE

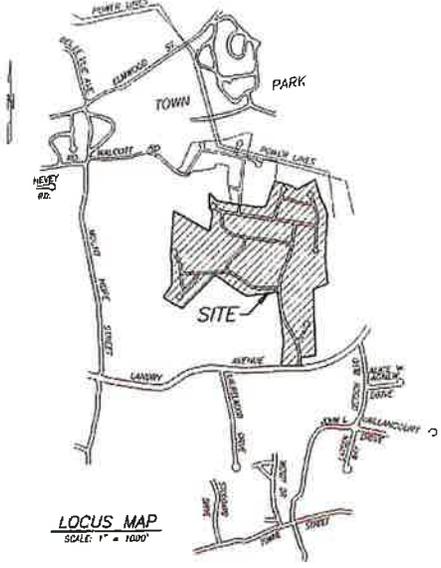
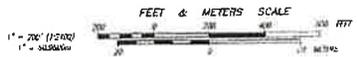
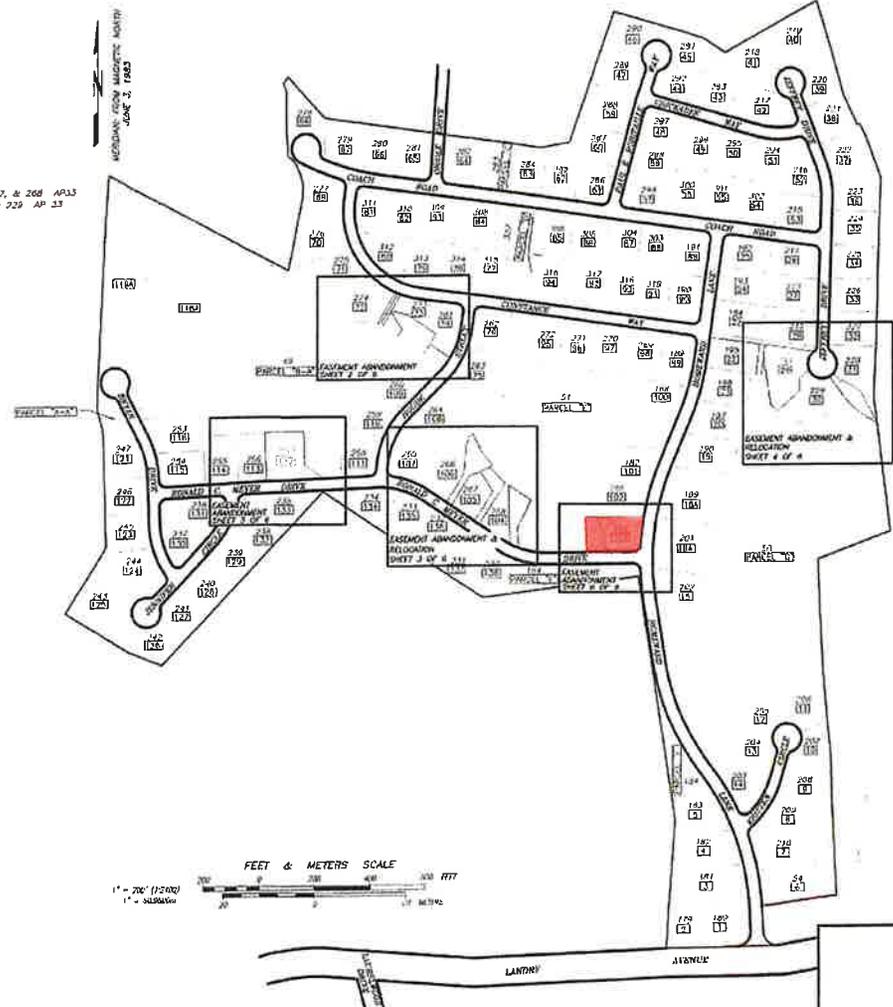
DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES

IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
62 NORTH AVENUE
ATTLEBOROUGH, MASSACHUSETTS 02703

SCALE: AS SHOWN DRAWN BY: JLB CHECKED BY: PML, JLT JOB NO: 1790
DATE: MARCH 22, 2009

PREPARED BY
TILTON
81 John S. Tilton Square
P.O. Box 44
North Attleborough, MA 02761
Tel: 508-851-1100 Fax: 508-851-1101
www.tilton.com or mail@tilton.com

LAND SURVEYORS, CIVIL ENGINEERS AND GEODETIC SURVEYORS
REGISTERED PROFESSIONAL ENGINEERS
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LOCUS MAP
SCALE: 1" = 1000'

G:\Projects\1790 - 2009-03-22\03-22-09\03-22-09\1790-03-22-09\1790-03-22-09.dwg, 4/1/2009 11:37:20 AM, Color: P1793-Tiled.dwg

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

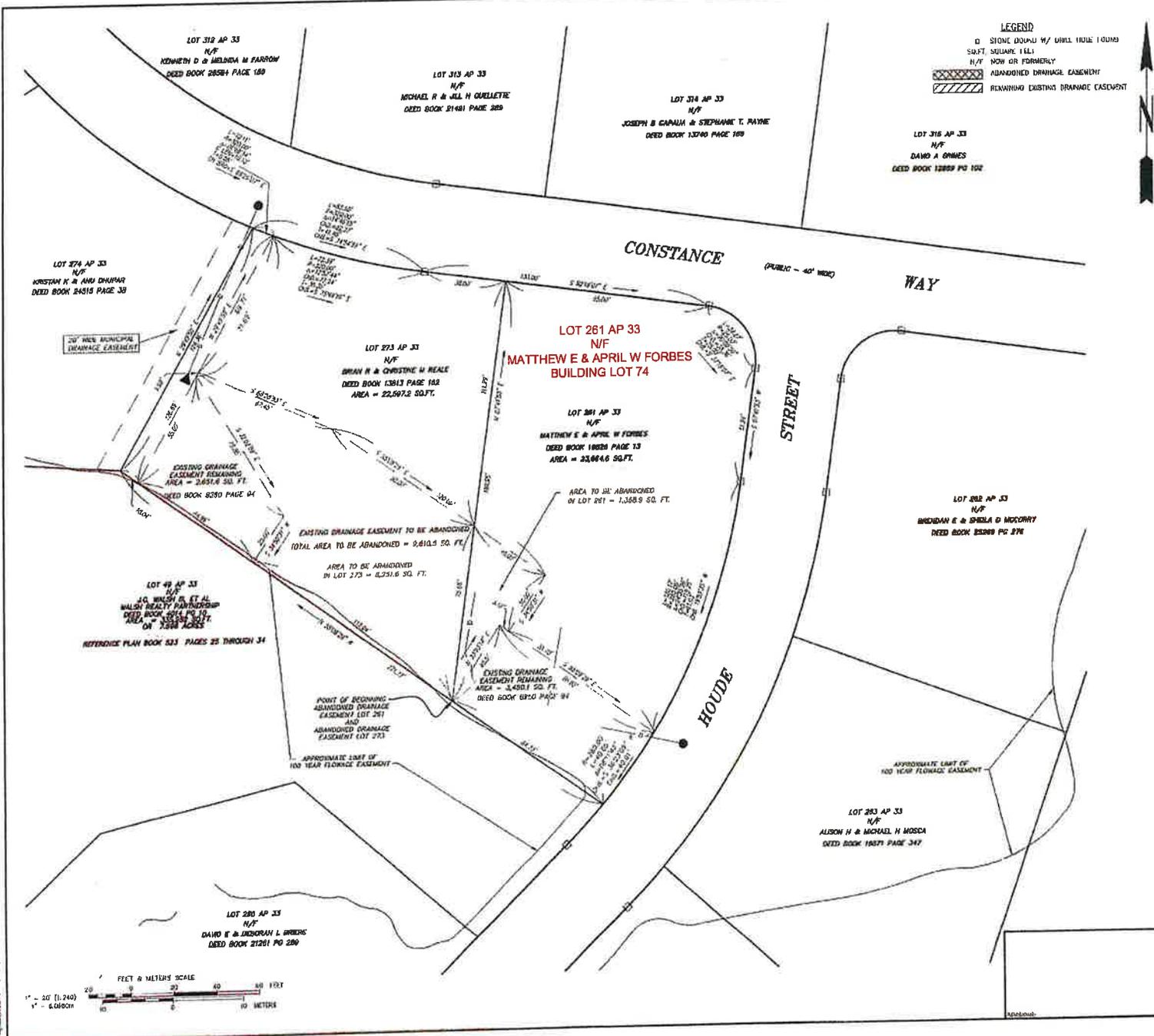
S 34°50'31" W a distance of thirty and zero hundredths feet (30.00') over said land now or formerly of Matthew E. and April W. Forbes to the northerly line of the Existing Drainage Easement a point; thence running

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

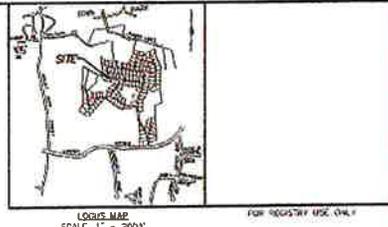
S 33°23'14" W a distance of forty and one hundredths feet (40.01') by the westerly line of the Existing Drainage Easement over said land now or formerly of Matthew E. and April W. Forbes to the land now or formerly of J.G. Walsh III, ET AL, Walsh Realty Partnership and the point of beginning.

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



LEGEND
 O STONE DOWEL W/ UNIL HOLE FOUND
 SLOTT WALL TELL
 N/F NOW OR FORMERLY
 [Hatched Box] ABANDONED DRAINAGE EASEMENT
 [Dotted Box] REMAINING EXISTING DRAINAGE CASING



ASSASSIN'S REFERENCE: AP 33 LOTS 261, 273
 DTD REFERENCE: BOOK 19820, PAGE 13 BOOK 13813, PAGE 162 RECORDED IN WESTWOOD COUNTY (NORTHWEST DISTRICT) REGISTER OF DEEDS
 PLAN REFERENCE: 1. PLAN OF LAND ENTITLED "WESTWOOD ESTATES DEFINITE SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS", PREPARED BY WALSH REALTY PARTNERSHIP, SCALE 1"=40', PREPARED BY ALVIN J. ASSOCIATES INC. REVISED DATE: OCTOBER 23, 1994. RECORDED IN WESTWOOD COUNTY (NORTHWEST DISTRICT) REGISTER OF DEEDS PLAN BOOK 378 PAGES 33 THRU 47
 OWNERS:
 AP 33 LOT 261
 MATTHEW E. & APRIL W. FORBES
 72 CONSTANCE WAY
 NORTH ATTLEBOROUGH, MASSACHUSETTS 02760
 AP 33 LOT 273
 BRIAN H. & CHRISTINE W. REALE
 82 CONSTANCE WAY
 NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

CERTIFICATIONS:
 1. THIS SURVEY AND PLAN WAS PREPARED IN COMPLIANCE WITH 220 OUR SECTION 8.01, ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 6.02 SURVEY WORK AFFECTING PROPERTY RIGHTS.
 2. CHAPTER 280 OF THE ACTS OF 1968 I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING UNDIVIDED OR FOR NEW WAYS ARE SHOWN.
 3. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
 [Signature] JAC
 PROFESSIONAL LAND SURVEYOR

DRAINAGE EASEMENT ABANDONMENT PLAN
 BASEMENTS LOTS 261 & 273
 WESTWOOD ESTATES
 IN
 NORTH ATTLEBOROUGH, MASSACHUSETTS
 PREPARED FOR
 WALSH REALTY PARTNERSHIP
 87 NORTH AVENUE
 ATTLEBORO, MASSACHUSETTS 02703
 SCALE: 1" = 20' DATE: MARCH 12, 2020
 CHECKED BY: JAC, LET
 JOB NO. 1780
 Dwg. NO. 3



DESIGNED BY: JAC, LET
 DRAWN BY: JAC, LET
 CHECKED BY: JAC, LET
 TILTON SURVEYING, ENGINEERING AND ENVIRONMENTAL PROFESSIONALS
 100 STATE STREET, SUITE 200, NORTH ATTLEBOROUGH, MASSACHUSETTS 02760
 TEL: 508-851-1100 FAX: 508-851-1101
 WWW.TILTON-PROFESSIONALS.COM
 EXPENSIVE FLOOR & ADJACENT, INC. ALL RIGHTS RESERVED. THESE ARE NOT TO BE COPIED OR ELECTRONICALLY TRANSMITTED WITHOUT THE PERMISSION OF TILTON & ASSOCIATES, INC.
SHEET 2 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 **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.

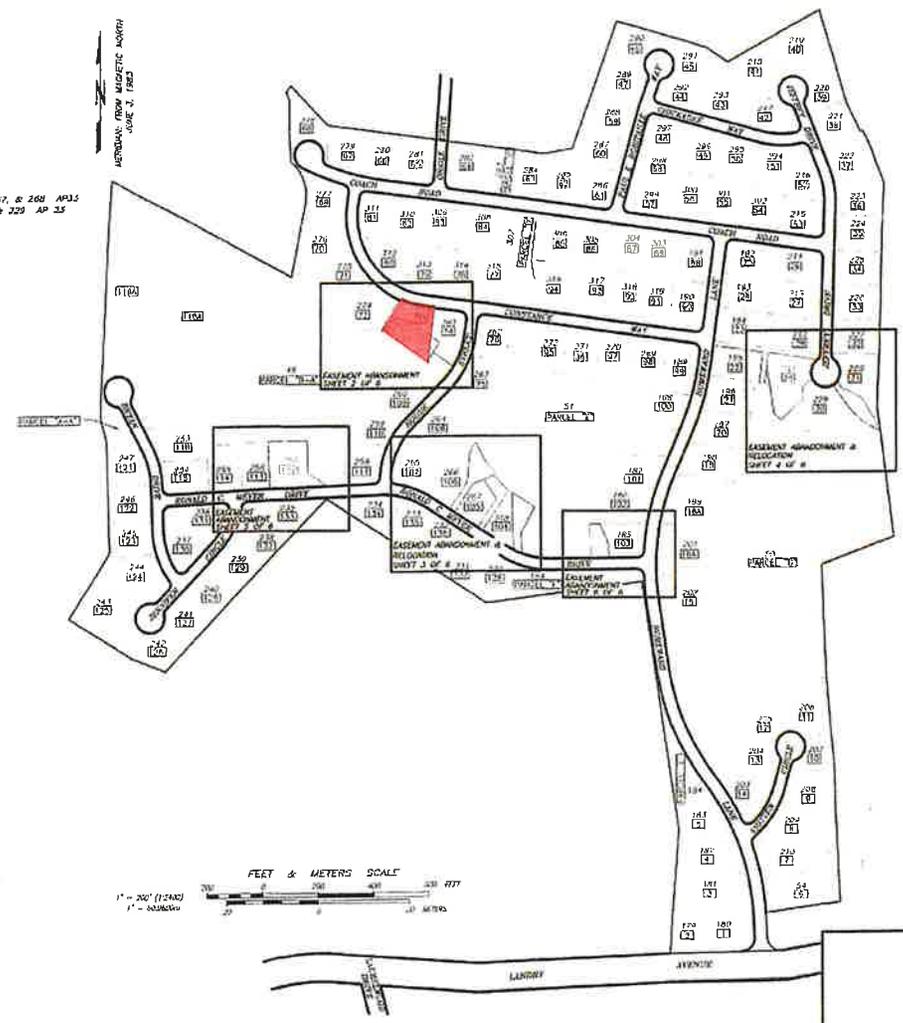
DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES NORTH ATTLEBOROUGH, MASSACHUSETTS



LOCUS MAP
SCALE: 1" = 2000'
FOR REFERENCE USE ONLY

INDEX OF PLANS

SHEET NO.	TITLE
1.	TITLE SHEET
2.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 251 & 273 AP 33
3.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 226, 247, & 268 AP 33
4.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33
5.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 183, 236 & 257 AP 33
6.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOT 185 AP 33



- LEGEND**
- 49 NORTH ATTLEBOROUGH ASSessor's LOT NUMBER
 - 73 "WESTWOOD ESTATES" BUILDING LOT NUMBER
 - [Square symbol] ABANDONED DRAINAGE EASEMENT
 - [Diamond symbol] DRAINAGE EASEMENT TO REMAIN
 - [Rectangle symbol] RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE: AP 33 (LOTS 18, 51, 193, 211, 228, 229, 236, 257, 261, 268, 267, 268 & 273)

- CERTIFICATIONS:**
- THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 780 CMR SECTION 8.00 ELEMENTS COMMON TO ALL SURVEY WORK, AND SECTION 8.02 SURVEY WORK APPLICABLE PROPERTY POINTS.
 - CHAPTER 260B OF THE ACTS OF 1988: I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES EXISTING EXCEPT WHERE SHOWN OTHERWISE AND THE LINES OF THE STREETS AND ALLEYS ARE (IN CASE OF PUBLIC OR PRIVATE STREETS OR ALLEYS) ALREADY ESTABLISHED AND HAD NO NEW LINES FOR THE CREATING OF EXISTING OWNERSHIP OR NEW WAYS ARE SHOWN.
 - I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE LAWS AND REGULATIONS OF THE REGISTRARS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

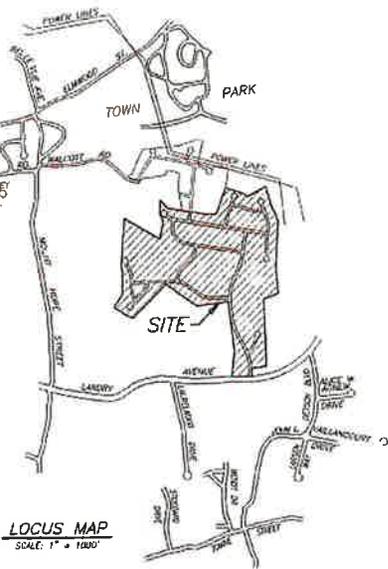
PROFESSIONAL LAND SURVEYOR DATE

**DRAINAGE EASEMENT ABANDONMENT
AND RELOCATION PLANS
WESTWOOD ESTATES**
BY
NORTH ATTLEBOROUGH, MASSACHUSETTS
FOR
WALSH REALTY PARTNERSHIP
62 NORTH AVENUE
ATTLEBOROUGH, MASSACHUSETTS 01937

PLANNED BY: WALSHE & ASSOCIATES, INC. 432 N. 17th St. Attleboro, MA 01937
DATE: MARCH 22, 2004 CALLED BY: WALSHE & ASSOCIATES, INC. DATE: MARCH 22, 2004



PREPARED BY:
TILTON & ASSOCIATES, INC.
100 WASHINGTON ST., SUITE 200
ATTLEBOROUGH, MASSACHUSETTS 01937
LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTING
COPYRIGHT 1983 BY TILTON & ASSOCIATES, INC. ALL RIGHTS RESERVED. PLANS ARE NOT TO BE LOANED OR ELECTRONICALLY TRANSMITTED WITHOUT THE PERMISSION OF TILTON & ASSOCIATES, INC.



LOCUS MAP
SCALE: 1" = 1000'

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 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:

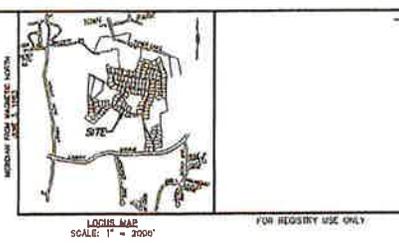
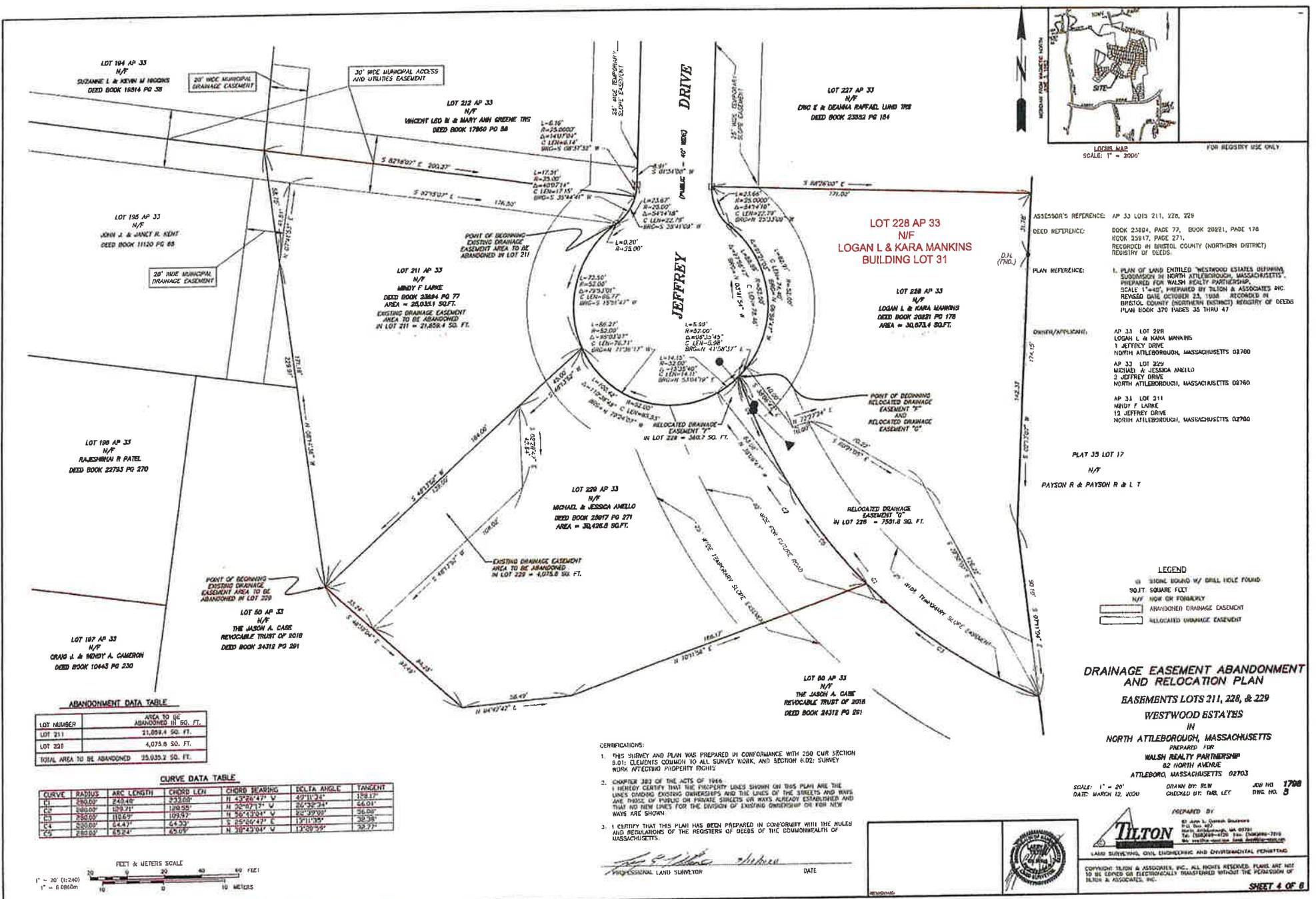
Beginning at the southwesterly corner of land now or formerly of Logan L. and Kara Mankins and the northeasterly corner of the land now or formerly of Michael and Jessica Anello; thence running

- 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

COPYRIGHT 1988 - 2019 PROFESSIONAL SURVEYOR & REGISTERED PLANNING ARCHITECTURE INC. 402-20222 11-14-2020 JAM. CROWN 097818 741.plt



ASSESSOR'S REFERENCE: AP 33 LOTS 211, 228, 229
 DEED REFERENCE: BOOK 23804, PAGE 77, BOOK 20821, PAGE 178
 BOOK 23917, PAGE 271, RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTER OF DEEDS.
 PLAN REFERENCE: 1. PLAN OF LAND ENTITLED "WESTWOOD ESTATES BEHIND SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS, PREPARED FOR WALSH REALTY PARTNERSHIP, SCALE 1"=40", PREPARED BY TILTON & ASSOCIATES INC. REVISED DATE, OCTOBER 23, 1988. RECORDED IN BRISTOL COUNTY (NORTHERN DISTRICT) REGISTER OF DEEDS. PLAN BOOK 370 PAGES 35 THRU 47.
 OWNER/APPLICANT: AP 33 LOT 228
 LOGAN L & KARA MANKINS
 1 JEFFREY DRIVE
 NORTH ATTLEBOROUGH, MASSACHUSETTS 02760
 AP 33 LOT 229
 MICHAEL & JESSICA ANELLO
 2 JEFFREY DRIVE
 NORTH ATTLEBOROUGH, MASSACHUSETTS 02760
 AP 33 LOT 211
 MINDY F LAINE
 12 JEFFREY DRIVE
 NORTH ATTLEBOROUGH, MASSACHUSETTS 02760
 PLAT 35 LOT 17
 N/F
 PAYSON R & PAYSON R & L T

LEGEND
 (Symbol) SHOWN BOUND W/ DRILL HOLE FOUND
 (Symbol) 50 FT SQUARE FEET
 (Symbol) NOW OR FORMERLY
 (Symbol) ABANDONED DRAINAGE EASEMENT
 (Symbol) RELOCATED DRAINAGE EASEMENT

DRAINAGE EASEMENT AND RELOCATION PLAN
 EASEMENTS LOTS 211, 228, & 229
 WESTWOOD ESTATES
 IN
 NORTH ATTLEBOROUGH, MASSACHUSETTS
 PREPARED FOR
 WALSH REALTY PARTNERSHIP
 82 NORTH AVENUE
 ATTLEBOROUGH, MASSACHUSETTS 02703

SCALE: 1" = 20'
 DATE: MARCH 12, 2020
 DRAWN BY: RBW
 CHECKED BY: DAB, LET
 JOB NO: 1708
 Dwg. No. 3

PREPARED BY
TILTON
 81 Ann L. Lynch Drive
 North Attleborough, MA 02761
 508-850-4170 Fax: 508-850-7919
 86 Westfield Avenue, North Attleborough, MA 02761
 LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PLANNING

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ABANDONMENT DATA TABLE

LOT NUMBER	AREA TO BE ABANDONED (IN SQ. FT.)
LOT 211	21,899.4 SQ. FT.
LOT 220	4,075.8 SQ. FT.
TOTAL AREA TO BE ABANDONED	25,975.2 SQ. FT.

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	280.00'	240.40'	233.08'	N 43°20'47" W	49°11'24"	359.31'
C2	480.00'	129.71'	120.59'	N 25°07'17" W	26°32'21"	54.91'
C3	280.00'	118.67'	119.93'	N 35°13'33" W	25°09'00"	36.09'
C4	280.00'	144.97'	64.33'	S 25°00'47" E	15°11'35"	30.38'
C5	280.00'	83.24'	85.09'	N 38°43'04" W	17°50'59"	30.77'



CERTIFICATIONS:

- THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 260 CMR SECTION 8.01, DEWEYES COUNCIL TO ALL SURVEY WORK, AND SECTION 8.02, SURVEY WORK AFFECTING PROPERTY RIGHTS.
- CHAPTER 28B OF THE ACTS OF 1966.
- I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
- I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR DATE



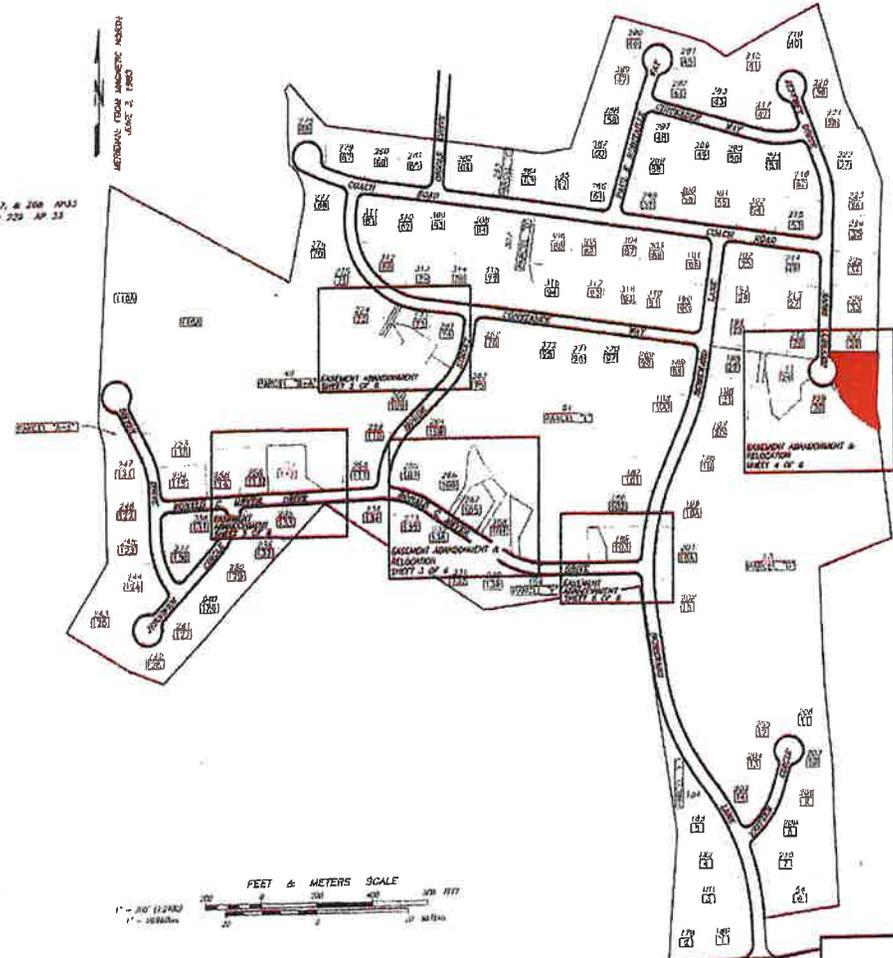
Lot 228
 AP 33
 SHEET 4 OF 6

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



LOCAL MAP
SCALE: 1" = 1000'
FOR IDENTIFY USE ONLY

SHEET NO.	TITLE
1.	TITLE-SHEET
2.	DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 281 & 273 AP 33
3.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 21, 228, 267, & 268 AP 33
4.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33
5.	DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 49, 236 & 257 AP 33
6.	DRAINAGE EASEMENT ABANDONMENT PLAN-LIT 185 AP 33



- LEGEND
- 49
211
228
 - NORTH ATTLEBOROUGH ASSESSOR'S LOT NUMBER
WESTWOOD ESTATES' BUILDING LOT NUMBER
 - ABANDONED DRAINAGE EASEMENT
 - DRAINAGE EASEMENT TO REMAIN
 - RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE: AP 33 LOTS 19, 21, 185, 211, 228, 229, 266, 267, 268, 269, 273

- CERTIFICATIONS:
- THIS QUANTITY AND PLAN WAS PREPARED IN PERFORMANCE WITH THE FOUR SECTIONS 8.51, 8.52, 8.53, 8.54, AND 8.55 OF THE MASSACHUSETTS CONSTITUTION AND SECTION 8-C, SURVEY WORK AFFECTING PROPERTY BOUNDARIES.
 - CHAPTER 268B OF THE ACTS OF 1988
 - I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DETERMINED BY THE SURVEY AND THE LINES OF THE STREETS AND WAYS ARE THE LINES OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT THE NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE TRUING.
 - I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Walter J. Smith 8/16/2009
PROFESSIONAL LAND SURVEYOR DATE

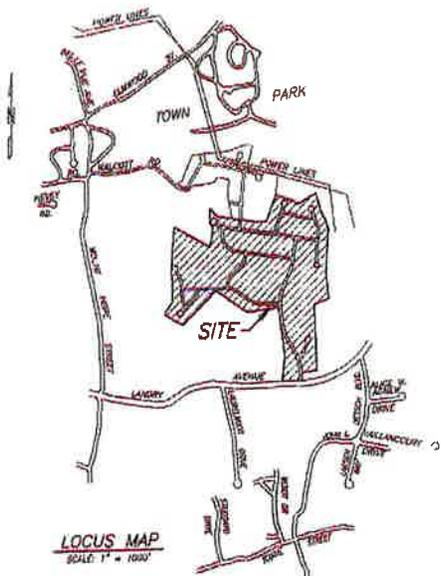
DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES

IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
FORWARD FOR
WALSH REALTY PARTNERSHIP
BY NORTH AVENUE

ATTEST: AUGUST 16, 2009
DATE WHEN MADE PUBLIC BY: AUGUST 16, 2009
REGISTERED IN: 111 481 340
DPL NO: 1700

DRAWN BY: *[Signature]*
CHECKED BY: *[Signature]*
DATE: 8/16/2009

TILTON
SURVEYORS, ENGINEERS AND ENVIRONMENTAL SCIENTISTS
100 WASHINGTON ST., SUITE 200
NORTH ATTLEBOROUGH, MASSACHUSETTS 01937
TEL: 508-851-1111 FAX: 508-851-1112
WWW.TILTONSURVEYORS.COM



LOCUS MAP
SCALE: 1" = 1000'



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Lot 228
AP 33

GRANT OF EASEMENT

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

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

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

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

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

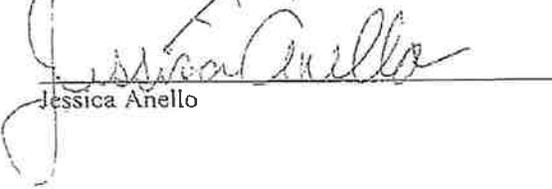
The Grantors herein for themselves, their successors, transferees and assigns, covenant and agree to construct no temporary or permanent structures, plant trees or bushes or to re-grade the easement areas in a manner different than is shown on the plans approved by the Planning Board of the Town of North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

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

Executed as a sealed instrument on this 25th day of March, 2022



Michael Anello



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 ~~not~~ not ~~to~~ be the person whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public

My commission expires: 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

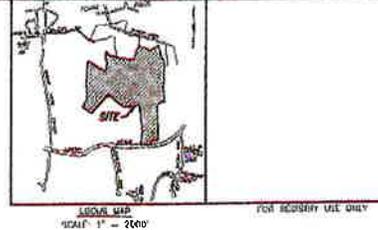
N 38° 06' 47" W a distance of sixty-three and six hundredths feet (63.06') over said land now or formerly of Michael and Jessica Anello to a point on a curve at Jeffrey Drive; thence running

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.

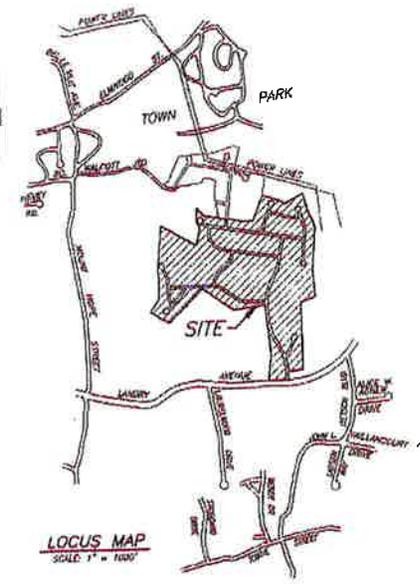
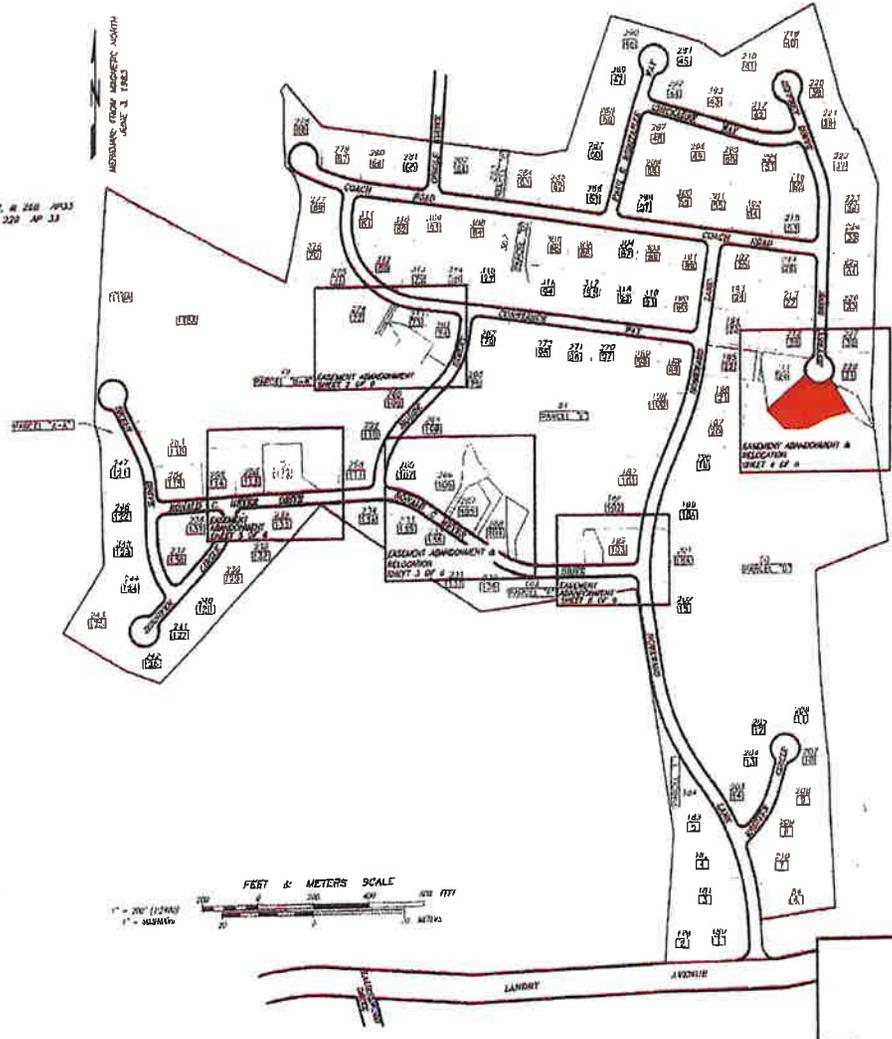
The above described easement contains an area of three hundred sixty and seven tenths square feet (360.7 S.F.) and is more particularly shown as **Relocated Drainage Easement "F"** on a plan entitled: "Drainage Easement Abandonment and Relocation Plans, Westwood Estates, North Attleborough, Massachusetts, 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

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



INDEX OF PLANS	
SHEET NO.	TITLE
1.	RELEASET
2.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 281 & 273 AP 33
3.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 31, 208, 207, & 258 AP 33
4.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 214, 228, & 229 AP 33
5.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 48, 238 & 251 AP 33
6.	DRAINAGE EASEMENT ABANDONMENT PLAN—LOT 185 AP 33

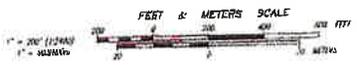


- LEGEND**
- 19 NORTH ATTLEBOROUGH ASSessor'S LOT NUMBER
 - 23 "WESTWOOD ESTATES" BUILDING LOT NUMBER
 - ABANDONED DRAINAGE EASEMENT
 - ◇ DRAINAGE EASEMENT TO REMAIN
 - RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE AP 33 LOTS 48, 91, 185, 211, 228, 229, 264, 257, 261, 286, 287, 288 & 273

- CERTIFICATION**
- THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 260 CHAPTER 80B, CHAPTER 80C AND TO ALL SURVEY WORK, AND SECTION 80D SURVEY WORK AFFECTING PROPERTY BOUNDS.
 - CHAPTER 80B OF THE ACTS OF 1988 I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS HERETO ESTABLISHED AND THAT THE NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
 - I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR DATE 2/16/2020



**DRAINAGE EASEMENT ABANDONMENT
AND RELOCATION PLANS
WESTWOOD ESTATES**
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
MUSH REALTY PARTNERSHIP
OF NORTH ATTLEBOROUGH,
MASSACHUSETTS 01930
SCALE: AS SHOWN DRAWN BY: AJP 2020 JAN 27
DATE: MARCH 26, 2020 CHECKED BY: PWT 2020 FEB 17



PREPARED BY
TILTON
TILTON & ASSOCIATES, INC.
100 WASHINGTON STREET, SUITE 200
NORTH ATTLEBOROUGH, MASSACHUSETTS 01930
PH: 508-851-1111 FAX: 508-851-1112
WWW.TILTON-MASS.COM

TILTON & ASSOCIATES, INC. HAS WORLD REPUTATION. PLANS ARE NOT TO BE COPIED OR ELECTRONICALLY TRANSMITTED WITHOUT THE PERMISSION OF TILTON & ASSOCIATES, INC.

SHEET 1 OF 8

C:\pwworking\TILTON\PROJECTS\2020\1930\1930-001\1930-001.dwg, 4/16/2020, 11:27:29 AM, CLARENCE PEREZ, 30.00

Lot 229
AP 33

GRANT OF EASEMENT

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

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

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

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

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

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

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

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

Mehmet Cetiner
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

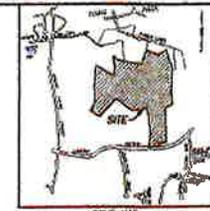
S 33°12'47" W a distance of one hundred twenty-one and eighty-seven hundredths feet (121.87') over said land of Mehmet and Aygul Centiner to a point at Ronald C. Meyer Drive; thence running

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.

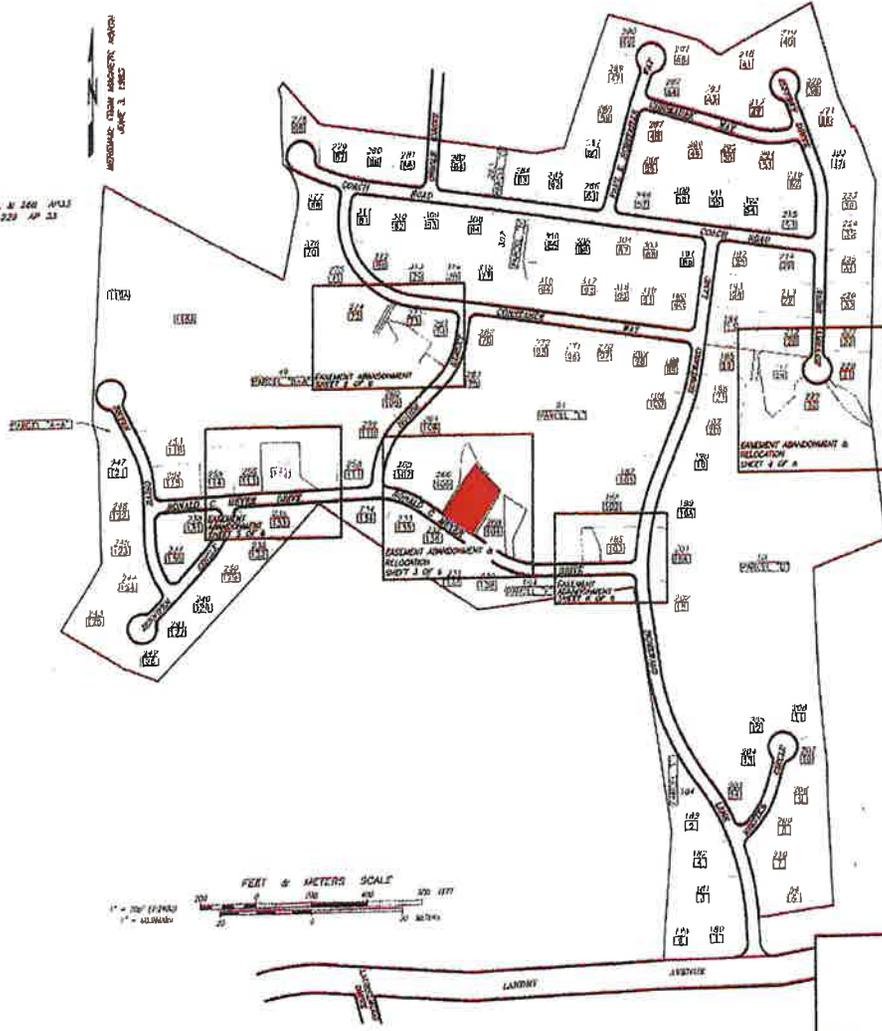
Cetiner easement grant

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



LOCUS MAP
SCALE 1" = 2000'
FOR REFERENCE USE ONLY

SHEET NO.	TITLE
1.	DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 261 & 273 AP 33
2.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 51, 256, 267, & 268 AP 33
3.	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33
4.	DRAINAGE EASEMENT ABANDONMENT PLAN-LOTS 49, 226 & 257 AP 33
5.	DRAINAGE EASEMENT ABANDONMENT PLAN-LOT 185 AP 33



- LEGEND
- AP 33
185
 - NORTH ATTLEBOROUGH ASSOCIATES LOT NUMBER
"WESTWOOD ESTATES" BUILDING LOT NUMBER
 - ABANDONED DRAINAGE EASEMENT
 - DRAINAGE EASEMENT TO BE MAINTAINED
 - RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE: AP 33 LOTS NO. 51, 185, 211, 226, 228, 256, 257, 258, 266, 267, 268 & 273

CERTIFICATION

- THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 8.01: EVIDENCE COMMON TO ALL SURVEY WORK, AND SECTION 8.02: SURVEY WORK AFFECTING PROPERTY RIGHTS.
- CHAPTER 80B OF THE ACTS OF 1988.
- I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES GOVERNING EXISTING OWNERSHIP AND THE USES OF THE STREETS AND WAYS AFFECTED BY THIS PLAN, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
- I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERED PROFESSIONAL LAND SURVEYORS OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR: *[Signature]* DATE: 2/11/2020

DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS
WESTWOOD ESTATES
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
22 NORTH AVENUE
ATTLEBOROUGH, MASSACHUSETTS 01830

SCALE: AS SHOWN
DATE: MARCH 14, 2020
DRAWN BY: NIK
CHECKED BY: TOL 111
JOB NO. 1700
DIAL NO. 1

PREPARED BY
TILTON
LAND SURVEYORS, CIVIL ENGINEERS AND ENVIRONMENTAL PLANNERS
100 WASHINGTON STREET, SUITE 200
ATTLEBOROUGH, MASSACHUSETTS 01830
TELEPHONE: 508-251-1100
FAX: 508-251-1101
WWW.TILTONSURVEYORS.COM



SHEET 1 OF 6
Lot 267
AP 33

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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

[Signature]
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 Dr. Patel's business card 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
STEPHEN 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

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

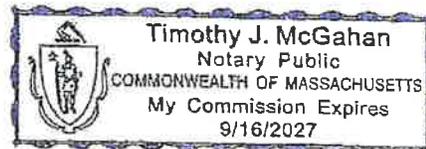


EXHIBIT A

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

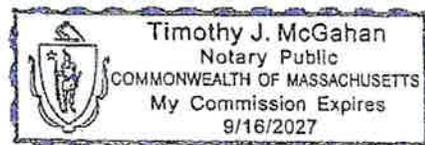
Bristol, ss

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*):

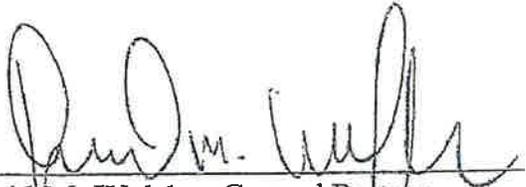
- Driver's license or other state or federal governmental document bearing a photographic image,
- Oath or affirmation of a credible witness known to me who knows the above signatory, or
- my own personal knowledge of the identity of the signatory,

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

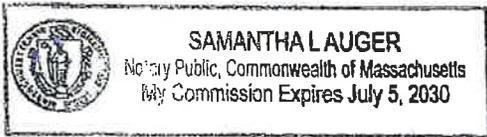
COMMONWEALTH OF MASSACHUSETTS

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 L. Auger
My Commission Expires: July 5, 2030

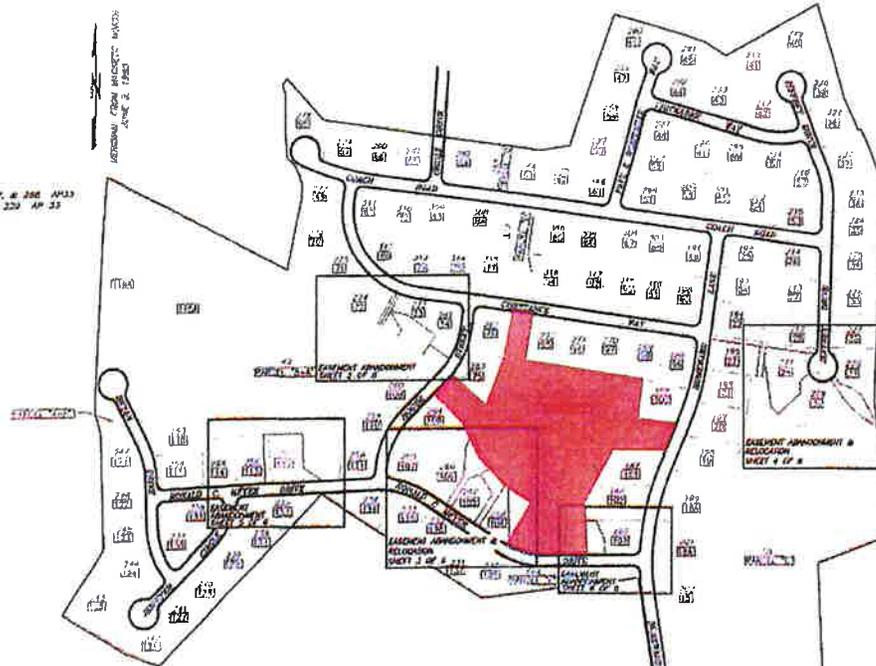
DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLANS WESTWOOD ESTATES NORTH ATTLEBOROUGH, MASSACHUSETTS



LOCUS MAP
SCALE 1" = 2000'

FOR REFERENCE SEE SHEET

SHEET NO.	TITLE
1	INDEX
2	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 281 & 271 AP 33
3	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 226, 287, & 288 AP 33
4	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN EASEMENTS LOTS 211, 228, & 229 AP 33
5	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 245, 255 & 257 AP 33
6	DRAINAGE EASEMENT ABANDONMENT PLAN—LOT 165 AP 33



LEGEND

- 22 NORTH ATTLEBOROUGH ADDRESS LOT NUMBER
- 271 WESTWOOD ESTATES' BUILDING LOT NUMBER
- ABANDONED DRAINAGE EASEMENT
- DRAINAGE EASEMENT TO BE MAINTAINED
- RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE AP 33 LOTS 81, 91, 180, 211, 224, 226, 228, 257, 261, 266, 267, 284 & 273

CERTIFICATION:

- THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH THE ENGINEERING AND SURVEYING ACTS AND REGULATIONS OF THE COMMONWEALTH OF MASSACHUSETTS.
- CHAPTER 266B OF THE ACTS OF 1988 (M.G.A. 266B:01) HAS BEEN REFERRED TO IN THIS PLAN AND THE ENGINEER HAS REVIEWED THE RECORDS OF THE RECORDS OF THE COMMONWEALTH OF MASSACHUSETTS AND HAS CONCLUDED THAT THE PLAN IS CORRECT AND ACCURATE AND THAT THE RELOCATED DRAINAGE EASEMENTS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 266B OF THE ACTS OF 1988.
- I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

REGISTERED LAND SURVEYOR DATE

**DRAINAGE EASEMENT ABANDONMENT
AND RELOCATION PLANS
WESTWOOD ESTATES
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
WALSH REALTY PARTNERSHIP
OF NORTH AVENUE
ATTLEBOROUGH, MASSACHUSETTS 01903**

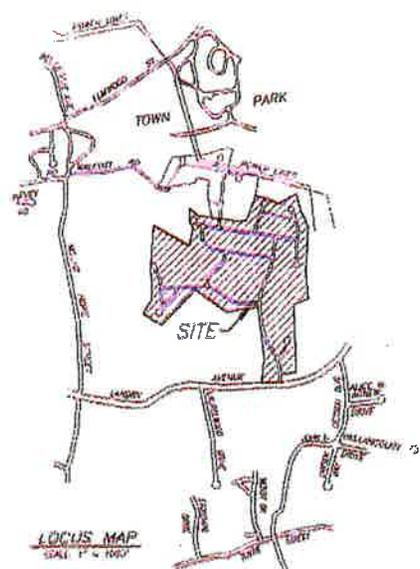
DATE: APRIL 22, 2004 SHEET NO. OF 6 SHEET NO. 1 OF 6

PREPARED BY
TILTON
LAND SURVEYING, INC.
222 BRIMFIELD ROAD
BRIMFIELD, MASSACHUSETTS 01501
PHONE: 508-833-1111 FAX: 508-833-1112
WWW.TILTONSURVEYING.COM

THIS PLAN IS A PUBLIC DOCUMENT AND IS ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

SHEET 1 OF 6

8/8



LOCUS MAP
SCALE 1" = 2000'



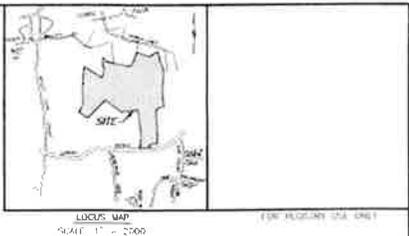
Lot 51
AP 33

TILTON & ASSOCIATES PLAN

ABANDONMENT/RELOCATION EASEMENTS

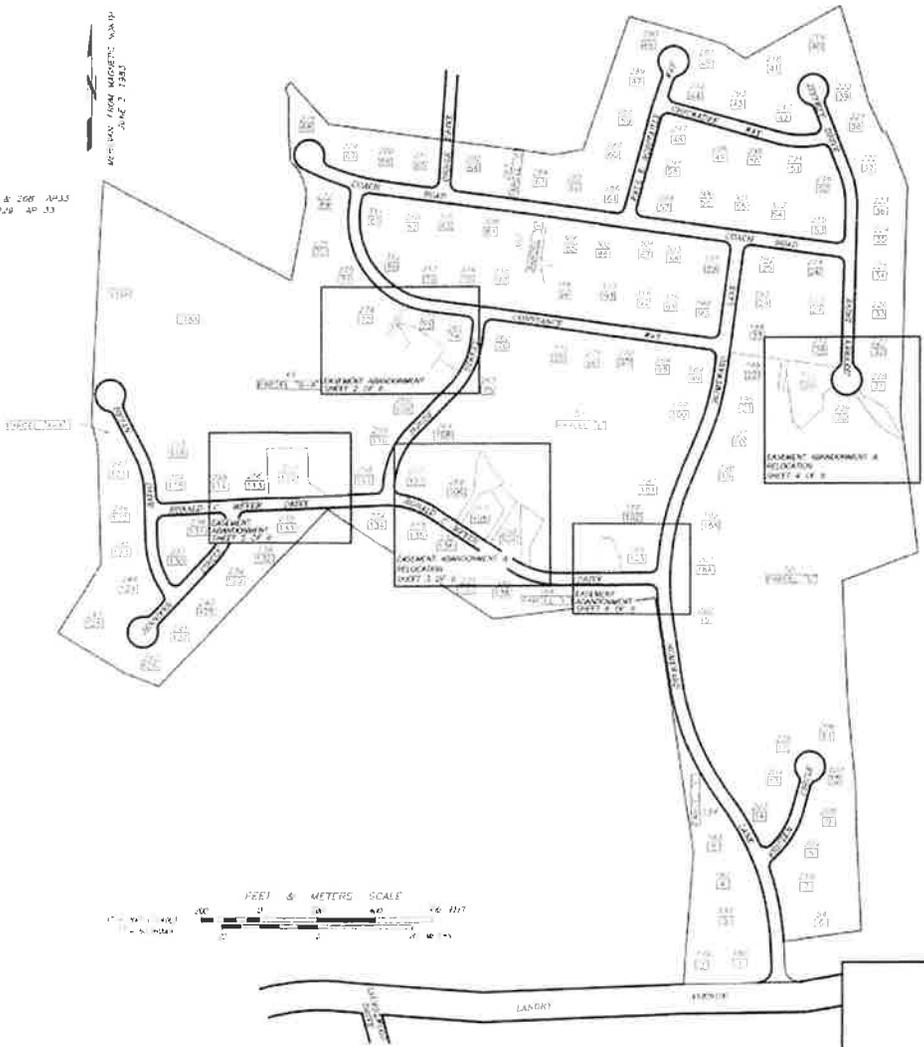
SIX (6) PAGE SET

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



INDEX OF PLANS

SHEET NO.	TITLE
1	INDEX SHEET
2	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 261 & 273 AP 33
3	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN—EASEMENTS LOTS 21, 26, 267 & 268 AP 33
4	DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN—EASEMENTS LOTS 271, 228 & 229 AP 33
5	DRAINAGE EASEMENT ABANDONMENT PLAN—LOTS 48, 256 & 257 AP 33
6	DRAINAGE EASEMENT ABANDONMENT PLAN—LOT 150 AP 33

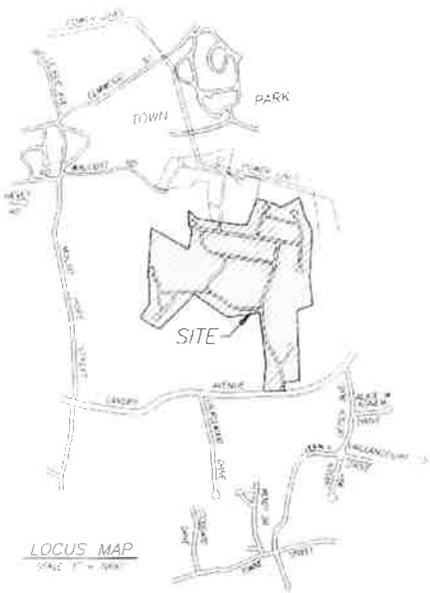


- LEGEND**
- AP [] NORTH ATTLEBOROUGH ASSESSOR'S LOT NUMBER
 - [] "WESTWOOD ESTATES" BUILDING LOT NUMBER
 - ABANDONED DRAINAGE EASEMENT
 - DRAINAGE EASEMENT TO REMAIN
 - RELOCATED DRAINAGE EASEMENT

ASSESSOR'S REFERENCE AP 33 LOTS 45, 21, 185, 211, 228, 229, 256, 257, 261, 266, 267, 268 & 273

- CERTIFICATIONS**
- THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 CMR SECTION 5.01, ELEMENTS COMMON TO ALL SURVEY WORK AND SECTION 6.02 SURVEY WORK AFFECTING INTERESTY PARTIES.
 - CHAPTER 200B OF THE ACTS OF 1980 ("PUBLIC CERTIFICATION") AND THE ELEMENTS COMMON TO ALL SURVEY WORK AND SECTION 6.02 SURVEY WORK AFFECTING INTERESTY PARTIES ARE THOSE OF PUBLIC OR PRIVATE SURVEYS OR WERE ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF LAND, BOUNDARIES OR FOR NEW WAYS ARE SHOWN.
 - I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

[Signature]
PROFESSIONAL LAND SURVEYOR DATE



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

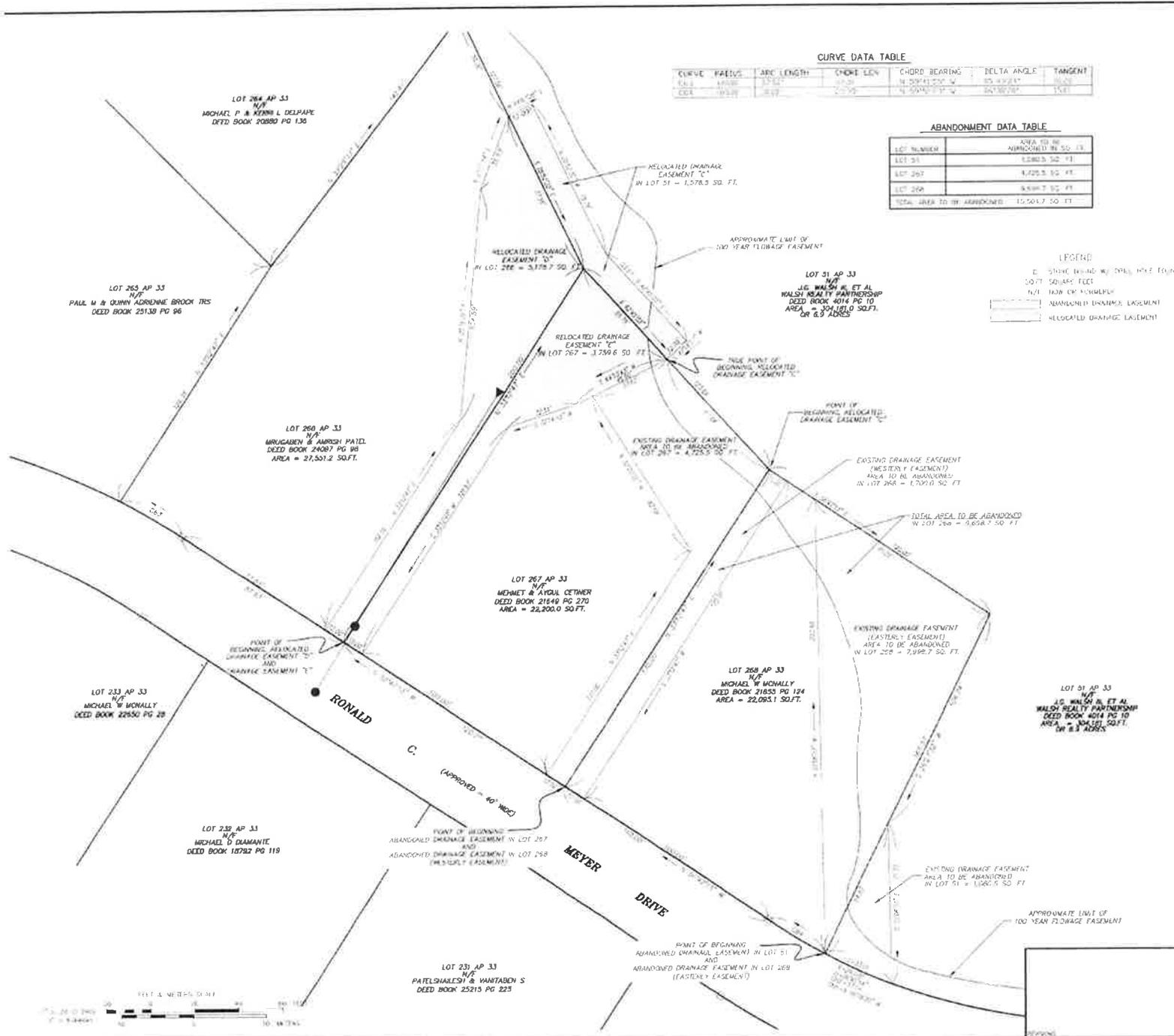
PREPARED FOR
WALSH REALTY PARTNERSHIP
62 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE AS SHOWN SHEET MARK 12 1/2" DATE: 08/12/2010 SHEET NO. 1 OF 6

PREPARED BY
TILTON
REGISTERED PROFESSIONAL LAND SURVEYOR
100 STATE STREET, SUITE 200
NORTH ATTLEBOROUGH, MA 02703
TEL: 508-851-1111 FAX: 508-851-1112
WWW.TILTONSURVEYING.COM



RIGHTS RESERVED. ALL RIGHTS RESERVED. THIS DOCUMENT IS ELECTRONICALLY TRANSMITTED WITHOUT THE PERMISSION OF TILTON & ASSOCIATES, INC.



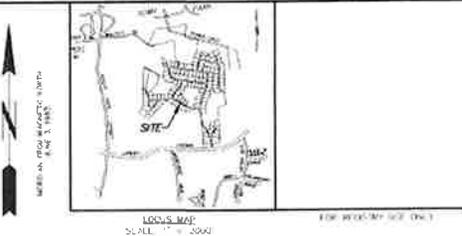
CURVE DATA TABLE

CURVE	RAIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
101	115.00	12.57	22.50	N 50°41'57" E	23°43'21"	115.00
102	115.00	12.57	22.50	N 50°41'57" E	23°43'21"	115.00

ABANDONMENT DATA TABLE

LOT NUMBER	AREA TO BE ABANDONED IN SQ. FT.
LOT 267	8,725.5 SQ. FT.
LOT 268	8,899.7 SQ. FT.
TOTAL AREA TO BE ABANDONED	17,625.2 SQ. FT.

- LEGEND**
- D. STONE FOUND BY DRILL HOLE FOUND 30 FT SQUARE FEET
 - N/A. TOWN OR TOWNSHIP
 - ABANDONED DRAINAGE EASEMENT
 - RELOCATED DRAINAGE EASEMENT



- ASSASSOR'S REFERENCES:** AP 33 LOTS 51, 266, 267, 268
- DEED REFERENCES:** BOOK 4014, PAGE 10; BOOK 2499, PAGE 95; BOOK 21649, PAGE 270; BOOK 21650, PAGE 124; RECORDS IN BARNES COUNTY (NORTHERN DISTRICT) RECORDS OF DEEDS
- PLAN REFERENCE:** 1. PLAN OF LAND ENTITLED "WESTWOOD STATES TENTATIVE SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS", PREPARED BY WALSH REALTY PARTNERSHIP, SCALE 1"=40', PREPARED BY TILTON & ASSOCIATES, INC. DATED DATE OCTOBER 23, 1998. RECORDED IN BARNES COUNTY (NORTHERN DISTRICT) RECORDS OF DEEDS PLAN BOOK 330, PAGES 35 THRU 47.
- OWNER:** AP 33 LOT 51: JOHN S. WALSH JR., DAVID M. WALSH, THOMAS W. WALSH & MARILEE A. WALSH, CO-PARTNERS OF WALSH REALTY PARTNERSHIP, 82 NORTH AVENUE, ATTLEBORO, MASSACHUSETTS 02703
 AP 33 LOT 266: MARGARET A. AMICH BATES, 85 HUNNELL C. MEYER DR., NORTH ATTLEBOROUGH, MASSACHUSETTS 02761
 AP 33 LOT 267: MENMET B. ANJAL, 82 NORTH AVENUE, NORTH ATTLEBOROUGH, MASSACHUSETTS 02761
 AP 33 LOT 268: MICHAEL W. MCNALLY, 25 HUNNELL C. MEYER DR., NORTH ATTLEBOROUGH, MASSACHUSETTS 02761

1. THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 250 C.M.R. SECTION 6.01. EASEMENTS CONFORM TO ALL SURVEY WORK AND SECTION 6.02. SURVEY WORK AFFECTING IMPAIRED RIGHTS.
2. EXCEPT 250 OF THE RULES OF 1916.
3. I HEREBY CERTIFY THAT THE HUNNELL LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS ARE 75% OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND HAVE THE HUNNELL LINES FOR THE DIVISION OF EXISTING OWNERSHIP OF FIRE ALARMS ARE SHOWN.
4. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR *[Signature]* 3/16/2000 DATE

DRAINAGE EASEMENT ABANDONMENT AND RELOCATION PLAN

EASEMENTS LOTS 51, 266, 267, & 268

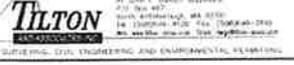
WESTWOOD ESTATES

IN NORTH ATTLEBOROUGH, MASSACHUSETTS

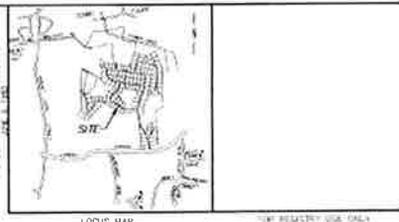
PREPARED FOR: WALSH REALTY PARTNERSHIP, 82 NORTH AVENUE, ATTLEBORO, MASSACHUSETTS 02703

SCALE: 1" = 40' DATE: MARCH 12, 2000 DRAWN BY: M.W. CHECKED BY: T.M.R. LTT. LAMP NO: 1798 DWG NO: 5

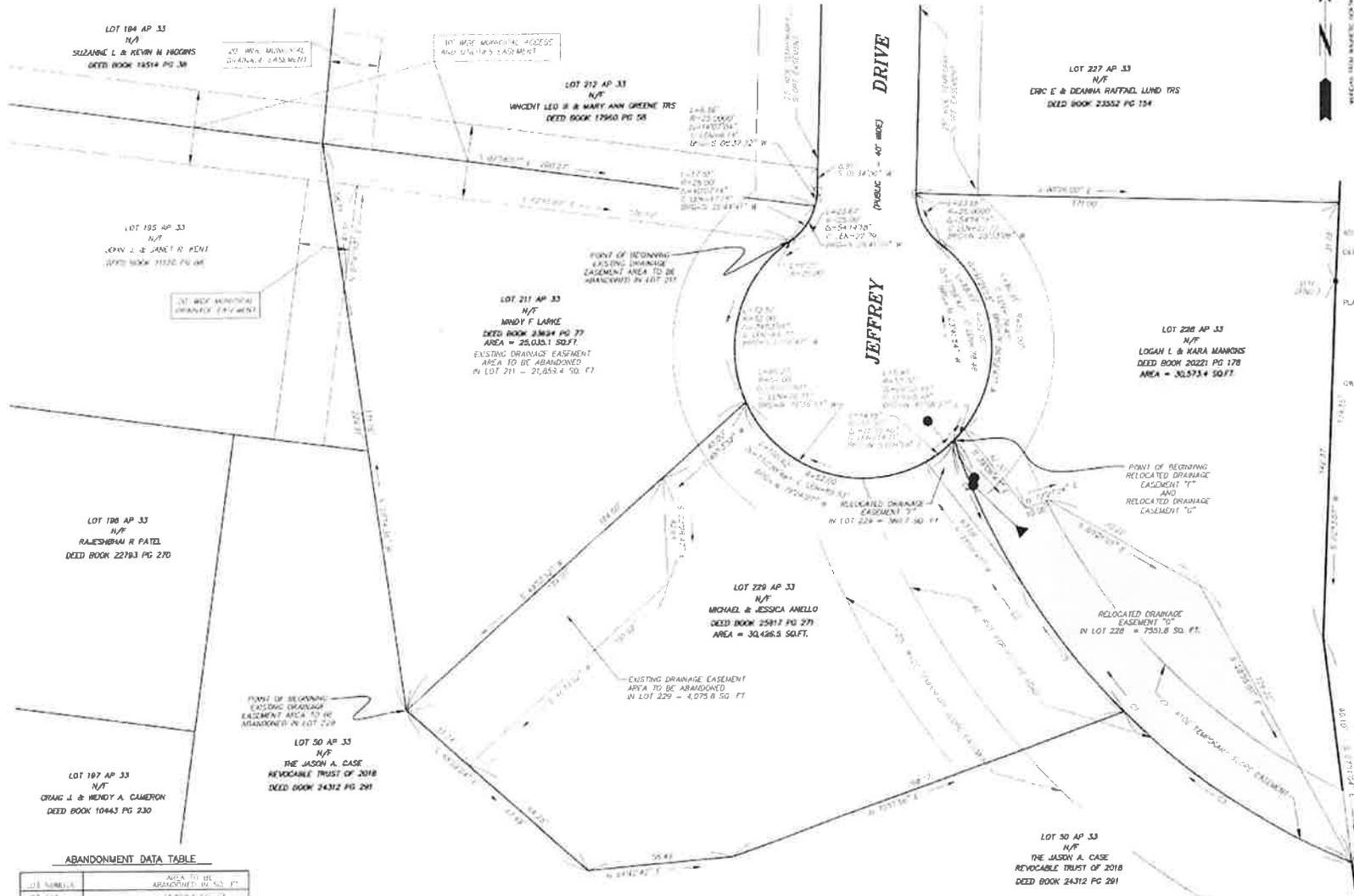
PREPARED BY:



EXCEPT TILTON & ASSOCIATES, INC. ALL RIGHTS RESERVED. PLANS ARE NOT TO BE COPIED OR ELECTRONICALLY TRANSMITTED WITHOUT THE PERMISSION OF TILTON & ASSOCIATES, INC. SHEET 3 OF 4



LOCAL MAP
SCALE: 1" = 2000'



METRIC REFERENCE: AP 33 LOTS 211, 228, 229
 DEED REFERENCE: 8079 27684 PAGE 77, 8709 20271 PAGE 170
 BOOK 25913 PAGE 237
 RECORDED IN BOSTON COUNTY (NORTHERN DISTRICT)
 RECORD # 018257
 PLAN REFERENCE: 1 PLAN OF LAND ENTITLED "WESTWOOD ESTATES DEFINITE
 SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS,
 PREPARED FOR WALSH REALTY PARTNERSHIP,
 SCALE 1"=40', PREPARED BY TILTON & ASSOCIATES, INC.
 NORTH ATTLEBOROUGH, MASSACHUSETTS, 1998 - RECORDED IN
 BOSTON COUNTY (NORTHERN DISTRICT) REGISTRY OF ULLUS
 PLAN BOOK 3111 PAGES 30 THRU 47
 OWNER/APPLICANT: AP 33 LOT 228
 LOGAN L & KARA MARKOS
 DEED BOOK 20322 PG 178
 AREA = 30,573.4 SQ.FT.
 AP 33 LOT 229
 MIFIA L & JESSICA ANELLO
 DEED BOOK 20322 PG 179
 AREA = 30,486.5 SQ.FT.
 AP 33 LOT 211
 MINDY F LARKE
 DEED BOOK 20322 PG 177
 AREA = 25,035.1 SQ.FT.
 PLAT 35 LOT 17
 N/F
 RAYSON R & RAYSON R & L L

LEGEND
 □ STONE BOUND W/ DRILL HOLE FOUND
 □ SQ.FT. SQUARE FEET
 N/F NOT FOR FORMER
 --- ABANDONED DRAINAGE EASEMENT
 --- RELOCATED DRAINAGE EASEMENT

**DRAINAGE EASEMENT ABANDONMENT
 AND RELOCATION PLAN**
EASEMENTS LOTS 211, 228, & 229
WESTWOOD ESTATES
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS

PREPARED FOR
WALSH REALTY PARTNERSHIP
 82 NORTH AVENUE
 ATTLEBORO, MASSACHUSETTS 02703
 SCALE: 1" = 20'
 DATE: MARCH 12, 2020
 DRAWN BY: M.W.
 CHECKED BY: T.W. LET
 JOB NO. 1790
 DWG NO. 5

ABANDONMENT DATA TABLE

DEED NUMBER	AREA TO BE ABANDONED (SQ. FT.)
8079 27684	18,000.4 SQ. FT.
8709 20271	4,078.9 SQ. FT.
TOTAL AREA TO BE ABANDONED	22,079.3 SQ. FT.

CURVE DATA TABLE

STATION	SIDING	ARC LENGTH	CHORD LENGTH	TANGENT BEARING	DELTA ANGLE	TANGENT
1+00	RIGHT	743.49	220.00	N. 82° 26' 11" E	49° 07' 31"	179.17
1+74	RIGHT	52.17	151.17	S. 22° 52' 30" W	66° 54' 18"	110.84
1+26	RIGHT	104.34	292.34	N. 22° 52' 30" W	66° 54' 18"	110.84
1+130	RIGHT	52.17	151.17	S. 22° 52' 30" E	66° 54' 18"	110.84
1+182	RIGHT	743.49	220.00	N. 82° 26' 11" W	49° 07' 31"	179.17



CONTINUATIONS
 1 THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH THE CIVIL SERVICE
 #111 ELEMENTS COMMON TO ALL SURVEY WORK AND SECTION 60D SURVEY
 ALSO ATTACHING PROPERTY RIGHTS.
 2 CHAPTER 280 OF THE ACTS OF 2006
 HEREBY CERTIFY THAT THE PARCELS UNITS SHOWN ON THIS PLAN ARE THE
 UNITS DRAWING EXISTING CONVEYANCES AND THE LINES OF THE SINKLES AND MARKS
 ARE HIGHLY IN FORCE, IN ANNUAL SURVEYS OR MARKS ALREADY ESTABLISHED AND
 THAT NO NEW LINES FOR THE LOCATION OF EXISTING CONVEYANCES FOR THE NEW
 MARKS ARE SHOWN.
 3 CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE
 REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF
 MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR
 DATE:



PREPARED BY
TILTON & ASSOCIATES, INC.
 82 NORTH AVENUE
 ATTLEBORO, MASSACHUSETTS 02703
 LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING
 TILTON & ASSOCIATES, INC. ALL RIGHTS RESERVED. PLANS ARE NOT
 TO BE COPIED OR ELECTRONICALLY TRANSFERRED WITHOUT THE PERMISSION OF
 TILTON & ASSOCIATES, INC.

ABANDONMENT DATA TABLE

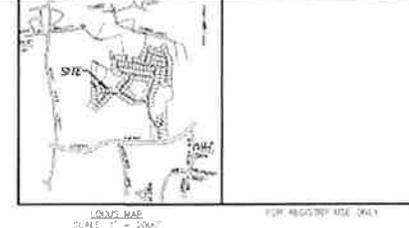
LOT NUMBER	AREA TO BE ABANDONED IN SQ. FT.
LOT 49	5,825.0 SQ. FT.
LOT 256	3,888.0 SQ. FT.
LOT 257	20,040.0 SQ. FT.
TOTAL AREA TO BE ABANDONED	29,753.0 SQ. FT.

LEGEND

- SOLID BOUNDARY LINE FOUND
- DOTTED BOUNDARY LINE
- NOT KNOWN OR ESTABLISHED
- ABANDONED DRAINAGE EASEMENT

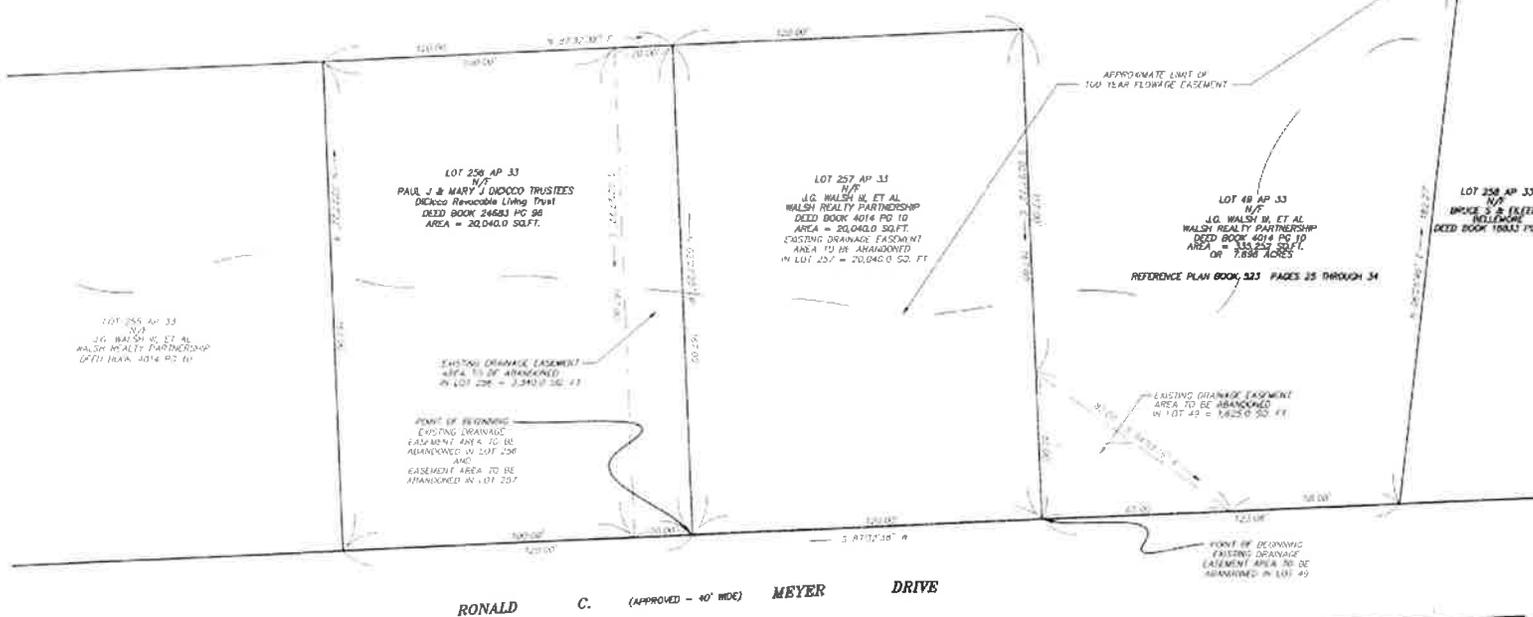
LOT 49 AP 33
N/F
J.G. WALSH & ET AL
WALSH REALTY PARTNERSHIP
DEED BOOK 4014 PG 10
AREA = 5,825.0 SQ. FT.
OR 0.133 ACRES

REFERENCE PLAN BOOK 323 PAGES 25 THROUGH 34



LOCATION MAP SCALE 1" = 200'
FOR REGISTER USE ONLY

ASSESSOR'S REFERENCE: AP 33 LOTS 19, 256, 257
DEED REFERENCE: BOOK 4014 PAGE 10, BOOK 2485 PAGE 26
RECORDED IN DORSET COUNTY (TOWN) DISTRICT
TOWN OF DEERS
PLAN REFERENCE: 1. PLAN OF LAND ENTITLED "WESTWOOD ESTATES DEFINITE SUBDIVISION IN NORTH ATTLEBOROUGH, MASSACHUSETTS" PREPARED FOR WALSH REALTY PARTNERSHIP SCALE 1"=40' PREPARED BY TILTON & ASSOCIATES, INC. 5/11/11 DATE OCTOBER 23, 1998 RECORDED IN DORSET COUNTY (NORTH) DISTRICT TOWN OF DEERS PLAN BOOK 379 PAGES 15 THRU 47
2. PLAN BOOK 323 PAGES 25 THROUGH 34
OWNERS: AP 33 LOTS 49 & 257
J.G. WALSH & DAVID M. WALSH, THOMAS P. WALSH & MAUREEN A. WALSH, CO-OWNERS, J.G. WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703
AP 33 LOT 256
PAUL J & MARY J DIODICO TRUSTEES
2020 BOOK 2485 PG 26
AS AMENDED BY MARY J. DIODICO
NORTH ATTLEBORO, MASSACHUSETTS 02708



- DEFINITIONS
- THIS SURVEY AND PLAN WAS PREPARED IN PERFORMANCE WITH 330 CMR SECTION 8.03 ELEMENTS TOWARD ALL SURVEY WORK, AND SECTION 6.02 SURVEY WORK OBTAINING PROPERTY RIGHTS.
 - CHAPTER 800 OF THE ACTS OF 1968 (MERGED CERTIFY THAT THE ELEMENTS SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND RAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR RAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW RAYS ARE SHOWN.
 - I CERTIFY THAT THIS PLAN HAS BEEN EXAMINED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
- PROFESSIONAL LAND SURVEYOR DATE

DRAINAGE EASEMENT ABANDONMENT PLAN

LOTS 49, 256, 257 AP 33
WESTWOOD ESTATES
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
WALSH REALTY PARTNERSHIP
82 NORTH AVENUE
ATTLEBORO, MASSACHUSETTS 02703

SCALE: 1" = 20'
DATE: MARCH 12, 2010
DRAWN BY: P.M.
CHECKED BY: T.M.E.
JOB NO. 1798
DRA. NO. 5



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CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
1	175.00	175.00	175.00	112° 30' 00"	112° 30' 00"	175.00
2	175.00	175.00	175.00	112° 30' 00"	112° 30' 00"	175.00

LOT 187 AP 33
N/F
CHRISTOPHER D. &
SHELLEY A. MOON
DEED BOOK 9120 PG 129

LOT 186 AP 33
N/F
OCTAVIO B. & JENNIFER W.
KOPRICK
DEED BOOK 13216 PG 283

LOT 189 AP 33
N/F
RONALD J. JR. & CURTH LINDA M.
GOLKODORO
DEED BOOK 18705 PG 159

APPROXIMATE LIMIT OF
100 YEAR FLOODAGE EASEMENT

LOT 51 AP 33
N/F
J.G. WALSH & ET AL
WALSH REALTY PARTNERSHIP
DEED BOOK 4014 PG 10

LOT 185 AP 33
N/F
JIAOJING ZENG
DEED BOOK 23531 PG 319
AREA = 23,502.4 SQ.FT.

EXISTING DRAINAGE EASEMENT
AREA TO BE ABANDONED
IN LOT 185 = 9,800.00 SQ. FT.

POINT OF BEGINNING
EXISTING DRAINAGE
EASEMENT AREA TO BE
ABANDONED IN LOT 185

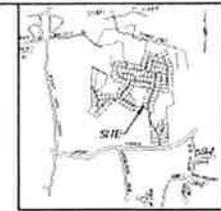
LOT 201 AP 33
N/F
ATTORNEY TRUST SERVICES LLC TRS
DEED BOOK 24373 PG 183

LOT 184 AP 33
N/F
J.G. WALSH & ET AL
WALSH REALTY PARTNERSHIP
DEED BOOK 4014 PG 10

LOT 55 AP 33
N/F
TOWN OF NORTH ATTLEBOROUGH

LOT 202 AP 33
N/F
ANDREW P. & DOMINIQUE A. CHAGNON
DEED BOOK 9029 PG 90

LEGEND
 STONE BOUND w/ UNREL. HOLE FOUND
 1/2 FT SQUARE FEET
 ROW OR FORMERLY
 ABANDONED DRAINAGE EASEMENT



LOCUS MAP
SCALE 1" = 2000'

FOR REGISTRY USE ONLY

ASSESSOR'S REFERENCE AP 33 LOT 185
 DEED REFERENCE BOOK 23531 PAGE 219
 RECORDED IN WORCESTER COUNTY (NORTHERN DISTRICT)
 REGISTRY OF DEEDS

PLAN REFERENCE 1 PLAN OF LAND ENTITLED "WESTWOOD ESTATES DEFINITIVE
 SURVEY" IN PART WITH A LEEB PROXIMA, MASSACHUSETTS,
 PREPARED FOR WALSH REALTY PARTNERSHIP,
 SCALE 1"=40', PREPARED BY TILTON & ASSOCIATES INC.
 HELD DATE OCTOBER 23 1998 RECORDED IN
 WORCESTER COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS
 PLAN BOOK 349 PAGES 35 THRU 47

OWNER/APPLICANT AP 33 LOT 185
 JIAOJING ZENG
 57 HARBARD LANE
 NORTH ATTLEBOROUGH, MASSACHUSETTS 02760

- CERTIFICATION:**
- 1 THIS SURVEY AND PLAN WAS PREPARED IN CONFORMANCE WITH 260 CMR SECTION 8.01 ELEMENTS COMMON TO ALL SURVEYS WITHIN, AND SECTION 8.02 SURVEY WORK AFFECTING ADJACENT RIGHTS
 - 2 CHAPTER 309B OF THE ACTS OF 1988
 I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN
 - 3 I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

[Signature] *[Signature]*
 PROFESSIONAL LAND SURVEYOR DATE

**DRAINAGE EASEMENT
 ABANDONMENT PLAN**

LOT 185 AP 33
 WESTWOOD ESTATES
 IN
 NORTH ATTLEBOROUGH, MASSACHUSETTS
 PREPARED FOR
 WALSH REALTY PARTNERSHIP
 32 NORTH AVENUE
 ATTLEBORO, MASSACHUSETTS 02703

SCALE: 1" = 300' DRAWN BY: BLM JOB NO: 1798
 DATE: MARCH 12 2020 CHECKED BY: TWR, LET JOB NO: 5

PREPARED BY:

 TILTON & ASSOCIATES
 LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

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RONALD C. MEYER DRIVE (APPROVED - 40' WIDE)

LANE

(PUBLIC - 40' WIDE)

HOMeward

