

W # 19

QUITCLAIM DEED

Richard Terrill, Trustee of Forest Grove Realty Trust u/d/t dated June 10, 1997 recorded with the Middlesex South Registry of Deeds at Book 27627 Page 525 of 290 Eliot Street Ashland, Middlesex County

for consideration paid, and in full consideration of Nominal Consideration of less than \$100.00.

grant to The City of Marlborough a Municipal Corporation of Marlborough, MA 01752 with **quitclaim covenants**

The land in Marlborough Middlesex County, Massachusetts described below

(Description and encumbrances, if any)

Those certain parcels of land in Marlborough, Middlesex County, Massachusetts, being the fee interest in the streets of the Forest Grove Open Space Development and certain appurtenant easements related thereto, all as more fully described on the attached Exhibit "A" incorporated herein by reference. See also:

Plans of Acceptance: Ewald Avenue & Municipal Easements and Muir Way & Municipal Easements, Date: December 30, 2003, Latest Revision Date: December 11, 2009, prepared for City of Marlborough, MA, Cabco Consult, Land and Environmental Consulting Services, P. O. Box 14, Clinton, MA 01510 Recorded herewith as Plan ____ of 2011.

For Grantor's title see Book 27627 Page 529 with said Deeds.

Witness my hand and seal this _____ day of January, 2011

Forest Grove Realty Trust

_____ by _____
Richard E. Terrill, Trustee, and not individually

COMMONWEALTH OF MASSACHUSETTS

_____, ss

On this the ____ day of January, 2011 before me, Lawrence J. Doane, the undersigned Notary Public, personally appeared Richard E. Terrill who proved to me through satisfactory evidence of Identity, which was a driver's license to be the person(s) whose name(s) are signed on the preceding document, and acknowledgement to me that he signed it voluntarily for its stated purpose.

Notary Public:
My Commission Expires:

Pjb/5/forestgrovestreetsdeedcity

EWALD AVENUE
LEGAL DESCRIPTION

A parcel of land lying on the westerly side of Wilson Street in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown as Ewald Avenue on a Plan of Acceptance, Ewald Avenue and Municipal Easements, Marlborough, Ma, CABCO CONSULT, for the City of Marlborough, Ma, dated December 30, 2003, last revised on December 11, 2009, titled "Street Layout Plan of Ewald Avenue, Forest Grove Subdivision", which is to be recorded at the Middlesex Registry of Deeds, said parcel being more particularly described as follows:

Beginning at a point on the westerly sideline of Wilson Street as laid out in 1962, said point being 25.00 feet west of baseline station 18+23.46, at a point of curvature, said point also being on the easterly sideline of Ewald Avenue;

Thence along the said easterly sideline of Ewald Avenue and along the westerly sideline of Wilson Street, southerly 60.29 feet along a curve to the left (concave to the northeast); said curve having a radius of 887.99 feet and being subtended by a long chord having a bearing of South 04°46'40" East and a length of 60.28 feet and a central angle of 03°53'25";

Thence leaving the said sideline of Wilson Street and running along the southerly sideline of Ewald Avenue, South 83°16'38" West, 4.66 feet to a point of curvature, at a granite bound set with a drill hole;

Thence continuing along the said southerly sideline, northwesterly 31.62 feet along a curve to the left (concave to the southwest), said curve having a radius of 20.36 feet and a central angle of 88°58'59" to a point of tangency and being perpendicular and 3 feet off of a granite bound set with a drill hole;

Thence continuing along the said southerly sideline, North 89°51'10" West, 268.26 feet to a point of curvature of a non-tangent curve at a granite bound set with a drill hole;

Thence continuing along the said southerly sideline, westerly 91.70 feet along a curve to the left (concave to the southeast), said curve having a radius of 298.25 feet and being subtended by a long chord having a bearing of South 81°04'17" West and a length of 91.34 feet and a central angle of 17°37'00" to a point of non-tangency at a granite bound set with a drill hole;

Thence continuing along the said southerly sideline, South 88°34'18" West, 162.65 feet to a point of curvature of a non-tangent curve at a granite bound set with a drill hole;

Thence continuing along the said southerly sideline, southwesterly 118.25 feet along a curve to the left (concave to the southeast), said curve having a radius of 149.52 feet and being subtended by a long chord having a bearing of South 65°44'25" West and a length of 115.19 feet and a central angle of 45°18'45" to a point of tangency at a granite bound set with a drill hole;

Thence continuing along the said southerly sideline, South 43°05'02" West, 150.00 feet to a point of curvature at a granite bound set with a drill hole;

Thence continuing along the southwesterly sideline, northerly 549.78 feet along a curve to the right (concave to the northeast), said curve having a radius of 175.00 feet and a central angle of 180°00'00" to a point of tangency on the westerly sideline at a granite bound set with a drill hole;

Thence continuing along the westerly sideline, North 43°05'02" East, 342.66 feet to a point of curvature at a granite bound set with a drill hole;

Thence continuing along the said westerly sideline, northerly 298.28 feet along a curve to the left (concave to the northwest), said curve having a radius of 243.97 feet and a central angle of 70°03'05" to a point of reverse curvature at a granite bound set with a drill hole;

Thence continuing along the said westerly sideline, northerly 212.31 feet along a curve to the right (concave to the northeast), said curve having a radius of 297.81 feet and a central angle of 40°50'45" to a point of reverse curvature at a granite bound set with a drill hole;

Thence continuing along the said westerly sideline, northerly 42.29 feet along a curve to the left (concave to the southwest), said curve having a radius of 30.855 feet and a central angle of 78°31'44" to a point on curve at a granite bound set with a drill hole on the southerly sideline of Linda Circle;

Thence along the southerly sideline of Linda Circle and along the northerly sideline of Ewald Avenue, easterly 100.10 feet along a curve to the left (concave to the northeast), said curve having a radius of 250.00 feet and a central angle of 22°56'32" to a point of curvature at a granite bound set with a drill hole on the easterly sideline of Ewald Avenue;

Thence leaving the said sideline of Linda Circle and running along the easterly sideline of Ewald Avenue, southerly 42.29 feet along a curve to the left (concave to the southeast), said curve having a radius of 30.855 feet and a central angle of 78°31'44" to a point of compound curvature at a granite bound set with a drill hole;

Thence continuing along the said easterly sideline, southerly 176.66 feet along a curve to the left (concave to the northeast), said curve having a radius of 247.81 feet and a central angle of 40°50'45" to a point of reverse curvature at a granite bound set with a drill hole;

Thence continuing along the said easterly sideline, southerly 359.42 feet along a curve to the right (concave to the northwest), said curve having a radius of 293.97 feet and a central angle of $70^{\circ}03'05''$ to a granite bound set with a drill hole at a point of tangency;

Thence continuing along the said easterly sideline, South $43^{\circ}05'02''$ West, 342.66 feet to a point of curvature at a granite bound set with a drill hole;

Thence continuing along the northeasterly sideline, southerly 392.70 feet along a curve to the left (concave to the northeast), said curve having a radius of 125.00 feet and having a central angle of $180^{\circ}00'00''$ to a point of tangency of the northerly sideline at a granite bound set with a drill hole;

Thence continuing along the said northerly sideline, North $43^{\circ}05'02''$ East, 150.00 feet to a point of curvature at a granite bound set with a drill hole;

Thence continuing along the said northerly sideline, northeasterly 154.32 feet along a curve to the right (concave to the southeast), said curve having a radius of 199.52 feet and being subtended by a long chord having a bearing of North $65^{\circ}14'30''$ East and a length of 150.50 feet and a central angle of $44^{\circ}18'55''$ to a point of non-tangency at a granite bound set with a drill hole;

Thence continuing along the said northerly sideline, North $86^{\circ}10'24''$ East, 197.39 feet to a point of curvature of a non-tangent curve at a granite bound set with a drill hole;

Thence continuing along the said northerly sideline, northeasterly 61.18 feet along a curve to the right (concave to the southeast), said curve having a radius of 348.25 feet and being subtended by a long chord having a bearing of North $85^{\circ}06'52''$ East and a length of 61.10 feet and a central angle of $10^{\circ}03'57''$ to a point of non-tangency at a granite bound set with a drill hole;

Thence continuing along the said northerly sideline, South $89^{\circ}51'10''$ East, 267.03 feet to a point of curvature at a granite bound set with a drill hole;

Thence continuing along the said northerly sideline, northeasterly 27.88 feet along a curve to the left (concave to the northwest), said curve having a radius of 20.00 feet and being subtended by a long chord having a bearing of North $50^{\circ}13'02''$ East and a length of 25.68 feet and a central angle of $79^{\circ}52'20''$ to a point of non-tangency at a granite bound set with a drill hole on the westerly sideline of Wilson Street;

Thence along the westerly sideline of Wilson Street and the easterly sideline of Ewald Avenue, South 02°49'57" East, 25.90 feet to the point of beginning;

Contains 110,924 square feet more or less, or 2.546 acres.

Rev.: July 07, 2006
Date: April 28, 2006

Prepared by: Cabco Consult
P.O. Box 14
Clinton, MA

**MUIR WAY
LEGAL DESCRIPTION**

A parcel of land lying on the southerly side of Ewald Avenue in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown as Muir Way on a Plan of Acceptance, Muir Way and Municipal Easements, Marlborough, Ma, CABCO CONSULT, for the City of Marlborough, Ma, dated December 30, 2003, last revised on December 11, 2009, titled "Street Layout Plan of Muir Way, Forest Grove Subdivision", which is to be recorded at the Middlesex Registry of Deeds, said parcel being more particularly described as follows:

Beginning at a point at the intersection of the southerly sideline of Ewald Avenue and the easterly sideline of Muir Way as shown on said plan, said point also being on the northerly line of Lot 3 at land now or formerly owned by Downing at a point of curvature at a granite bound set with a drill hole;

Thence leaving the said sideline of Ewald Avenue and running along the easterly sideline of Muir Way, southerly 53.39 feet along a curve to the left (concave to the southeast), said curve having a radius of 50.00 feet and having a central angle of $61^{\circ}10'32''$ to a point of reverse curvature at a granite bound set with a drill hole;

Thence continuing along the said easterly sideline, southerly 110.21 feet along a curve to the right (concave to the northwest), said curve having a radius of 520.00 feet and a central angle of $12^{\circ}08'35''$ to a granite bound set with a drill hole;

Thence continuing along the said easterly sideline, South $18^{\circ}05'00''$ West, 272.48 feet to a point of curvature at a granite bound set with a drill hole;

Thence continuing along the said easterly sideline, southerly 23.18 feet along a curve to the left (concave to the northeast), said curve having a radius of 25.00 feet and a central angle of $53^{\circ}07'48''$ to a point of reverse curvature at a granite bound set with a drill hole;

Thence continuing along the easterly, southerly, and westerly sideline, 249.81 feet along a curve to the right (concave to the northeast), said curve having a radius of 50.00 feet and a central angle of $286^{\circ}15'40''$ to a point of reverse curvature at a granite bound set with a drill hole;

Thence continuing along the said westerly sideline, northerly 23.18 feet along a curve to the left (concave to the northwest), said curve having a radius of 25.00 feet and a central angle of $53^{\circ}07'48''$ to a point of tangency at a granite bound set with a drill hole;

Thence continuing along the said westerly sideline, North $18^{\circ}05'00''$ East, 272.48 feet to a point of curvature at a granite bound set with a drill hole;

Thence continuing along the said westerly sideline, northerly 98.81 feet along a curve to the left (concave to the southwest), said curve having a radius of 480.00 feet and a central angle of $11^{\circ}47'40''$ to a point of compound curvature at a granite bound set with a drill hole;

Thence continuing along the said westerly sideline, northwesterly 38.61 feet along a curve to the left (concave to the southwest), said curve having a radius of 25.00 feet and a central angle of $88^{\circ}28'39''$ to a point of reverse curvature at a granite bound set with a drill hole on the southerly sideline of Ewald Avenue and the northerly sideline of Muir Way;

Thence along the northerly sideline of Muir Way and the southerly sideline of Ewald Avenue, easterly 93.75 feet along a curve to the left (concave to the northwest), said curve having a radius of 175.00 feet and a central angle of $30^{\circ}41'44''$ to the point of beginning.

Contains 24,880 square feet more or less, or 0.571 acres.

Rev.: July 07, 2006

Date: April 28, 2006

Prepared by: Cabco Consult
P.O. Box 14
Clinton, Ma 01510

**DRAINAGE EASEMENT – LOT 35
LEGAL DESCRIPTION**

An easement for the maintenance of drainage structures lying on the northerly side of Ewald Avenue in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown on Lot 35 as DRAINAGE EASEMENT on a Plan of Acceptance, Ewald Avenue and Municipal Easements, Marlborough, Ma, CABCO CONSULT, for the City of Marlborough, Ma, dated December 30, 2003, last revised on December 11, 2009, titled "Street Layout Plan of Ewald Avenue, Forest Grove Subdivision", which is to be recorded at the Middlesex Registry of Deeds, and being more particularly described as follows:

Beginning at a point on the northerly sideline of Ewald Avenue, 26.58 feet westerly along a curve to the right from the most southerly corner of Lot 35 and Lot 36 as shown on said plan, said point also being on the southerly line of land now or formerly owned by Su & Huang at a granite bound set with a drill hole;

Thence running along the said northerly sideline of Ewald Avenue, westerly 32.07 along a curve to the right (concave to the northeast), said curve having a radius of 125.00 feet and a central angle of 14°42'00" to a granite bound set with a drill hole;

Thence leaving the said northerly sideline of Ewald Avenue, North 41°45'15" East, 66.61 feet to a granite bound set with a drill hole;

Thence South 48°14'45" East, 30.00 feet to a granite bound set with a drill hole on the line between Lot 35 and Lot 36;

Thence South 41°45'15" West, 55.53 feet to the point of beginning.

Contains 1,854 square feet more or less, or 0.043 acres.

Rev.: July 07, 2006

Date: April 28, 2006

Prepared by: Cabco Consult

P.O. Box 14

Clinton, Ma 01510

**DRAINAGE EASEMENT CROSS COUNTRY
LEGAL DESCRIPTION**

An easement for the maintenance of drainage structures lying westerly of Muir Way and coming off of Ewald Avenue in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown as DRAINAGE EASEMENT on a Plan of Acceptance, Muir Way and Municipal Easements, Marlborough, Ma, CABCO CONSULT, for the City of Marlborough, Ma, dated December 30, 2003, last revised on December 11, 2009, titled "Street Layout Plan of Muir Way, Forest Grove Subdivision", which is to be recorded at the Middlesex Registry of Deeds, and being more particularly described as follows:

Beginning at a point at the intersection of the southerly sideline of Ewald Avenue and the westerly sideline of Muir Way as shown on said plan, said point also being on the northerly line of Lot 17 at land now or formerly owned by Sandford, at a granite bound set with a drill hole;

Thence leaving the said sideline intersection of Ewald Avenue and Muir Way, and running thru Lot 17, South $66^{\circ}51'54''$ West, 112.09 feet to a granite bound set with a drill hole;

Thence running thru Lot 17 and Lot 16, North $83^{\circ}58'44''$ West, 84.55 feet to a granite bound set with a drill hole;

Thence running thru Lot 16, South $06^{\circ}01'15''$ West, 51.75 feet to a granite bound set with a drill hole;

Thence running thru Lot 16 and Lot 15, South $31^{\circ}33'32''$ West, 119.58 feet to a granite bound set with a drill hole;

Thence running thru Lot 15 and Lot 14, South $11^{\circ}22'00''$ West, 121.03 feet to a bolt set in ledge;

Thence running thru Lot 14, South $07^{\circ}31'17''$ West, 32.20 feet to a granite bound set with a drill hole on the northerly line of Lot 13A;

Thence running along the northerly line of Lot 13A, North $87^{\circ}39'26''$ West, 30.12 feet to a granite bound set with a drill hole at the northwesterly corner of Lot 13A and the southwesterly corner of Lot 14 and at the southerly sideline of an existing 20 foot wide drainage easement;

Thence running along the westerly line of Lot 14, North $07^{\circ}32'07''$ East, 36.10 feet to a granite bound set with a drill hole;

Thence running along the westerly line of Lot 14, North $11^{\circ}22'00''$ East, 16.69 feet to a granite bound set with a drill hole;

Thence running along the westerly line of Lot 14 and Lot 15, North $11^{\circ}16'24''$ East, 93.01 feet to a granite bound set with a drill hole on the westerly line of Lot 15;

Thence running along the westerly line of Lot 15, North $17^{\circ}43'40''$ East, 24.68 feet to a $5/8''$ rebar set in rock;

Thence running along the westerly line of Lot 15 and Lot 16, North $31^{\circ}33'32''$ East, 110.64 feet to a granite bound set with a drill hole on the westerly line of Lot 16;

Thence running along the westerly line of Lot 16, North $06^{\circ}01'15''$ East, 74.96 feet to a granite bound set with a drill hole at the northwest corner of Lot 16;

Thence running along the northerly line of Lot 16 and into Lot 17, South $83^{\circ}58'44''$ East, 106.76 feet to a granite bound set;

Thence running thru Lot 17, North $66^{\circ}51'54''$ East, 66.98 feet to a granite bound set with a drill hole on the southerly sideline of Ewald Avenue;

Thence running along the southerly sideline of Ewald Avenue, easterly 48.02 feet along a curve to the left (concave to the northeast), said curve having a radius of 175.00 feet and a central angle of $15^{\circ}43'19''$ to the point of beginning.

Contains 15,703 square feet more or less, or 0.360 acres.

Rev.: July 07, 2006

Date: April 28, 2006

Prepared by: Cabco Consult
P.O. Box 14
Clinton, Ma 01510

City of Marlborough
Commonwealth of Massachusetts

11/16/10 11:00 AM
COPY BY RJB HM
DS



PLANNING BOARD

Barbara L. Fenby, Chair
Colleen Hughes, Clerk
Philip J. Hodge
Edward F. Coveney
Clyde L. Johnson
Sean N. Fay

November 16, 2010

Donald Seaberg
Benchmark Engineering
120 Quarry Drive
Milford, MA 01757

Carrie Lizotte, Board Secretary
Phone: (508) 460-3769
Fax: (508) 460-3736
Email: CLizotte@marlborough-ma.gov

RE: Forest Grove
Subdivision Acceptance

Dear Mr. Seaberg:

At the last meeting held on November 8, 2010, the Planning Board took the following action:

On a motion by Mr. Johnson, seconded by Mr. Coveney it was duly voted:

To accept and file the letter from City Engineer Thomas Cullen, and endorse his recommendation that the subdivision known as "Forest Grove Subdivision, As-built plot plan dated January 4, 2004 with revised date of January 7, 2010 drawn by: Cabco Consult Land and Environmental Consulting Services, with the streets have remained in satisfactory condition for the year long maintenance period. The remaining bond will stay in place until certification of the recordings.

It will be your responsibility to contact the City Council to have the street acceptance.

Sincerely,

Barbara L. Fenby

Barbara L. Fenby
Chairperson

Cc: City Engineer
City Clerk
File



CITY OF MARLBOROUGH
Department of Public Works
Engineering Division
135 Neil Street
Marlborough, Massachusetts 01752
(508) 624-6910 Ext. 7200
Facsimile (508) 624-7699 TDD (508) 460-3610

September 8, 2010

Marlborough Planning Board
140 Main Street – City Hall
Marlborough, MA 01752

Attn.: Ms. Barbara L. Fenby

**RE: *Forest Grove Subdivision;
Ewald Avenue, Muir Way and Easements;
Developer's Request for Acceptance of Roadways and Easements***

Dear Ms. Fenby:

Pursuant to the directive of the Planning Board and the developer's request for roadway and easement acceptance, dated November 7, 2005, Marlborough's Engineering Division has reviewed the following documents (original and revised) provided by the developer for the subject subdivision. We are now in a position to provide a favorable recommendation to the Planning Board regarding the above referenced subdivision.

Please note that the following summarizes said documents in which Engineering has reviewed and approved:

- **As-Built Plan and Profile of Ewald Avenue (Sheets 1 thru 3), Muir Way (Sheet 1 of 1) and Cross Country Drain (Sheet 1 of 1)** for Forest Grove Subdivision, dated January 9, 2004 with the latest revision date of January 7, 2010. Note that the plans were prepared by Cabco Consult Land and Environmental Consulting Services, P.O. Box 14, Clinton, MA 01510.
- **Plan of Acceptance of Ewald Avenue and Municipal Easements (Sheets 1 thru 2) and Muir Way and Easements (Sheet 1 of 1)**, dated December 30, 2003 with the latest revision date of December 11, 2009. Note that the plan was prepared by Cabco Consult Land and Environmental Consulting Services, P.O. Box 14, Clinton, MA 01510.
- **The latest Legal Descriptions.**

Please note that we have also included documentation that the Open Space Parcel has been deeded to the City of Marlborough and has been adopted by the City Council, (Council Order # 05-100887B), adopted August 29, 2005, and said deed has been recorded in the Middlesex Registry of Deeds South District, Cambridge MA.

September 8, 2010

We have also provided documentation of the existing Grant of Easement and Drainage and Flowage Rights that the developer obtained prior to the subdivision of Forest Grove. I would recommend that the board refer the matter to the Legal Department to ensure that the developer's rights are transferred to the City of Marlborough in proper fashion.

The status of the above referenced subdivision has been reviewed by the Engineering Division and it has been determined that the work in same has been completed in accordance with the Planning Board's Rules and Regulations. The streets have remained in satisfactory condition for in excess of the one year maintenance period (finished paving took place during the summer 2004), and all acceptable plans (original mylars) have been revised and submitted to this office.

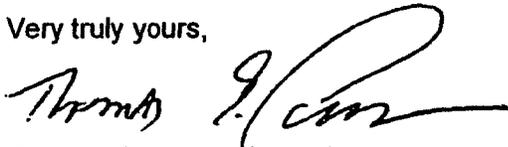
Given the above, I am hereby recommending that the bond securing the same in the amount of \$92,000.00 (latest value indicated in our records dated May 8, 2006) remain in place until such time as the Acceptance Plan and Municipal Easements have been recorded at the Middlesex Registry of Deeds South District, Cambridge, MA.

It is also recommended that the developer take the necessary steps with the Marlborough City Council to have Ewald Avenue and Muir Way including easements accepted by the City as shown on the plan prepared by Cabco Consult Land and Environmental Consulting Services, Clinton MA 01510 entitled:

- "Plan of Acceptance Ewald Avenue & Municipal Easements" (Sheets 1 thru 2), dated December 30, 2003 with the latest revision date of December 11, 2009; Scale 1"=40';
- "Plan of Acceptance Muir Way & Municipal Easements" (Sheet 1 to 1), dated December 30, 2003 with the latest revision date of December 11, 2009; Scale 1"=40';

Should you have any questions regarding the above, please do not hesitate to contact me.

Very truly yours,



Thomas E. Cullen, Jr., P.E.
City Engineer

cc: Barbara L. Fenby, Marlborough Planning Board
Ronald M. LaFreniere, P.E., Commissioner DPW
Marlborough Legal Department
Subdivision Developer
Subdivision File

14
B-2

GRANT OF EASEMENT--DRAINAGE AND FLOWAGE

The Villages at Marlborough East Corporation, a Massachusetts corporation having its principal place of business at 34 Brimmer St. Marlborough, MA, being the owner of certain real property which is shown on a plan of land entitled Easement Plan of Land in Marlborough owned by John Hartley, Scale 1" = 60', dated October, 1997, prepared by Zanca Land Surveyors, Inc., on which said plan a certain area is shown as a "FLOWAGE EASEMENT, 8,722 s.f." and another certain area is shown as "DRAINAGE EASEMENT, 8,265 s.f.", in consideration of One (\$1.00) Dollar and other valuable consideration, the receipt whereof is hereby acknowledged, grants Alan Greenwald, Trustee of Forest Grove Realty Trust, u/d/t dated June 10, 1997, recorded with South Middlesex Registry Book 27627 Page 525 (hereinafter, "Grantee"), being the owner of certain real property in the City of Marlborough which is further described in a deed to Grantee from BRB-N, INC, dated June 10, 1997, recorded with South Middlesex Registry Book 27627 Page 529 and to his successors and assigns forever, a drainage and flowage easement, a perpetual right and easement over through and under the described area shown on said plan as "DRAINAGE EASEMENT" and "FLOWAGE EASEMENT", to locate, relocate, erect, construct, reconstruct, install, lay, dig up, operate, maintain, repair, replace and remove drainage lines and detention ponds and all necessary apparatus and equipment as the Grantees may, from time to time, require in said area, for the purpose of allowing surface water drainage and flowage to and through Grantor's property from the property now owned by Grantee. It is further agreed by Grantor that, in the event that Grantee is required to relocate or reconfigure that drainage and flowage areas which are presently shown on said plan, Grantor shall so reconfigure said drainage and flowage easement; provided, however, that:

- 1) such reconfiguration shall not materially interfere with Grantor's intended use of the property as a 102-unit retirement community, or require the storage capacity of the detention ponds to be located within said drainage easement to be greater than 1.5-million gallons;
- 2) in the event that such a reconfiguration will require an amendment to either the site plan approval, the special permit, or both, which have been issued regarding the construction and operation of said 102-unit retirement community, said reconfiguration shall be subject to Grantee obtaining such amendment or amendments, at Grantee's sole cost.

Grantor reserves the right to use the drainage and flowage areas herein as set forth with Grantee for the benefit of the Grantor's remaining lands, provided that no use by either party shall create an overburdening of the detention ponds and other improvements constructed by Grantor and/or by Grantee in said area in accordance with the approvals given by the Conservation Commission, Planning Board, City Engineer, Building Inspector, or other relevant City agencies or Boards regarding the use of said area by Grantor, for drainage resulting from the construction of a retirement community by Grantor as specified in a certain special permit issued by the City Council of the City of

#1297
SEE PLAN IN RECORD BOOK 27948 PAGE 363

REC'D 12/05/97 02:40:06 1464 10.00

Marlborough and to be recorded herewith, or the use of said drainage area by Grantee for drainage resulting from the construction of a certain subdivision entitled Forest Grove, which said subdivision was previously approved by the Planning Board of the City of Marlborough.

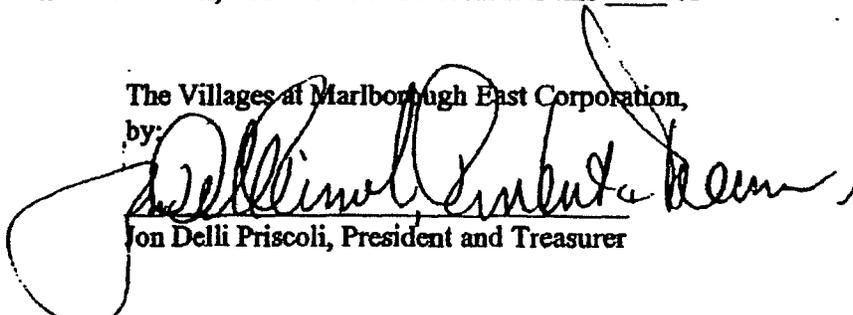
Grantee shall have the right, at all reasonable times and in a reasonable manner, to enter upon said area and shall have the right of access over Grantor's premises, described above, and to dig up such portions of said area as may be reasonably necessary for the purposes of replacing, operating, maintaining, adding to, repairing, relocating, removing or replacing said drainage and detention areas; provided that Grantee shall, following such work, restore the premises to their former condition as nearly as practicable following such work.



For Grantor's title, see deed to Grantor from John Hartley dated ^{Nov. 25} ~~Oct~~, 1997, recorded in the South Middlesex Registry as doc # ~~_____~~ of ~~October~~, 1997, and deed from Marie E. Leduc dated ~~Oct~~ ^{Nov. 25}, 1997, recorded with South Middlesex Registry as doc # ~~_____~~ of ~~Oct~~, 1997. *4266074.*

Wherefore Grantor, The Villages at Marlborough East Corporation, has caused this deed to be executed by Jon Delli Priscoli, its President and Treasurer this ___ of November, 1997.

The Villages at Marlborough East Corporation,
by:



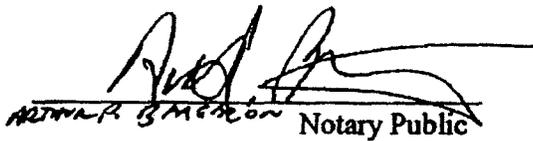
Jon Delli Priscoli, President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

NOVEMBER 25, 1997

Then personally appeared the above named Jon Delli Priscoli and acknowledged the foregoing instrument to be the free act and deed of The Villages at Marlborough East Corporation.


Notary Public

My Commission Expires: Jan. 30, 1998

Bk: 46160 Pg: 195

D
-210



QUITCLAIM DEED

Bk: 46160 Pg: 195 Doc: DEED
Page: 1 of 8 09/27/2005 11:21 AM

Richard Terrill, Trustee of Forest Grove Realty Trust u/d/t dated June 10, 1997 recorded with the Middlesex South Registry of Deeds at Book 27627 Page 525 of 290 Eliot Street Ashland, Middlesex County

for consideration paid, and in full consideration of Nominal Consideration of less than \$100.00.

grant to The City of Marlborough a Municipal Corporation of Marlborough, MA 01752 with quitclaim covenants

The land in Marlborough Middlesex County, Massachusetts described below

(Description and encumbrances, if any)

That certain parcel of land in Marlborough, Middlesex County, Massachusetts, located off Ewald Avenue and shown at "Open Space Parcel, Area = 18.6 +/- Acres" on a plan of land entitled:

Forest Grove Open Space Development, Open Space Management Plan in Marlborough, MA. Prepared by Fafard Real Estate and Development Corp., 290 Eliot Street Ashland, MA 01721 Applicant: Forest Grove Realty Trust, c/o Alan Greenwald, 409 Fortune Boulevard, Milford, MA 01757. Scale 1=80; Date 7 October 1999 revised through 1 March 2000, recorded with said Deeds on Plan 450 of 2000.

Grantor reserves for itself, its successors and assigns the right and easement to use the areas of the Open Space Parcel (18.6+ Acres) in Marlborough, Massachusetts labeled: "Future Trail" "Ridge Trail" and those "Existing Trails" not labeled "To be Abandoned" all as shown on the above referenced plan for purposes of passing and re-passing on foot from the parcel labeled "The Villages at Marlborough East" and from Ewald Avenue to the parcel labeled "The Commonwealth of Massachusetts" as shown on said plan.

off Barten Post Road, Marlborough, MA

return: Paul J. Beattie, Esq.
FRE Building Co., Inc
290 Eliot Street
Ashland, MA 01721

A Restrictive Covenant is herein imposed on the Premises herein conveyed for the benefit of Grantor, its successors and assigns, that no building or other structure or other change upon the natural state of the land (other than construction, maintenance or abandonment of the trails herein referenced) will be made for a period of 99 years, or for as many years as the laws of Massachusetts allow.

For Grantor's title see Book 31008 Page 360, Book 31084 Page 526, Book 31242 Page 473, Book 31242 Page 481, Book 31242 Page 489, Book 31374 Page 117 and Middlesex County (South District) Probate # 92 - P - 0756.

Witness my hand and seal this 21st day of SEPTEMBER 2005

Forest Grove Realty Trust

by [Signature]
Richard E. Terrill, Trustee, and not individually

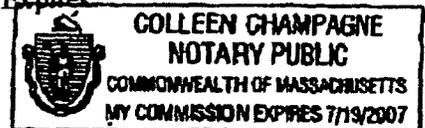
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this the 9/21, 2005 before me, Colleen Champagne the undersigned Notary Public, personally appeared Richard E. Terrill proved to me through satisfactory evidence of Identity, which was a driver's license to be the person(s) whose name(s) are signed on the preceding document, and acknowledgement to me that he signed it voluntarily for its stated purpose.

[Signature]

Notary Public:
My Commission Expires:





IN CITY COUNCIL

AUGUST 29, 2005

Marlborough, Mass. _____ 20

ORDERED:

That the City of Marlborough does hereby accept for open space and conservation purposes, a certain parcel of land located off Ewald Avenue and shown as "Open Space Parcel, Area = 18.6± Acres" on a plan of land entitled "Forest Grove Open Space Development, Open Space Management Plan in Marlborough, MA prepared by Pafard Real Estate and Development Corp., 290 Elio Street, Ashland, MA 01721; Applicant: Forest Grove Realty Trust, c/o Alan Greenwald, 409 Fortune Boulevard, Milford, MA 01757, Scale 1=80; Date 7 October 1999, revised through 1 March 2000; said Plan having been recorded at the Middlesex South District Registry of Deeds as Plan 450 of 2000.

ADOPTED
In City Council
Order No. 05-100887B
Adopted August 29, 2005

Approved by Mayor
Dennis C. Hunt
Date: September 8, 2005

A TRUE COPY
ATTEST:

[Signature]
City Clerk

[Signature]
Atty. Richard S. Engler

EWALD AVENUE
LEGAL DESCRIPTION

A parcel of land lying on the westerly side of Wilson Street in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown as Ewald Avenue on a Plan of Acceptance, Ewald Avenue and Municipal Easements, Marlborough, Ma, CABCO CONSULT, for the City of Marlborough, Ma, dated December 30, 2003, last revised on December 11, 2009, titled "Street Layout Plan of Ewald Avenue, Forest Grove Subdivision", which is to be recorded at the Middlesex Registry of Deeds, said parcel being more particularly described as follows:

Beginning at a point on the westerly sideline of Wilson Street as laid out in 1962, said point being 25.00 feet west of baseline station 18+23.46, at a point of curvature, said point also being on the easterly sideline of Ewald Avenue;

Thence along the said easterly sideline of Ewald Avenue and along the westerly sideline of Wilson Street, southerly 60.29 feet along a curve to the left (concave to the northeast); said curve having a radius of 887.99 feet and being subtended by a long chord having a bearing of South 04°46'40" East and a length of 60.28 feet and a central angle of 03°53'25";

Thence leaving the said sideline of Wilson Street and running along the southerly sideline of Ewald Avenue, South 83°16'38" West, 4.66 feet to a point of curvature, at a granite bound set with a drill hole;

Thence continuing along the said southerly sideline, northwesterly 31.62 feet along a curve to the left (concave to the southwest), said curve having a radius of 20.36 feet and a central angle of 88°58'59" to a point of tangency and being perpendicular and 3 feet off of a granite bound set with a drill hole;

Thence continuing along the said southerly sideline, North 89°51'10" West, 268.26 feet to a point of curvature of a non-tangent curve at a granite bound set with a drill hole;

Thence continuing along the said southerly sideline, westerly 91.70 feet along a curve to the left (concave to the southeast), said curve having a radius of 298.25 feet and being subtended by a long chord having a bearing of South 81°04'17" West and a length of 91.34 feet and a central angle of 17°37'00" to a point of non-tangency at a granite bound set with a drill hole;

Thence continuing along the said southerly sideline, South 88°34'18" West, 162.65 feet to a point of curvature of a non-tangent curve at a granite bound set with a drill hole;

Thence continuing along the said southerly sideline, southwesterly 118.25 feet along a curve to the left (concave to the southeast), said curve having a radius of 149.52 feet and being subtended by a long chord having a bearing of South 65°44'25" West and a length of 115.19 feet and a central angle of 45°18'45" to a point of tangency at a granite bound set with a drill hole;

Thence continuing along the said southerly sideline, South 43°05'02" West, 150.00 feet to a point of curvature at a granite bound set with a drill hole;

Thence continuing along the southwesterly sideline, northerly 549.78 feet along a curve to the right (concave to the northeast), said curve having a radius of 175.00 feet and a central angle of 180°00'00" to a point of tangency on the westerly sideline at a granite bound set with a drill hole;

Thence continuing along the westerly sideline, North 43°05'02" East, 342.66 feet to a point of curvature at a granite bound set with a drill hole;

Thence continuing along the said westerly sideline, northerly 298.28 feet along a curve to the left (concave to the northwest), said curve having a radius of 243.97 feet and a central angle of 70°03'05" to a point of reverse curvature at a granite bound set with a drill hole;

Thence continuing along the said westerly sideline, northerly 212.31 feet along a curve to the right (concave to the northeast), said curve having a radius of 297.81 feet and a central angle of 40°50'45" to a point of reverse curvature at a granite bound set with a drill hole;

Thence continuing along the said westerly sideline, northerly 42.29 feet along a curve to the left (concave to the southwest), said curve having a radius of 30.855 feet and a central angle of 78°31'44" to a point on curve at a granite bound set with a drill hole on the southerly sideline of Linda Circle;

Thence along the southerly sideline of Linda Circle and along the northerly sideline of Ewald Avenue, easterly 100.10 feet along a curve to the left (concave to the northeast), said curve having a radius of 250.00 feet and a central angle of 22°56'32" to a point of curvature at a granite bound set with a drill hole on the easterly sideline of Ewald Avenue;

Thence leaving the said sideline of Linda Circle and running along the easterly sideline of Ewald Avenue, southerly 42.29 feet along a curve to the left (concave to the southeast), said curve having a radius of 30.855 feet and a central angle of 78°31'44" to a point of compound curvature at a granite bound set with a drill hole;

Thence continuing along the said easterly sideline, southerly 176.66 feet along a curve to the left (concave to the northeast), said curve having a radius of 247.81 feet and a central angle of 40°50'45" to a point of reverse curvature at a granite bound set with a drill hole;

Thence continuing along the said easterly sideline, southerly 359.42 feet along a curve to the right (concave to the northwest), said curve having a radius of 293.97 feet and a central angle of $70^{\circ}03'05''$ to a granite bound set with a drill hole at a point of tangency;

Thence continuing along the said easterly sideline, South $43^{\circ}05'02''$ West, 342.66 feet to a point of curvature at a granite bound set with a drill hole;

Thence continuing along the northeasterly sideline, southerly 392.70 feet along a curve to the left (concave to the northeast), said curve having a radius of 125.00 feet and having a central angle of $180^{\circ}00'00''$ to a point of tangency of the northerly sideline at a granite bound set with a drill hole;

Thence continuing along the said northerly sideline, North $43^{\circ}05'02''$ East, 150.00 feet to a point of curvature at a granite bound set with a drill hole;

Thence continuing along the said northerly sideline, northeasterly 154.32 feet along a curve to the right (concave to the southeast), said curve having a radius of 199.52 feet and being subtended by a long chord having a bearing of North $65^{\circ}14'30''$ East and a length of 150.50 feet and a central angle of $44^{\circ}18'55''$ to a point of non-tangency at a granite bound set with a drill hole;

Thence continuing along the said northerly sideline, North $86^{\circ}10'24''$ East, 197.39 feet to a point of curvature of a non-tangent curve at a granite bound set with a drill hole;

Thence continuing along the said northerly sideline, northeasterly 61.18 feet along a curve to the right (concave to the southeast), said curve having a radius of 348.25 feet and being subtended by a long chord having a bearing of North $85^{\circ}06'52''$ East and a length of 61.10 feet and a central angle of $10^{\circ}03'57''$ to a point of non-tangency at a granite bound set with a drill hole;

Thence continuing along the said northerly sideline, South $89^{\circ}51'10''$ East, 267.03 feet to a point of curvature at a granite bound set with a drill hole;

Thence continuing along the said northerly sideline, northeasterly 27.88 feet along a curve to the left (concave to the northwest), said curve having a radius of 20.00 feet and being subtended by a long chord having a bearing of North $50^{\circ}13'02''$ East and a length of 25.68 feet and a central angle of $79^{\circ}52'20''$ to a point of non-tangency at a granite bound set with a drill hole on the westerly sideline of Wilson Street;

Thence along the westerly sideline of Wilson Street and the easterly sideline of Ewald Avenue, South 02°49'57" East, 25.90 feet to the point of beginning;

Contains 110,924 square feet more or less, or 2.546 acres.

**Rev.: July 07, 2006
Date: April 28, 2006**

**Prepared by: Cabco Consult
P.O. Box 14
Clinton, MA**

**MUIR WAY
LEGAL DESCRIPTION**

A parcel of land lying on the southerly side of Ewald Avenue in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown as Muir Way on a Plan of Acceptance, Muir Way and Municipal Easements, Marlborough, Ma, CABCO CONSULT, for the City of Marlborough, Ma, dated December 30, 2003, last revised on December 11, 2009, titled "Street Layout Plan of Muir Way, Forest Grove Subdivision", which is to be recorded at the Middlesex Registry of Deeds, said parcel being more particularly described as follows:

Beginning at a point at the intersection of the southerly sideline of Ewald Avenue and the easterly sideline of Muir Way as shown on said plan, said point also being on the northerly line of Lot 3 at land now or formerly owned by Downing at a point of curvature at a granite bound set with a drill hole;

Thence leaving the said sideline of Ewald Avenue and running along the easterly sideline of Muir Way, southerly 53.39 feet along a curve to the left (concave to the southeast), said curve having a radius of 50.00 feet and having a central angle of $61^{\circ}10'32''$ to a point of reverse curvature at a granite bound set with a drill hole;

Thence continuing along the said easterly sideline, southerly 110.21 feet along a curve to the right (concave to the northwest), said curve having a radius of 520.00 feet and a central angle of $12^{\circ}08'35''$ to a granite bound set with a drill hole;

Thence continuing along the said easterly sideline, South $18^{\circ}05'00''$ West, 272.48 feet to a point of curvature at a granite bound set with a drill hole;

Thence continuing along the said easterly sideline, southerly 23.18 feet along a curve to the left (concave to the northeast), said curve having a radius of 25.00 feet and a central angle of $53^{\circ}07'48''$ to a point of reverse curvature at a granite bound set with a drill hole;

Thence continuing along the easterly, southerly, and westerly sideline, 249.81 feet along a curve to the right (concave to the northeast), said curve having a radius of 50.00 feet and a central angle of $286^{\circ}15'40''$ to a point of reverse curvature at a granite bound set with a drill hole;

Thence continuing along the said westerly sideline, northerly 23.18 feet along a curve to the left (concave to the northwest), said curve having a radius of 25.00 feet and a central angle of $53^{\circ}07'48''$ to a point of tangency at a granite bound set with a drill hole;

Thence continuing along the said westerly sideline, North $18^{\circ}05'00''$ East, 272.48 feet to a point of curvature at a granite bound set with a drill hole;

Thence continuing along the said westerly sideline, northerly 98.81 feet along a curve to the left (concave to the southwest), said curve having a radius of 480.00 feet and a central angle of $11^{\circ}47'40''$ to a point of compound curvature at a granite bound set with a drill hole;

Thence continuing along the said westerly sideline, northwesterly 38.61 feet along a curve to the left (concave to the southwest), said curve having a radius of 25.00 feet and a central angle of $88^{\circ}28'39''$ to a point of reverse curvature at a granite bound set with a drill hole on the southerly sideline of Ewald Avenue and the northerly sideline of Muir Way;

Thence along the northerly sideline of Muir Way and the southerly sideline of Ewald Avenue, easterly 93.75 feet along a curve to the left (concave to the northwest), said curve having a radius of 175.00 feet and a central angle of $30^{\circ}41'44''$ to the point of beginning.

Contains 24,880 square feet more or less, or 0.571 acres.

Rev.: July 07, 2006

Date: April 28, 2006

Prepared by: Cabco Consult

P.O. Box 14

Clinton, Ma 01510

PROPOSED
DRAINAGE EASEMENT – LOT 35
LEGAL DESCRIPTION

An easement for the maintenance of drainage structures lying on the northerly side of Ewald Avenue in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown on Lot 35 as DRAINAGE EASEMENT on a Plan of Acceptance, Ewald Avenue and Municipal Easements, Marlborough, Ma, CABCO CONSULT, for the City of Marlborough, Ma, dated December 30, 2003, last revised on December 11, 2009, titled "Street Layout Plan of Ewald Avenue, Forest Grove Subdivision", which is to be recorded at the Middlesex Registry of Deeds, and being more particularly described as follows:

Beginning at a point on the northerly sideline of Ewald Avenue, 26.58 feet westerly along a curve to the right from the most southerly corner of Lot 35 and Lot 36 as shown on said plan, said point also being on the southerly line of land now or formerly owned by Su & Huang at a granite bound set with a drill hole;

Thence running along the said northerly sideline of Ewald Avenue, westerly 32.07 along a curve to the right (concave to the northeast), said curve having a radius of 125.00 feet and a central angle of 14°42'00" to a granite bound set with a drill hole;

Thence leaving the said northerly sideline of Ewald Avenue, North 41°45'15" East, 66.61 feet to a granite bound set with a drill hole;

Thence South 48°14'45" East, 30.00 feet to a granite bound set with a drill hole on the line between Lot 35 and Lot 36;

Thence South 41°45'15" West, 55.53 feet to the point of beginning.

Contains 1,854 square feet more or less, or 0.043 acres.

Rev.: July 07, 2006

Date: April 28, 2006

Prepared by: Cabco Consult
P.O. Box 14
Clinton, Ma 01510

**PROPOSED
DRAINAGE EASEMENT CROSS COUNTRY
LEGAL DESCRIPTION**

An easement for the maintenance of drainage structures lying westerly of Muir Way and coming off of Ewald Avenue in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown as DRAINAGE EASEMENT on a Plan of Acceptance, Muir Way and Municipal Easements, Marlborough, Ma, CABCO CONSULT, for the City of Marlborough, Ma, dated December 30, 2003, last revised on December 11, 2009, titled "Street Layout Plan of Muir Way, Forest Grove Subdivision", which is to be recorded at the Middlesex Registry of Deeds, and being more particularly described as follows:

Beginning at a point at the intersection of the southerly sideline of Ewald Avenue and the westerly sideline of Muir Way as shown on said plan, said point also being on the northerly line of Lot 17 at land now or formerly owned by Sanford, at a granite bound set with a drill hole;

Thence leaving the said sideline intersection of Ewald Avenue and Muir Way, and running thru Lot 17, South $66^{\circ}51'54''$ West, 112.09 feet to a granite bound set with a drill hole;

Thence running thru Lot 17 and Lot 16, North $83^{\circ}58'44''$ West, 84.55 feet to a granite bound set with a drill hole;

Thence running thru Lot 16, South $06^{\circ}01'15''$ West, 51.75 feet to a granite bound set with a drill hole;

Thence running thru Lot 16 and Lot 15, South $31^{\circ}33'32''$ West, 119.58 feet to a granite bound set with a drill hole;

Thence running thru Lot 15 and Lot 14, South $11^{\circ}22'00''$ West, 121.03 feet to a bolt set in ledge;

Thence running thru Lot 14, South $07^{\circ}31'17''$ West, 32.20 feet to a granite bound set with a drill hole on the northerly line of Lot 13A;

Thence running along the northerly line of Lot 13A, North $87^{\circ}39'26''$ West, 30.12 feet to a granite bound set with a drill hole at the northwesterly corner of Lot 13A and the southwestly corner of Lot 14 and at the southerly sideline of an existing 20 foot wide drainage easement;

Thence running along the westerly line of Lot 14, North $07^{\circ}32'07''$ East, 36.10 feet to a granite bound set with a drill hole;

Thence running along the westerly line of Lot 14, North $11^{\circ}22'00''$ East, 16.69 feet to a granite bound set with a drill hole;

Thence running along the westerly line of Lot 14 and Lot 15, North $11^{\circ}16'24''$ East, 93.01 feet to a granite bound set with a drill hole on the westerly line of Lot 15;

Thence running along the westerly line of Lot 15, North $17^{\circ}43'40''$ East, 24.68 feet to a $5/8''$ rebar set in rock;

Thence running along the westerly line of Lot 15 and Lot 16, North $31^{\circ}33'32''$ East, 110.64 feet to a granite bound set with a drill hole on the westerly line of Lot 16;

Thence running along the westerly line of Lot 16, North $06^{\circ}01'15''$ East, 74.96 feet to a granite bound set with a drill hole at the northwest corner of Lot 16;

Thence running along the northerly line of Lot 16 and into Lot 17, South $83^{\circ}58'44''$ East, 106.76 feet to a granite bound set;

Thence running thru Lot 17, North $66^{\circ}51'54''$ East, 66.98 feet to a granite bound set with a drill hole on the southerly sideline of Ewald Avenue;

Thence running along the southerly sideline of Ewald Avenue, easterly 48.02 feet along a curve to the left (concave to the northeast), said curve having a radius of 175.00 feet and a central angle of $15^{\circ}43'19''$ to the point of beginning.

Contains 15,703 square feet more or less, or 0.360 acres.

Rev.: July 07, 2006

Date: April 28, 2006

Prepared by: Cabco Consult
P.O. Box 14
Clinton, Ma 01510

APPROVED FOR RECORDING BY
 REC. OF THE REGISTERED
 MAPS AND PLANS DIVISION
 DATE: 1/15/1988



NOTES:
 1. THE LOTS ARE TO BE CONVEYED TO THE
 STATE OF MASSACHUSETTS BY DEED.
 2. THE LOTS ARE TO BE CONVEYED TO THE
 STATE OF MASSACHUSETTS BY DEED.
 3. THE LOTS ARE TO BE CONVEYED TO THE
 STATE OF MASSACHUSETTS BY DEED.

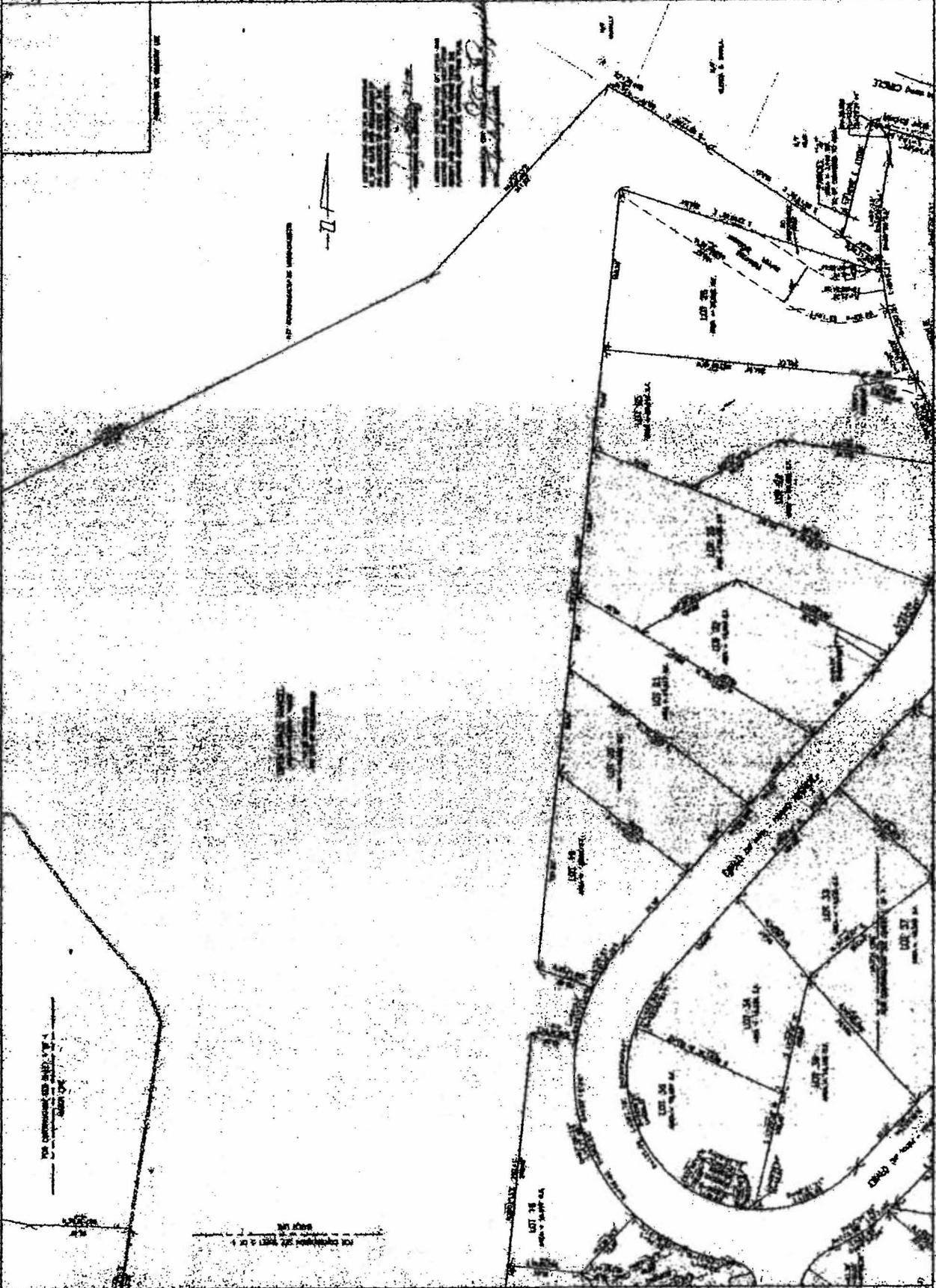
PROPERTY GROUP
 1000 BAY STREET
 PLANT 1000

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PREPARED BY
FAYARD
 1000 BAY STREET
 QUINCY, MASSACHUSETTS 01906

GRAPHIC SCALE
 1" = 100'

DATE: 1/15/1988



1000 BAY STREET

1000 BAY STREET

LOT 14

DATE: 1/15/1988

PLANNED DEVELOPMENT
BY THE BOARD OF PLANNING AND ZONING
OF THE CITY OF PAFARD
DATE: 10/15/2010



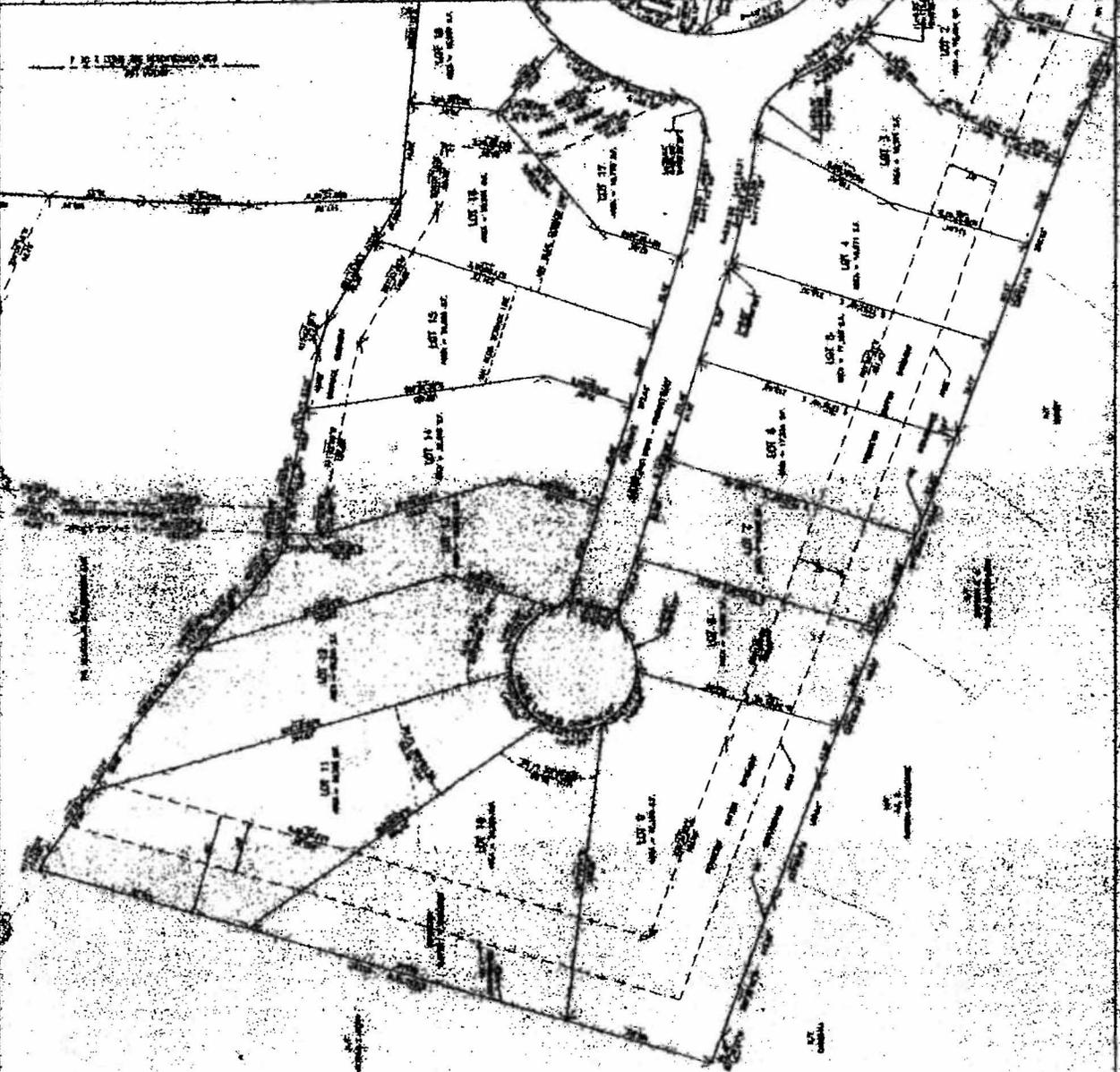
OWNER: [Illegible]
PROJECT: [Illegible]
DATE: [Illegible]

FOR THE CITY OF PAFARD
[Illegible text regarding zoning and planning]

NO.	DESCRIPTION	DATE
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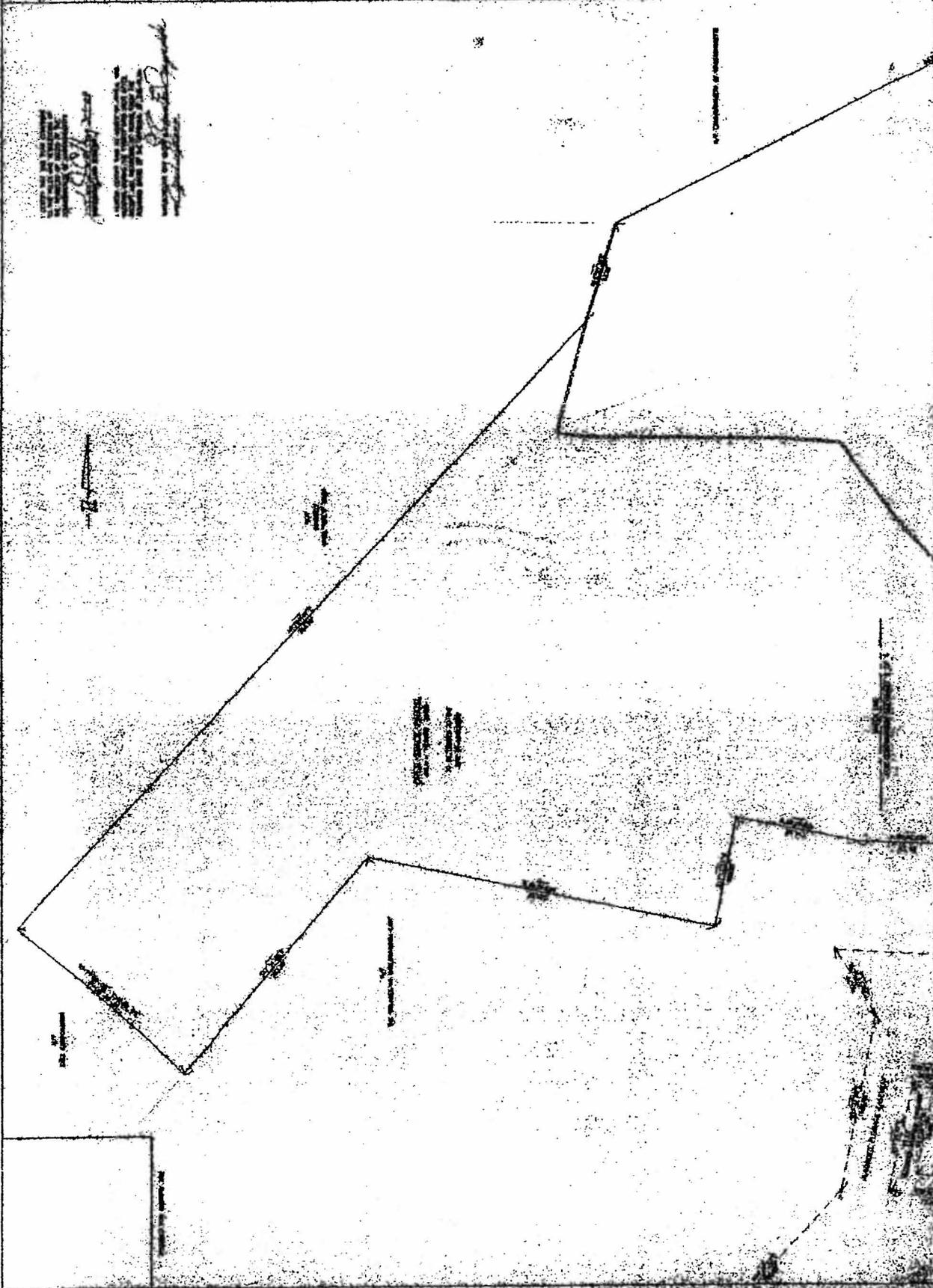
POSITIONS:
[Illegible]
DATE: [Illegible]

PAFARD
[Illegible]
DATE: [Illegible]



[Illegible text and signatures at the bottom of the page, possibly including a title block or additional notes.]

<p>DATE: 10/10/68</p> <p>BY: [Signature]</p>	 	<p>GENERAL NOTES:</p> <p>1. THIS PLAN IS FOR THE USE OF THE ENGINEER ONLY.</p> <p>2. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE DESIGN OF THE WORK.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WORK.</p>	<p>PROJECT: [Blank]</p> <p>DATE: [Blank]</p> <p>BY: [Blank]</p> <p>FOR: [Blank]</p>	<p>PREPARED BY:</p> <p>ROBERT G. [Blank]</p> <p>PLM of L&D</p>	<p>FOR: [Blank]</p> <p>DATE: [Blank]</p> <p>BY: [Blank]</p> <p>FOR: [Blank]</p>	<p>PREPARED BY:</p> <p>F. J. [Blank]</p> <p>DATE: [Blank]</p> <p>BY: [Blank]</p> <p>FOR: [Blank]</p>
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APPROVAL REQUIRED UNDER THE
 THE SUBDIVISION CONTROL LAW
 MASSACHUSETTS PLANNING BOARD

[Signatures]

DATE: April 11, 1978

LEGEND:

- Lot Lines
- Proposed Buildings
- Proposed Driveways
- Proposed Parking
- Proposed Roads
- Proposed Utilities
- Proposed Landscaping
- Proposed Fences
- Proposed Setbacks
- Proposed Easements
- Proposed Encroachments
- Proposed Encroachments to be Removed
- Proposed Encroachments to be Retained
- Proposed Encroachments to be Relocated
- Proposed Encroachments to be Abandoned
- Proposed Encroachments to be Reconstructed
- Proposed Encroachments to be Reconstructed and Relocated
- Proposed Encroachments to be Reconstructed and Abandoned
- Proposed Encroachments to be Reconstructed and Relocated and Abandoned

GENERAL NOTES:

1. THIS PLAN SUBMITS TO THE CITY OF MARLBOROUGH MASSACHUSETTS FOR APPROVAL UNDER THE SUBDIVISION CONTROL LAW.
2. THE PROPOSED LOTS AND BUILDINGS ARE SHOWN ON THIS PLAN AND THE PROPOSED DRIVEWAYS AND PARKING ARE SHOWN ON THIS PLAN.
3. THE PROPOSED ROADS AND UTILITIES ARE SHOWN ON THIS PLAN.
4. THE PROPOSED LANDSCAPING AND FENCES ARE SHOWN ON THIS PLAN.
5. THE PROPOSED SETBACKS ARE SHOWN ON THIS PLAN.
6. THE PROPOSED EASEMENTS ARE SHOWN ON THIS PLAN.
7. THE PROPOSED ENCROACHMENTS ARE SHOWN ON THIS PLAN.
8. THE PROPOSED ENCROACHMENTS TO BE REMOVED ARE SHOWN ON THIS PLAN.
9. THE PROPOSED ENCROACHMENTS TO BE RETAINED ARE SHOWN ON THIS PLAN.
10. THE PROPOSED ENCROACHMENTS TO BE RELOCATED ARE SHOWN ON THIS PLAN.
11. THE PROPOSED ENCROACHMENTS TO BE ABANDONED ARE SHOWN ON THIS PLAN.
12. THE PROPOSED ENCROACHMENTS TO BE RECONSTRUCTED ARE SHOWN ON THIS PLAN.
13. THE PROPOSED ENCROACHMENTS TO BE RECONSTRUCTED AND RELOCATED ARE SHOWN ON THIS PLAN.
14. THE PROPOSED ENCROACHMENTS TO BE RECONSTRUCTED AND ABANDONED ARE SHOWN ON THIS PLAN.
15. THE PROPOSED ENCROACHMENTS TO BE RECONSTRUCTED AND RELOCATED AND ABANDONED ARE SHOWN ON THIS PLAN.

PREPARED BY:
FAFARD
 100 WEST STREET, SUITE 200
 MARLBOROUGH, MASSACHUSETTS 01501
 PHONE: 508/251-1111

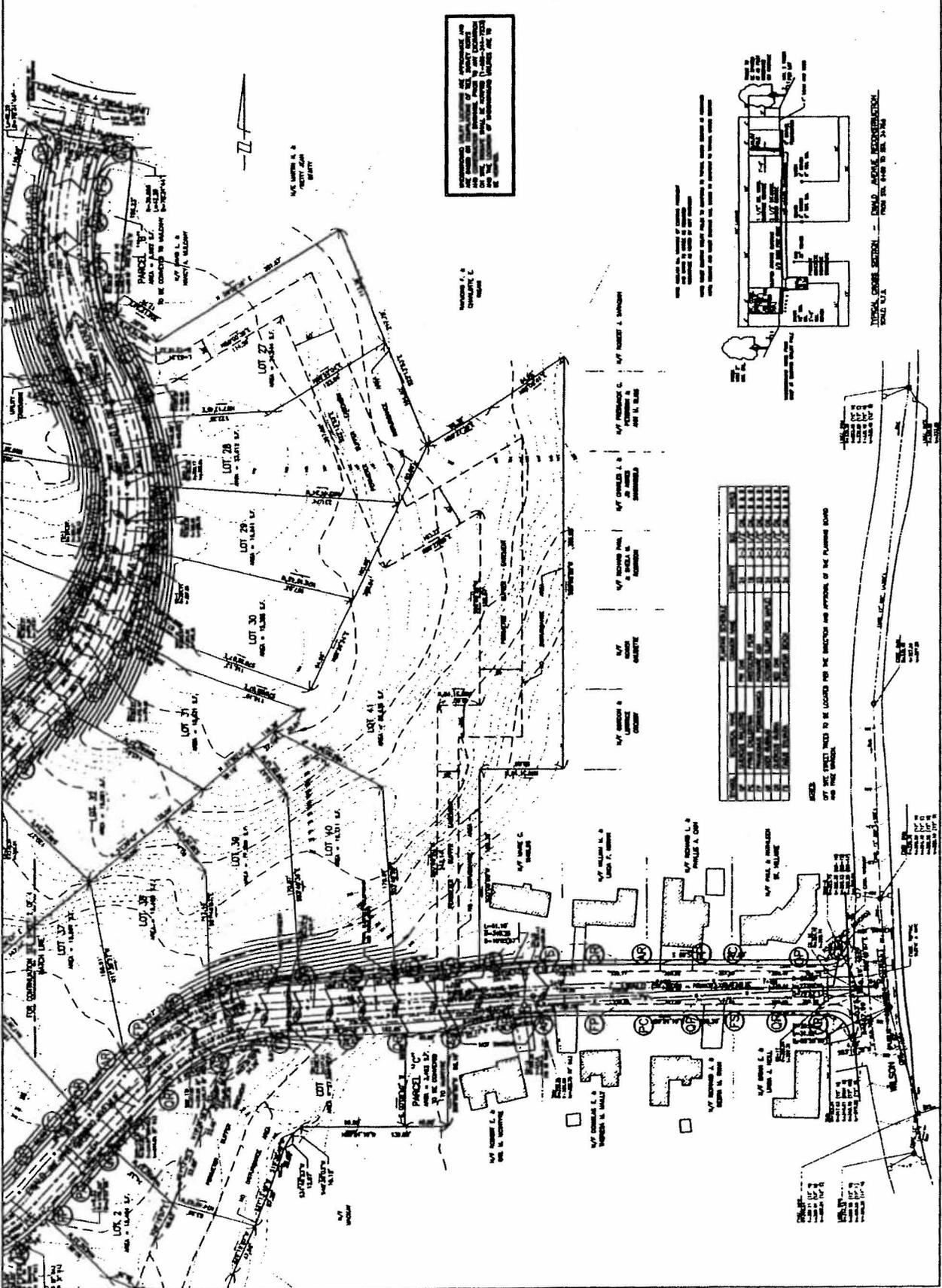
GRAPHIC SCALE:
 1" = 100'

DATE: APR 11 1978

PROJECT NO.: 1183-88

DATE: 2/27/78

MAP NO.: 1508



APPROVAL, REVIEWED UNDER THE SUPERVISION CONTROL LAW MARLBOROUGH PLANNING BOARD

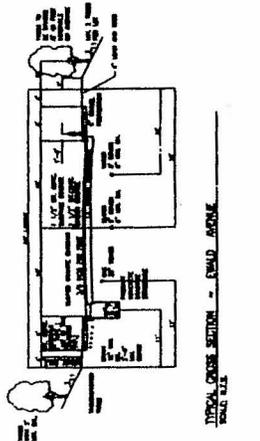
[Signatures]
DATE: April 14, 1967



LEGEND:
CONTOUR LINES
PROPERTY LINES
OPEN SPACE
ROADS
UTILITIES
...
GENERAL NOTES:
1. THE PLAN SHOWS THE CITY OF MARLBOROUGH...
2. THE OPEN SPACE AREAS...
3. THE ROAD LAYOUT...
4. THE UTILITIES...
5. THE PROPERTY LINES...
6. THE LOT LAYOUT...
7. THE DISTRICT...
8. THE ZONING...
9. THE PLANNING BOARD...
10. THE CITY OF MARLBOROUGH...

PROJECT DRIVE
OPEN SPACE DEVELOPMENT
TOPOGRAPHIC PLAN
IN
MARLBOROUGH, MA
SCALE: 1" = 40'
DATE: 3/1/67
PREPARED BY:
F. APARD
New Canaan, and Development Corp.
280 East Street, Jamaica, N.Y. 11435
GRAPHIC SCALE
1" = 40'
1" = 80'
1" = 160'

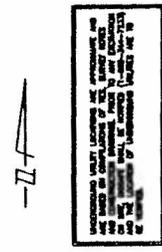
MS-2408
F-247



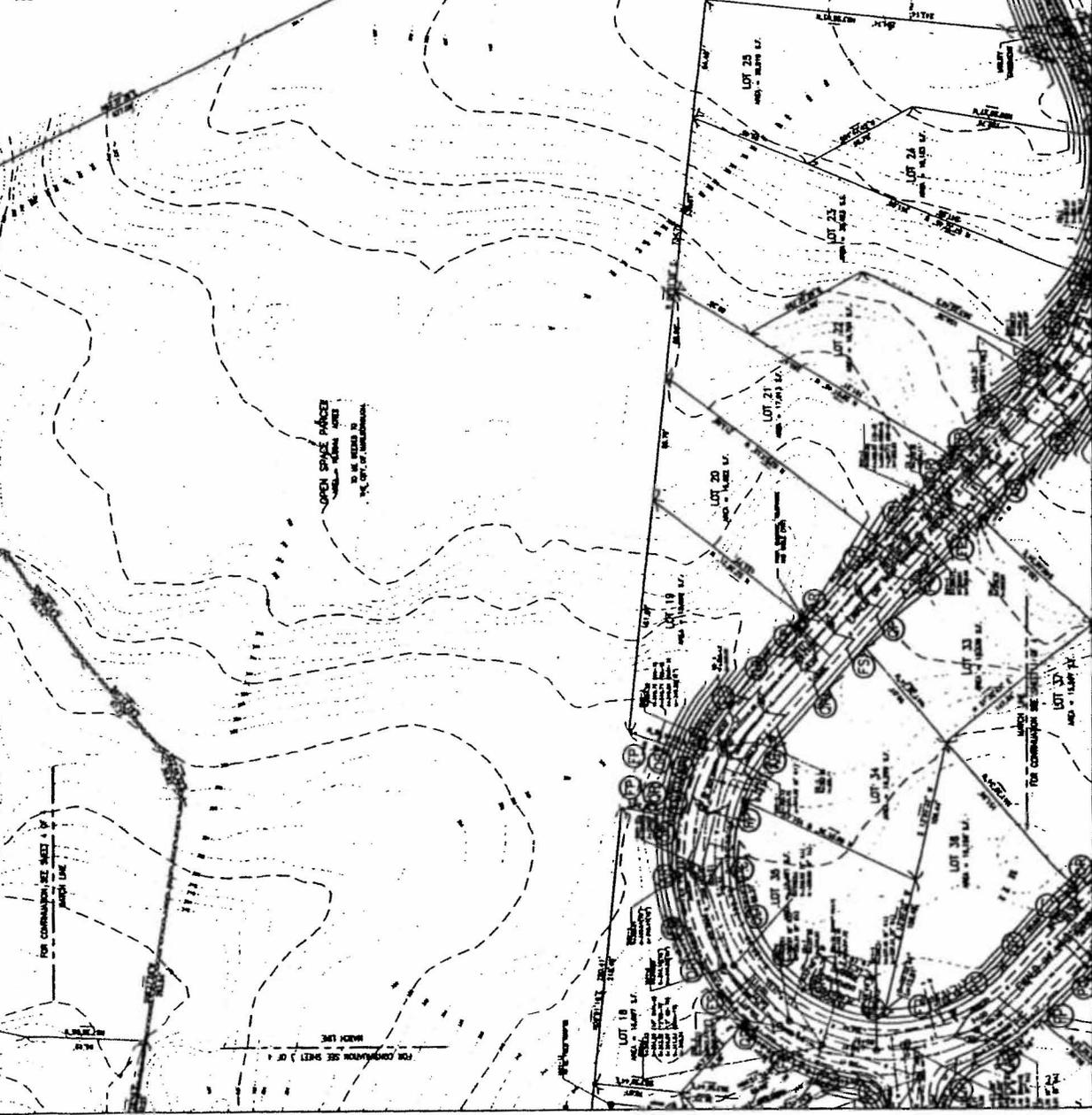
BY CONFORMANCE OF DIMENSIONS

NO.	DESCRIPTION	WIDTH	DEPTH
1
2
3
4
5
6
7
8
9
10

BY THE PROJECT PREPARED TO BE LOCATED FOR THE DIRECTION AND APPROVAL OF THE PLANNING BOARD AND THE CITY OF MARLBOROUGH.



INDICATING THE LOCATION OF THE PROPOSED OPEN SPACE AREAS AND THE ROAD LAYOUT. THE PROPOSED OPEN SPACE AREAS ARE TO BE LOCATED IN THE CITY OF MARLBOROUGH.

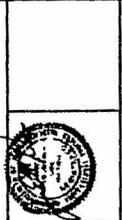


FOR CONFORMANCE SEE SHEET 1 OF 4
FOR CONFORMANCE SEE SHEET 2 OF 4
FOR CONFORMANCE SEE SHEET 3 OF 4
FOR CONFORMANCE SEE SHEET 4 OF 4

APPROVAL REQUIRED UNDER THE SUPERVISORY CONTROL LAW AND SEVERAL OTHER STATUTES

[Signatures]

DATE: *[Date]*



LEGEND

GENERAL NOTES

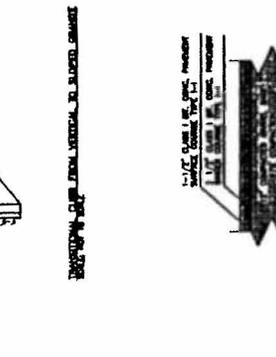
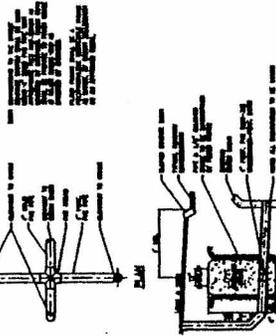
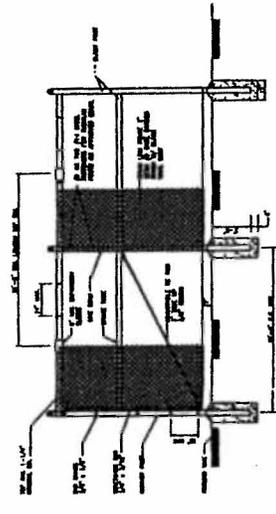
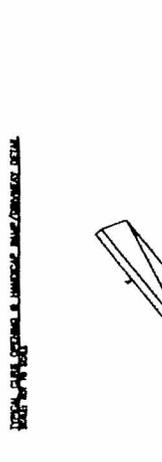
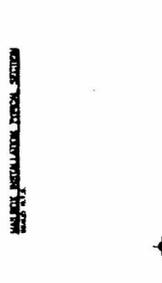
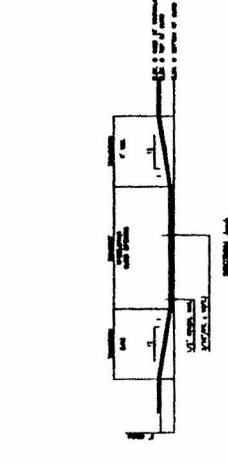
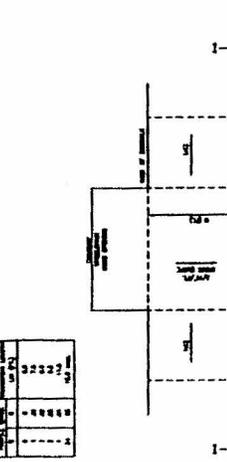
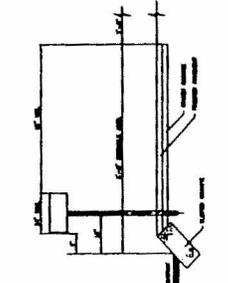
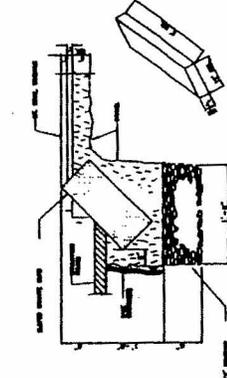
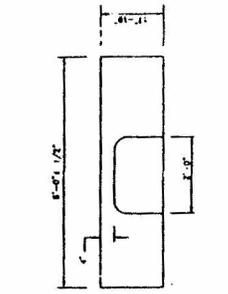
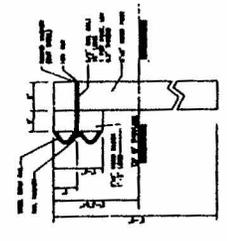
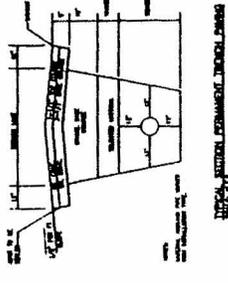
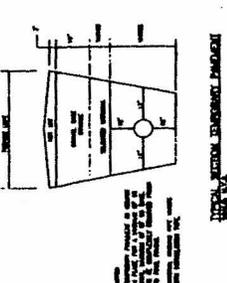
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS BUILDING CODE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT BEFORE INSTALLATION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
7. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

NO.	DESCRIPTION
1	FOUNDATION
2	FLOOR
3	CEILING
4	WALL
5	ROOF
6	MECHANICAL
7	ELECTRICAL
8	PLUMBING
9	PAINT
10	FINISH

PREPARED BY:
FAFARD
 100 State Street, Room 1010
 Boston, MA 02109
 TEL: 617-552-1234

GRAPHIC SCALE
 1" = 10'-0"

SHEET 2 OF 3
 100 STATE STREET, BOSTON, MA 02109
 100-1000



SEE DRAWING FOR
 ELECTRICAL CONNECTIONS
 AND WIRING SCHEDULE

SEE DRAWING FOR
 MECHANICAL CONNECTIONS
 AND PIPING SCHEDULE

SEE DRAWING FOR
 FINISHES AND MATERIALS
 SCHEDULE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW AND BOROUGHS PLANNING BOARD

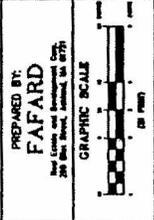
DATE: April 19, 1958



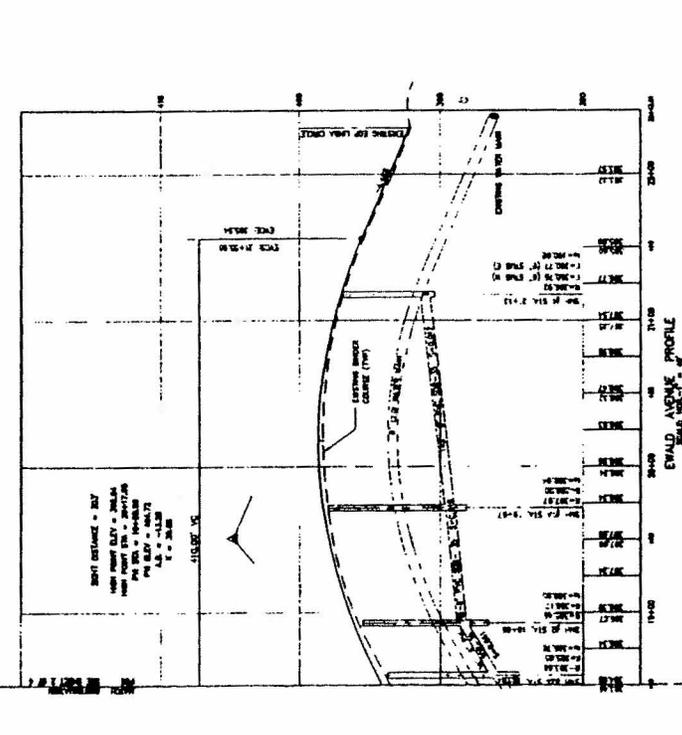
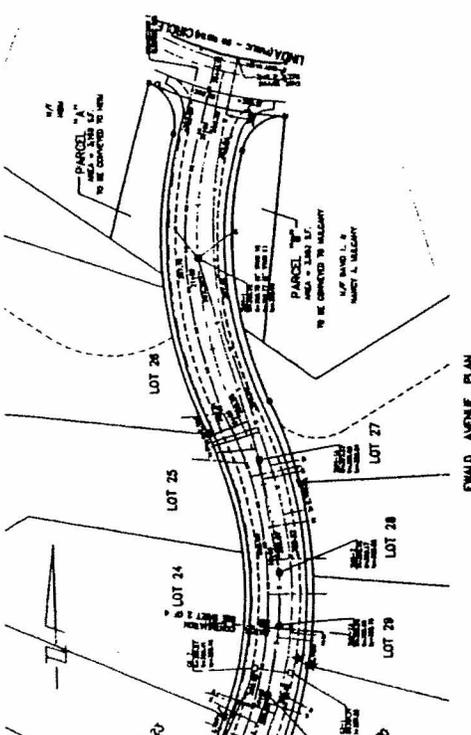
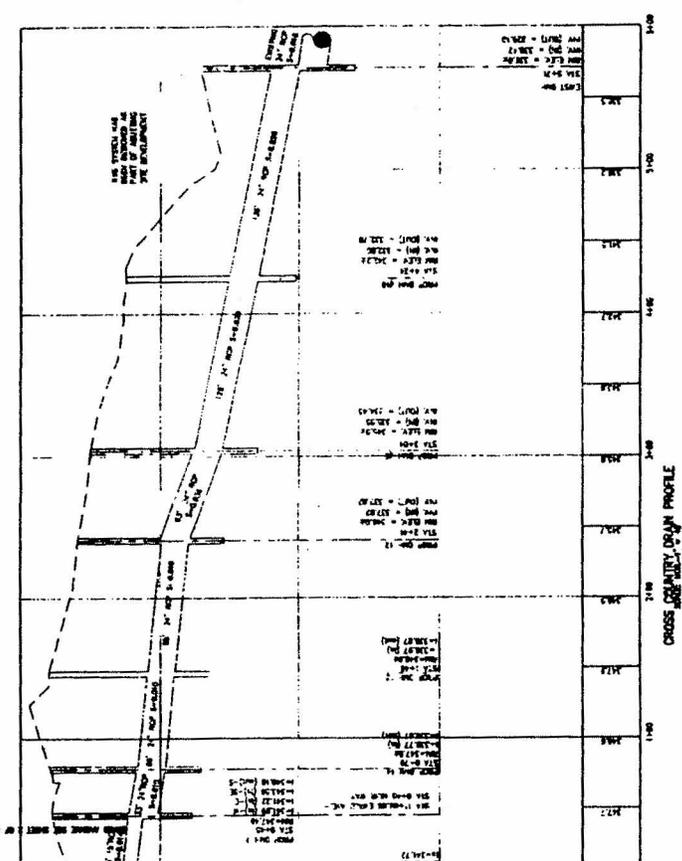
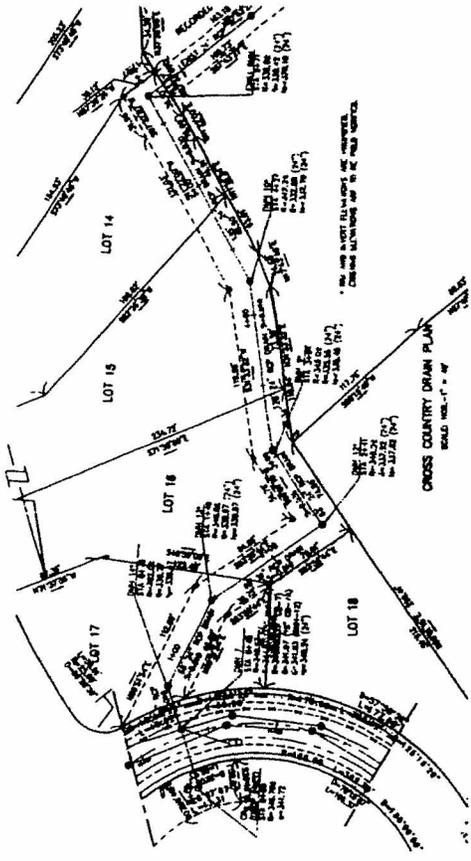
LOCATION
 FOREST GROVE
 OPEN SPACE DEVELOPMENT
 EWARD AVENUE STA 18+50-22+43.91
 & CROSS COUNTRY DRAIN IN
 MARLBOROUGH, MA

GENERAL NOTES
 1. THE PLAN IS TO BE CONSIDERED AS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE PLANNING BOARD.
 2. THE PLANNING BOARD RESERVES THE RIGHT TO REQUIRE CHANGES TO THIS PLAN AT ANY TIME.
 3. THE PLANNING BOARD IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA FURNISHED BY THE APPLICANT.
 4. THE PLANNING BOARD IS NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURES OR THE FOUNDATIONS THEREON.
 5. THE PLANNING BOARD IS NOT RESPONSIBLE FOR THE DESIGN OF THE UTILITIES OR THE CONNECTIONS THEREON.
 6. THE PLANNING BOARD IS NOT RESPONSIBLE FOR THE DESIGN OF THE LANDSCAPE OR THE PLANTING THEREON.
 7. THE PLANNING BOARD IS NOT RESPONSIBLE FOR THE DESIGN OF THE SIGNAGE OR THE LIGHTING THEREON.
 8. THE PLANNING BOARD IS NOT RESPONSIBLE FOR THE DESIGN OF THE FURNITURE OR THE EQUIPMENT THEREON.
 9. THE PLANNING BOARD IS NOT RESPONSIBLE FOR THE DESIGN OF THE UTILITIES OR THE CONNECTIONS THEREON.
 10. THE PLANNING BOARD IS NOT RESPONSIBLE FOR THE DESIGN OF THE LANDSCAPE OR THE PLANTING THEREON.
 11. THE PLANNING BOARD IS NOT RESPONSIBLE FOR THE DESIGN OF THE SIGNAGE OR THE LIGHTING THEREON.
 12. THE PLANNING BOARD IS NOT RESPONSIBLE FOR THE DESIGN OF THE FURNITURE OR THE EQUIPMENT THEREON.

PREPARED BY:
FAFARD
 200 STATE STREET, MARLBOROUGH, MASS.

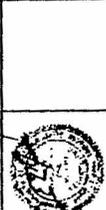


SHEET 3 OF 4
 PLAN NO. PA 1438-00
 1958



APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW MARLBOROUGH PLANNING BOARD

DATE: April 18, 1998



- LEGEND**
- LOT BOUNDARIES
 - LOT CENTER LINES
 - LOT CORNER MARKS
 - LOT AREA CALCULATIONS
 - LOT PERIMETER CALCULATIONS
 - LOT AREA PERCENTAGES
 - LOT PERIMETER PERCENTAGES
 - LOT AREA VARIATIONS
 - LOT PERIMETER VARIATIONS
 - LOT AREA ADJUSTMENTS
 - LOT PERIMETER ADJUSTMENTS
 - LOT AREA CORRECTIONS
 - LOT PERIMETER CORRECTIONS
 - LOT AREA REVISIONS
 - LOT PERIMETER REVISIONS
 - LOT AREA FINAL VALUES
 - LOT PERIMETER FINAL VALUES

GENERAL NOTES

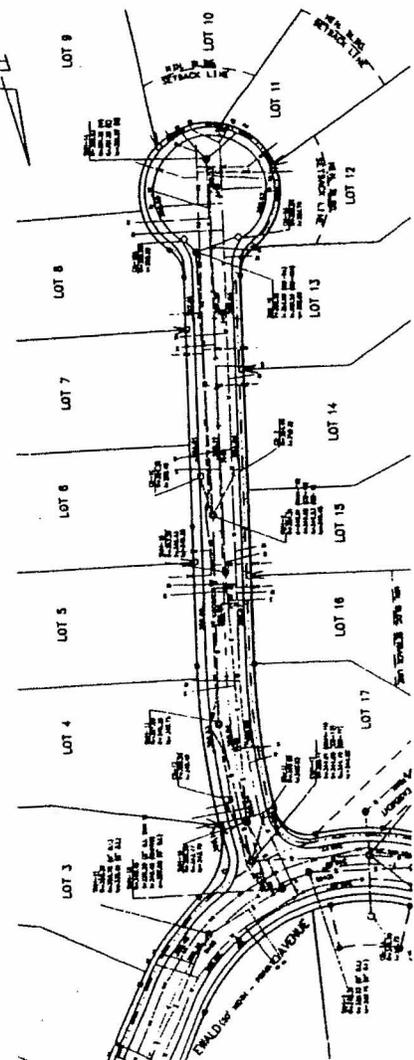
1. THIS PLAN IS THE PROPERTY OF THE CITY OF MARLBOROUGH.
2. THE CITY OF MARLBOROUGH IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE SUBMITTER.
3. THE SUBMITTER IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE SUBMITTER.
4. THE SUBMITTER IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE SUBMITTER.
5. THE SUBMITTER IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE SUBMITTER.
6. THE SUBMITTER IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE SUBMITTER.
7. THE SUBMITTER IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE SUBMITTER.
8. THE SUBMITTER IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE SUBMITTER.
9. THE SUBMITTER IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE SUBMITTER.
10. THE SUBMITTER IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE SUBMITTER.

FORREST GROVE
OPEN SPACE DEVELOPMENT
PLAN & PROFILE
MUR WAY STA. 0+00 - 8+00
MARLBOROUGH, MA
 DATE: 11 AUGUST 1998
 PREPARED BY: FAFARD
 200 EAST STREET, MARLBOROUGH, MA 01752

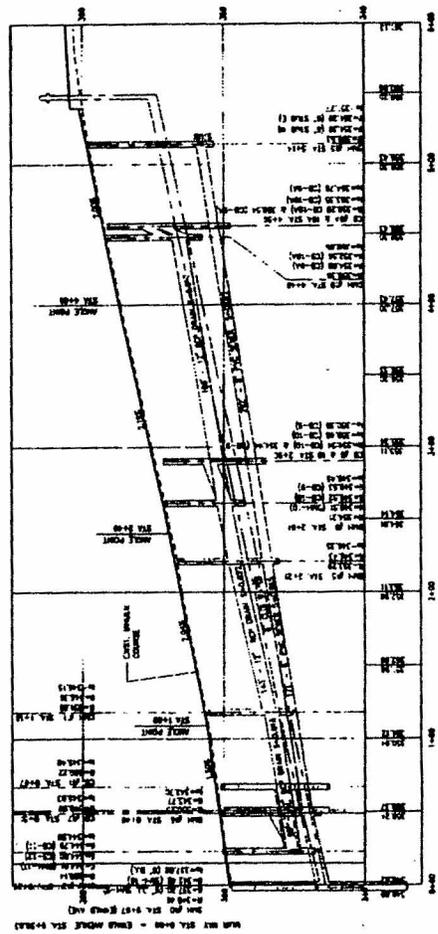
GRAPHIC SCALES

PREPARED BY: FAFARD
 200 EAST STREET, MARLBOROUGH, MA 01752

FIG. 1 OF 4
 7/11/98-00
 8-247
 PPM-2308



MUR WAY PLAN
 HORIZ. 1" = 40'



MUR WAY PROFILE
 PROFILE SCALE
 HORIZ. 1" = 40'
 VERT. 1" = 4'