

Form A

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

January 10, 20 24

To the Planning Board of the City/Town of Wareham

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (Circle as appropriate.)

1. The accompanying plan is not a subdivision because the plan does not show a division of land.
2. The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the _____ zoning by-law/ordinance under Section _____ which requires _____ feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
 - a. a public way or way which the City or Town Clerk certifies is maintained and used as a public way, namely _____, or
 - b. a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____, and subject to the following conditions _____; or
 - c. a private way in existence on _____, the date when the subdivision control law became effective in the city/town of _____ having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____
- ③ The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a ~~proposed conveyance/other instrument~~, namely redivision for agriculture management which adds to/takes away from/changes the size and shape of, lots in such a manner so that no lot affected is left without frontage as required by the Wareham zoning bylaw/ordinance under Section 621, which requires 180 feet.
4. The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the plan prior to _____ the date when the subdivision control law went into effect in the city/town of _____ and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law is submitted as follows:

A.D. MAKEPEACE COMPANY
APPLICANTS NAME · PLEASE PRINT

5. Other reasons or comment: (See M.G.L., Chapter 41, Section 81-L)

The owner's title to the land is derived under deed from A.D. Makepeace Company
dated 01 March 1922 and recorded in Plymouth County Registry
of Deeds, Book 1408 Page 69 and Assessors Book
Page.

Received by City/Town Clerk:

Date _____

Time _____

Signature _____

Treasurers' office: _____

Date: _____

Applicant's signature _____

Applicant's address _____

A.D. MAKEPEACE

158 TIHONET ROAD, WAREHAM, MA 02571

Applicant's phone # 508-295-1000

Owner's signature and address if not the
applicant or applicant's authorization if not
the owner



WAREHAM TOWN CLERK
2024 JAN 17 AM 8:31

RECEIVED
JAN 16 2024
By Janis Raposo
Planning Dept.

FORM A/ANR PLAN CHECKLIST

The plan shall be suitable for recording (24" x 36") in the Plymouth County Registry of Deeds (6 contact prints shall accompany the submission) and shall include at least the following:

1. X The title "Approval Not Required Plan drawn for **NAME OF OWNER**";
2. X Date, scale and North arrow;
3. X Zoning district, Tax Assessor's map and lot numbers, and location of any zoning district boundaries that may be within the locus of the plan (Approval Not Required (ANR) compliance is not indicative of zoning compliance);
4. X Any existing structures/septic systems on the land, including setback, side and rear yard designations;
5. X Remaining frontage of any adjoining land in the same ownership;
6. X Any existing structures/septic systems on any adjoining land in the same ownership;
7. X Names of present landowners and names of abutters from the most recent tax list;
8. X Location of any easement or ways, public or private, across the land with A designation as to its purpose;
9. X Bearings and distance of all lines of the lots shown on the plan;
10. X Notice of any decision by the Zoning Board of Appeals, including but not limited to variances and exceptions in regard to the land or any buildings thereon;
11. X A block with the statement "Approval Under the Subdivision Control Law Not Required" with sufficient space for the date and signatures of all Board members;
12. X A locus scale of 1" = 2,000' sufficient to identify the location of the property;
13. X The name, seal and signature of the Registered Professional Land Surveyor who prepared the plan.

**TOWN OF WAREHAM
ANR/SUBDIVISION/SITE PLAN REVIEW FORM**

Check one: ANR Form B _____ Form C _____ Site Plan Review _____

Date stamped in _____ Date decision in due _____

Applicant's name(s) A.D. MAKEPEACE COMPANY

Applicant's address 158 TIHONET ROAD WAREHAM, MA

Telephone number (508) 295-1000

Address of property 0 Tihonet Road

Landowner's name _____

Owner's address _____

Telephone number _____

Contact person _____ Telephone _____

Map # 111,112 Lot # 1000-B & 1000 Zone R-60

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

Conditions for: _____

STREET NAME PROPOSED AND ACCEPTED: _____

Conditions for: _____

Signature: _____

Chairman

Received by City/Town Clerk:

Date _____

Time _____

Signature _____

Conditions for: _____

Title: _____

- Construction shall substantially conform to the approved Site Development Plan dated (ENTER DATE OF PLAN WITH ANY REVISION DATES) except as modified by the below listed conditions.
- If substantial use or construction permitted by this approval has not commenced within two years from the date on which a copy of this decision was filed with the Town Clerk, excluding the amount of time required for the appeal period of twenty days to expire and the amount of time to pursue and await the final determination of any such appeal, then this approval shall expire.
- The developer/applicant shall be required to establish a Homeowners Association (HOA) that will be responsible for the maintenance and operation of the approved street light plan and to provide for the maintenance and operation the storm water system including any and all retention basins, and all other common land within the approved subdivision. The HOA organization will be approved by Town Counsel and shall remain in force and operation for the duration of the life of the subdivision.
- The developer/applicant shall develop a storm water management and maintenance plan as required by the Rules and Regulations Governing the Subdivision of Land. Such plan shall be approved by the Town's Conservation Administration and Wareham's Director of Municipal Maintenance prior to the start of construction. The plan will prevent runoff of storm water to abutting properties. The developer/applicant's general contractor will be responsible for the inspection and maintenance of the storm water BMP during construction, including the submission of required reports to the Planning Board and Conservation Administrator. Once the construction is complete and the complex has been accepted, the HOA will be responsible for the required inspections and maintenance of the storm water system as delineated on the approved plan.
- With the final approval of the Site Development Plan the developer/applicant shall work with the Town Engineer and Director of Municipal Maintenance to compile a list of inspections required under Form N, Town of Wareham's Rules and Regulations Governing the Subdivision of Land.
- All rubbish, rubble, metals, stumps, and other debris shall be removed and properly disposed off-site. The developer/applicant will provide a "port-a-potty" on site for the use of construction crews. No work will be permitted on Sundays and legal holidays unless specific approval is granted by the Town of Wareham's Zoning Enforcement Officer.
- The site will not be clear-cut. The applicant shall preserve a minimum of 10' vegetative buffer along the side and rear lot lines of all lots. The developer/applicant will provide a

landscaping plan under Article X of the Town of Wareham Zoning Bylaws that will indicate existing vegetation, including trees, which will be preserved. To ensure the long term maintenance and implementation a two year guarantee program shall be provided to the Town on all new plant material. Street trees shall be planted along every 50' along both sides of the road. The developer/applicant furnished landscape material for street use shall be drought resistant.

- Street lighting is required by the Town of Wareham's Rules and Regulations Governing the Subdivision of Land, is required to maintain all streets and utilities in satisfactory condition until such streets and utilities are accepted by the Town of Wareham.
- Be advised that the developer/applicant, under Section (1)c of the Town of Wareham Rules and Regulations Governing the Subdivision of Land, is required to maintain all streets and utilities in satisfactory condition until such streets and utilities are accepted by the Town of Wareham.
- If public water is available within 1,500' the applicant shall be required to connect to the system per Section VI, part B.4 of the Town of Wareham Rules and Regulations Governing the Subdivision of Land.
- No further subdivision of any lots by this action, to create any new buildable lots, will be permitted in perpetuity.
- Approvals and conditions from all other applicable Town Departments, Town Boards, Town Commissions and State agencies shall be made part of these conditions.

KNOW ALL MEN BY THESE PRESENTS THAT WHEREAS SCHUYLER S. BARTLETT one of the Trustees of the FROG FOOT CRANBERRY COMPANY, an unincorporated Association, under the trusts declared and set forth in a declaration of trust signed by Abel D. Makepeace, Schuyler S. Bartlett and John C. Makepeace, dated January 17, 1907, and recorded together with the Articles of Association therein referred to in the Registry of Deeds, for the County of Plymouth in the Commonwealth of Massachusetts, Book 959, Pages 347-355 inclusive, has deceased, and WHEREAS JOHN C. MAKEPEACE of Wareham in said County of Plymouth, and WILLIAM F. MAKEPEACE of Barnstable in the County of Barnstable and Commonwealth aforesaid, are surviving trustees under said declaration and WHEREAS EVERETT P. TURNER of Arlington in the County of Middlesex and Commonwealth aforesaid has been duly elected by the shareholders of said Association as Trustee and successor of said deceased trustee in the manner provided and set forth in said Articles of Association, and WHEREAS it is necessary, pursuant to said Articles to make such conveyance as may be suitable to vest the trust estate in said new trustee and the surviving trustees as joint tenants, NOW THEREFORE WE, the said John C. Makepeace and William F. Makepeace for the purpose of vesting the trust estate in ourselves and the said Everett P. Turner in joint tenancy as Trustees as aforesaid, for consideration paid, grant to said John C. Makepeace, William F. Makepeace and Everett P. Turner as joint tenants but in trust nevertheless and upon the trusts and for the uses and purposes set forth and declared in said declaration of trust and in the Articles of Association therein referred to and any amendments thereto, the parcels of land in said County of Plymouth with the buildings thereon, the water rights, rights of flowage, rights of way and all other rights, easements and privileges set forth and conveyed in a deed of Schuyler S. Bartlett and John C. Makepeace to William F. Makepeace to the use of said Schuyler S. Bartlett, John C. Makepeace and William F. Makepeace, Trustees, dated August, 19, 1913, and recorded in said Registry of Deeds, Book 1159, Pages 448 and 449; also all other property real and personal of the trust estate. This conveyance is made subject to all easements, limitations, stipulations, agreements or restrictions, if any, set forth or referred to in said deed, so far as the same are now in force. Reference may be had to the deed above mentioned and to the deeds therein referred to for a particular description of the lands and premises hereby conveyed. This conveyance is made subject also to all deeds and conveyances, if any, heretofore made by any trustees under said declaration of trust and now of record in said Registry of Deeds and to existing leases. WITNESS our hands and seals this first day of June in the year 1922.

John C. Makepeace Seal
 William F. Makepeace. Seal

COMMONWEALTH OF MASSACHUSETTS.

Suffolk ss. June 22, 1922. Then personally appeared the above named John C. Makepeace and acknowledged the foregoing instrument to be his free act and deed, before me:-

Laurence A. Brown Justice of the Peace.
 My Commission expires Oct. 19, 1922.

Rec'd July 7, 1922 at 9.25 A.M. and recorded.

Frog Foot Cranberry Co. by Trs. to Frog Foot Cranberry Co. by Trs.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JOHN C. MAKEPEACE, WILLIAM F. MAKEPEACE and EVERETT P. TURNER, Trustees of the FROG FOOT CRANBERRY COMPANY, an unincorporated association, under the trusts declared and set forth in a declaration of trust signed by Abel D. Makepeace, Schuyler S. Bartlett and John C. Makepeace dated January 17, 1907, and recorded, together with the Articles of Association therein referred to, in the Registry of Deeds, for the County of Plymouth and Commonwealth of Massachusetts, Book 959, Pages 347-355 inclusive, by the power conferred by a vote of the shareholders of the said Frog

Frog Foot Cranberry Co. by Trs. to A.D. Makepeace Co.

Know all men by these presents that the Tremont Nail Company a corporation duly established under the laws of the Commonwealth of Massachusetts and having a place of business in Wareham in the County of Plymouth in said Commonwealth, for consideration paid grants to the A. D. Makepeace Company a corporation duly established under the laws of said Commonwealth and having a place of business in said Wareham, two certain parcels of land situated in the towns of Wareham, Carver and Plymouth, in said County of Plymouth, shown on an outline plan on two sheets marked "Sheet 1 of 2" and Sheet 2 of 2" respectively entitled "Plan of land to be conveyed by Tremont Nail Company to A. D. Makepeace Company, Plymouth County, Mass." By Allen S. Beale, C. E. Dated December 1921, and to be filed in the Registry of Deeds for said County of Plymouth. The most southerly boundary of the first and larger of said two parcels as shown on said plan is on (plan is on) Elm Street formerly known as the Rochester - Sandwich Stage Road at Parker Mills in the said town of Wareham. The most easterly boundary is in the seventeenth share of the Fifth Great Lot of the Plymouth & Plympton Commons in said town of Plymouth. The most northerly boundary is near the Wankinco meadows in said town of Carver, and the most westerly boundary is a short distance of Rose Brook in the said town of Wareham. The second and smaller of said two parcels as shown on said plan is situated on the westerly side of said Rose Brook in said Town of Wareham. Said first and larger parcel is more particularly described as follows: Beginning at Corner No. 1 indicated on Sheet 1 of said plan by the figure 1 enclosed within a circle at a stone bound situated at the westerly corner of land now or formerly of John Holland and situated N. 28° 00' W. 266.5 feet from the northwesterly corner of the Centre Cemetery which point is also the beginning point in a deed from Tremont Nail Company to this grantee dated April 22, 1914. thence N. 23° 52' W. 842.0 feet to a stone bound (Corner No. 2) thence S. 59° 51' W. 20.3 feet to a stone bound (Corner No. 3) thence N. 22° 28' W. 445.4 feet to a rough stone monument cut-marked TN (Corner No. 4) thence N. 18° 03' W. 602.1 feet to a rough stone monument cut-marked TN (Corner No. 5) thence N. 61° 46' E. 649.4 feet to a stone bound situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 6) thence N. 28° 00' E. 156.8 feet to a stone bound situated on the northwesterly side of the old road from Wareham to Plymouth (Corner No. 7) thence N. 74° 03' E. 183.8 feet to a stone bound situated on the northwesterly side of the old road from Wareham to Plymouth (Corner No. 8) thence N. 42° 22' E. 238.1 feet to a stone bound (Corner No. 9) thence N. 34° 25' E. 374.9 feet to a stone bound (Corner No. 10) thence N. 15° 31' E. 111.8 feet to a stone bound (Corner No. 11) thence N. 5° 21' W. 169.0 feet to a stone bound (Corner No. 12) thence continuing the same course a distance of 107.4 feet to a stake situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 13) thence N. 13° 06' W. 171.8 feet to a stake situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 14) thence N. 9° 22' E. 336.2 feet to a stone bound situated on the easterly side of the old road from Wareham to Plymouth (Corner No. 15) thence N. 1° 28' W. 189.6 feet to a stake (Corner No. 16) thence N. 9° 10' W. 325.8 feet to a stake situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 17) thence N. 2° 47' E. 423.3 feet to a stake situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 18) thence N. 19° 02' E. 346.7 feet to a stake situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 19) thence N. 12° 20' E. 217.1 feet to a cut-mark on boulder situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 20) thence N. 24° 11' E. 231.2 feet to a stake (Corner No. 21) thence N. 8° 28' E. 236.7 feet to a stone bound (Corner No. 22) situated on the westerly side of the old road from Wareham to Plymouth. from Corner No. 12 to Corner No. 22 the courses follow the general alignment of the old road from Wareham to Plymouth. From Corner No. 12 to Corner No. 22 the boundary is the westerly side of the old road from Wareham to Plymouth. thence

Tremont
Nail Co.
to
A. D.
Makepeace
Company

pl.
3/26/4
3/230

S. 87° 01' W. by the land of Watson M. Hudson a distance of 967.1 feet to a stake and stone (Corner No. 23) thence N. 26° 37' E. by the land of Watson M. Hudson a distance of 181.0 feet to a stone bound (Corner No. 24) thence N. 31° 05' W. by the land of Watson M. Hudson a distance of 166.6 feet to a stone bound (Corner No. 25) thence S. 34° 18' W. by the land of Watson M. Hudson a distance of 234.6 feet to a stone bound (Corner No. 26) thence N. 32° 14' W. by the land of Watson M. Hudson a distance of 451.8 feet to a stone bound (Corner No. 27) thence N. 82° 14' E. 586.4 feet to a stone bound (Corner No. 28) thence N. 7° 46' E. 740.4 feet to a stone bound situated on the southerly side of the road from Tremont to Tihonet via Mosquito Dam (Corner No. 29) thence N. 60° 22' W. 185.8 feet to a stake (Corner No. 30) thence N. 74° 07' W. 173.6 feet to a stone bound situated on the northerly side of the road from Tremont to Tihonet via Mosquito Dam (Corner No. 31), it being understood that from Corner No. 29 to Corner No. 31 the boundary is the southerly side of the aforesaid road. thence N. 12° 21' W. by the land of Rose Brook Bog Company 703.0 feet to a stone bound (Corner No. 32) thence N. 17° 47' E. by the land of Rose Brook Bog Company 1002.0 feet to a stone bound (Corner No. 33) thence N. 25° 32' E. by the land of Rose Brook Bog Company 540.0 feet to a stone bound (Corner No. 34), it being observed that Corners No. 31, No. 32, No. 33, and No. 34, are registered bounds, see Land Court Case No. 3632 thence S. 26° 05' E. along the line of the old town line Wareham-Carver by the land of The Fuller-Hammond Company 788.5 feet to a stone bound (Corner No. 35) thence S. 20° 45' W. by the cranberry bog of The Fuller-Hammond Company 264.7 feet to a pipe sunk in the ground (Corner No. 36) thence S. 53° 10' E. by the cranberry bog of the Fuller-Hammond Company 507.5 feet to a stake (Corner No. 37) thence N. 59° 08' E. by the cranberry bog of The Fuller-Hammond Company 69.7 feet to a stake (Corner No. 38) thence N. 2° 41' E. by the Cranberry bog of The Fuller-Hammond Company 129.2 feet to a stone bound (Corner No. 39) thence S. 26° 05' E. in line of old town line Wareham-Carver a distance of 607.0 feet (Corner No. 40) thence the following seventeen courses around Mosquito Dam Pond N. 64° 01' E. 31.3 feet (Corner No. 41) thence S. 38° 21' E. 116.0 feet (Corner No. 42) thence S. 56° 00' E. 200.3 feet (Corner No. 43) thence N. 62° 31' E. 89.1 feet to a stake (Corner No. 44) thence N. 16° 41' E. 236.9 feet (Corner No. 45) thence N. 79° 36' E. 149.5 feet (Corner No. 46) thence S. 55° 59' E. 74.6 feet to a stake (Corner No. 47) thence N. 52° 04' E. 292.4 feet to a stake (Corner No. 48) thence N. 23° 21' E. 115.3 feet (Corner No. 49) thence N. 52° 21' E. 176.8 feet (Corner No. 50) thence N. 24° 31' E. 137.4 feet (Corner No. 51) thence S. 70° 14' E. 68.0 feet (Corner No. 52) thence S. 19° 53' W. 230.4 feet (Corner No. 53) thence S. 34° 04' W. 158.0 feet to a stake (Corner No. 54) thence S. 34° 04' W. 268.7 feet to a stake (Corner No. 55) thence S. 37° 11' E. 88.1 feet to a stake (Corner No. 56) thence S. 16° 03' W. 285.0 feet to a stone bound situated on the southeasterly bank of the Mosquito Dam Pond (Corner No. 57) a corner of land of Galen Humphrey thence S. 58° 34' E. by the land of Galen Humphrey 1460.3 feet to a stake in line between 2nd and 3rd great lots of the Plymouth and Plympton Commons as shown on said Sheet 1 of said Plan and also on Sheet 2 of said Plan (Corner No. 58) thence N. 20° 39' E. by the land of Galen Humphrey and along the line between the said Second and Third Great Lots 1168.5 feet to a stake (Corner No. 59) shown on Sheet 2 of said Plan. thence on the following seven courses by land of James J. Walsh S. 65° 09' E. 643.6 feet to a stone bound (Corner No. 60) thence N. 84° 51' E. 330.0 feet (Corner No. 61) thence N. 60° 41' E. 173.2 feet to a stone bound (Corner No. 62) thence N. 10° 39' E. 572.6 feet to a stake (Corner No. 63) thence N. 3° 28' W. 231.6 feet running near to Tihonet Pond to a stone bound situated on the westerly bank of Tihonet Pond (Corner No. 64) thence N. 45° 24' W. 715.0 feet to a stone bound (Corner No. 65) thence N. 57° 58' W. 201.6 feet to a stone bound situated on line between the said Second and Third Great Lots (Corner No. 66) thence N. 20° 33' E. along line between the said Second and Third Great Lots, crossing the town line between Carver and Wareham

12663.6 feet to a stake situated on the southerly side of Wankinco Meadows (Corner No. 67), thence on the following four courses by land of Wankinco Bog Company S. 78° 57' E. 1441.5 feet to a stake (corner No. 68) thence S. 69° 17' E. 478.5 feet to a stake Corner No. 69) thence S. 8° 55' E. by the Wankinco River 230.3 feet to a cut-mark on the southerly face of the southwesterly side of old granite flume (Corner No. 70) thence S. 69° 28' E. 1577.4 feet to a stake (Corner No. 71) thence S. 23° 03' W. by land of Carver Bog Company and crossing the east branch of Wankinco River 1232.6 feet to a stone bound at the intersection of the line between the Third and Fourth Great Lots of Plymouth and Plympton Commons and the line between the 16th and 17th shares of said Fourth Great Lot as shown on said Plan. (Corner No. 72) thence S. 69° 55' E. by land of Carver Bog Company 1552.9 feet to a stone bound, (Corner No. 73) thence S. 71° 38' E. 361.0 feet to a stone bound (Corner No. 74) thence S. 69° 38' E. 1755.7 feet to a stake situated on line between the Fourth and Fifth Great Lots of Plymouth and Plympton Commons, (Corner No. 75) thence S. 20° 15' W. along said line between said Fourth and Fifth Great Lots by land of Commonwealth of Massachusetts, Myles Standish Forest Reserve, 92.2 feet to a stone bound (Corner No 76), said corner being also marked by a concrete monument. thence S. 69° 27' E. by the land of Commonwealth of Massachusetts, Myles Standish Forest Reserve, 2598.7 feet (Corner No. 77) thence S. 20° 13' W. 2239.0 feet (Corner No. 78) thence N. 70° 38' W. by land of Charles E. Morse 2576.8 feet to a granite monument cut-marked FM and also cut-marked XIII and XIIIII said granite monument being situated on the line between said Fourth and Fifth Great Lots (Corner No. 79), said course between Corners No. 78 and No. 79 crossing the East Branch of the Frog Foot River. thence S. 20° 07' W. on line between said Fourth and Fifth Great Lots crossing the East Branch of Frog Foot River and Plymouth-Wareham town line 6798.5 feet to corner of land sold by this grantor to Freeman T. Besse in 1914 now of Alice Tobey Jones (Corner No. 80) thence S. 44° 33' W. by land of Alice Tobey Jones 3179.5 feet to a stake (Corner No. 81) thence N. 69° 03' W. 379.0 feet to a stake, a corner of land of William Crowell & Co. (Corner No. 82) thence N. 20° 25' E. by land of William Crowell & Co. 936.1 feet to a sunken pipe, stake and stones (Corner No. 83) thence N. 70° 33' W. by land of William Crowell & Co. 1890.6 feet to a stake and stones (Corner No. 84) thence S. 22° 05' W. by land of William Crowell & Co. 905.9 feet to a stake and stones (Corner No. 85) said stake and stones being situated 26 feet southwesterly from the crown of a 5' boulder, thence N. 69° 03' W. 329.0 feet to line between said Third and Fourth Great Lots (Corner No. 86) thence S. 20° 21' W. along the line between the said Third and Fourth Great Lots 1032.0 feet to a stake (Corner No. 87) thence N. 69° 18' W. by land of Alice Tobey Jones 600.6 feet to a stake situated on the westerly side of the Frog Foot Road (Corner No. 88) thence by said road on the following four general courses: S. 23° 33' E. 566.2 feet to a stake, situated on the easterly side of the road (Corner No. 89) thence S. 4° 34' W. 223.1 feet to a stake situated on the easterly side of the road (Corner No. 90) thence S. 36° 09' W. 267.5 feet to a stake situated on the southeasterly side of the road (Corner No. 91) thence 69° 12' W. 200.0 feet to a stake situated on the westerly side of the road (Corner No. 92) thence S. 69° 31' E. 369.9 feet to a stake in old stump, said stake being in line between said Third and Fourth Great Lots (Corner No. 93) as shown on Sheet 2 and Sheet 1 of said Plan. thence S. 21° 40' W. along line between said Third and Fourth Great Lots and by the homestead of Albert Besse, also crossing an arm of Parker Mills Pond 4337.3 feet to a stone bound situated on the northwesterly side of the cranberry bog of Hulburt (Corner No. 94) thence by the same course by the cranberry bog of Hulburt 520.5 feet to a stake (Corner No. 95) thence S. 25° 52' E. by the cranberry bog of Hulburt 199.0 feet to a stone bound cut-marked W (Corner No. 96) thence by the same course by land of Town of Wareham 505.3 feet to a stone bound cut-marked W situated at a fork in the road to Albert Besse's homestead (Corner No. 97)

thence N. 78° 59' W. 860.7 feet to a stone bound Corner No. 98) thence S. 8° 50' W. 507.7 feet to a stone bound (Corner No. 99) thence S. 23° 12' W. by land of Alden Keyes and others 1233.0 feet to a stake situated in the northerly boundary line of Elm Street (Corner No. 100) thence by said Elm Street N. 84° 49' W. 287.1 feet to a stake (Corner No. 101) thence by said Elm Street N. 86° 19' W. 258.9 feet to a stake (Corner No. 102) thence N. 3° 24' W. 274.0 feet (Corner No. 103) thence S. 88° 47' W. 284.9 feet to a stone bound (Corner No. 104) thence by the same course 89.8 feet to a stone bound (Corner No. 105) thence N. 22° 58' W. 1262.6 feet to a stake situated on the southeasterly bank of Parker Mills Pond (Corner No. 106) thence to the Wankinco River which flows southerly through Parker Mills Pond thence upstream by said Wankinco River to its junction with a brook which runs into said river from the west and thence by said brook to Corner No. 107 which corner is situated N. 1° 41' E. 1187.2 feet from Corner No. 106 thence by said brook to Corner No. 108 situated N. 43° 58' W. 309 feet from Corner No. 107 thence crossing Tihonet Road N. 19° 53' W. 28 feet to the northeast corner of the Martin Howe Lot thence N. 69° 26' W. 236.1 feet to the northwest corner of said Martin Howe Lot thence S. 29° 12' W. 368.5 feet to the southwest corner of said lot thence S. 69° 25' E. 230.2 feet to the southeast corner of said lot on the Tihonet Road thence S. by said road 30° 54' W. to a stake (Corner No. 109) located S. 30° 54' W. 1025.3 feet from Corner No. 108 thence still by said road S. 47° 17' W. 386.1 feet to a stone bound situated on the northwesterly side of Tihonet Road (Corner No. 110) thence N. 48° 37' W. by said land now or formerly of John Holland 393.9 feet to a stone bound (Corner No. 111) thence S. 42° 10' W. by said land now or formerly of John Holland 267.0 feet to a stone bound (Corner No. 112) thence S. 83° 55' W. by said land now or formerly of John Holland 423.6 feet to point of beginning (Corner No. 1) Said second and smaller parcel is more particularly described as follows: Beginning at the northerly corner of said parcel at a stone bound (Corner A) thence S. 37° 43' E. 414.8 feet by land of Watson M. Hudson to a stone bound situated at the westerly end of the lower dike of the cranberry bog of John J. Beaton on Rose Brook (Corner B) thence S. 26° 01' E. by land of Watson M. Hudson 484.4 feet to a stone bound (Corner C) thence S. 86° 52' W. by land of said Hudson 1310.4 feet to a pile of stones (Corner D) thence N. 18° 55' E. by a wood road 245.8 feet to a pile of stones (Corner E) thence N. 51° 41' E. 971.8 feet to point of beginning (Corner A) Said Tremont Nail Company further grants to said A. D. Makepeace Company a narrow strip of land contiguous to said second and smaller parcel and lying northeasterly of the above-described course from corner A to corner B. thereof and between said course and the shore ditch of the cranberry bog of John J. Beaton. Said Tremont Nail Company further grants to said A. D. Makepeace Company any and all lands owned by it lying outside of but contiguous to the boundary lines of said two parcels shown on said plan and lying northerly of a straight line drawn from Corner No. 1 to Corner No. 103 on said plan and produced indefinitely in both directions. The said lands hereinbefore described are included with other lands in the conveyances made to the grantor by the following deeds: 1. Deed of John E. Sanford et al trustees to Tremont Nail Company, dated April 5, 1887, recorded with Plymouth Deeds Book 543, Page 148. 2. Deed of Bridgewater Iron Company to Tremont Nail Company, dated 1887, recorded with said deeds Book 543 Page 151. 3. Deed of Cromwell Washburn to Tremont Nail Company dated February 16, 1889, recorded with said deeds Book 574 Page 345. 4. Deed of James J. Walsh to Tremont Nail Company dated 1900, recorded with said deeds Book 796 Page 425. 5. Deed of John Holland to Tremont Nail Company dated November 10, 1904, recorded with said deeds Book 905 Page 193. There are not intended to be included in this conveyance any lands lying within the above mentioned boundaries which the Tremont Nail Company has not the present right to convey, and there are expressly excepted therefrom the lands described in the following deeds to which reference may be

had for a more particular description. 1. Deed of Parker Mills to Kiss Doane et al dated November 16, 1878, and recorded with said Plymouth Deeds, Book 450, Page 89. 2. Deed of Bridgewater Iron Company to Abel D. Makepeace dated April 10, 1883, recorded with said deeds Book 488 Page 555. 3. Deed of Bridgewater Iron Company to Abel D. Makepeace, dated February 21, 1885, recorded with said deeds Book 516, Page 137. 4. Deed of Bridgewater Iron Company to Abel D. Makepeace and George F. Baker, dated September 9, 1885, recorded with said deeds Book 521 Page 569. 5. Deed of Tremont Nail Company to A. D. Makepeace Company, dated April 22, 1914, recorded with said deeds Book 1183 Page 479. Said lands are conveyed subject to- 1. The easements and other rights acquired by the Wareham Fire District by a taking dated January 17, 1908, and recorded with said deeds Book 984 Page 271. 2. A certain right or privilege of James J. Walsh to divert not exceeding one million cubic feet of water per year for twenty years upon payment of twenty-five (25) dollars per year as set forth in a deed of said Tremont Nail Company to said James J. Walsh, dated July 30, 1909, and recorded with said deeds Book 1035 Page 236. 3. The right to maintain poles and other rights and easements granted to the Marion Gas Company by the said Tremont Nail Company by its deed dated 1914 and recorded with said deeds Book 1186 Page 573. 4. A certain lease dated January 1, 1921, of a parcel of land with the buildings thereon situate at Tihonet in said Town of Wareham by the Tremont Nail Company to Freeman T. Besse for the term of ten years from the first day of January, 1921. The said Tremont Nail Company hereby reserves the right to flow that part of the granted premises bordering on or included within Parker Mills Pond to the level to which the water is or may be raised by the present dam at Parker Mills. And for the consideration aforesaid the said Tremont Nail Company further grants to said A. D. Makepeace Company a certain parcel of land near Parker Mills in said Town of Wareham lying on the westerly side of the road to Tihonet southerly from and adjoining Centre Cemetery, and on both sides of the stream known as Rose Brook near the point where it empties into Parker Mills Pond. Said parcel is shown on a "Plan of land to be conveyed by Tremont Nail Company to A. D. Makepeace Company, Plymouth County, Mass." by Allen S. Beale, C. E., dated January, 1922, to be recorded herewith, and is bounded and described as follows: Beginning at a stone post at the southwest-erly corner of said Centre Cemetery being the northwesterly corner of the granted premises (Corner F) thence running S. 27° 24' W. crossing Rose Brook 263.5 feet to a stone bound (Corner G) thence S. 87° 00' E. to Tihonet Road 306.9 feet to a cut-mark on curb (Corner H) thence by Tihonet Road N. 10° 30' W. crossing said Rose Brook 221.4 feet to a cut-mark on curb (Corner J) thence by the southerly line of said Centre Cemetery N. 77° 20' W. 148.4 feet to the point of beginning (Corner F) Containing 1.19 acres more or less. All of said parcels of land herein conveyed are conveyed subject to any and all easements, conditions, rights and privileges of record, and subject also to any other rights or easements which may legally exist. The grantor releases to the grantee all right which it may have under chapter 124 of the Acts of the Legislature of Massachusetts for the year 1894 in the waters of Tihonet Pond, or to construct and maintain fishways through the dams at Tihonet Pond, or to control the outlets of said pond, and it is mutually agreed that the existing fishway may be closed. It is also agreed that the grantor may construct and maintain a screen across the inlets to Parker Mill Pond to prevent fish from ascending the stream to Tihonet Pond. IN WITNESS WHEREOF the said Tremont Nail Company has caused these presents to be signed and its corporate seal to be hereto affixed by Edwin P. Brown, its President, thereunto duly authorized this first day of March, 1922.

Corporate Seal. TREMONT NAIL COMPANY
by Edwin P. Brown President

I.R. Stamps
\$12.00
cancelled

Commonwealth of Massachusetts

SUFFOLK, ss. Boston, March, 1, 1922. Then personally appeared the

above-named Edwin P. Brown, and acknowledged the foregoing instrument to be the free act and deed of the Tremont Nail Company, before me,

Edward N. Chase Notary Public Seal.
My commission expires Sept. 13, 1928.

VOTE

At a special meeting of the Tremont Nail Company duly called for the purpose and held at Boston on the first day of March, A. D. 1922, the foregoing deed having been presented and considered the following vote was passed: VOTED that Edwin P. Brown, as President, is hereby authorized and instructed to execute, acknowledge and deliver in the name and behalf of the corporation the deed which has just been presented to the meeting.

Attest:

Edward N. Chase Corporate Seal.
Clerk of the Tremont Nail Company.

Rec'd. Mar. 10, 1922 at 8 A. M. & recorded.

Know all men by these presents

that I, Ellen E. Porter of Avon, Massachusetts, present holder of a certain mortgage given by Anna Louisa Johnson to me dated May 18, A. D. 1917, and recorded with Plymouth County Deeds, book 1283, page 63-64 hereby acknowledge that I have received full payment and satisfaction of the debt thereby secured and of the conditions therein contained, and in consideration thereof I do hereby cancel and discharge said mortgage. In witness whereof I herunto set my hand and seal this sixth day of March A. D. 1922.

Signed and sealed in the presence of
George E. Fisher
Ellen E. Porter Seal

Commonwealth of Massachusetts

Plymouth ss. Brockton, March 6, 1922. Then personally appeared the above-named Ellen E. Porter and acknowledged the foregoing instrument to be her free act and deed, before me

George E. Fisher Justice of the Peace.
My commission expires Oct. 6th, 1922.

Rec'd. Mar. 11, 1922 at 8 A. M. & recorded.

The People's Savings Bank of

Brockton, the mortgagee within named hereby acknowledges satisfaction of the same. In witness whereof the said People's Savings Bank of Brockton has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Arthur T. Mooney its Treasurer this 24th day of February A. D. 1922.

Corporate Seal. People's Savings Bank of Brockton
by Arthur T. Mooney Treasurer.

Commonwealth of Massachusetts

Plymouth, ss. Brockton, Feb. 24th, 1922. Then personally appeared the above-named Arthur T. Mooney Treasurer, and acknowledged the foregoing instrument to be the free act and deed of the People's Savings Bank of Brockton, before me;

Chester L. Wills Justice of the Peace.
My commission expires Feb. 1, 1929.

Rec'd. Mar. 11, 1922 at 8 A. M. & recorded.

I, Reuben L. Hersey, Trustee

of Hingham, in the County of Plymouth and Commonwealth of Massachusetts, the mortgagor named in and the present holder of two mortgages from William F. Litchfield to me dated August 30, 1921 and October 28, 1921 recorded with Plymouth County Deeds,

Porter
to
Johnson
See Book
1283
Page 63

People's
Savs. Bk.
of
Brockton
to
Battlett
See Bk.
1273
Page 349

Hersey, Tr.
to
Litchfield