

CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: City Council Public Services Committee

Date: October 26, 2015

Time: 6:00 PM

Location: City Council Chamber, 2nd Floor, City Hall, 140 Main Street

Additional Agenda Items to be addressed October 26, 2015 by City Council Public Services Committee:

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2015 OCT 22 A 9:32

10-05-2015 – **Order No. 15-1006336**: Acceptance of Diczno Boulevard as a Public Way.
- REFER TO PUBLIC SERVICES COMMITTEE

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.

The public should take due notice that the Marlborough City Council may have a quorum in attendance due to Standing Committees of the City Council consisting of both voting and non-voting members. However, members attending this duly posted meeting are participating and deliberating only in conjunction with the business of the Standing Committee.

Electronic devices, including laptops, cell phones, pagers, and PDAs must be turned off or put in silent mode upon entering the City Council Chamber, and any person violating this rule shall be asked to leave the chamber. Express authorization to utilize such devices may be granted by the President for recordkeeping purposes.



IN CITY COUNCIL

OCTOBER 5, 2015

Marlborough, Mass.,

ORDERED:

WHEREAS, in the opinion of the City Council of the City of Marlborough, the common convenience and necessity require that DICENZO BOULEVARD be accepted as a public way

from BOSTON POST ROAD EAST to BOSTON POST ROAD EAST

and that its appurtenant easements be accepted as municipal easements, all as shown on plans thereof and as hereinafter described:

DESCRIPTION

Plan entitled, "Acceptance Plan of Dicenzo Boulevard and Easements" (7 sheets), Stamped: January 6, 2015; Scale: 1" = 150'; Owner: Indian Development Corp., 290 Eliot Street, Ashland, MA 01721; To Be Deeded To: City of Marlborough, 140 Main Street, Marlborough, MA 01752; prepared by: Guerriere & Halnon, Inc., 333 West Street, Milford, MA 01757, which plan is to be recorded herewith.

Title to the roadway known as DICENZO BOULEVARD, and title to all the municipal easements, including 10-Foot Wide Pedestrian Easement, Walking Path Easement, Sewer Easement 1, 30-Foot Wide Utility Easement 1, Access Easement 1, 30 Foot Wide Utility & Access Easement 1, Flowage Easement 1, Flowage & Access Easement 2, Flowage Easement 3, and Drain Easements 1 through 5, have been granted to the City of Marlborough in a quitclaim deed from Indian Development Corp., Richard E. Terrill, Controller.

IT IS THEREFORE ORDERED THAT:

DICENZO BOULEVARD be accepted as a public way, and its appurtenant easements be accepted as municipal easements, in the City of Marlborough.

Be and is herewith refer to **PUBLIC SERVICES COMMITTEE.**

ADOPTED

ORDER NO. 15-1006336

I HEREBY CERTIFY THAT THE PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS AND THAT THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF STREETS AND WAYS ALREADY ESTABLISHED, OR ARE TO BE ESTABLISHED BY THE REGISTER OF DEEDS IN CONNECTION WITH THIS PLAN.

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTER OF DEEDS AND TO BE CONSIDERED AS PART OF THE PLAN AND AS A CONDITION OF THE LAND SHOWN HEREON.

Michael J. Hannon
 PROFESSIONAL LAND SURVEYOR DATE 01-06-15

I HEREBY CERTIFY THAT BIRCHWOOD BOULEVARD HAS BEEN Laid OUT AND ALL THE MARKERS, BOUNDS, AND MONUMENTS HAVE BEEN SET AS SHOWN ON THIS PLAN.

I HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAN ACCURATELY REFLECTS FIELD CONDITIONS BASED ON AN AS-BUILT SURVEY BY GUERRIERE AND HANNON INC. PERFORMED FROM APRIL 20, 2010 THROUGH JANUARY 14, 2011.

I HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAN IS IN ACCORDANCE WITH THE APPROVED DEFINITIVE PLANS DATED JANUARY 20, 1980 WITH REVISIONS THROUGH FEBRUARY 2, 1980.

I HEREBY CERTIFY THAT ALL HANDICAP ACCESS CONFORMS TO THE LATEST MASSACHUSETTS ACCESS BOARD REQUIREMENTS.



Michael J. Hannon
 PROFESSIONAL LAND SURVEYOR DATE 01-06-15

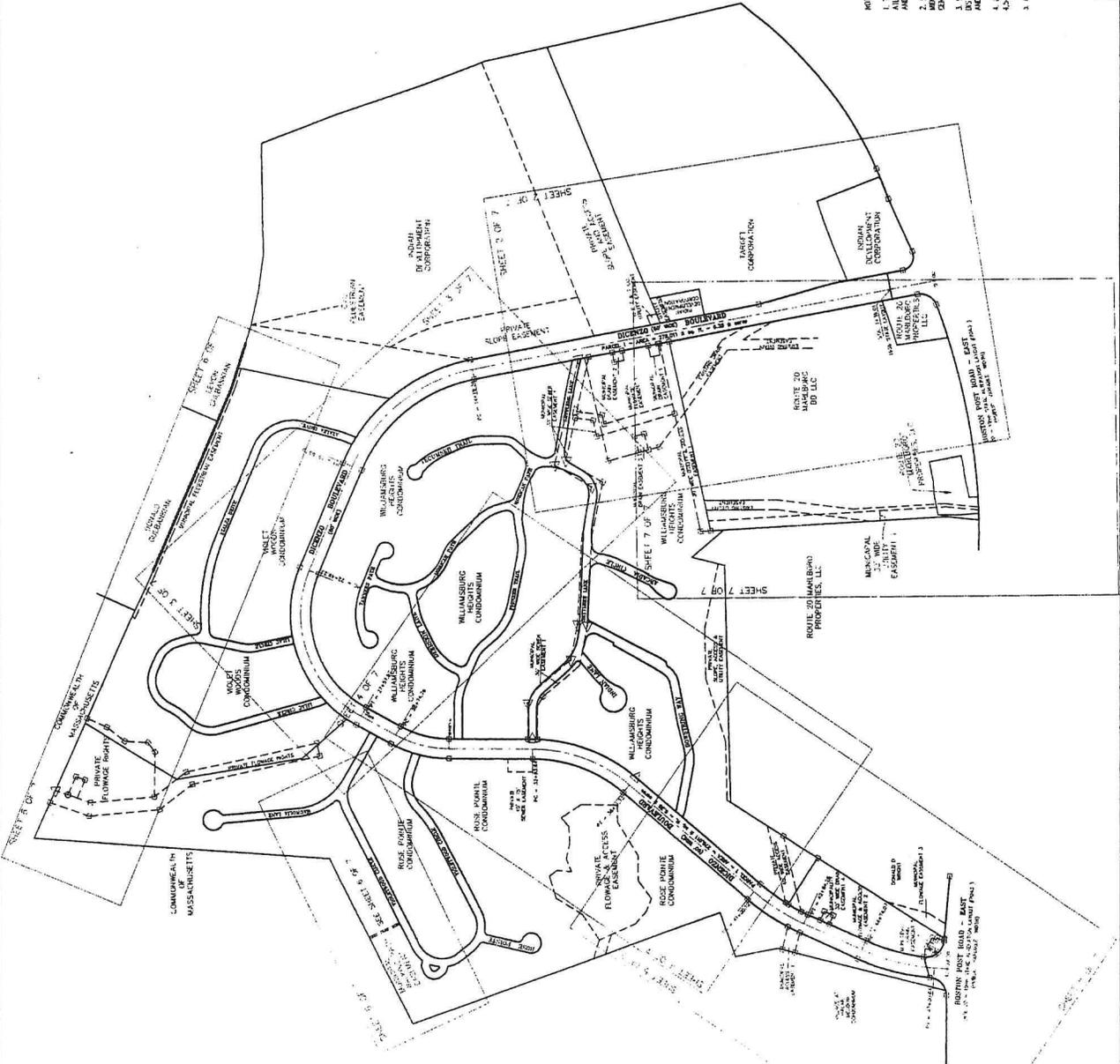
OWNER	INDIAN DEVELOPMENT CORP AND BUSH STREET 200 BUSH STREET TO BE DELETED TO
DEVELOPER	GUERRIERE AND HANNON 100 MAIN STREET MARLBOROUGH, MA 01722
"INDIAN HILL PARK"	
ACCEPTANCE PLAN OF BIRCHWOOD BOULEVARD EASEMENTS	
MARLBOROUGH, MA.	
SCALE: AS SHOWN ON PLAN WHICH REVISIONS: REVISION 10, 2011	

Guerriere & Hannon, Inc.
 100 MAIN STREET, SUITE 100, MARLBOROUGH, MA 01722
 (508) 471-2800 FAX (508) 471-2801
 WWW.GUERRIEREANDHANNON.COM

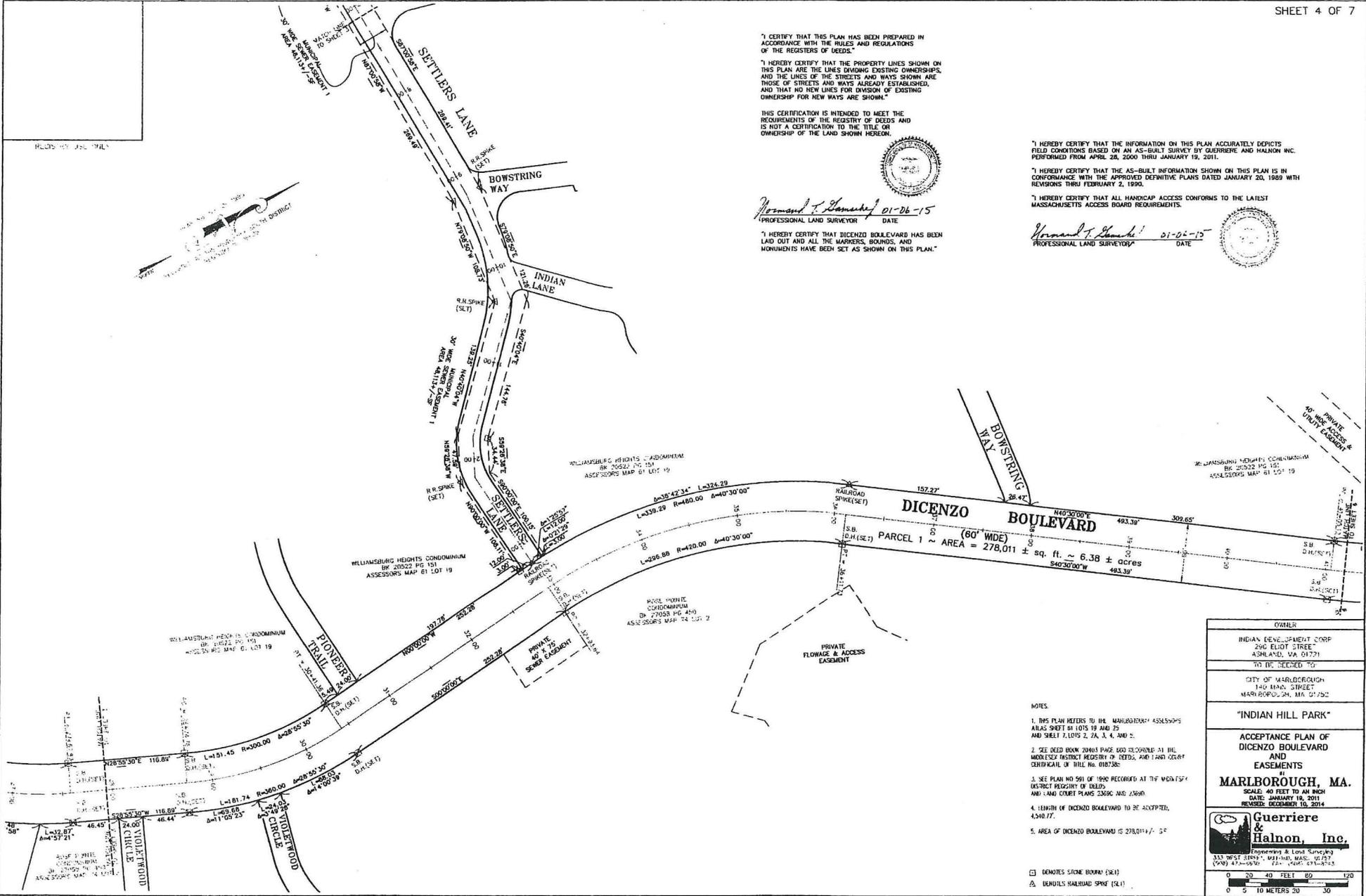
0 25 50 100 150 200 250 300 350 400 450
 FEET METERS

- NOTES:
1. THIS PLAN REFERS TO THE MARLBOROUGH ASSESSORS AND ALCUS SHEET (LOTS 19 AND 25) AND SHEET (LOTS 2, 3, 4, AND 5) AND SHEET (LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100).
 2. SEE PLAN NO. 801 OF 1980 ACCORDING AT THE DISTRICT RECORDS OF DEEDS AND LAND COURT PLANS 2386 AND 2388.
 3. AREA OF BIRCHWOOD BOULEVARD TO BE DELETED TO 4-SH-17.
 4. LENGTH OF BIRCHWOOD BOULEVARD IS 274.0117' ±.

- DIMENSIONS SHOWN IN FEET
- △ DIMENSIONS SHOWN IN METERS



REGISTER - USE ONLY



"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP FOR NEW WAYS ARE SHOWN."

"THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON."



Norman T. Lamotte 01-06-15
PROFESSIONAL LAND SURVEYOR DATE

"I HEREBY CERTIFY THAT DICENZO BOULEVARD HAS BEEN LAID OUT AND ALL THE MARKERS, BOUNDS, AND MONUMENTS HAVE BEEN SET AS SHOWN ON THIS PLAN."

"I HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAN ACCURATELY DEPICTS FIELD CONDITIONS BASED ON AN AS-BUILT SURVEY BY GUERRIERE AND HALNON INC. PERFORMED FROM APRIL 28, 2000 THRU JANUARY 19, 2011."

"I HEREBY CERTIFY THAT THE AS-BUILT INFORMATION SHOWN ON THIS PLAN IS IN CONFORMANCE WITH THE APPROVED DEFINITIVE PLANS DATED JANUARY 20, 1989 WITH REVISIONS THRU FEBRUARY 2, 1990."

"I HEREBY CERTIFY THAT ALL HANDICAP ACCESS CONFORMS TO THE LATEST MASSACHUSETTS ACCESS BOARD REQUIREMENTS."

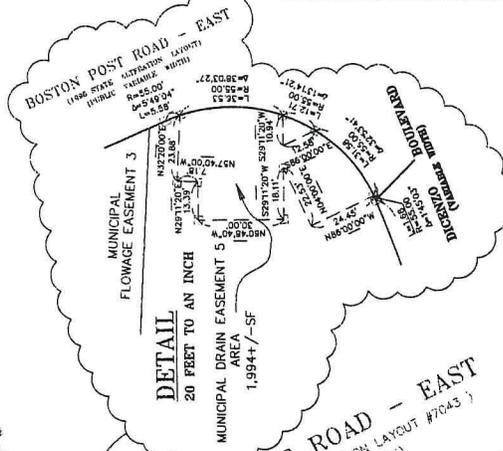
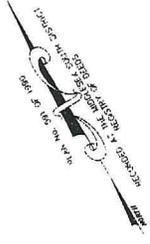


Norman T. Lamotte 01-06-15
PROFESSIONAL LAND SURVEYOR DATE

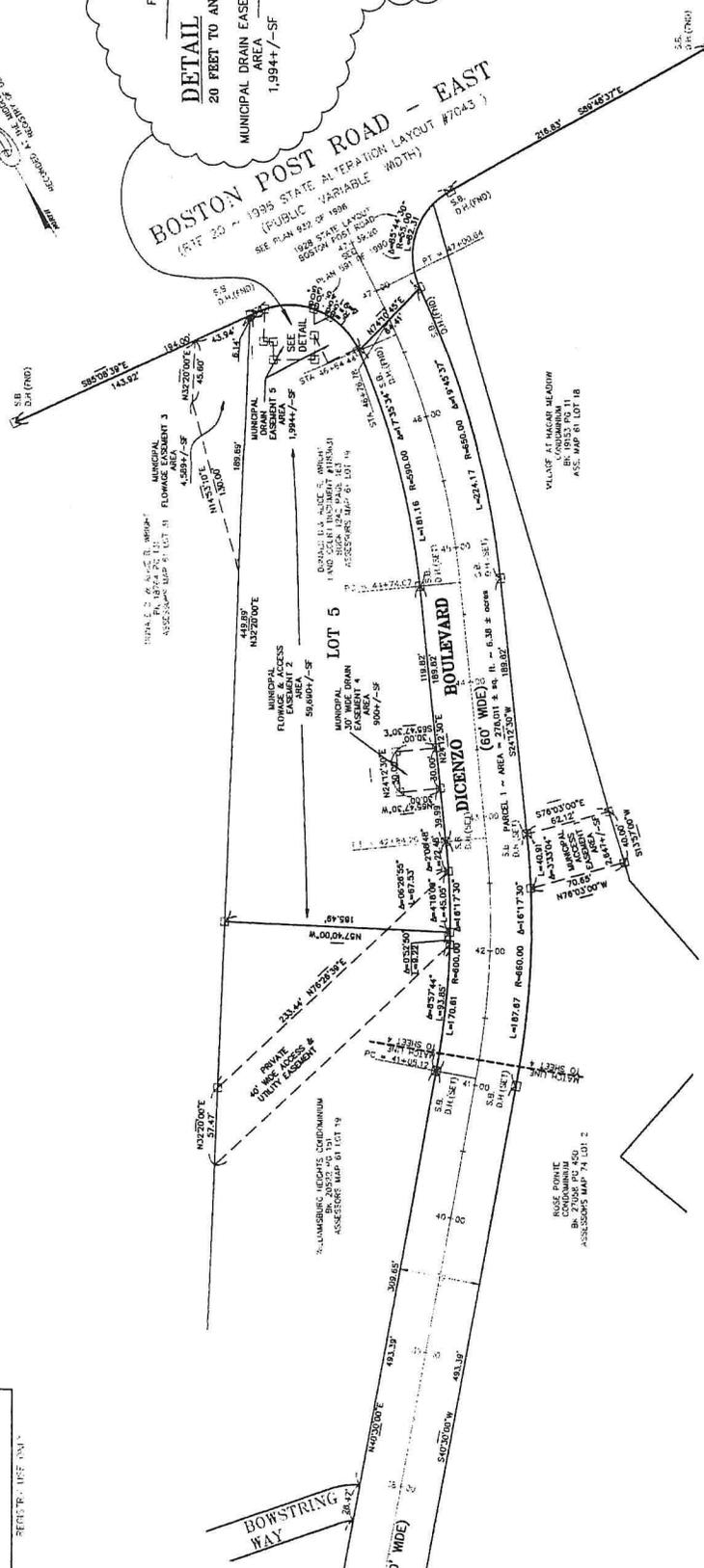
OWNER	
INDIAN DEVELOPMENT CORP 290 ELIOT STREET ASHLAND, MA 01721	
TO BE RECEIVED TO:	
CITY OF MARLBOROUGH 140 BROAD STREET MARLBOROUGH, MA 01752	
"INDIAN HILL PARK"	
ACCEPTANCE PLAN OF DICENZO BOULEVARD AND EASEMENTS MARLBOROUGH, MA. SCALE: 40 FEET TO AN INCH DATE: JANUARY 18, 2011 REVISED: DECEMBER 16, 2014	
0 20 40 FEET 80 120 0 5 10 METERS 20 30	

- NOTES
1. THIS PLAN REFERS TO THE MARLBOROUGH ASSASSORS' ABLAS SHEET OF LOTS 19 AND 25 AND SHEET 7, LOTS 2, 3A, 3, 4, AND 5.
 2. SEE DEED BOOK 2045 PAGE 600 RECORDED AT THE MIDDLESEX DISTRICT REGISTRY OF DEEDS, AND LAND COURT CERTIFICATE OF TITLE NO. 010738.
 3. SEE PLAN NO. 591 OF 1990 RECORDED AT THE MIDDLESEX DISTRICT REGISTRY OF DEEDS, AND LAND COURT PLANS 2369 AND 2380.
 4. LENGTH OF DICENZO BOULEVARD TO BE ACCEPTED, 4,510.77'.
 5. AREA OF DICENZO BOULEVARD IS 278,011 ± SQ. FT.

- ☐ DENOTES STONE BOUND (SET)
- △ DENOTES RAILROAD SPIKE (SET)



BOSTON POST ROAD - EAST
 (SEE PLAN 87-0118) 1938 STATE ALTERATION LAYOUT #7043
 (PUBLIC VARIABLE WIDTH)



OWNER	GEORGE W. HALLON, JR.
AGENT	GUERRIERE & HALON, INC.
ADDRESS	235 W. MAIN STREET, MARLBOROUGH, MA 01752
TO BE LEGGED TO	"INDIAN HILL PARK"
ACCEPTANCE PLAN OF DICENZO BOULEVARD AND EASEMENTS	
MARLBOROUGH, MA.	
SCALE: AS SHOWN ON THIS PLAN	
REVISED: DECEMBER 10, 2014	

- NOTES
- THIS PLAN REFERS TO THE UNDERGROUND ACCESSORIES PLAN FOR THE MARLBOROUGH COMMONS, MAP 71, LOTS 1, 2, 3, 4, AND 5.
 - SEE DEED BOOK 3803 PAGE 600 MEMORANDUM #104, MARLBOROUGH, MASS. DEEDS, FOR THE MARLBOROUGH COMMONS, MAP 71, LOTS 1, 2, 3, 4, AND 5.
 - SEE PLAN 87-0118 OF 1938 INCORPORATED AT THE REGISTERED OFFICE OF THE REGISTER OF DEEDS AND LAND COURT, MARLBOROUGH, MASS. DEEDS, FOR THE MARLBOROUGH COMMONS, MAP 71, LOTS 1, 2, 3, 4, AND 5.
 - SEE PLAN 87-0118 OF 1938 INCORPORATED AT THE REGISTERED OFFICE OF THE REGISTER OF DEEDS AND LAND COURT, MARLBOROUGH, MASS. DEEDS, FOR THE MARLBOROUGH COMMONS, MAP 71, LOTS 1, 2, 3, 4, AND 5.
 - AREA OF DICENZO BOULEVARD TO BE ACQUIRED.

Guerriere & Halon, Inc.
 PROFESSIONAL LAND SURVEYORS
 235 W. MAIN STREET, MARLBOROUGH, MA 01752
 TEL: 508-251-1234 FAX: 508-251-1234
 WWW.GUERRIEREHALON.COM



THE CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTER OF DEEDS AND LAND COURT OF THE STATE OF MASSACHUSETTS.

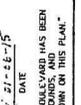
I HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAN ACCURATELY REFLECTS THE FIELD CONDITIONS BASED ON AN AS-BUILT SURVEY BY GUERRIERE & HALON, INC. PERFORMED FROM APRIL 24, 2008 THRU JANUARY 18, 2011.

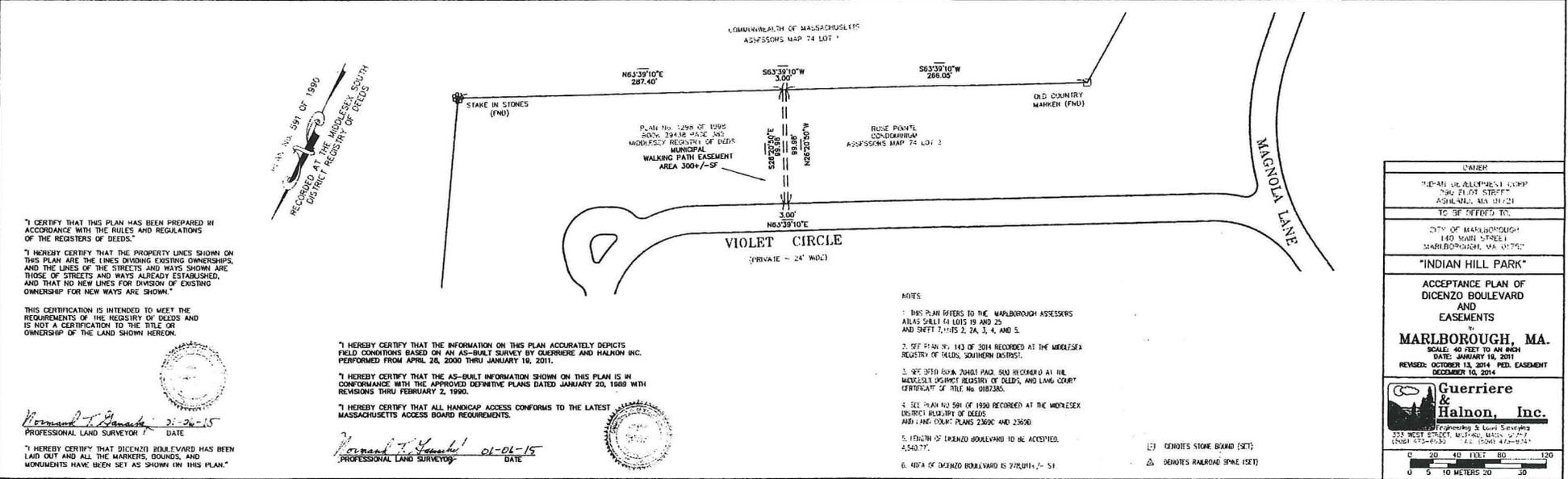
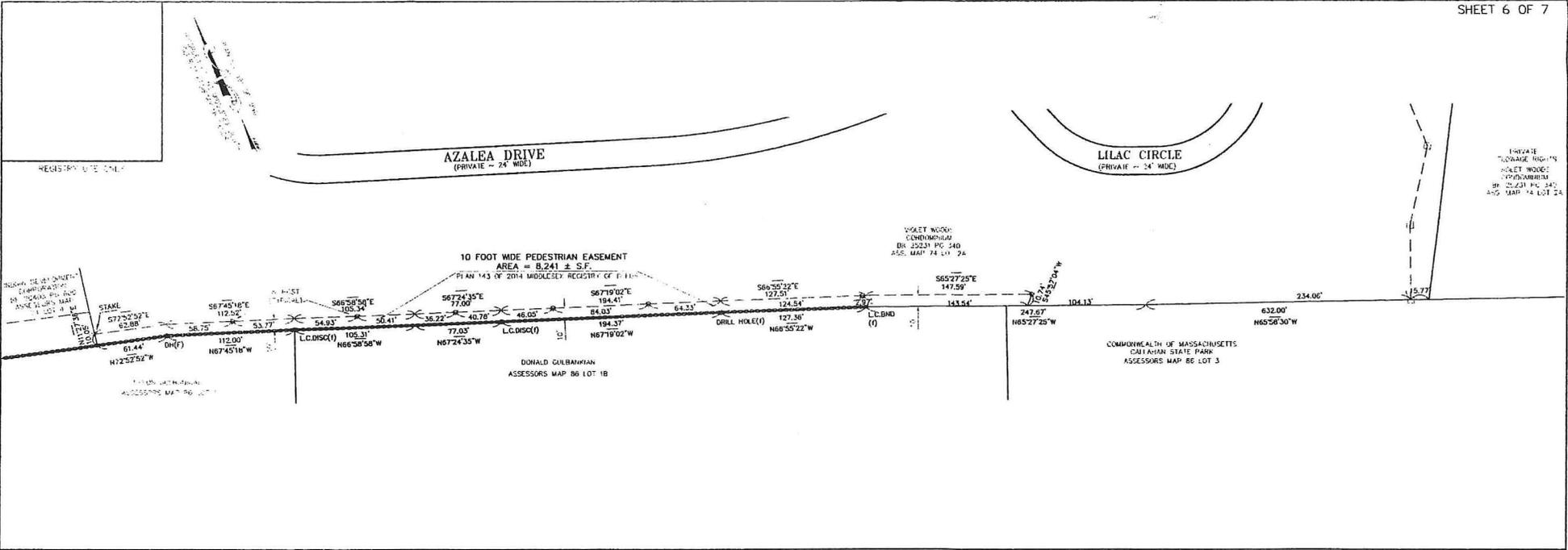
I HEREBY CERTIFY THAT ALL MASSACHUSETTS ACCESS BOND REQUIREMENTS, MASSACHUSETTS ACCESS BOND REQUIREMENTS.

James J. Halon
 PROFESSIONAL LAND SURVEYOR 01-06-15
 DATE



I HEREBY CERTIFY THAT DICENZO BOULEVARD HAS BEEN Laid OUT AND ALL THE MARKERS, BOUNDARIES AND MONUMENTS HAVE BEEN SET AS SHOWN ON THIS PLAN.





"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."
 "I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP FOR NEW WAYS ARE SHOWN."

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



Norman T. Gannett 3-26-15
 PROFESSIONAL LAND SURVEYOR DATE

"I HEREBY CERTIFY THAT DICENZO BOULEVARD HAS BEEN LAID OUT AND ALL THE MARKERS, BOUNDS, AND MONUMENTS HAVE BEEN SET AS SHOWN ON THIS PLAN."

"I HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAN ACCURATELY DEPICTS FIELD CONDITIONS BASED ON AN AS-BUILT SURVEY BY GUERRIERE AND HALNON INC. PERFORMED FROM APRIL 28, 2000 THRU JANUARY 10, 2011."

"I HEREBY CERTIFY THAT THE AS-BUILT INFORMATION SHOWN ON THIS PLAN IS IN CONFORMANCE WITH THE APPROVED DEFINITIVE PLANS DATED JANUARY 20, 1989 WITH REVISIONS THRU FEBRUARY 2, 1990."

"I HEREBY CERTIFY THAT ALL HANDicap ACCESS CONFORMS TO THE LATEST MASSACHUSETTS ACCESS BOARD REQUIREMENTS."

Norman T. Gannett 01-01-15
 PROFESSIONAL LAND SURVEYOR DATE



- NOTES
1. THIS PLAN REFERS TO THE MARLBOROUGH ASSESSORS ATLAS SHEET 61 LOTS 18 AND 25 AND SHEET 7, LOTS 2, 2A, 3, 4, AND 5.
 2. SEE PLAN NO. 143 OF 2014 RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS, SOUTHERN DISTRICT.
 3. SEE 3RD PLAN 70481 PAID. ROAD RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS, AND LAND COURT CERTIFICATE OF TITLE NO. 020260.
 4. SEE PLAN NO. 591 OF 1980 RECORDED AT THE MIDDLESEX DISTRICT REGISTRY OF DEEDS AND LAND COURT PLANS 2360C AND 2360D.
 5. LENGTH OF DICENZO BOULEVARD TO BE ACCEPTED, 4,540.77'.
 6. 40% OF DICENZO BOULEVARD IS 276,011.7 - 51

- DENOTES STONE BOUND (SET)
- △ DENOTES RAILROAD SPINE (SET)

OWNER
TRIPATH DEVELOPMENT CORP 700 FLOT STREET ASHFORD, MA 01721
TO BE SET OFF TO:
CITY OF MARLBOROUGH 140 NORTH STREET MARLBOROUGH, MA 01752
"INDIAN HILL PARK"
ACCEPTANCE PLAN OF DICENZO BOULEVARD AND EASEMENTS
MARLBOROUGH, MA. SCALE: 40 FEET TO AN INCH DATE: JANUARY 16, 2011 REVISED: OCTOBER 12, 2014, FEB. EASEMENT DECEMBER 10, 2014
Guerriere & Halnon, Inc. Engineering & Land Surveying 222 WEST STREET, MARLBOROUGH, MASS 01752 (508) 853-6333 FAX: (508) 853-6334
0 20 40 80 120 160 0 5 10 METERS 20 30

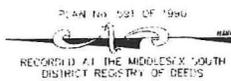
BOSTON POST ROAD - EAST
(RTE 20 - 1906 STATE ALTERATION LAYOUT #7043)
(PUBLIC VARIABLE WIDTH)

G-4384

30' WIDE UTILITY EASEMENT 1
AREA = 27,052 ± / - SF
PLAN NO. 841 OF 1970
BK 11877 PG 297
DEED BOOK 16226 PAGE 440
PLAN NO. 1087 OF 2001
BK 33084 PG 38
LAND COURT CIVIL ACTION NO. 146538
BK 20584 PG 543
823329

ROUTE 20 MARLBOROUGH RM. 20
BK 2-312 PG 462
ASSESSORS MAP 61 LOT 20A

INDIAN DEVELOPMENT CORPORATION
BK 20003 PG 800
ASSESSORS MAP 74 LOT 3A



REGISTER USE ONLY

- NOTES:
1. THIS PLAN REFERS TO THE MARLBOROUGH ASSESSORS' MAP, SHEET 41 LOTS 19 AND 20 AND SHEET 42 LOTS 2, 2A, 3, 4, AND 5.
 2. SEE DEED BOOK 20403 PAGE 604 RECORDED AT THE MIDDLESEX DISTRICT REGISTRY OF DEEDS, AND LAND COURT CIVIL ACTION NO. 0187305.
 3. SEE DEED BOOK 081 OF 1990 RECORDED AT THE MIDDLESEX DISTRICT REGISTRY OF DEEDS AND LAND COURT CIVIL ACTION NO. 23690 AND 23691.
 4. WIDTH OF DICENZO BOULEVARD TO BE ACCEPTED, 4540 ± FT.
 5. AREA OF DICENZO BOULEVARD IS 218,011 ± SF.

1. I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

2. I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP FOR NEW WAYS ARE SHOWN.

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

Normand T. Henneke 01-06-15
PROFESSIONAL LAND SURVEYOR DATE

I HEREBY CERTIFY THAT DICENZO BOULEVARD HAS BEEN Laid OUT AND ALL THE MARKERS, BOUNDS, AND MONUMENTS HAVE BEEN SET AS SHOWN ON THIS PLAN.

DICENZO BOULEVARD
(60' WIDE)
PARCEL 1 ~ AREA = 27,801 ± sq. ft. ~ 6.38 acres
TOTAL LENGTH OF ROAD = 4,540.77 ft.

PARCEL 9
AREA = 11,378 ± SF
(NOT A SEPARATE BUILDING LOT)
TO BE COMBINED WITH MAP 74 BLOCK 4

H E T & T CO.
UTILITY EASEMENT
(DB 20311 PG 158)

SLOPE & FORESTRY EASEMENT



Normand T. Henneke 01-06-15
PROFESSIONAL LAND SURVEYOR DATE

I HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAN ACCURATELY DENOTES FIELD CONDITIONS BASED ON AN AS-BUILT SURVEY BY GUERRIERE AND HALMON INC. PERFORMED FROM APRIL 28, 2000 THRU JANUARY 19, 2011.

I HEREBY CERTIFY THAT THE AS-BUILT INFORMATION SHOWN ON THIS PLAN IS IN CONFORMANCE WITH THE APPROVED DEFINITIVE PLANS DATED JANUARY 20, 1999 WITH REVISIONS THRU FEBRUARY 2, 1990.

I HEREBY CERTIFY THAT ALL HANDicap ACCESS CONFORMS TO THE LATEST MASSACHUSETTS ACCESS BOARD REQUIREMENTS.

OWNER INDIAN DEVELOPMENT CORP. 200 LINDSEY STREET MARLBOROUGH, MA 01501
TO BE DEEDED TO CITY OF MARLBOROUGH 140 MAIN STREET MARLBOROUGH, MA 01501
"INDIAN HILL PARK"
ACCEPTANCE PLAN OF DICENZO BOULEVARD AND EASEMENTS MARLBOROUGH, MA. SCALE: 40 FEET TO AN INCH DATE: JANUARY 18, 2011 REVISED: DECEMBER 19, 2014
 Guerriere & Halmon, Inc. Engineering & Land Surveying 133 WEST STREET, MARLBOROUGH, MASS 01501 (508) 471-6632 FAX: (508) 471-2243
0 20 40 FEET 80 120 0 5 10 METERS 20 30

G-4384

P:\WORKING\G-4384\STREET ALTERATION PLAN\BOULEVARD ACCEPT.dwg - 2/10/11

QUITCLAIM DEED

INDIAN DEVELOPMENT CORP., a corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 120 Quarry Drive - 2nd Floor, Milford, Worcester County, Massachusetts, for consideration paid, and in full consideration of Nominal Consideration of Less Than One Hundred Dollars (Less Than \$100.00), grants to the City of Marlborough, Massachusetts, a municipal corporation in and for the Commonwealth of Massachusetts, with Quitclaim Covenants, all the Grantor's right, title and interest in and to the street named DiCenzo Boulevard in the City of Marlborough, Middlesex County, Massachusetts, together with the appurtenant easements referenced herein.

For Grantor's title, see Middlesex South District Registry of Deeds Book 20388 Page 516, Book 20403 Page 600 and Certificates of Title 187301 and 187385.

IN WITNESS WHEREOF, Indian Development Corp. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Richard E. Terrill, its Controller, hereto duly authorized, this 1st day of OCTOBER, in the year two thousand fifteen.

Paul J. Beattie WITNESS
For Authority See Book 20522
Page 187 Middlesex South
Registry of Deeds

INDIAN DEVELOPMENT CORP.
Richard E. Terrill
Richard E. Terrill, Controller

COMMONWEALTH OF MASSACHUSETTS

On this, the 1st day of OCTOBER, 2015, 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 whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Lawrence J. Doane
Notary Public:
My Commission Expires:

quitdeedmboroDiC



December 29, 2014

LEGAL DESCRIPTION – DICENZO BOULEVARD, MARLBOROUGH, MA

Legal Description of Dicenzo Boulevard from Station 1+36.01 to Station 46+76.78, length to accepted 4,540.77 feet.

Beginning at a stone bound, said bound being the point where the southerly sideline of the Boston Post Road East intersects the westerly sideline of Dicenzo Boulevard at Lot 1F and at the easterly end of said Dicenzo Boulevard;

- THENCE S 11° 14' 29" E a distance of 48.00 feet to a point;
- THENCE N 78° 45' 31" E a distance of 79.00 feet and crossing said northwesterly end of said Dicenzo Boulevard to a point on the easterly sideline of said Dicenzo Boulevard at land of Route 20 Marlboro Property, LLC;
- THENCE S 11° 14' 29" E a distance of 1,283.37 feet along land of said Route 20 Marlboro Property, LLC and land of Williambburg Heights Condominium to a stone bound at a point of curvature;
- THENCE Southeasterly and curving to the left along the arc of curve having a radius of 460.00 feet, a length of 454.15 feet to a stone bound at a point of tangency;
- THENCE S 67° 48' 30" E a distance of 346.08 feet to a stone bound at a point of curvature;
- THENCE Southeasterly and northeasterly and curving to the left along the arc of a curve having a radius of 320.00 feet, a length of 465.05 feet to a stone bound at a point of tangency;
- THENCE N 28° 55' 30" E a distance of 116.89 feet to a stone bound at a point of curvature;
- THENCE Northeasterly and northwesterly and curving to the left along the arc of a curve having a radius of 300.00 feet, a length of 151.45 feet to a stone bound at a point of tangency;
- THENCE N 00° 00' 00" W a distance of 252.28 feet and crossing the easterly end of Pioneer Trail and crossing a portion of Settlers Lane to a railroad spike at a point of curvature at the easterly end of said Settlers Lane;
- THENCE Northwesterly and northeasterly and curving to the right along the arc of a curve having a radius of 480.00 feet, a length of 339.29 feet to a railroad spike at a point of tangency;
- THENCE N 40° 30' 00" E a distance of 493.39 feet crossing Bowstring Way to a stone bound at a point of curvature;

- THENCE Northeasterly and curving to the left along the arc of curve having a radius of 600.00 feet, a length of 170.61 feet to a stone bound at a point of tangency;
- THENCE N 24° 12' 30" E a distance of 189.82 feet to a stone bound at a point of curvature;
- THENCE Northeasterly and curving to the left along the arc of curve having a radius of 590.00 feet, a length of 181.16 feet to a stone bound, said bound being the point where said westerly sideline of said Dicenzo Boulevard intersects said southerly sideline of said Boston Post Road East at the northeasterly end of said Dicenzo Boulevard. The previous twelve (12) courses bounding along the sideline of said Dicenzo Boulevard and land of said Williamsburg Heights Condominium;
- THENCE N 74° 10' 45" E a distance of 64.41 feet and crossing said northeasterly end of said Dicenzo Boulevard to a stone bound at a point of reverse curvature on said easterly side of said Dicenzo Boulevard at land of Rose Pointe Condominium;
- THENCE Southwesterly and curving to the right along the arc of a curve having a radius of 650.00 feet, a length of 224.17 feet to a stone bound at a point of tangency;
- THENCE S 24° 12' 30" W a distance of 189.82 feet to a stone bound at point of curvature;
- THENCE Southwesterly and curving to the right along the arc of a curve having a radius of 660.00 feet, a length of 187.67 feet to a stone bound at a point of tangency;
- THENCE S 40° 30' 00" W a distance of 493.39 feet to a stone bound at point of curvature;
- THENCE Southwesterly and southeasterly and curving to the left along the arc of a curve having a radius of 420.00 feet, a length of 296.88 feet to a stone bound at a point of tangency;
- THENCE S 00° 00' 00"E a distance of 252.28 feet to a stone bound at a point of curvature;
- THENCE Southeasterly and southwesterly and curving to the right along the arc of a curve having a radius of 360.00 feet to a length of 181.74 feet and crossing the northwesterly end of Violetwood Circle to a stone bound at a point of tangency;
- THENCE S 28° 55' 30" W a distance of 116.89 feet and crossing the southwesterly end of said Violetwood Circle to a stone bound at a point of curvature at land of Violetwood Condominium. The previous eight (8) courses bounding by land of said Rose Pointe Condominium;

- THENCE Southwesterly and northwesterly and curving to the right along the arc of curve having a radius of 380.00 feet a length of 552.25 feet and crossing the northeasterly and northwesterly ends of Lilac Circle to a stone bound at a point of tangency;
- THENCE N 67° 48' 30" W a distance of 346.08 feet to stone bound at a point of curvature;
- THENCE Northwesterly and curving to the right along the arc of a curve having a radius of 520.00 feet, a length of 513.39 feet and crossing the northerly end of Azalea Drive and land of Indian Development Corporation to a stone bound at a point of tangency. The previous three (3) courses bounding along land of said Violetwood Condominium;
- THENCE N 11° 14' 29" W a distance of 887.48 feet along land of said Indian Development Corporation and land of Target Corporation to a stone bound at an angle point;
- THENCE N 16° 13' 37" W a distance of 230.14 feet by said land of Target Corporation to a point at an angle point;
- THENCE N 10° 58' 28" W a distance of 166.62 feet by said land of Target Corporation and land of said Indian Development Corporation to a point;
- THENCE N 10° 58' 28" W a distance of 48.00 feet by said land of Indian Development Corporation to the point of beginning. The previous fifteen (15) courses bounding along said sideline of said Dicenzo Boulevard.

Said layout of DiCenzo Boulevard being variable width and containing an area of 6.38 acres, more or less, and is more particularly shown on a plan entitled: "Acceptance Plan of Dicenzo Boulevard and Easements" in Marlborough, MA., Scale: 1" = 40', Date: January 19, 2011, revised December 10, 2014, Guerriere & Halnon, Inc., Engineering and Land Surveying, 333 West Street, Milford, MA 01757."

G-4384-16

LEGAL DESCRIPTION
10-FOOT WIDE PEDESTRIAN EASEMENT

December 30, 2014

Beginning at a stake at the northwest corner of 10-Foot Wide Pedestrian Easement at land of the Indian Development Corporation and Violet Woods Condominium;

- THENCE S 72° 52' 52" E a distance of 62.88 feet to a point;
- THENCE S 67° 45' 18" E a distance of 112.52 feet to a point;
- THENCE S 66° 58' 58" E a distance of 105.34 feet to a point;
- THENCE S 67° 24' 35" E a distance of 77.00 feet to a point;
- THENCE S 67° 19' 02" E a distance of 194.41 feet to a point;
- THENCE S 66° 55' 22" E a distance of 127.51 feet to a point;
- THENCE S 65° 27' 25" E a distance of 147.59 feet to a stake;
- THENCE S 45° 57' 04" W a distance of 10.74 feet to a point at land of the Commonwealth of Massachusetts; the previous 8 courses passing through said land of Violet Woods Condominium;
- THENCE N 65° 27' 25" W a distance of 143.54 feet by land of Commonwealth of Massachusetts and land now or formerly of Donald Gulbankian to a Land Court bound at the end of a stone wall;
- THENCE N 66° 55' 22" W a distance of 127.36 feet to a drill hole in said stone wall;
- THENCE N 67° 19' 02" W a distance of 194.37 feet to a Land Court disk in said stone wall;
- THENCE N 67° 24' 35" W a distance of 77.03 feet by said stone wall to a point;
- THENCE N 66° 58' 58" W a distance of 105.31 feet by said stone wall to a Land Court disk at land now or formerly of Levon Gulbankian. The previous four (4) courses bounding by said land of Donald Gulbankian;
- THENCE N 67° 45' 18" W a distance of 112.00 feet by said stone wall and said land of Levon Gulbankian to a drill hole;

THENCE N 72° 52' 52" W a distance of 61.44 feet by said stone wall and said land of Levon Gulbankian and said land of Violet Woods Condominium to a point at land of said Indian Development Corporation;

THENCE N 11° 27' 38" E a distance of 10.05 feet by said land of Indian Development Corporation and said land of Violetwoods Condominium to the point of beginning.

Said 10-Foot Wide Pedestrian Easement contains an area of 8,241 square feet, more or less.

G-4384-16

LEGAL DESCRIPTION
WALKING PATH EASEMENT

January 19, 2011

Beginning at a point at the northeast corner of Walking Path Easement, said point being on the southerly sideline of Violetwood Circle;

THENCE S 26° 20' 50" E a distance of 99.98 feet passing through land of Rose Pointe Condominium to a point at land of Commonwealth of Massachusetts, said point being S 63° 39' 10" W a distance of 287.40 feet from a stake in stones;

THENCE S 63° 39' 10" W a distance of 3.00 feet by said land of Commonwealth of Massachusetts to a point;

THENCE N 26° 20' 50" W a distance of 99.98 feet passing through said land of Rose Pointe Condominium to a point on the southerly sideline of said Violetwood Circle;

THENCE N 63° 39' 10" E a distance of 3.00 feet by the southerly sideline of said Violetwood Circle to the point of beginning.

Said Walking Path Easement contains an area of 300 square feet, more or less.

G-4384-16

January 4, 2011

LEGAL DESCRIPTION
SEWER EASEMENT 1

Beginning at a point, said point being the point where easterly sideline of Dicenzo Boulevard intersects the northerly sideline of Settlers Lane at land of Williamsburg Heights Condominium;

- Thence N 11° 14' 29" W a distance of 25.15 feet along said northeasterly sideline of said Dicenzo Boulevard to a stone bound at land of said Williamsburg Heights Condominium;
- Thence S 77° 18' 29" E a distance of 170.00 feet to a railroad spike;
- Thence N 07° 41' 11" E a distance of 77.50 feet to a stone bound;
- Thence N 77° 19' 20" E a distance of 27.96 feet to a stone bound;
- Thence N 16° 40' 00" W a distance of 215.65 feet to a point at a 30-Foot Wide Utility and Access Easement;
- Thence N 77° 53' 52" E a distance of 30.10 feet along said Easement to a stone bound on said Easement;
- Thence S 16° 40' 00" E a distance of 245.42 feet to a stone bound;
- Thence S 77° 19' 20" W a distance of 49.93 feet to a stone bound;
- Thence S 07° 41' 11" W a distance of 54.68 feet to a stone bound;
- Thence S 77° 18' 29" E a distance of 131.74 feet to a railroad spike on said Settlers Lane. The previous nine (9) courses bounding through land of said Williamsburg Heights Condominium;
- Thence N 30° 56' 19" E a distance of 129.68 feet through said Settlers Lane and land of said Williamsburg Heights Condominium to a stone bound;
- Thence S 78° 49' 46" E a distance of 172.19 feet through land of said Williamsburg Heights Condominium to a point at said Settlers Lane;
- Thence S 87° 00' 58" E a distance of 269.41 feet along the northerly sideline of said Settlers Lane to a railroad spike on said Settlers Lane;
- Thence S 79° 08' 50" E a distance of 121.26 feet through said Settlers Lane and land of said Williamsburg Heights Condominium to a point;

- Thence S 40° 40' 04" E a distance of 144.76 feet to a stone bound;
- Thence S 59° 26' 38" E a distance of 34.44 feet to a point;
- Thence S 90° 00' 00" E a distance of 100.15 feet to a stone bound on a curve on the westerly sideline of said Dicenzo Boulevard at land of said Williamsburg Heights Condominium. The previous three (3) courses bounding through property of said Williamsburg Heights Condominium;
- Thence Southwesterly and southeasterly and curving to the left along the arc of a curve having a radius of 480.00 feet, a length of 15.00 feet along said westerly sideline of said Dicenzo Boulevard to a railroad spike at a point of tangency;
- Thence S 00° 00' 00" E a distance of 15.00 feet along said westerly sideline of said Dicenzo Boulevard to a stone bound at land of said Williamsburg Heights Condominium;
- Thence N 90° 00' 00" W a distance of 108.11 feet through land of said Williamsburg Heights Condominium to a railroad spike;
- Thence N 59° 26' 38" W a distance of 47.59 feet through land of said Williamsburg Heights Condominium and through said Settlers Lane to a point;
- Thence N 40° 40' 04" W a distance of 139.25 feet through said Settlers Lane to a railroad spike;
- Thence N 79° 08' 50" W a distance of 108.73 feet through said Settlers Lane and through land of said Williamsburg Heights Condominium to a railroad spike;
- Thence N 87° 00' 58" W a distance of 269.49 feet through land of said Williamsburg Heights Condominium to a point;
- Thence N 78° 49' 46" W a distance of 153.24 feet through land of said Williamsburg Heights Condominium and through Settlers Lane to a railroad spike;
- Thence S 30° 56' 19" W a distance of 130.28 feet through said Settlers Lane and through land of said Williamsburg Heights Condominium to a railroad spike;
- Thence N 77° 18' 29" W a distance of 330.20 feet through said Settlers Lane to a railroad spike on said northeasterly sideline of said Dicenzo Boulevard;
- Thence N 11° 14' 29" W a distance of 7.68 feet along said easterly sideline of said Dicenzo Boulevard to the point of beginning.

Said Sewer Easement 1 contains an area of 48,113 square feet, more or less.

G-4384-16

LEGAL DESCRIPTION
30-FOOT WIDE UTILITY EASEMENT 1

January 19, 2011

Beginning at a point at the southwesterly corner of 30-Foot Wide Utility Easement 1, said point being N 77° 53' 52" E a distance of 558.40 feet from a stone bound on the northerly sideline of Dicenzo Boulevard;

- THENCE N 03° 45' 03" W a distance of 715.24 feet to a point;
- THENCE N 05° 02' 51" E a distance of 83.76 feet to a point;
- THENCE S 85° 31' 01" W a distance of 156.03 feet to a point;
- THENCE N 06° 13' 00" W a distance of 15.00 feet to a point on a curve on the southerly sideline of Boston Post Road: The previous four (4) courses bounding through land of Route 20 Marlboro BB, LLC;
- THENCE Easterly and curving to the right along the arc of a curve having a radius of 1967.50 feet, a length of 150.02 feet to a point of curvature;
- THENCE Easterly and curving to the right along the arc of a curve having a radius of 1151.56 feet, a length of 39.37 feet to a point at land of Route 20 Marlboro Properties, LLC, the previous two (2) courses bounding by the southerly Southerly sideline of said Boston Post Road;
- THENCE S 05° 02' 51" W a distance of 100.00 feet by said land of Route 20 Marlboro Properties, LLC to a point;
- THENCE S 03° 45' 03" E a distance of 708.53 feet by said land of Route 20 Marlboro Properties, LLC and land of Indian Development Corp. to a stone bound;
- THENCE S 77° 53' 52" W a distance of 30.32 feet by said land of Indian Development Corp. and said land of Route 20 Marlboro BB, LLC to the point of beginning.

Said 30-Foot Wide Utility Easement 1 contains an area of 27,052 square feet, more or less.

G-4384-16

January 4, 2011

LEGAL DESCRIPTION
ACCESS EASEMENT 1

Beginning at a stone bound at a point of tangency on the southeasterly sideline of Dicenzo Boulevard at Station 42+84.26 at land of Rose Pointe Condominium;

- Thence S 76° 03' 00" E a distance of 62.12 feet to a stone bound at land of Village at Hager Meadow Condominium;
- Thence S 13° 57' 00" W a distance of 40.00 feet along land of said Village at Hager Meadow Condominium to a stone bound at land of said Rose Pointe Condominium;
- Thence N 76° 03' 00" W a distance of 70.65 feet through land of said Rose Pointe Condominium to a stone bound on a curve on said southeasterly sideline of said Dicenzo Boulevard;
- Thence Northeasterly and curving to the left along the arc of a curve having a radius of 660.00 feet, a length of 40.91 feet to the point of beginning.

Said Access Easement 1 contains an area of 2,647 square feet, more or less.

January 4, 2011

LEGAL DESCRIPTION – 30 FOOT WIDE UTILITY & ACCESS EASEMENT 1

Beginning at a stone bound on the easterly sideline of Dicenso Boulevard said point being the southwesterly corner of land of Rt. 20 Marlboro BB, LLC and the northwesterly corner of land of Williamsburg Heights Condominium;

THENCE N 77° 53' 52" E a distance of 588.72 feet along land of said Rt. 20 Marlboro BB, LLC to a stone bound at land of Indian Development Corporation;

THENCE S 03° 45' 03" E a distance of 30.32 feet along land of said Indian Development Corporation to a stone bound at land of said Williamsburg Heights Condominium;

THENCE S 77° 53' 52" W a distance of 584.76 feet through land of said Williamsburg Heights Condominium to a stone bound on said northeasterly sideline of said Dicenso Boulevard;

THENCE N 11° 14' 29" W a distance of 30.00 feet along northeasterly sideline of said Dicenso Boulevard to the point of beginning

Said 30 foot wide utility and access easement contains an area of 17,602. square feet, more or less.

January 4, 2011

LEGAL DESCRIPTION
FLOWAGE EASEMENT 1

Beginning at a stone bound on the easterly sideline of Dicenso Boulevard, said stone bound being the most southeasterly corner of land of Rt 20 Marlboro BB, LLC and the most northwesterly corner of land of Williamsburg Heights Condominium;

- Thence N 77° 53' 52" E a distance of 220.87 feet along land of said Rt 20 Marlboro BB, LLC to a point;
- Thence S 53° 23' 10" E a distance of 129.17 feet to a stone bound;
- Thence S 15° 40' 40" E a distance of 160.00 feet to a stone bound;
- Thence S 77° 19' 20" W a distance of 320.00 feet to a point on said easterly sideline of said Dicenso Boulevard. The previous three (3) courses bounding through land of said Williamsburg Heights Condominium;
- Thence N 11° 14' 29" W a distance of 260.00 feet along the easterly sideline of said Dicenso Boulevard to the point of beginning.

Said Flowage Easement 1 contains an area of 76,263 square feet, more or less.

G-4384-16

January 4, 2011

LEGAL DESCRIPTION
FLOWAGE & ACCESS EASEMENT 2

Beginning at a stone bound on the southeasterly sideline of Dicenzo Boulevard, said bound being the point where the layout of Dicenzo Boulevard intersects the 1996 State Layout of the Boston Post Road at land of Williamsburg Heights Condominium;

- Thence Southwesterly and curving to the right along the arc of a curve having a radius of 590.00 feet, a length of 181.16 feet to a stone bound at a point of tangency;
- Thence S 24° 12' 30" W a distance of 189.82 feet to a stone bound at a point of curvature;
- Thence Southwesterly and curving to the right along the arc of a curve having a radius of 600.00 feet, a length of 67.53 feet to a stone bound at land of said Williamsburg Heights Condominiums. The previous three (3) courses bounding on said southeasterly sideline of said Dicenzo Boulevard;
- Thence N 57° 40' 00" W a distance of 165.49 feet through land of said Williamsburg Heights Condominiums to stone bound at land of Donald D. Wright;
- Thence N 32° 20' 00" E a distance of 449.89 feet along land of said Wright to a point on the southerly sideline of said Boston Post Road;
- Thence S 85° 08' 39" E a distance of 6.14 feet to a stone bound at a point of curvature;
- Thence Southeasterly and southwesterly and curving to the right along the arc of a curve having a radius of 55.00 feet, a length of 88.08 feet to the point of beginning. The previous two (2) courses bounding along said southerly sideline of said Boston Post Road.

Said Flowage & Access Easement 2 contains an area of 59,690 square feet, more or less.

LEGAL DESCRIPTION
FLOWAGE EASEMENT 3
"INDIAN HILL PARK"
MARLBOROUGH, MASSACHUSETTS

December 10, 2014

Beginning at a stone bound on the southerly sideline of Boston Post Road East, said stone bound being N 85° 08' 39" W a distance of 6.14 feet from a stone bound at the northwesterly corner of Dicenso Boulevard;

THENCE S 32° 20' 00" W a distance of 189.89 feet passing through land of Donald D. & Alice R. Wright to a point;

THENCE N 14° 53' 10" E a distance of 130.00 feet to a point;

THENCE N 32° 20' 00" E a distance of 45.60 feet to a point on the southerly sideline of said Boston Post Road East. The previous three courses passing through land of Donald D. & Alice R. Wright.

THENCE S 85° 08' 39" E a distance of 43.94 feet to the point of beginning.

Said Flowage Easement 3 contains an area of 4,589 square feet, more or less.

G-4384-16

January 4, 2011

LEGAL DESCRIPTION
DRAIN EASEMENT 1

Beginning at a stone bound on the northeasterly sideline of Dicenso Boulevard at land of Williamsburg Heights Condominium, said point being S 11° 14' 29" E a distance of 35.00 feet from a stone bound at the southwesterly corner of land of Rt 20 Marlboro BB, LLC;

Thence N 77° 53' 52" E a distance of 35.00 feet to a point;

Thence S 11° 14' 29" E a distance of 30.00 feet to a point;

Thence S 77° 53' 52" W a distance of 35.00 feet to a stone bound on said northeasterly sideline of said Dicenso Boulevard. The previous three (3) courses bounding through said land of said Williamsburg Heights Condominium;

Thence N 11° 14' 29" W a distance of 30.00 feet along said northeasterly sideline of said Dicenso Boulevard to the point of beginning.

Said Drain Easement 1 contains an area of 1,050 square feet, more or less.

G-4384-16

January 4, 2011

LEGAL DESCRIPTION
DRAIN EASEMENT 2

Beginning at a stone bound on the northeasterly sideline of Dicenso Boulevard at land of Williamsburg Heights Condominium, said point being S 11° 14' 29" E a distance of 145.00 feet from a stone bound at the southwesterly corner of land of Rt 20 Marlboro BB, LLC;

Thence N 78° 45' 31" E a distance of 30.00 feet to a point;

Thence S 11° 14' 29" E a distance of 30.00 feet to a stone bound;

Thence S 78° 45' 31" W a distance of 30.00 feet to a stone bound on said northeasterly sideline of said Dicenso Boulevard. The previous three (3) courses bounding through said land of said Williamsburg Heights Condominium;

Thence N 11° 14' 29" W a distance of 30.00 feet along said northeasterly sideline of said Dicenso Boulevard to the point of beginning.

Said Drain Easement 2 contains an area of 900 square feet, more or less.

G-4384-16

January 4, 2011

LEGAL DESCRIPTION
DRAIN EASEMENT 3

Beginning at a stone bound at land of Williamsburg Heights Condominium, said stone bound being N 15° 40' 40" W a distance of 96.85 feet from the southeasterly corner of Flowage Easement 1 and being inside said Flowage Easement 1;

Thence S 74° 19' 20" W a distance of 50.00 feet to a stone bound;

Thence N 15° 40' 40" W a distance of 30.00 feet to a stone bound;

Thence N 74° 19' 20" E a distance of 50.00 feet to a stone bound;

Thence S 15° 40' 40" E a distance of 30.00 feet to the point of beginning. The previous four (4) courses being through said land of Williamsburg Heights Condominium and being inside Flowage Easement #1.

Said Drain Easement 3 contains an area of 1,500 square feet, more or less.

G-4384-16

January 4, 2011

LEGAL DESCRIPTION
DRAIN EASEMENT 4

Beginning at a stone bound on the northwesterly sideline of Dicenzo Boulevard, said stone bound being N 24° 12' 30" E a distance of 39.99 from a stone bound at Station 42+84.26 at land of Williamsburg Heights Condominium;

Thence N 65° 47' 30" W a distance of 30.00 feet to a stone bound;

Thence N 24° 12' 30" E a distance of 30.00 feet to a stone bound;

Thence S 65° 47' 30" E a distance of 30.00 feet to a stone bound on said northwesterly sideline of said Dicenzo Boulevard. The previous three (3) courses bounding through said land of said Williamsburg Heights Condominium;

Thence S 24° 12' 30" W a distance of 30.00 feet along said northwesterly sideline of said Dicenzo Boulevard to the point of beginning.

Said Drain Easement 4 contains an area of 900 square feet, more or less.

G-4384-16

January 4, 2011

LEGAL DESCRIPTION
DRAIN EASEMENT 5

Beginning at a stone bound on a curve on the southerly sideline of Boston Post Road, said point being 1.68 feet northerly of a stone bound at Station 46+64.44 on Dicenso Boulevard at land of Williamsburg Heights Condominium;

- Thence N 86° 00' 00" W a distance of 24.45 feet to a point;
- Thence N 04° 00' 00" E a distance of 22.53 feet to a stone bound;
- Thence S 29° 11' 20" W a distance of 18.11 feet to a stone bound;
- Thence N 60° 48' 40" W a distance of 30.00 feet to a stone bound;
- Thence N 29° 11' 20" E a distance of 13.39 feet to a stone bound;
- Thence N 57° 40' 00" W a distance of 7.18 feet to a stone bound;
- Thence N 32° 20' 00" E a distance of 23.88 to a stone bound on a curve on the southerly sideline of the Boston Post Road. The previous seven (7) courses bounding through land of said Williamsburg Heights Condominium;
- Thence Southeasterly and curving to the right along the arc of a curve having a radius of 55.00 feet, a length of 36.53 feet along said southerly sideline of said Boston Post Road to a stone bound at land of said Williamsburg Heights;
- Thence S 29° 11' 20" W a distance of 10.94 feet to a point;
- Thence S 86° 00' 00" E a distance of 12.58 feet to a stone bound on a curve on said southerly sideline of said Boston Post Road. The previous two (2) courses bounding through land of said Williamsburg Heights Condominium;
- Thence Southwesterly and curving to the left along the arc of a curve having a radius of 55.00 feet, a length of 31.58 feet along said southerly sideline of said Boston Post Road to the point of beginning.

Said Drain Easement 5 contains an area of 1,994 square feet, more or less.