

**RESERVATION
OF
EASEMENT**

Ashland Landscape Supply LLC, Mark Orlando Manager (“Grantor”),
hereby reserves for itself and its successors, assigns, and heirs, three (3) perpetual rights and
easement along, above, under, and across those portions of land located on Grantor’s property in
the Town of Ashland, Middlesex County, Massachusetts, as follows:

(1) AN EASEMENT FOR SIDEWALK PURPOSES--

A Proposed 10’ wide easement for sidewalk purposes in Ashland MA, Middlesex
County, shown on a plan entitled, “Easement Plan of Land of 0 Megunko Road in
Ashland, MA dated October 28, 2021”, and more particularly bounded and described
as follows;

BEGINNING at a point on the northerly sideline of Megunko Road; thence

Running N 72°24’30” W along the sideline of Megunko Road a distance of 524.25
feet to a point at land now or formerly of MCL Development Corp; thence

Running northeasterly along the centerline of a ditch a distance of 10.0 feet, more or
less, to a point; thence

Running S 72°24’30” E a distance of 503.5 feet, more or less, to a point; thence

Running S 04°40’30” W a distance of 10.26 feet to the point of beginning.

AND (2) AN EASEMENT FOR PARKING PURPOSES--

A Proposed parking easement for trail use purposes in Ashland MA, Middlesex
County, shown on a plan entitled, “Easement Plan of Land of 0 Megunko Road in
Ashland, MA dated October 28, 2021”, and more particularly bounded and described
as follows;

BEGINNING at a point on the northerly sideline of Megunko Road at land now or
formerly of MCL Development Corp; thence

Running northeasterly along the centerline of a ditch a distance of 46.0 feet, more or less, to a point; thence

Running S 72°24'30" E a distance of 66.0 feet, more or less, to a point; thence

Running S 17°35'30" W a distance of 40.00 feet to a point on the northerly sideline of Megunko Road; thence

Running N 72°24'30" W along the sideline of Megunko Road a distance of 88.49 feet to the point of beginning.

AND (3) AN EASEMENT FOR SIDEWALK PURPOSES--

A Proposed 15' wide easement for sidewalk purposes in Ashland MA, Middlesex County, shown on a plan entitled, "Easement Plan of Land of 0 Megunko Road in Ashland, MA dated October 28, 2021", and more particularly bounded and described as follows;

BEGINNING at a point at the intersection of Megunko Road and Cherry Street; thence

Running N 72°24'30" W along the sideline of Megunko Road a distance of 15.39 feet to a point; thence

Running N 04°40'30" E a distance of 143.89 feet to a point at land now or formerly of the Massachusetts Bay Transportation Authority; thence

Running S 72°24'30" E a distance of 15.39 feet to a point on the westerly sideline of Cherry Street; thence

Running S 04°40'30" W along the sideline of Cherry Street a distance of 143.89 feet to the point of beginning

The easements created hereby shall run with the land and shall be binding upon and inure to the benefit of the Grantor and Grantee and their respective successors and assigns.

For Grantor's title see Deed recorded with the Middlesex South Registry of Deeds at Book _____, Page _____.

EXECUTED as a sealed instrument this _____ day of _____, 2021
Ashland Landscape Supply, LLC., Mark Orlando, Manager.

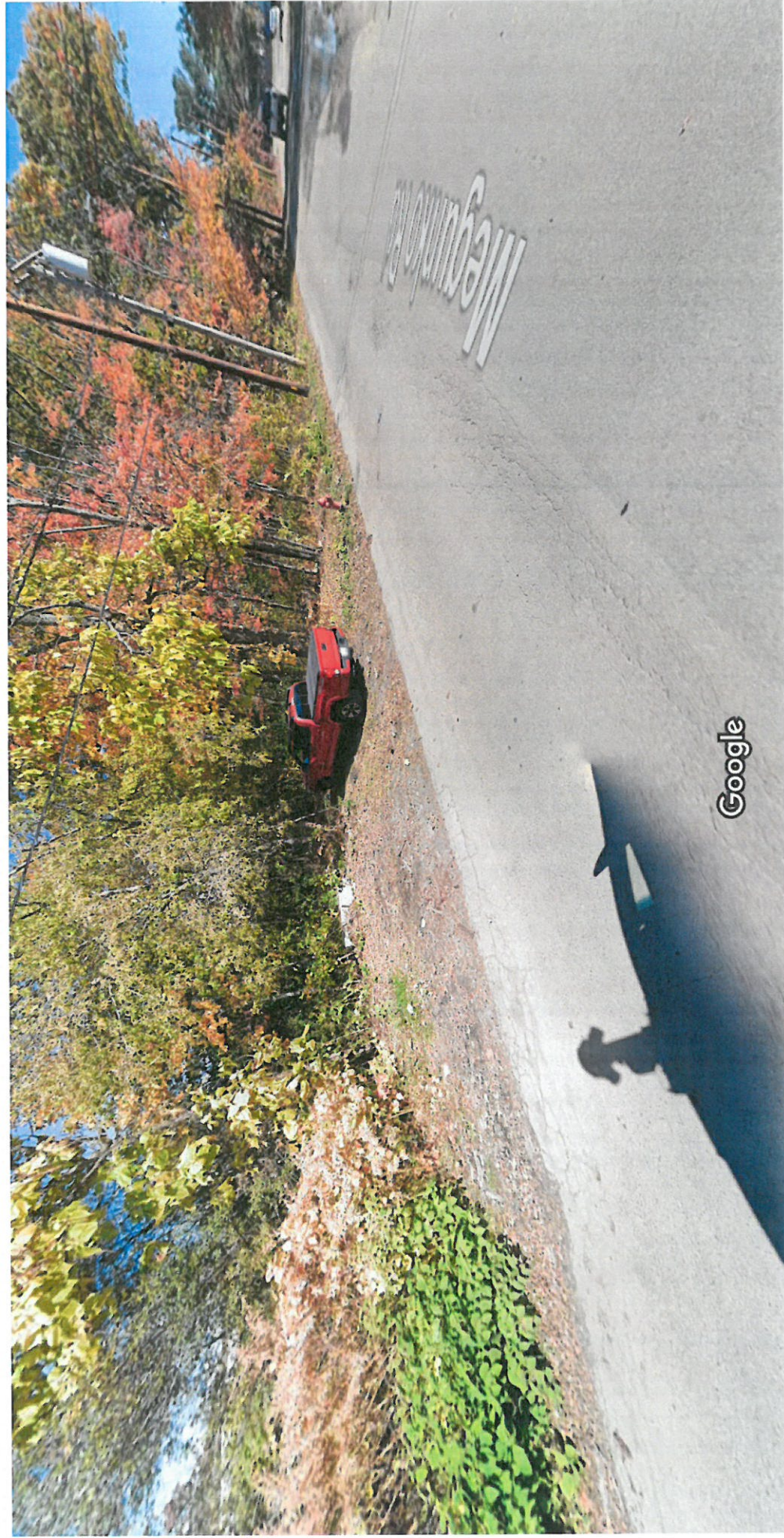
COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss _____, _____

On this _____ day of _____, 2021, before me, the undersigned notary public, personally appeared Mark Orladno, provided to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires: _____

DRAFT



Google

Image capture: Oct 2019 © 2021 Google

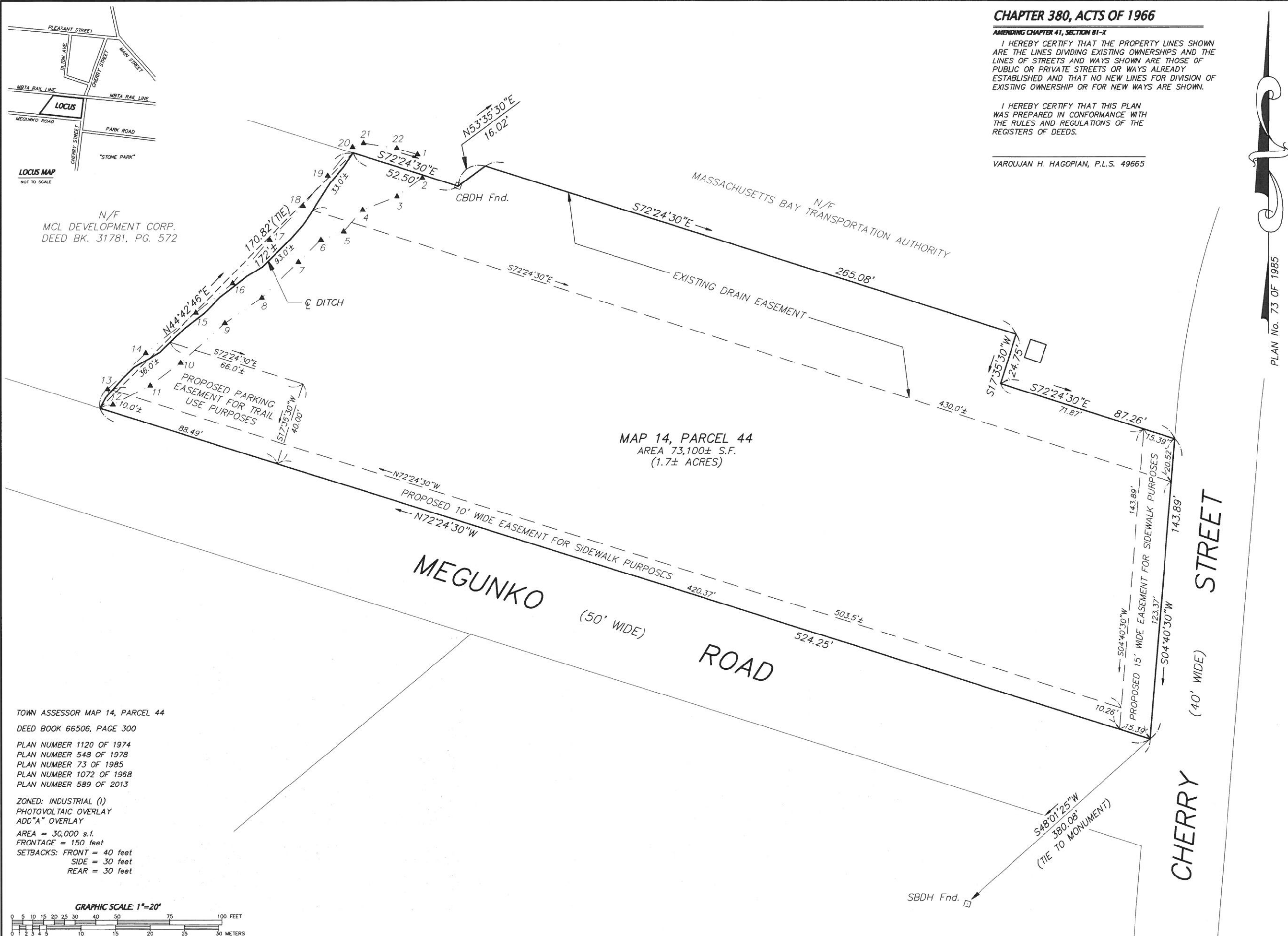
Ashland, Massachusetts

Google

Street View - Oct 2019

next Church





CHAPTER 380, ACTS OF 1966

AMENDING CHAPTER 41, SECTION 81-X

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

VAROUJAN H. HAGOPIAN, P.L.S. 49665

GENERAL NOTES:

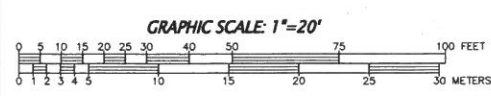
1. THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF ASHLAND ASSESSORS RECORDS.
2. THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY BY CONNORSTONE ENGINEERING INC. PERFORMED IN APRIL, 2015.
3. LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
4. WETLANDS SHOWN HEREON WERE FLAGGED BY GODDARD CONSULTING INC. AND LOCATED ON-THE-GROUND BY CONNORSTONE ENGINEERING INC.

PLAN No. 73 OF 1985

MAP 14, PARCEL 44
AREA 73,100± S.F.
(1.7± ACRES)

TOWN ASSESSOR MAP 14, PARCEL 44
DEED BOOK 66506, PAGE 300
PLAN NUMBER 1120 OF 1974
PLAN NUMBER 548 OF 1978
PLAN NUMBER 73 OF 1985
PLAN NUMBER 1072 OF 1968
PLAN NUMBER 589 OF 2013

ZONED: INDUSTRIAL (I)
PHOTOVOLTAIC OVERLAY
ADD "A" OVERLAY
AREA = 30,000 s.f.
FRONTAGE = 150 feet
SETBACKS: FRONT = 40 feet
SIDE = 30 feet
REAR = 30 feet



OWNER:
ASHLAND LANDSCAPE SUPPLY, LLC
18 WAVERLY STREET
ASHLAND, MA 01702

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

EASEMENT PLAN OF LAND OF 0 MEGUNKO ROAD IN ASHLAND, MA

REVISED:	DESCRIPTION:
DRAWN BY: RM	CHECK BY: VC
DATE: OCT. 28, 2021	
SCALE: 1" = 20' SHEET 1 OF 1	