

RECEIVED

W-2118

APR 5 2016

LEGAL DESCRIPTION
TAFT MILL ROAD

PLANNING BOARD
GRAFTON, MA
FILE

A certain parcel of land located in the Town of Grafton, Worcester County, Massachusetts more particularly described as follows:

Beginning at a drill hole in a granite bound at the southwest corner thereof, said point being on the northerly sideline of Milford Road, said point also being at land now or formerly of the Town of Grafton:

- Thence running in a northeasterly direction along a curve to the left having a radius of 30.00 feet and a central angle of $90^{\circ} 00' 00''$ an arc distance of 47.12 feet to a drill hole in a granite bound at a point of tangency;
- Thence N $07^{\circ} 48' 52''$ W a distance of 143.52 feet to a drill hole in a granite bound at a point of curvature;
- Thence running northwesterly along a curve to the left having a radius of 175.00 feet and a central angle of $20^{\circ} 02' 55''$ an arc distance of 61.23 feet to a drill hole in a granite bound at a point of tangency;
- Thence N $27^{\circ} 51' 47''$ W a distance of 497.04 feet to a drill hole in a granite bound at point of curvature.
- Thence last 4 courses being by land of said Town of Grafton;
- Thence running in a northerly direction along a curve to the right having a radius of 375.00 feet and a central angle of $75^{\circ} 35' 59''$ an arc distance of 494.80 feet by various sundry owners to a drill hole in a granite bound at a point of tangency at land now or formerly of Christopher S. & Kimberly Bryce;
- Thence N $47^{\circ} 44' 12''$ E by land of various sundry owners a distance of 379.12 feet to a drill hole in a granite bound at a point of curvature at land now or formerly of John S. De Raismes;
- Thence running in a northeasterly direction along a curve to the right having a radius of 525.00 feet and a central angle of $18^{\circ} 06' 52''$ an arc distance of 165.98 feet by land of said De Raismes to a drill hole in a granite bound at a point of reverse curvature at land now or formerly of Robert M. Johnson;
- Thence running in a northwesterly direction along a curve to the left having a radius of 175.00 feet and a central angle of $88^{\circ} 37' 04''$ an arc distance of 270.67 feet by land of said Johnson to a drill hole in a granite bound at a point of tangency at land now or formerly of John D. Kane;
- Thence N $22^{\circ} 45' 59''$ W a distance of 93.70 feet to a drill hole in a granite bound at a point of curvature at land now or formerly of the Town of Grafton;
- Thence running in a westerly direction along a curve to the left having a radius of 475.00 feet and a central angle of $49^{\circ} 47' 26''$ an arc distance of 412.78 feet by land of various sundry owners to a railroad spike in a driveway at a point of tangency at land now or formerly of Brookmeadow Village LLC;

- Thence N 72° 33' 26" W by land of various sundry owners a distance of 309.27 feet to a drill hole in a granite bound at a point of curvature;
- Thence running southwesterly by the a curve to the left having a radius of 30.00 feet and a central angle of 93° 18' 37" an arc distance of 48.86 feet to a drill hole in a granite bound at a point of tangency on the easterly sideline of Brookmeadow Lane at land now or formerly of Brookmeadow Village LLC;
- Thence running in a northeasterly direction by the easterly sideline of Brookmeadow Lane along a curve to the right having a radius of 325.00 feet and a central angle of 21° 40' 46" an arc distance of 122.97 feet to a drill hole in a granite bound at land now or formerly of Sai Lee;
- Thence running in a southeasterly direction along a curve to the left having a radius of 30.00 feet and a central angle of 108° 22' 07" an arc distance of 56.74 feet to a drill hole in a granite bound at a point of tangency at land now or formerly of said Lee.
- Thence S 72° 33' 26" E by land of said Lee, and Mark F. Domino a distance of 294.73 feet to a drill hole in a granite bound at a point of curvature at land now or formerly of Robert R. Grondin;
- Thence running in a southeasterly direction by land of various sundry owners along a curve to the right having a radius of 525.00 feet and a central angle of 49° 47' 26" an arc distance of 456.23 feet to a drill hole in a concrete retaining wall at a point of tangency at land now or formerly of The Town of Grafton;
- Thence S 22° 45' 59" E a distance of 93.70 feet to a drill hole in a granite bound at a point of curvature at land now or formerly of Erica K. Burrill;
- Thence running in a southerly direction along a curve to the right having a radius of 225.00 feet and a central angle of 88° 37' 04" an arc distance of 348.00 feet by land of various sundry owners to a drill hole in a granite bound at a point of reverse curvature at land now or formerly of Charles R. Jr Montgomery;
- Thence running in a southwesterly direction along a curve to the left having a radius of 475.00 feet and a central angle of 18° 06' 52" an arc distance of 150.17 feet by land of said Montgomery and land now or formerly of Scott Cellupica to a drill hole in a granite bound at a point of tangency at land now or formerly of the Town of Grafton;
- Thence S 47° 44' 12" W by land of various sundry owners a distance of 379.12 to a drill hole in a granite bound at a point of curvature at land now or formerly of Robert Babigian;
- Thence running in a southerly direction along a curve to the left having a radius of 325.00 feet and a central angle of 75° 35' 59" an arc distance of 428.83 feet by land of various sundry owners to a drill hole in a granite bound at a point of tangency at land now or formerly of the Joseph Konan;
- Thence S 27° 51' 47" W by land of said Konan and land now or formerly of the Town of Grafton a distance of 497.04 feet to a drill hole in a concrete wall at a point of curvature;
- Thence running in a southerly direction along a curve to the right having a radius of 225.00 feet and a central angle of 20° 02' 55" an arc distance of 78.73 feet to a drill hole in a granite bound at a point of tangency;
- Thence S 07° 48' 52" E a distance of 143.52 feet to a drill hole in a granite bound at a point of curvature;

Thence running in a southeasterly direction along a curve to the left having a radius of 30.00 feet and a central angle of $90^{\circ} 00'00''$ an arc distance of 47.12 feet to a drill hole in a granite bound at a point of tangency on the northerly sideline of Milford Road;

Thence S $82^{\circ} 11' 08''$ E along the sideline of Milford Road a distance of 110.00 to the point of beginning.

Said parcel contains an area of 146,666 square feet or 3.37 acres more or less and is more particularly shown on a plan entitled "Layout Plan of Brookmeadow Lane & Taft Mill Road in the Town of Grafton, Mass" dated March 25, 2016 by Guerriere & Halnon Inc. recorded in the Worcester District Registry of Deeds in Plan Book Plan

W-2118

LEGAL DESCRIPTION
BROOKMEADOW LANE

A certain parcel of land located in the Town of Grafton, Worcester County, Massachusetts more particularly described as follows:

Beginning at a drill hole in a granite bound at the southwest corner thereof, said point being on the northerly sideline of Providence Road, said point also being the southeast corner of land now or formerly of Glenn S. McKinstry:

- Thence running in a northeasterly direction along a curve to the left having a radius of 34.62 feet and a central angle of $89^{\circ} 36' 27''$ an arc distance of 54.14 feet to a drill hole in a granite bound;
- Thence N $47^{\circ} 58' 53''$ E a distance of 209.23 feet to a drill hole in a granite bound at a point of curvature;
- Thence running northeasterly along a curve to the left having a radius of 474.42 feet and a central angle of $28^{\circ} 03' 00''$ an arc distance of 232.26 feet to a drill hole in a granite bound;
- Thence N $19^{\circ} 55' 53''$ E a distance of 387.79 feet by various sundry owners to a drill hole in a granite bound at point of curvature at land now or formerly of Kevin Kurtz
k.
- Thence running in a northeasterly direction along a curve to the right having a radius of 525.00 feet and a central angle of $43^{\circ} 14' 54''$ an arc distance of 396.28 feet by various sundry owners to a drill hole in a granite at a point of tangency at land now or formerly of Vinod Kumar Manmathan;
- Thence N $63^{\circ} 10' 47''$ E by land of said Manmathan a distance of 37.58 to a drill hole in a granite bound at a point of curvature at land now or formerly of Patrick K. O'Mullan;
- Thence running in a northerly direction along a curve to the left having a radius of 325.00 feet and a central angle of $73^{\circ} 37' 54''$ an arc distance of 417.66 feet by various sundry owners to a drill hole in a granite bound at a point of tangency at land now or formerly of Fa Dong Wang;
- Thence N $10^{\circ} 27' 08''$ W a distance of 177.47 feet to a drill hole in a granite bound at a point of curvature at land now or formerly of Santosha L. Ammu;
- Thence running in a northerly direction along a curve to the right having a radius of 375.00 feet and a central angle of $46^{\circ} 15' 50''$ an arc distance of 302.80 feet by various sundry owners to a point at land now or formerly of Christopher Nardone
- Thence S $54^{\circ} 11' 17''$ E crossing Brookmeadow Lane a distance of 50.00 to a drill hole in a granite bound at a point of curvature;
- Thence running southwesterly by the westerly terminus of Taft Mill Road along a curve to the left having a radius of 325.00 feet and a central angle of $46^{\circ} 15' 50''$ an arc distance of 262.42 feet to a drill hole in a granite bound at a point of tangency at land now or formerly of Brookmeadow Village LLC;

- Thence S 10° 27' 08" E by land of Brookmeadow Village LLC a distance of 177.47 feet by various owners to a railroad spike in a driveway at a point of curvature at land now or formerly of Brookmeadow Village LLC;
- Thence running in a southwesterly direction by land of various sundry owners along a curve to the right having a radius of 375.00 feet and a central angle of 73° 37' 54" an arc distance of 481.92 feet to a drill hole in a granite bound at a point of tangency at land now or formerly of Scott M. Conway;
- Thence S 63° 10' 47" W a distance of 37.58 in part by said Conway land to a drill hole in a granite bound at a point of curvature at land now or formerly of Robert Cellupica;
- Thence running in a southwesterly direction along a curve to the left having a radius of 475.00 feet and a central angle of 43° 14' 54" an arc distance of 358.54 feet by various owners to a railroad spike in a driveway at a point of tangency at land now or formerly of Erik Moy.
- Thence S 19° 55' 53" W by various sundry owners a distance of 387.79 feet to a drill hole in a granite bound at a point of curvature at land now or formerly of the Town of Grafton;
- Thence running in a southwesterly direction by land of various sundry owners along a curve to the right having a radius of 525.42 feet and a central angle of 28° 03' 00" an arc distance of 256.74 feet to a point of tangency at land now or formerly of William Gregory and Elsie V. Burrill;
- Thence S 47° 58' 53" W by land of said Burrill a distance of 213.07 to a drill hole in a stone bound at a point of curvature;
- Thence running in a southwesterly direction along a curve to the left having a radius of 30.00 feet and a central angle of 90° 23' 33" an arc distance of 47.33 feet to a drill hole in a stone bound at a point of tangency on the northerly sideline of Providence Road. The last 2 courses by land of said Burrill;
- Thence N42° 24' 41" W by said northerly sideline a distance of 114.59 to the point of beginning.

Said parcel contains an area of 110,479 square feet or 2.54 acres more or less and is more particularly shown on a plan entitled "Layout Plan of Brookmeadow Lane & Taft Mill Road in the Town of Grafton, Mass" dated March 25, 2016 by Guerriere & Halnon Inc. recorded in the Worcester District Registry of Deeds in Plan Book Plan

W-2118

LEGAL DESCRIPTION
DRAINAGE EASEMENT 1

A certain parcel of land located in the Town of Grafton, Worcester County, Massachusetts more particularly described as follows:

Beginning at a drill hole in a granite bound at the southeast corner thereof, said point being on the westerly sideline of Brookmeadow Lane, said point also being at the northeast corner of a water booster station easement:

- Thence N 60° 20' 25" W a distance of 47.97 feet to a drill hole in a granite bound;
- Thence N 27° 14' 35" E a distance of 241.41 feet to a drill hole in a granite bound at land now or formerly of Robert E. & Linda Jane Such and land now or formerly of the Town of Grafton;
- Thence S 70° 04' 07" E by said Town of Grafton land a distance of 18.95 feet to a drill hole in a granite bound on the westerly sideline of Brookmeadow Lane;
- Thence S 19° 55' 53" W by said westerly line of Brookmeadow Lane a distance of 199.96 feet to a drill hole in a granite bound at a point of curvature;
- Thence running in a southwesterly direction along a curve to the right having a radius of 474.42 feet and a central angle of 05° 45' 27" an arc distance of 47.67 feet by said westerly line of Brookmeadow Lane to the point of beginning.

Said parcel contains an area of 8.388 square feet more or less and is more particularly shown on a plan entitled "Layout Plan of Brookmeadow Lane & Taft Mill Road in the Town of Grafton, Mass" dated March 25, 2016 by Guerriere & Halnon Inc. recorded in the Worcester District Registry of Deeds in Plan Book Plan

LEGAL DESCRIPTION
BROOKMEADOW VILLAGE
DRAIN EASEMENT 2

March 29, 2016

A certain parcel of land in the Town of Grafton, Worcester County, Commonwealth of Massachusetts located on the westerly side of Taft Mill Road, more particularly described as follows:

Beginning at a drill hole in a granite bound at the southeast corner thereof on the westerly sideline of Taft Mill Road;

- THENCE S 77° 58' 02" W a distance of 19.15 feet to a drill hole in a granite bound;
- THENCE N 41° 00' 01" W a distance of 253.35 feet to a point;
- THENCE N 83° 15' 11" W a distance of 113.16 feet to a drill hole in a granite bound;
- THENCE S 67° 23' 19" W a distance of 245.66 feet to a drill hole in a granite bound;
- THENCE S 61° 31' 23" W a distance of 225.33 feet to a drill hole in a granite bound at land now or formerly of William Gregory and Elsie V Burrill;
- THENCE N 44° 48' 23" W a distance of 182.70 feet by said land of Burrill to a drill hole in a granite bound on the easterly sideline of Brookmeadow Lane;
- THENCE Northeasterly and curving to the left along the arc of a curve having a radius of 524.42 feet, a central angle of 20° 54' 51", and arc distance of 191.42 feet by said easterly sideline of said Brookmeadow Lane to a drill hole in a granite bound;
- THENCE N 19° 55' 53" E a distance of 3.42 feet to a point at land now or formerly of Brookmeadow Village, LLC;
- THENCE S 70° 04' 07" E a distance of 185.00 feet to a drill hole in a granite bound;
- THENCE N 19° 57' 15" E a distance of 100.81 feet to a drill hole in a granite bound at otherland of Brookmeadow Village, LLC. The previous two (2) courses bounding along said land of Brookmeadow Village, LLC;
- THENCE N 55° 16' 41" E a distance of 73.18 feet to a drill hole in a granite bound;
- THENCE S 62° 29' 36" E a distance of 190.46 feet to a drill hole in a granite bound;
- THENCE S 11° 56' 07" E a distance of 60.63 feet to a drill hole in a granite bound;
- THENCE S 83° 15' 11" E a distance of 127.73 feet to a drill hole in a granite bound;
- THENCE S 41° 00' 01" E a distance of 236.94 feet to a drill hole in a granite bound on the westerly sideline of Taft Mill Road;

THENCE S 27° 51' 47" E a distance of 36.29 feet by said westerly sideline of said Taft Mill Road to the point of beginning.

Said Drain Easement 2 contains an area of 2.45 acres, more or less and is more particularly shown on a plan entitled: "Layout Plan of Brookmeadow Lane and Taft Mill Road in Grafton, Mass, dated March 25, 2016, Guerriere & Halnon, Inc, Engineering & Land Surveying" and recorded in the Worcester District Registry of Deeds in Plan Book _____ Plan _____.

LEGAL DESCRIPTION
BROOKMEADOW VILLAGE
DRAIN EASEMENT 3

March 29, 2016

A certain parcel of land in the Town of Grafton, Worcester County, Commonwealth of Massachusetts located on the westerly side of Taft Mill Road, more particularly described as follows:

Beginning at the northeast corner thereof on the westerly sideline of Taft Mill Road, said point being northwesterly an arc distance of 12.50 feet from a drill hole in a granite bound;

THENCE Southeasterly and curving to the right along a curve having a radius of 475.00 feet, a central angle of $03^{\circ} 01' 01''$, an arc distance of 25.01 feet along said westerly sideline of said Taft Mill Road to a point;

THENCE S $56^{\circ} 46' 38''$ W a distance of 144.53 feet to a point;

THENCE S $36^{\circ} 32' 31''$ W a distance of 85.32 feet to a point;

THENCE S $47^{\circ} 49' 38''$ W a distance of 131.05 feet to a point;

THENCE N $54^{\circ} 34' 52''$ W a distance of 125.84 feet to a drill hole in a granite bound at land now or formerly of Brookmeadow Village, LLC.;

THENCE N $02^{\circ} 55' 11''$ W a distance of 66.61 feet by said land of Brookmeadow Village, LLC to a drill hole in a granite bound;

THENCE N $65^{\circ} 51' 05''$ E a distance of 172.77 feet by said land of Brookmeadow Village, LLC to a drill hole in a granite bound at land now or formerly of William T. and Natalie M. Reid;

THENCE S $40^{\circ} 25' 23''$ E a distance of 73.17 feet by said land of Reid to a point;

THENCE N $56^{\circ} 46' 38''$ E a distance of 187.29 feet to said westerly sideline of said Taft Mill Road to the point of beginning.

Said Drain Easement 3 contains and area of 33,339 square feet, more or less and is more particularly shown on a plan entitled: "Layout Plan of Brookmeadow Lane and Taft Mill Road in Grafton, Mass, dated March 25, 2016, Guerriere & Halnon, Inc, Engineering & Land Surveying" and recorded in the Worcester District Registry of Deeds in Plan Book _____ Plan _____.

LEGAL DESCRIPTION
BROOKMEADOW VILLAGE
DRAIN EASEMENT 4

March 29, 2016

Legal description of Drain Easement 4, Brookmeadow Village, Grafton, MA.

Beginning at a drill hole in a granite bound at the most easterly corner thereof on the westerly sideline of Brookmeadow Lane, said point also being the southeast corner of land now or formerly of Christopher Nardone.

- THENCE Southwesterly and curving to the left along the arc of a curve having a radius of 375.00 feet, a control angle of 4° 02' 46", an arc distance of 26.48 feet by the sideline of said Brookmeadow Lane to a drill hole in a granite bound at land now or formerly of Jason Eisenberg;
- THENCE N 87° 11' 57" W a distance of 170.00 feet by said land of Eisenberg to a drill hole in a granite bound;
- THENCE S 12° 38' 36" W a distance of 159.19 feet in part by said land of Eisenberg and in part by land now or formerly of Jonathan Dumas to a drill hole in a granite bound;
- THENCE S 08° 43' 44" E a distance of 61.68 feet by said land of Dumas to a drill hole in a granite bound at land now or formerly of Santosha Ammu;
- THENCE S 89° 09' 23" W a distance of 101.80 feet to a drill hole in a granite bound;
- THENCE N 07° 17' 28" W a distance of 198.68 feet to an iron rod set in concrete;
- THENCE N 35° 47' 41" W a distance of 113.62 feet to a drill hole in a granite bound;
- THENCE N 14° 22' 58" E a distance of 89.48 feet to a drill hole in a granite bound;
- THENCE N 65° 43' 27" E a distance of 117.94 feet to a drill hole in a granite bound;
- THENCE S 67° 51' 31" E a distance of 154.28 feet to a drill hole in a granite bound at said land of Nardone. The previous six (6) courses on Land of the Grafton Land Trust;
- THENCE S 25° 19' 04" W a distance of 122.27 feet to a drill hole in a granite bound;
- THENCE S 83° 02' 02" E a distance of 180.00 feet to the point of beginning. The previous two (2) courses bounding by said land of Nardone.

Said Drain Easement 4 contains and area of 1.66 acres, more or less) and is more particularly shown on a plan entitled: “