

RECEIVED

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Legal Description

Open Space Parcel- Dendee Acres Subdivision

PLANNING BOARD  
GRAFTON, MA

The Land in Grafton, Worcester County Massachusetts located at the southern terminus of Desrosiers Landing identified as "OPEN SPACE" shown on plan of land entitled "Dendee Acres Definitive Subdivision Plan Flexible Development Located on Main Street and Elmwood Street, Grafton, MA" prepared for DDD Irrevocable Trust, by Land Planning, Inc., which plan is dated January 2, 2006, revised through July 2, 2009, and is recorded with the Worcester Registry of Deeds in Plan Book 886 Plan 108, which is more particularly bounded and described as follows:

Beginning at a point in the Southerly line of Desrosiers Landing which is the Northwesterly most point of the parcel described herein and running:

THENCE S. 22° 40' 15" W. 102.29 feet to a point;

THENCE N. 66° 17' 54" W. 116.89 feet to a point;

THENCE N. 21° 24' 13" E. 49.06 feet to a point;

THENCE N. 57° 33' 11" W. 227.40 feet to a point;

THENCE S. 16° 05' 04" W. 380.02 feet to a point;

THENCE S. 11° 52' 13" W. 118.52 feet to a point;

THENCE N. 23° 52' 06" E. 199.98 feet to a point;

THENCE S. 86° 53' 51" E. 180.49 feet to a point;

THENCE S. 76° 3' 28" E. 60.33 feet to a point;

THENCE S. 67° 53' 25" E. 95.63 feet to a point;

THENCE S. 7° 57' 54" E. 30.79 feet to a point;

THENCE S. 74° 40' 52" E. 92.74 feet to a point;

THENCE N. 22° 32' 38" E. 145.42 feet to a point;

THENCE N. 66° 17' 54" W. 120.60 feet to a point;

THENCE N. 22° 40' 15" E. 103.01 feet to a point;

THENCE along a curve to the right with a radius of 50 feet a distance of 41.15 feet to the place of beginning.

Said Open Space parcel contains 2.30 acres according to said plan

Being a portion of the premises conveyed to Charles Kady Jr. by deed recorded with the Worcester Registry of Deeds in Book 44980 Page 115.

Legal Description

Desrosiers Landing- Dendee Acres Subdivision

The Land in Grafton, Worcester County Massachusetts known as “Desrosiers Landing” shown on plan of land entitled “Dendee Acres Definitive Subdivision Plan Flexible Development Located on Main Street and Elmwood Street, Grafton, MA” prepared for DDD Irrevocable Trust, by Land Planning, Inc., which plan is dated January 2, 2006, revised through July 2, 2009, and is recorded with the Worcester Registry of Deeds in Plan Book 886 Plan 108, which is more particularly bounded and described as follows:

Beginning at a point in the Southerly Line of Elmwood Street which is the Northwesterly most point of the parcel described herein and running:

Along a curve to the right with a radius of 30 feet a distance of 46.22 feet;

THENCE S. 22° 40’ 15” W. 300.35 feet to a point;

THENCE along a curve to the right with a radius of 30 feet a distance of 24.38 feet;

THENCE along a curve to the left with a radius of 50 feet a distance of 238.36 feet;

THENCE along a curve to the right with a radius of 30 feet a distance of 24.38 feet;

THENCE N. 22° 40’ 15” E. 297.04 feet to a point;

Along a curve to the right with a radius of 30 feet a distance of 48.03 feet;

THENCE along the westerly line of Elmwood Street N. 65° 36’ 11” W. 110.05 feet to a point which represents the place of beginning.

Meaning and intending to described and convey Desrosiers Landing as shown on said plan.

Being a portion of the premises conveyed to Charles Kady Jr. by deed recorded with the Worcester Registry of Deeds in Book 44980 Page 115.

Legal Description

Water Easement- Dendee Acres Subdivision

The Land in Grafton, Worcester County Massachusetts shown as “Water Easement” on a plan of land entitled “Dendee Acres Definitive Subdivision Plan Flexible Development Located on Main Street and Elmwood Street, Grafton, MA” prepared for DDD Irrevocable Trust, by Land Planning, Inc., which plan is dated January 2, 2006, revised through July 2, 2009, and is recorded with the Worcester Registry of Deeds in Plan Book 886 Plan 108, which is more particularly bounded and described as follows:

Beginning at a point in the Northerly Line of Desrosiers Landing which is the Northwesterly most point of the parcel described herein and running:

THENCE S. 46° 37' 20" E. 113.19 feet to a point;

THENCE S. 22° 32' 38" W. 26.75 feet to a point;

THENCE N. 46° 37' 20" W. 96.70 feet to a point;

THENCE along a curve to the left with a radius of 50 feet a distance of 47.50 feet to the place of beginning;

This parcel contains 2,342 square feet according to said plan.

Being a portion of the premises conveyed to Charles Kady Jr. by deed recorded with the Worcester Registry of Deeds in Book 44980 Page 115.

LEGAL DESCRIPTION

DRAINAGE EASEMENT

TRACT I

The Land in Grafton, Worcester County Massachusetts located on the southerly side of Elmwood Street identified as "Drainage Easement" shown on plan of land entitled "Dendee Acres Definitive Subdivision Plan Flexible Development Located on Main Street and Elmwood Street, Grafton, MA" prepared for DDD Irrevocable Trust, by Land Planning, Inc., which plan is dated January 2, 2006, revised through July 2, 2009, and is recorded with the Worcester Registry of Deeds in Plan Book 886 Plan 108, which is more particularly bounded and described as follows:

PARCEL I

Beginning at a point in the southerly line of Elmwood Street which represents the Northwesternly most point of the Drainage Easement and running:

THENCE S. 23° 28' 10" W. 159.26 feet to a point;

THENCE S. 71° 00' 53" E. 55.17 feet to a point;

THENCE N. 22° 40' 15" E. 125 feet to a point;

THENCE along a curve to the left with a radius of 30 feet a distance of 46.22 feet;

THENCE N. 65° 36' 11" W. 23.75 feet along the southerly line of Elmwood Street to the place of beginning.

The drainage easement includes 8,270 square feet according to said plan.

PARCEL II

Beginning at a point in the westerly line of Desrosiers Landing which represents the Northeasterly most point of the Drainage Easement and running:

THENCE N. 71° 00' 53" W. 34.75 feet to a point;

THENCE S. 20° 48' 31" E. 50.40 feet to a point;

THENCE N. 22° 40' 15" E. 38.8 feet to the place of beginning;

The drainage easement includes 673 square feet according to said plan.

## TRACT II

The Land in Grafton, Worcester County Massachusetts located on the southerly side of Elmwood Street identified as "Proposed Easement A" shown on plan of land entitled "Plan of Land Located on 61 Elmwood Street, Grafton, MA" prepared for Charles Kady, Jr. 129 Charlton Road, Spencer, MA 01562", by Alpha Omega Engineering, Inc., which plan is dated March 10, 2011 and is recorded with the Worcester Registry of Deeds in Plan Book 944 Plan 64, which is more particularly bounded and described as follows:

Beginning at a point in the southerly line of Elmwood Street which represents the Northwesterly most point of the Drainage Easement and running:

THENCE S. 48° 34' 49" E. 58.06 feet to a point;

THENCE N. 23° 28' 10" E. 17.00 feet to a point;

THENCE N. 65° 36' 11" W. 55.24 feet along the southerly line of Elmwood Street to the place of beginning.

The drainage easement includes 459 square feet according to said plan.

LEGAL DESCRIPTION

SNOW EASEMENT

The Land in Grafton, Worcester County Massachusetts located on the northerly side of Elmwood Street identified as “Snow Easement” shown on plan of land entitled “Dendee Acres Definitive Subdivision Plan Flexible Development Located on Main Street and Elmwood Street, Grafton, MA” prepared for DDD Irrevocable Trust, by Land Planning, Inc., which plan is dated January 2, 2006, revised through July 2, 2009, and is recorded with the Worcester Registry of Deeds in Plan Book 886 Plan 108, which is more particularly bounded and described as follows:

Beginning at a point in the easterly line of Desrosiers Landing which represents the Northwesterly most point of the Snow Easement and running:

THENCE along a curve to the right with a radius of 50 feet a distance of 47.50 feet;

THENCE S. 46° 37’ 20” E. 20.36 feet to a point;

THENCE along a curve to the left with a radius of 70 feet a distance of 39.18 feet;

THENCE N. 46° 37’ 20” W. 33.34 feet to the place of beginning;

The Snow Easement includes 840 Square Feet according to said plan.