

February 11, 2021

Kerri A. Martinek, Chairman
Northborough Planning Board
63 Main Street
Northborough, MA 01532

RE: Definitive Subdivision Plan
0 Bartlett Street, Marlborough, Massachusetts

Dear Chairperson Martinek and Members of the Board:

Pursuant to your request at the last public hearing, attached please find copy of Deed to the Commonwealth of Massachusetts recorded at the Worcester District Registry of Deeds at Book 1562, Page 623. I have highlighted for your convenience the language regarding the Easement Reservation.

I also refer you to the plan according to the Worcester District Registry of Deeds in Plan Book 934, Plan 38 for the specific locations of the Right of Way.

Very truly yours,



Mark L. Donahue
Fletcher Tilton PC
The Guaranty Building
370 Main Street, 11th Floor
Worcester, MA 01608
Tel: 508.459.8029
Email: mdonahue@fletchertilton.com

MLD/mmp
Enclosures

Fletcher Tilton

brought to Waltham and described in the fifty fifth
paragraph of an instrument of taking made by said
Metropolitan Water Board dated May 25 1896 recorded
with Worcester District Deeds Book 1509 Page 142 and
shown on a plan inscribed Commonwealth of Massa-
chusetts Metropolitan Water Works Waltham Aqueduct
Plan of land conveyed by Olive J. Mills to the Common-
wealth dated January 1898 signed by Frederick P. Stearns
Chief Engineer and recorded herewith said parcel
is described in said instrument as taken from Olive
J. Mills and is bounded and described as follows
to wit Beginning at its northwesterly angle at the
northeasterly angle of the parcel described in the
fifty fifth paragraph of said instrument of taking
being land taken by said instrument from Freder-
ick H. Richardson; thence running easterly by a line
parallel with and distant fifty (50) feet northerly
from the centre line of the aqueduct recently con-
structed by said Metropolitan Water Board three
hundred nine (309) feet; thence turning at a right
angle and running southerly ten (10) feet; thence
turning at a right angle and running easterly
by a line parallel with and distant forty (40) feet
northerly from said centre line two hundred (200)
feet; thence turning at a right angle and running
northerly ten (10) feet; thence turning at a right an-
gle and running easterly by a line parallel with
and distant fifty (50) feet northerly from said centre
line three hundred sixty nine (369) feet; thence run-
ning still easterly by a line curving to the north
parallel with and distant fifty (50) feet northerly
from said centre line about nine hundred and
ninety one (991) feet to the centre of a stone monu-
ment; thence running northeasterly by a straight
line parallel with and distant fifty (50) feet north-
westerly from said centre line five hundred fifty
(550) feet; thence running in a general easterly di-
rection by a line curving to the south parallel with
and distant fifty (50) feet northerly from said cen-
tre line about four hundred forty four (444) feet;

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thence running southeasterly by a straight line par
 allel with and distant fifty (50) feet northeasterly
 from said centre line about one hundred eighty six
 (186) feet to land taken by said instrument of tak
 ing from Timothy John Fahy and described in the
 fifty second paragraph of said instrument, thence
 nine courses being by other land of said Eric J. Mills
 thence running southwesterly by said land late
 of said Fahy and now of said Commonwealth a
 bout one hundred and two (102) feet; thence run
 ning northwesterly by a line parallel with and
 distant fifty (50) feet southwesterly from said cen
 tre line about one hundred seventy (170) feet; thence
 running in a general westerly direction by a
 line curving to the south parallel with and
 distant fifty (50) feet southerly from said centre
 line three hundred twenty-four (324) feet; thence
 running southwesterly by a straight line par
 allel with and distant fifty (50) feet southeas
 tly from said centre line about five hundred
 fifty (550) feet to the centre of a stone monument;
 thence westerly by a line curving to the north par
 allel with and distant fifty (50) feet southerly
 from said centre line seven hundred seventy
 one (771) feet; thence turning at a right angle
 and running southerly one hundred twenty
 five (125) feet; thence turning at a right angle
 and running westerly by a line curving to the
 north parallel with and distant one hundred
 seventy-five (175) feet southerly from said centre
 line two hundred sixty six (266) feet; thence turn
 ing at a right angle and running northerly
 one hundred twenty-five (125) feet; thence turn
 ing at a right angle and running westerly by
 a line parallel with and distant fifty (50) feet
 southerly from said centre line about eight hun
 dred ninety five (895) feet to said parcel described
 in said fifth paragraph of said instru
 of taking the last eight courses being by
 of said Eric J. Mills; thence turning

northwesterly by said land formerly of said Richardson
and now of said Commonwealth about one hundred
and two (102) feet to the point of beginning. But the
parcel above described is conveyed subject to and ex-
cepting and reserving to said Olive J. Mills and her
heirs and assigns a right of way across said par-
cel for the benefit of her remaining lands lying
on both sides thereof in seven strips of land of which
the most westerly is forty-eight (48) feet in width
its easterly part being now used as a passage way
and its centre line crosses the centre line of said a-
gueduct at an angle slightly oblique and at a dis-
tance of four hundred and one and five tenths
(401.5) feet easterly from said land late of said Rich-
ardson measured on said centre line a part of the
easterly boundary line of said strip being now
marked by a stone wall. The other six of said strips
are each twenty (20) feet wide and their respective cen-
tre lines cross the centre line of said agueduct at
right angles thereto the points of intersection being
situate as follows, the distance in each case being
measured on said centre line viz: of the first or most
westerly of said six strips one hundred nineteen and
five tenths (119.5) feet easterly from the centre line
of said strip forty-eight (48) feet wide above mentioned;
of the second of said six strips four hundred seventy
eight and seven tenths (478.7) feet easterly from the
centre line of said strip forty-eight (48) feet wide above
mentioned; of the third of said six strips six hun-
dred and ten and eight tenths (610.8) feet easterly
from the centre line of the second of said six strips;
of the fourth of said six strips six hundred sixty
(660) feet northeasterly from the centre line of the
third of said six strips; of the fifth of said six
strips two hundred and five (205) feet northeast-
erly from the centre line of the fourth of said six
strips and of the sixth of said six strips one hun-
dred fifty (150) feet northwesterly from said land
late of said Fahy now of said Commonwealth.
Excepting and reserving also to said Olive J. Mills

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and her heirs and resigns the right to lay and main-
 tain a pipe for the conveyance of water for use upon
 the remaining lands of said Clew J. Mills in through
 and over a strip of land twenty (20) feet wide being
 the fourth of the above mentioned strip easterly
 from land late of said Richardson subject however
 to the following provisions, that if said Metropolitan
 Water Board shall in the use of the land
 above released or in the prosecution of its work
 injure, displace, or cut said pipe and interfere
 with the flow of the water through it, said Clew
 J. Mills and her heirs and assigns shall have
 no claim for damages caused to said pipe or for
 interference with the flow of the water through
 it, and that said Commonwealth and said
 Metropolitan Water Board shall be under no obli-
 gation in such cases to repair or replace said
 pipe. Being part of the premises conveyed by bar-
 net L. Parker to Clew J. Mills by deed dated November
 2, 1888 recorded with Worcester District Deeds Book
 1372 Page 584, and the above described parcel was
 taken by the Metropolitan Water Board by said
 instrument of taking dated May 25, 1896, to which
 instrument reference is to be had for a full
 and accurate description of the above mentioned
 centre line called in said instrument the centre
 line of the location of said aqueduct, and is con-
 veyed subject to the effect of said taking except as
 to any further rights and covenants herein ex-
 cepted and reserved which were not excepted or
 reserved in and by said instrument of taking.

To have and to hold the above grant-
 ed premises with all the privileges and appurte-
 nances thereto belonging to the Commonwealth
 of Massachusetts and its assigns to its and their
 successors and behoof forever. And now the said
 grantors hereby release to said Commonwealth all
 claims and demands for damages or account of
 said taking and for all interference with the en-
 joyment of our other lands lying on both sides of

the parcel above conveyed, during the construction of said aqueduct and for all damages sustained by us by reason of any act or neglect of the said Metropolitan Water Board or its officers agents or servants committed or occurring on or in respect to either the premises above described, or our remaining lands at any time prior to the delivery of this deed, and we hereby covenant with the Commonwealth and its assigns that the above granted premises are free from all incumbrances except as aforesaid and except said taking; and that we will and our heirs executors and administrators shall warrant and defend the same to the Commonwealth and its assigns forever against the lawful claims and demands of all persons, except as aforesaid and except said taking; and further that we will and our heirs executors and administrators shall warrant and defend said Commonwealth against the lawful claims and demands of all persons for compensation damages or otherwise on account of said taking of the premises herein described.

In witness whereof, we the said John H. Mills and Elsie J. Mills hereunto set our hands and seals this first day of February in the year one thousand eight hundred and ninety-eight.

Signed and sealed } John H. Mills. (seal)
 in presence of } Elsie J. Mills. (seal)
 Fred O. Helek to both } Commonwealth of Massachusetts Middlesex ss. Hudson March 1st 1898. Then personally appeared the above named John H. Mills and Elsie J. Mills and acknowledged the foregoing instrument to be their free act and deed.

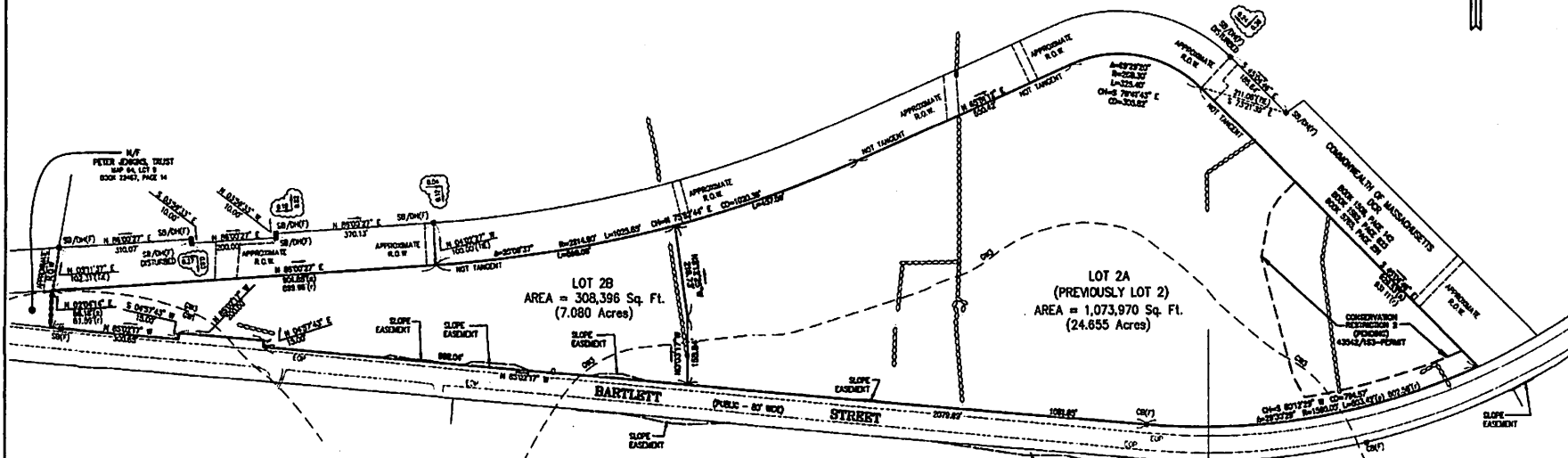
Before me, Fred O. Helek, Justice of the Peace.
 Boston's 79 at 425 Montrose Sq. Lizzie A. Barker Act. Reg.

Hudson Savings Bank
 to
 Commonwealth of Mass.
 See preceding
 Instrument.

Know all men by these presents that the Hudson Savings Bank a corporation duly established by law the mortgage named in a certain mortgage given by Carrie L. Bartlett of North brought to us dated July 14 1898 and recorded with

NOTES

- THIS PLAN WAS PREPARED FROM AN AERIAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON OR BETWEEN FEBRUARY 02 AND FEBRUARY 23, 2018.
 - A PORTION OF THE LOT IS LOCATED IN THE TOWN OF NORTHBOROUGH GROUND WATER DISTRICT 08-1.
 - LOT IS LOCATED WITHIN INDUSTRIAL DISTRICT A (A) AND CIRCUMSCRIBER PROTECTION OVERLAY DISTRICT.
- | | |
|-------------------------|-----------------|
| MINIMUM LOT AREA | 15,000 SQ. FEET |
| MINIMUM FRONTAGE | 100 FEET |
| MINIMUM FRONT YARD | 30 FEET |
| MINIMUM SIDE YARD | 20 FEET |
| MINIMUM REAR YARD | 25 FEET |
| MINIMUM BUILDING HEIGHT | 30 FEET |
| MINIMUM LOT COVERAGE | 30% |



LEGEND

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|--|---------------------------|
| | EDGE OF PAVEMENT |
| | GROUND WATER DISTRICT |
| | STONE WALL |
| | STONE BOUND |
| | STONE BOUND/DRILL HOLE |
| | CONCRETE BOUND |
| | FIELD |
| | DISTANCE BY RECORD SURVEY |
| | DISTANCE BY FIELD SURVEY |

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERED PROFESSIONAL ENGINEERS OF THE COMMONWEALTH OF MASSACHUSETTS.

3/29/2018
 DATE
Kenneth Conte
 KENNETH CONTE, PLS No. 38033



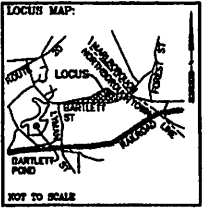
APPROVAL UNDER SUBMISSION CONTROL LAW NOT REQUIRED
 NORTHBOROUGH PLANNING BOARD

[Signature]

DATE 3/29/2018
 THIS ENCLOSURE OF THE PLANNING BOARD SHOULD NOT BE CONSIDERED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

PREPARED FOR:
NORTHBOROUGH LAND TRUST
 AN AFFILIATE OF THE GUTIERREZ COMPANY
 800 SUMMIT DRIVE
 SUITE 400
 BURLINGTON, MA 01803

RECORD OWNER:
NORTHBOROUGH LAND TRUST
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WORCESTER DISTRICT REGISTRY
 OF DEEDS - WORCESTER, MA
 PLAN BOOK 229 PLAN 118
 Received 3/29/18
 11h 04m PM
 With Doc. #
 in BOOK # 25 PAGES
 ATTEST: *[Signature]*

PLAN OF LAND
BARTLETT CROSSROADS INDUSTRIAL PARK
 NORTHBOROUGH, MA
 (WORCESTER COUNTY)

PREPARED BY:
SEALS & THOMAS
 Civil Engineers & Landscaping Architects
 Land Surveys & Planning
 Environmental Scientists

SEALS AND THOMAS, INC.
 Reservoir Corporate Center
 144 Turnpike Road
 Southborough, Massachusetts 01773-2104
 T 508.386.0560 | www.sealsandthomas.com

DATE: MARCH 9, 2018
 SCALE: 1"=120'
 SHEET NO. 103.04

PLAN NO. 22904-002B-021
 SHEET No. 1 OF 1

