ARTICLE 29

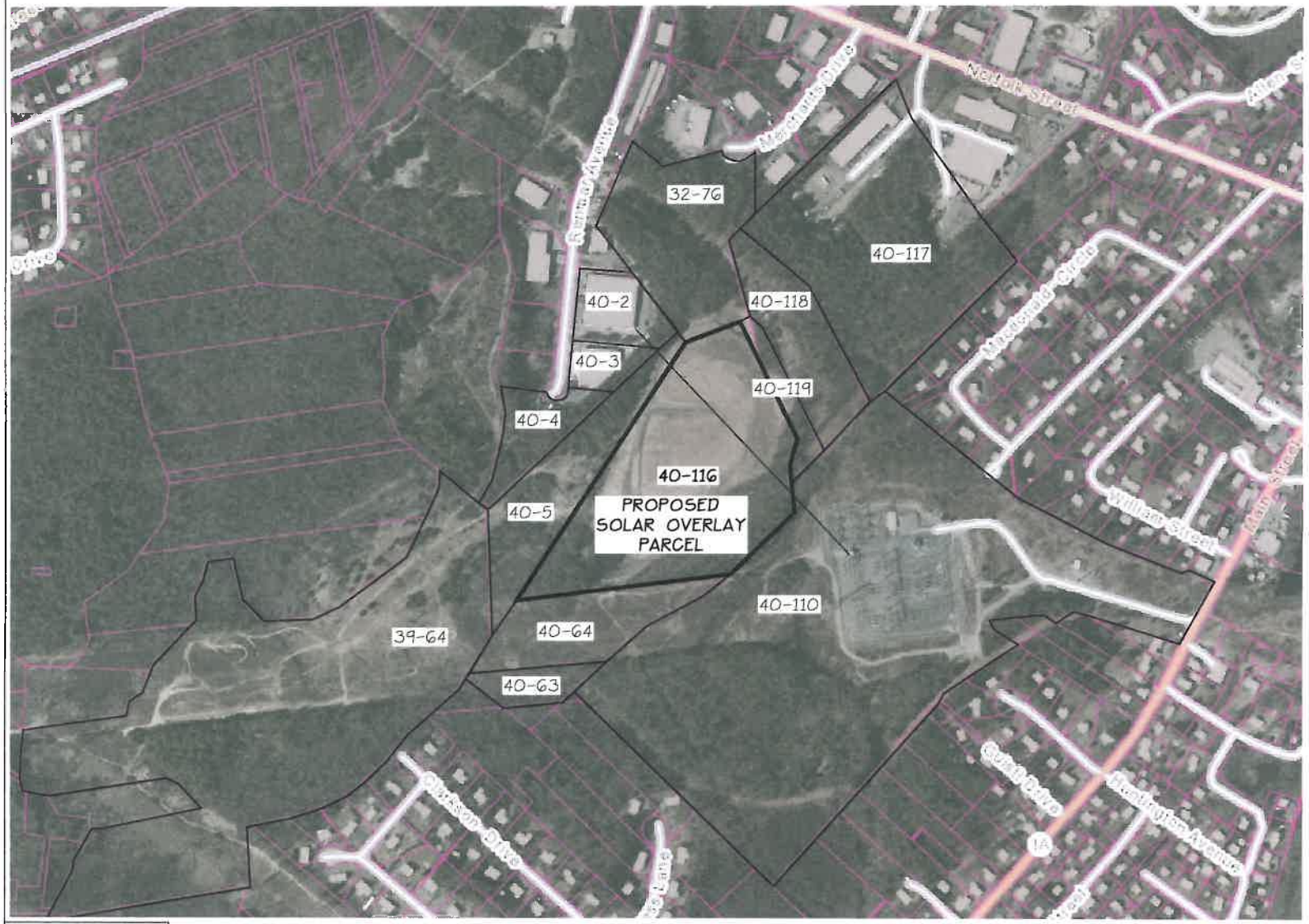
Solar Overlay Bird and Sons Inc.

Existing

- Parcel 40-116 located off Norfolk Street and Merchants Drive
- Zoned – Light Manufacturing
- Size 19.9 Acres
- Current use – closed landfill
- Vegetation – fully grass covered/mowed
- Abutters are Industrial uses and Power Lines
- Closest residential dwelling is over 600 feet
- No possibility of any active use on the landfill

Proposed

- Solar Power Installations are a State and Federally approved landfill post closure use.
- Solar panels ground mounted (3MW)
- Height of parcel less than 10 feet
- Fully fenced with 24 hour security controlled with cameras
- No noise at property boundary
- No site lighting
- Continued environmental monitoring with Department of Environmental Protection (DEP)
- Property ownership and continued responsibilities by Bird and Sons
- Solar project to be owned and operated by an experienced Brownfield and Landfill Remediation and Redevelopment Company
- Increased Tax Revenue to Town of Walpole payments to be negotiated with Town Officials.
- Permitting in accordance with Landfill Post Closure Use Permit Published Guidelines.
- Permitting with Town Boards in accordance with Walpole Zoning



NOTE:
1. The information shown on this plan is a compilation of data from multiple sources. Mass GIS, USGS, USDA, Assessors maps. Plans of record, Google Earth.

ABUTTERS WITHIN 300FT 40-116

MAP-PCL	OWNER
32-76	BIRD + SONS INC.
39-64	BIRD + SONS IMC.
40-2	MAYFAIR RLTY + DEV. CO INC.
40-3	MAYFAIR RLTY + DEV. CO INC.
40-4	MAYFAIR RLTY + DEV. CO INC.
40-5	BIRD + SONS INC.
40-63	BOSTON EDISON CO.
40-64	BOSTON EDISON CO.
40-110	BOSTON EDISON CO.
40-116	BIRD + SONS INC
40-117	BIRD-JOHNSON COMPANY
40-118	BOSTON EDISON CO.
40-119	BIRD-JOHNSON COMPANY

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
SCALE: 1" = 200'

Permit Approvals		Revisions			Registrations	
Description	Date	No.	Description	Date		
Submission						
Public Hearing						
Close Hearing						
Board Action						
Filing						

Design Engineer/Surveyor

MARSDEN ENGINEERING, INCORPORATED
Civil Engineers
P.O. Box 508 Lunenburg, MA 01462 (978) 582-6898

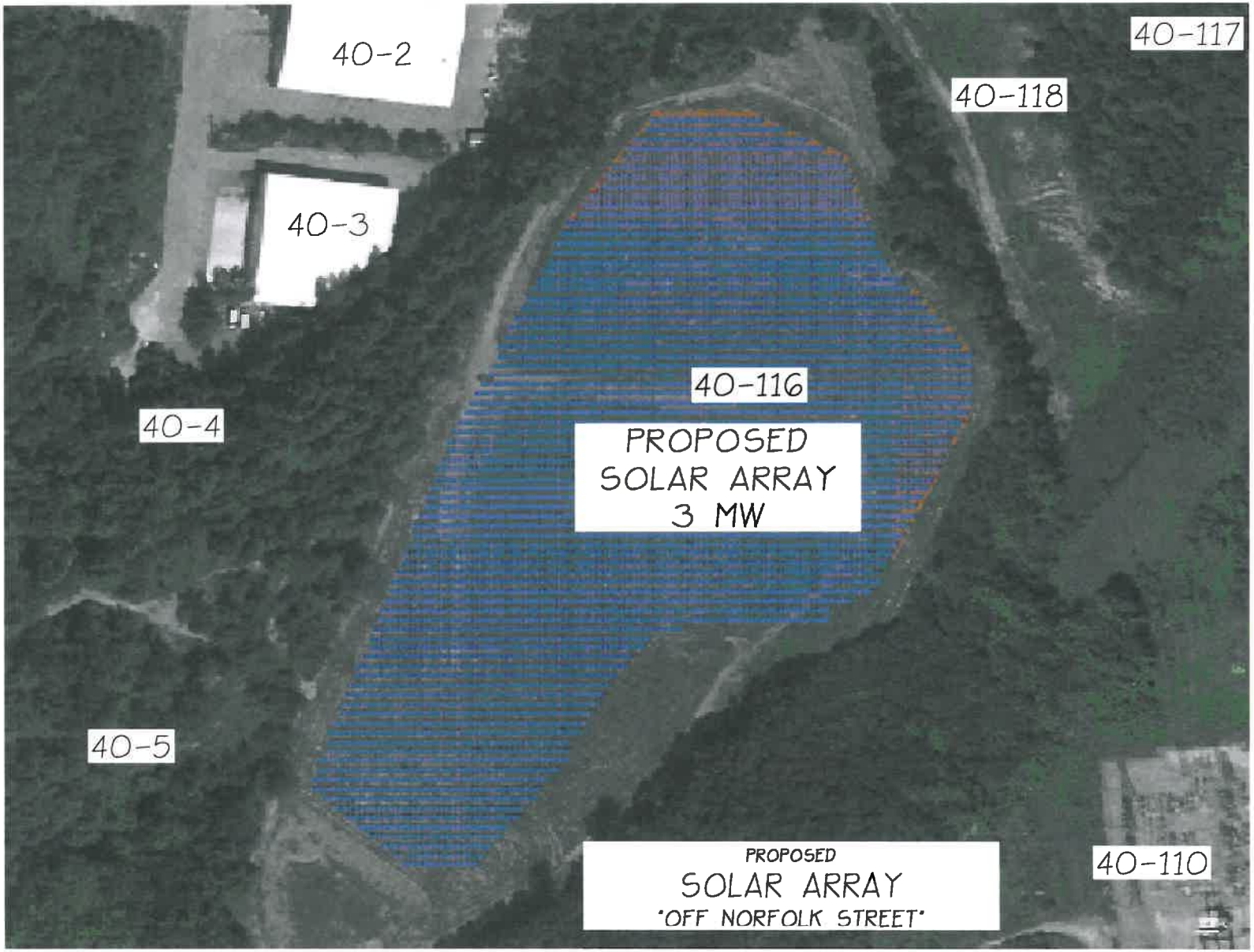
Walpole Planning Board

DATE:

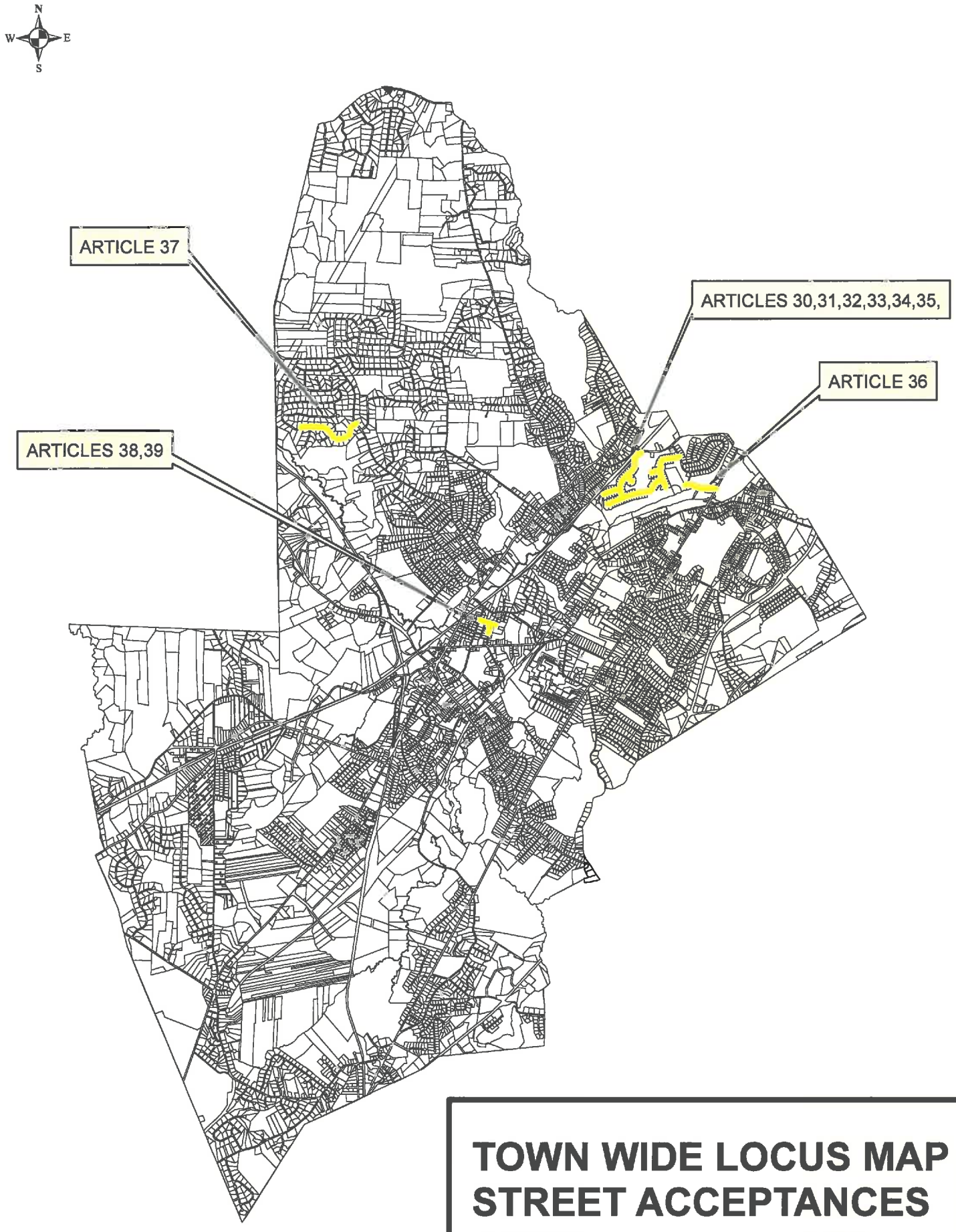
PROPOSED
SOLAR OVERLAY DISTRICT
"OFF NORFOLK STREET"

OWNER/ APPLICANT: BIRD + SON INC. 13135 NOEL RD DALLAS, TEXAS 75240

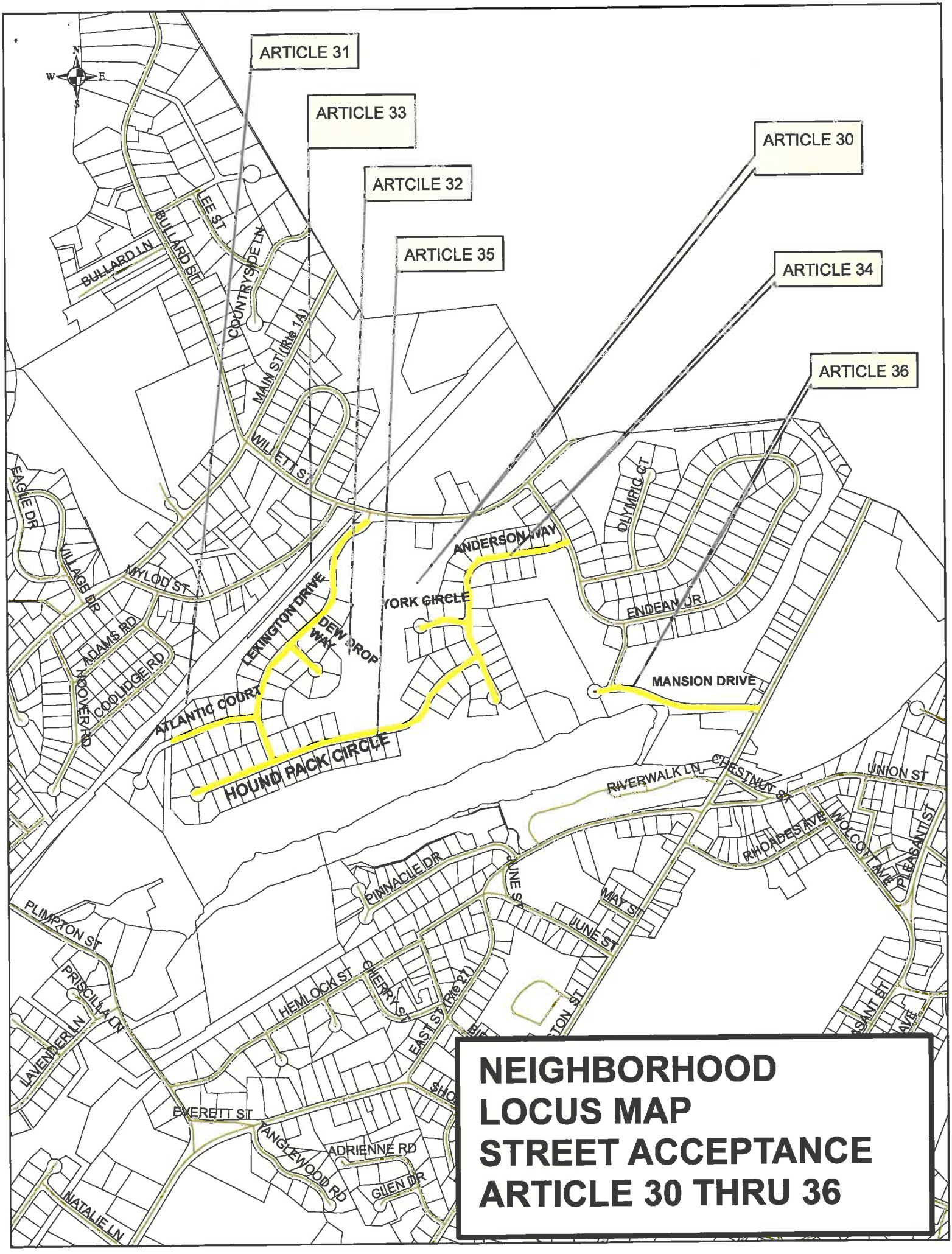
JOB NO. 405
SCALE: 1"=200'
DES/CHK: KK/SLM | DATE: 8/16/2014 | SHEET 1 OF 1 | DWG# 0000

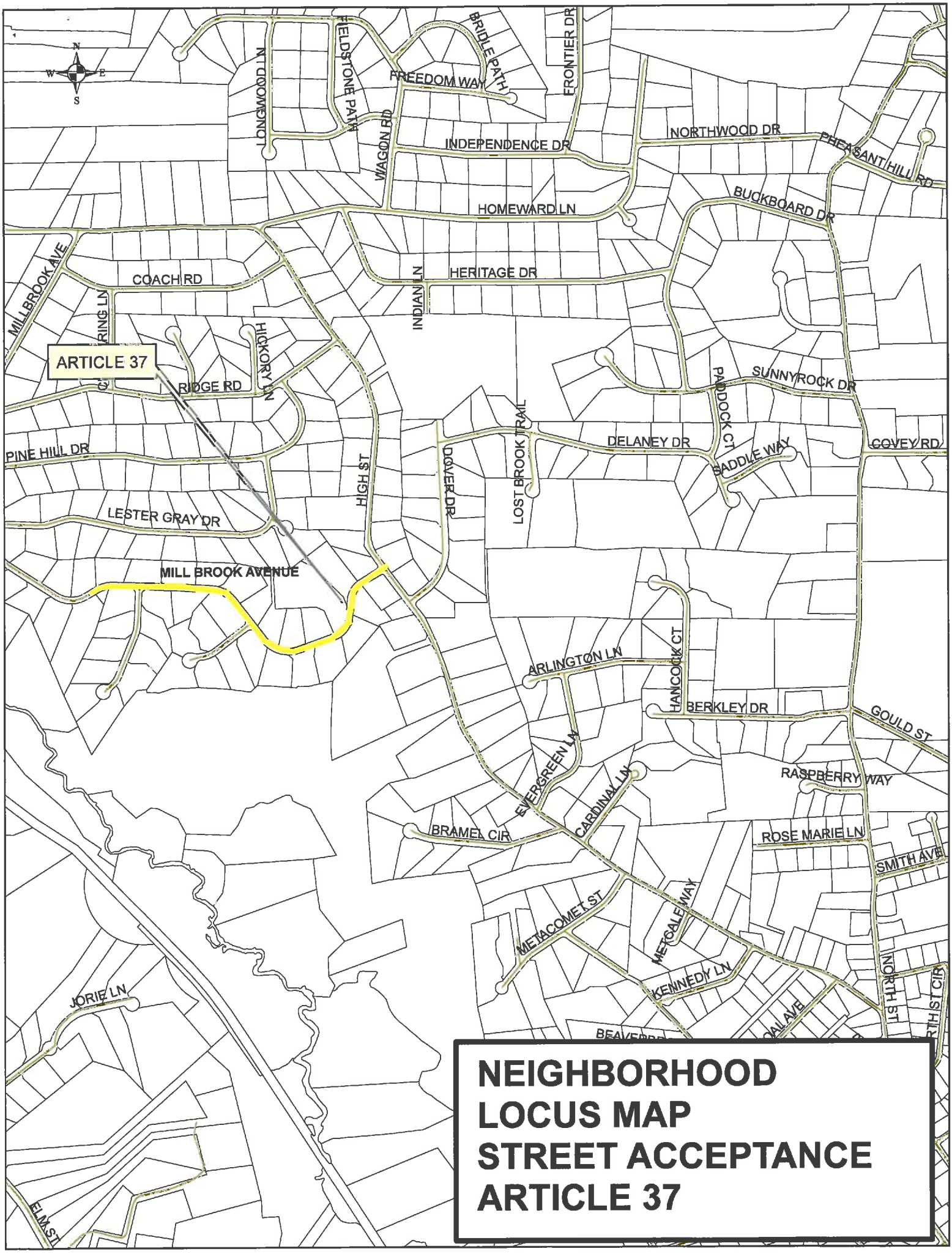


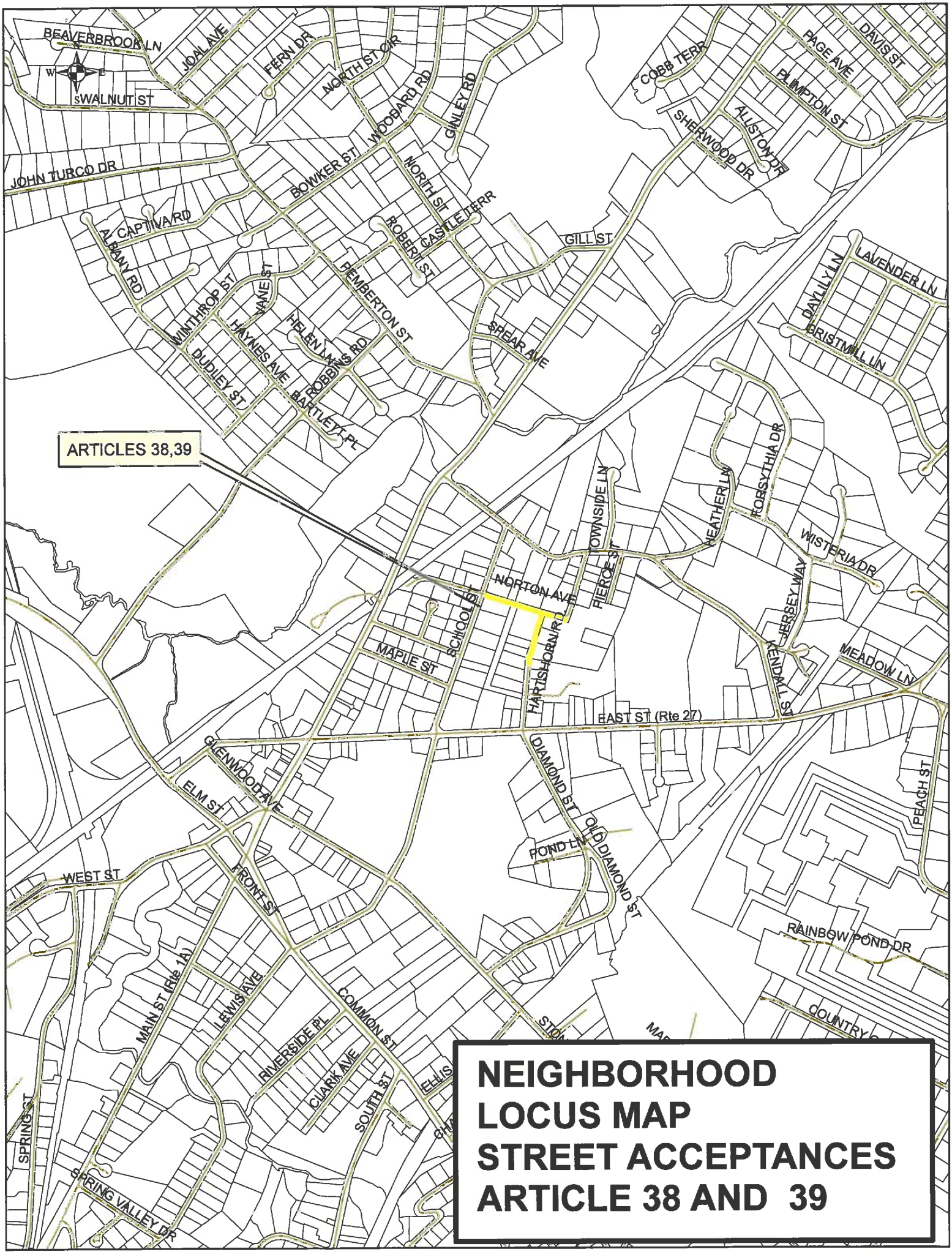
BIRD + SON INC.
13155 NOEL RD
DALLAS. TEXAS 75240



TOWN WIDE LOCUS MAP
STREET ACCEPTANCES
ARTICLE 30 THRU 39

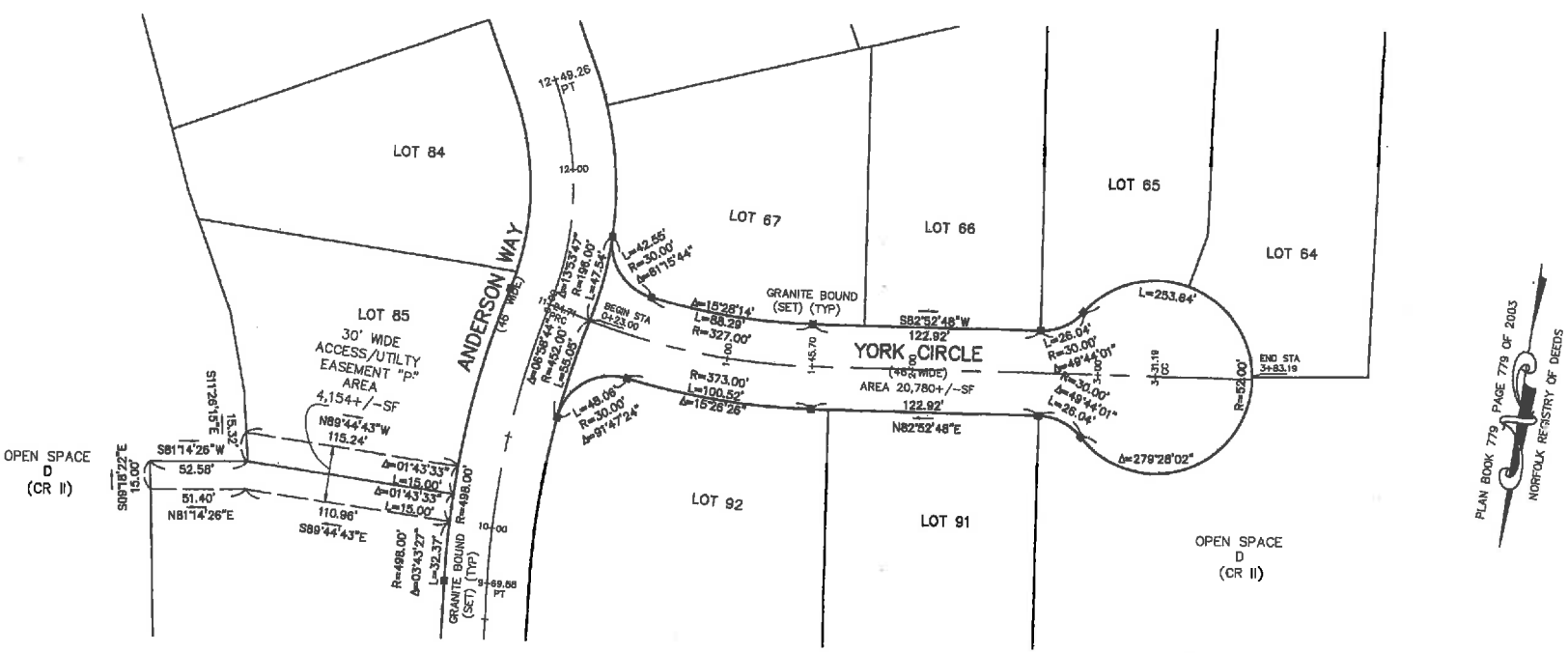

ARTICLE 31
ARTICLE 33
ARTCILE 32
ARTICLE 35
ARTICLE 30
ARTICLE 34
ARTICLE 36
N
W
E
S
BULLARD LN
BULLARD ST
LEE ST
COUNTRYSIDE LN
MAIN ST (Rte 1A)
WILLETT ST
EAGLE DR
VILLAGE DR
MYLOD ST
ADAMS RD
HOOVER RD
COOLIDGE RD
LEXINGTON DRIVE
DEW DROP WAY
YORK CIRCLE
ANDERSON WAY
OLYMPIC CT
ENDEAN DR
MANSION DRIVE
ATLANTIC COURT
HOUND PACK CIRCLE
RIVERWALK LN
CHESTNUT ST
UNION ST
RHODES AVE
WOLCOTT AVE
PLEASANT ST
PINNACLE DR
JUNE ST
MAY ST
PLIMPTON ST
PRISCILLA LN
LAVENDER LN
HEMLOCK ST
CHERRY ST
EAST ST (Rte 27)
EVERETT ST
TANGLEWOOD RD
ADRIENNE RD
GLEN DR
NATALIE LN
NEIGHBORHOOD
LOCUS MAP
STREET ACCEPTANCE
ARTICLE 30 THRU 36


N
W
E
S
LONGWOOD LN
FIELDSTONE PATH
FREEDOM WAY
BRIDLE PATH
FRONTIER DR
WAGON RD
INDEPENDENCE DR
NORTHWOOD DR
PHEASANT HILL RD
HOMEWARD LN
BUCKBOARD DR
MILLBROOK AVE
COACH RD
INDIAN LN
HERITAGE DR
RING LN
HICKORY LN
ARTICLE 37
RIDGE RD
SUNNYROCK DR
PADDOCK CT
PINE HILL DR
HIGH ST
COOPER DR
LOST BROOK TRAIL
DELANEY DR
SADDLE WAY
COVEY RD
LESTER GRAY DR
MILL BROOK AVENUE
ARLINGTON LN
HANCOCK CT
BERKLEY DR
GOULD ST
EVERGREEN LN
CARDINAL LN
RASPBERRY WAY
BRAMEL CIR
ROSE MARIE LN
SMITH AVE
METACOMET ST
METCALF WAY
KENNEDY LN
NORTH ST
JORIE LN
ELM ST
NEIGHBORHOOD
LOCUS MAP
STREET ACCEPTANCE
ARTICLE 37



NEIGHBORHOOD LOCUS MAP STREET ACCEPTANCES ARTICLE 38 AND 39

LOT #	ASSES. INFO	PARCEL ADDRESS	OWNER(S) NAME(S)	LEGAL REF
64	19/47/64	16 York Circle	Joseph R. & Jennifer L. Casey	Bk 29068 Pg 442
65	19/47/65	12 York Circle	Chad L. & Anne A. Alarie	Bk 29144 Pg 580
66	19/44/66	8 York Circle	Venkateswararao Dama & Sowjanya Janga	Bk 28433 Pg 403
67	19/44/67	4 York Circle	Sreedhar Thatakura & Govardhini Pawuluri	Bk 28876 Pg 458
84	19/44/84	50 Anderson Way	Qin Wang	Bk 28535 Pg 48
85	19/44/85	46 Anderson Way	The Bird Estate Limited Partnership	Bk 20350 Pg 459
86	19/45/86	42 Anderson Way	The Bird Estate Limited Partnership	Bk 20350 Pg 459
91	19/45/91	7 York Circle	Liming Ling & Xuali Zhang	Bk 28862 Pg 277
92	19/45/92	3 York Circle	Gaullang Zhou & Shangin Xu	Bk 28534 Pg 435
	19/41///	Open Space C	Estates at Walpole Homeowner's Assoc	Bk 29092 Pg 460
	19/47///	Open Space D	Estates at Walpole Homeowner's Assoc	Bk 29092 Pg 460



REGISTRY USE ONLY

DATE: 12/17/13

DATE: 6-11-14

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

"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 OR 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.

APPROVED:
WALPOLE BOARD OF SELECTMEN

DATE: _____
BEING A MAJORITY

YORK CIRCLE ACCEPTED AT A TOWN MEETING HELD

DATE _____

TOWN CLERK

NOTES

1. LENGTH OF YORK CIRCLE TO BE ACCEPTED 360.19'.
2. CURRENT FEE OWNER: THE BIRD ESTATE LIMITED PARTNERSHIP.
3. SEE DEED BOOK 20350 PAGE 459 RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
4. SEE PLAN BOOK 516 PAGE 779 OF 2003 RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.

OWNER

THE BIRD ESTATE LIMITED PARTNERSHIP

"THE BIRD ESTATE"

STREET ACCEPTANCE PLAN OF
"YORK CIRCLE"
IN
WALPOLE, MA.
SCALE: 30 FEET TO AN INCH
DATE: JUNE 3, 2013

Guerriere & Halnon, Inc.
Engineering & Land Surveying
[illegible] STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243
www.guerriereandhalnon.com

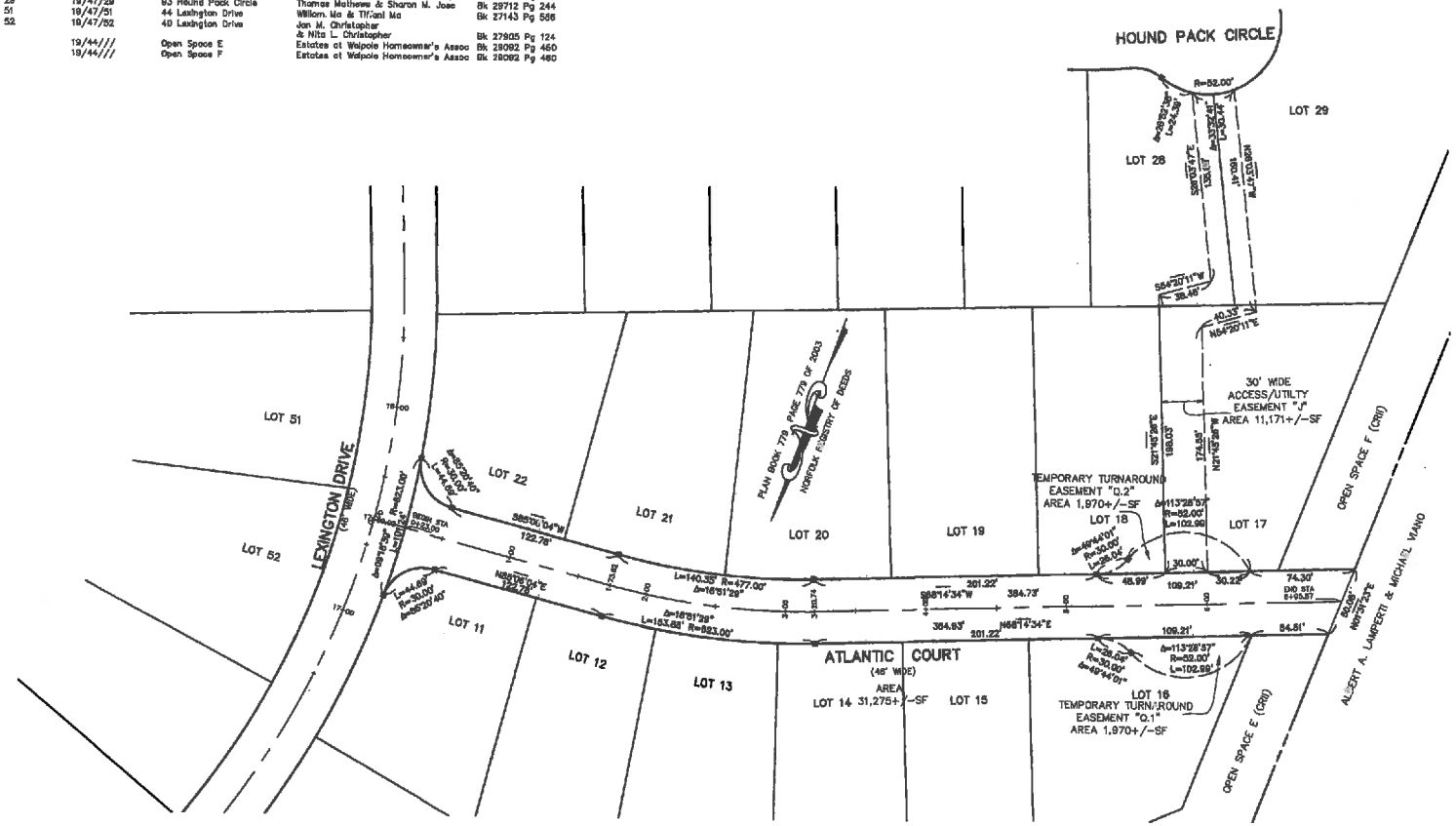
0 15 30 FEET 60 90
0 2.5 5 10 METERS 20

G-7618

8

ARTICLE 30

LOT #	ASSES. INFO	PARCEL ADDRESS	OWNER(S) NAME(S)	LEGAL REF
11	19/47/11	41 Lexington Drive	The Bird Estate Limited Partnership	Bk 20350 Pg 459
12	19/47/12	7 Atlantic Court	The Bird Estate Limited Partnership	Bk 20350 Pg 459
13	19/47/13	11 Atlantic Court	The Bird Estate Limited Partnership	Bk 20350 Pg 459
14	19/47/14	15 Atlantic Court	The Bird Estate Limited Partnership	Bk 20350 Pg 459
15	19/47/15	19 Atlantic Court	The Bird Estate Limited Partnership	Bk 20350 Pg 459
16	19/47/16	21 Atlantic Court	The Bird Estate Limited Partnership	Bk 20350 Pg 459
17	19/47/17	25 Atlantic Court	The Bird Estate Limited Partnership	Bk 20350 Pg 459
18	19/47/18	22 Atlantic Court	The Bird Estate Limited Partnership	Bk 20350 Pg 459
19	19/47/19	18 Atlantic Court	The Bird Estate Limited Partnership	Bk 20350 Pg 459
20	19/47/20	14 Atlantic Court	The Bird Estate Limited Partnership	Bk 20350 Pg 459
21	19/47/21	8 Atlantic Court	The Bird Estate Limited Partnership	Bk 20350 Pg 459
22	19/47/22	45 Lexington Drive	Vauxhall Tole & Horace Tole	Bk 301,91 Pg 543
28	19/47/28	88 Hound Pack Circle	The Bird Estate Limited Partnership	Bk 20350 Pg 459
29	19/47/29	93 Hound Pack Circle	Thomas Mathews & Sharon M. Jose	Bk 29712 Pg 244
51	19/47/51	44 Lexington Drive	William Mo & Tiffani Mo	Bk 27143 Pg 586
52	19/47/52	40 Lexington Drive	Jon M. Christopher & Nita L. Christopher	Bk 27805 Pg 124
	19/44///	Open Space E	Estates at Walpole Homeowner's Assoc	Bk 28092 Pg 460
	19/44///	Open Space F	Estates at Walpole Homeowner's Assoc	Bk 28092 Pg 460



REGISTRY USE ONLY

DATE: JUNE 26, 2014

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

"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 OR 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.

APPROVED:
WALPOLE BOARD OF SELECTMEN

DATE:
BEING A MAJORITY

ATLANTIC COURT ACCEPTED AT A TOWN MEETING HELD

DATE

TOWN CLERK

NOTES

1. LENGTH OF ATLANTIC COURT TO BE ACCEPTED 672.57'.
2. CURRENT FEE OWNER: THE BIRD ESTATE LIMITED PARTNERSHIP.
3. SEE DEED BOOK 20350 PAGE 459 RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
4. SEE PLAN BOOK 516 PAGE 779 OF 2003 RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS

OWNER
THE BIRD ESTATE LIMITED PARTNERSHIP

"THE BIRD ESTATE"

STREET ACCEPTANCE PLAN OF
"ATLANTIC COURT"
IN
WALPOLE, MA.
SCALE: 40 FEET TO AN INCH
DATED: JUNE 3, 2013

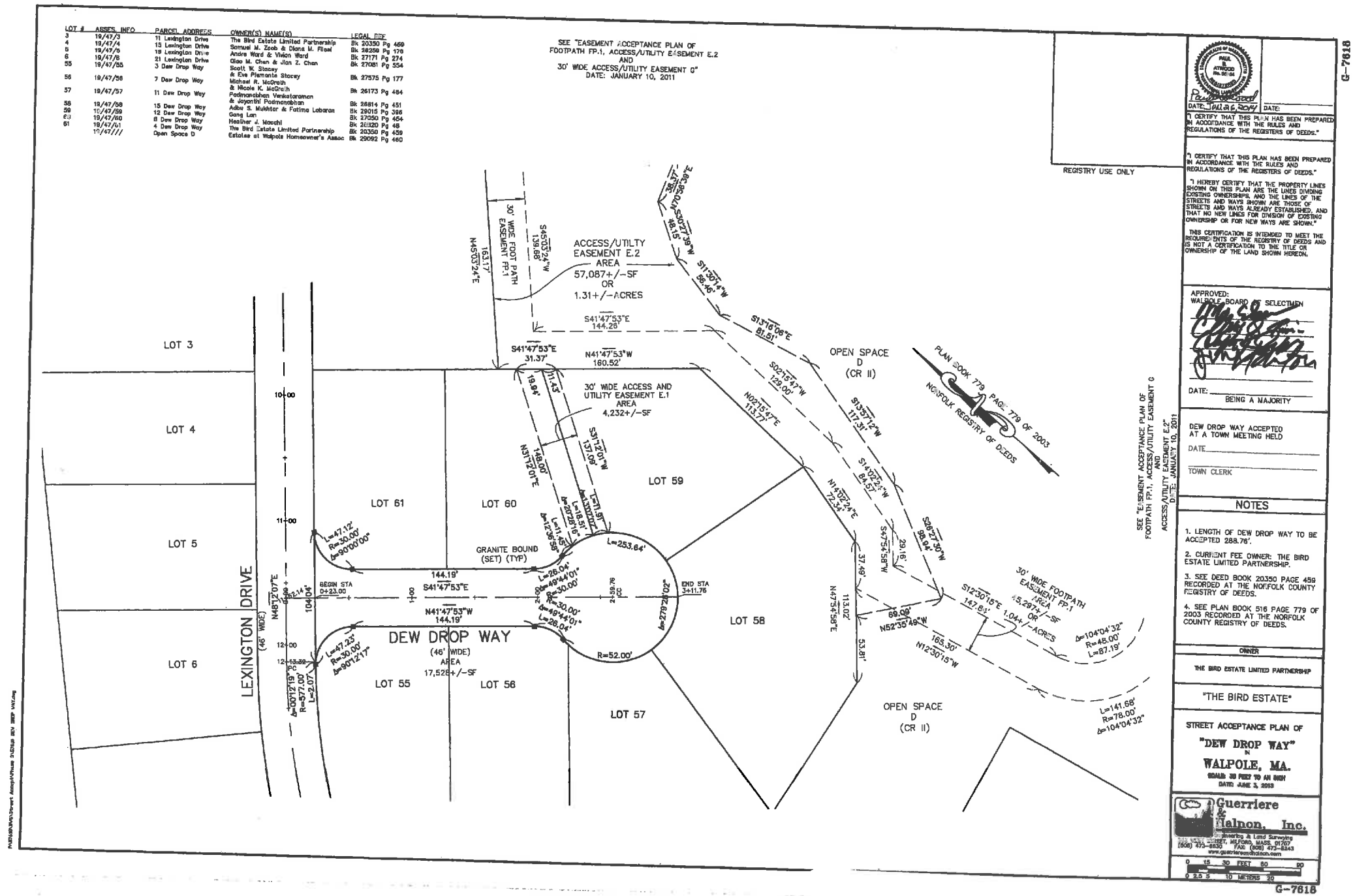
Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-9630 FAX (508) 473-8243
www.guerriereandhalnon.com

0 20 40 FEET 80 120
0 5 10 METERS 20 30

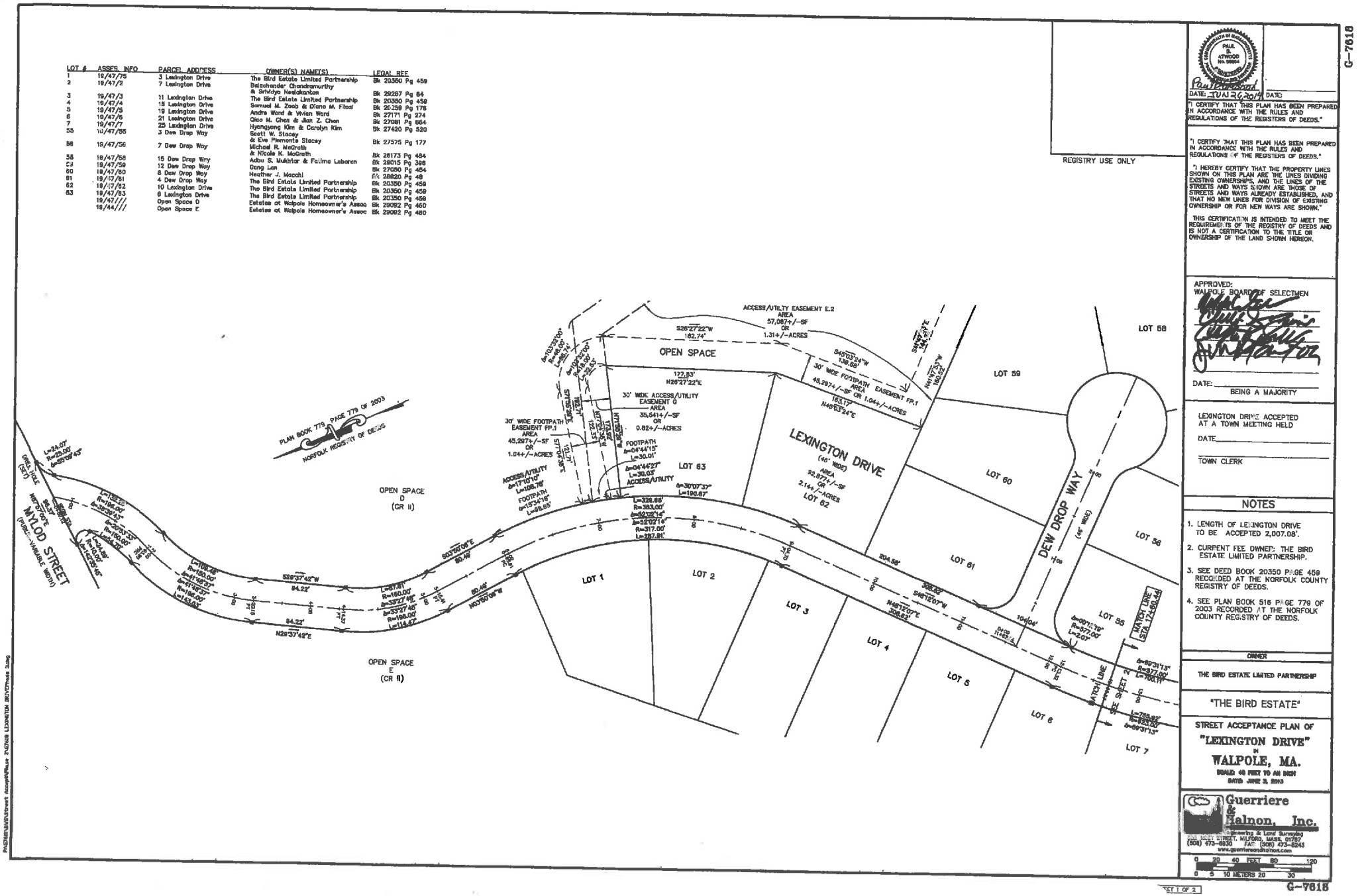
G-7618

G-7618

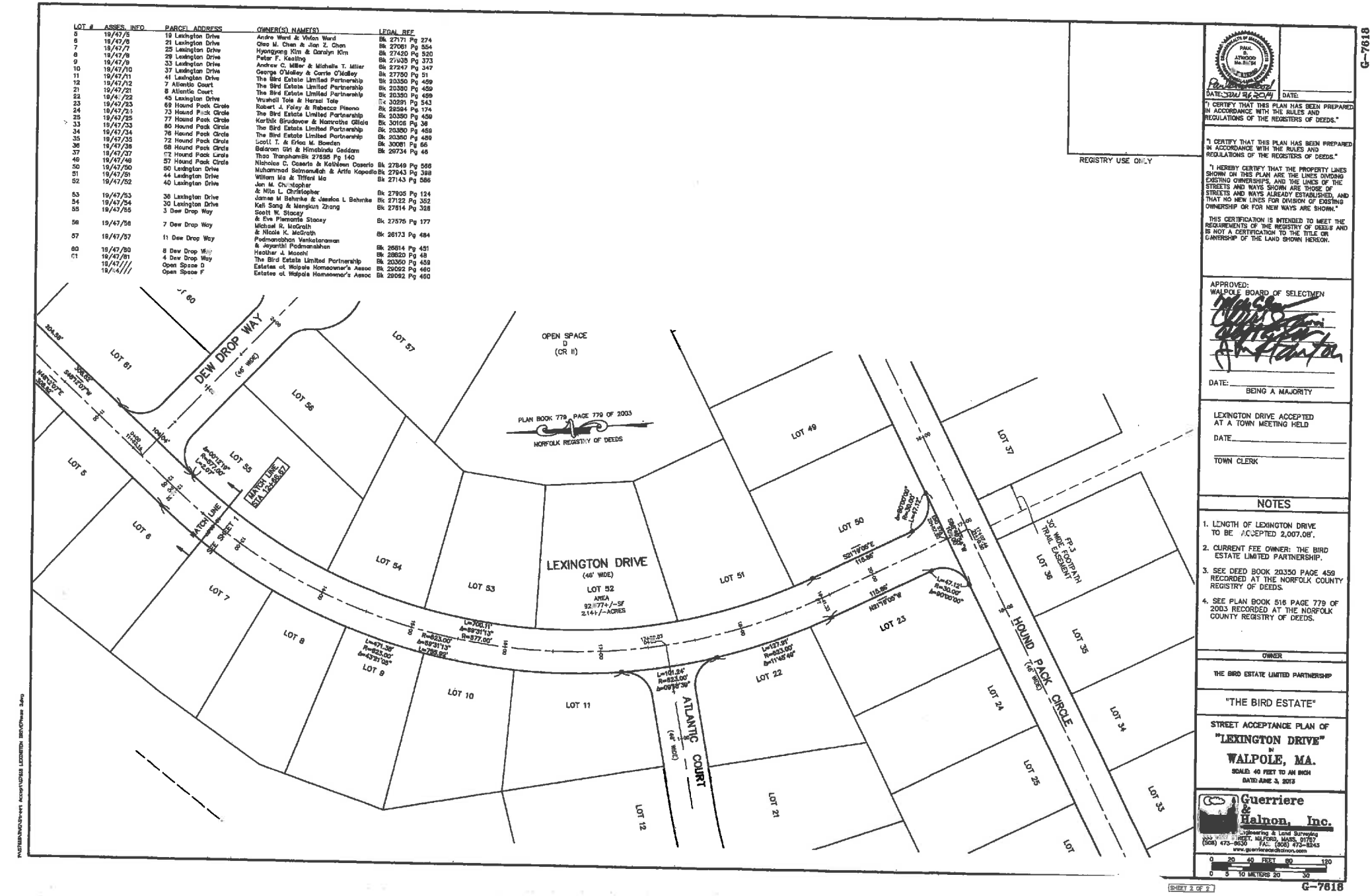
ARTICLE 31


LOT # ASSES. INFO PARCEL ADDRESS OWNER(S) NAME(S) LEGAL REF
3 19/47/3 11 Lexington Drive The Bird Estate Limited Partnership Bk 20350 Pg 459
4 19/47/4 13 Lexington Drive Samuel M. Zoob & Diana M. Filosi Bk 28258 Pg 178
5 19/47/5 18 Lexington Drive Andre Ward & Vivian Ward Bk 27171 Pg 274
6 19/47/6 21 Lexington Drive Qiao M. Chen & Jian Z. Chen Bk 27081 Pg 554
55 19/47/55 3 Dew Drop Way Scott W. Stacey & Eve Piemonte Stacey Bk 27575 Pg 177
56 19/47/56 7 Dew Drop Way Michael R. McGrath & Nicole K. McGrath Bk 26173 Pg 484
57 19/47/57 11 Dew Drop Way Padmanabhan Venkataraman & Jayanthi Padmanabhan Bk 26814 Pg 451
58 19/47/58 15 Dew Drop Way Adbe S. Mukhtar & Fatima Labaran Bk 29015 Pg 396
59 19/47/59 12 Dew Drop Way Gang Lan Bk 27050 Pg 454
60 19/47/60 8 Dew Drop Way Heather J. Macchi Bk 26320 Pg 48
61 19/47/61 4 Dew Drop Way The Bird Estate Limited Partnership Bk 20350 Pg 459
19/47/777 Open Space D Estates at Walpole Homeowner's Assoc Bk 29092 Pg 460
SEE "EASEMENT ACCEPTANCE PLAN OF FOOTPATH FP.1, ACCESS/UTILITY EASEMENT E.2 AND 30' WIDE ACCESS/UTILITY EASEMENT G" DATE: JANUARY 10, 2011
REGISTRY USE ONLY
G-7618
PAUL R. ATWOOD No. 36104
DATE: July 6, 2013
DATE:
"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."
"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 OR 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.
APPROVED:
WALPOLE BOARD OF SELECTMEN
DATE:
BEING A MAJORITY
DEW DROP WAY ACCEPTED AT A TOWN MEETING HELD
DATE
TOWN CLERK
NOTES
1. LENGTH OF DEW DROP WAY TO BE ACCEPTED 288.76'.
2. CURRENT FEE OWNER: THE BIRD ESTATE LIMITED PARTNERSHIP.
3. SEE DEED BOOK 20350 PAGE 459 RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
4. SEE PLAN BOOK 516 PAGE 779 OF 2003 RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
OWNER
THE BIRD ESTATE LIMITED PARTNERSHIP
"THE BIRD ESTATE"
STREET ACCEPTANCE PLAN OF
"DEW DROP WAY"
IN
WALPOLE, MA.
SCALE: 20 FEET TO AN INCH
DATE: JUNE 3, 2013
Guerriere & Halnon, Inc.
Engineering & Land Surveying
(508) 473-6630 FAX (508) 473-8243
www.guerriereandhalnon.com
0 15 30 FEET 60 90
0 2.5 5 10 METERS 20
G-7618
ACCESS/UTILITY EASEMENT E.2
AREA
57,087+/-SF
OR
1.31+/-ACRES
30' WIDE FOOT PATH EASEMENT FP.1
S45°03'24"W 139.68'
N45°03'24"E 163.17'
S41°47'53"E 144.26'
S41°47'53"E 31.37'
N41°47'53"W 160.52'
30' WIDE ACCESS AND UTILITY EASEMENT E.1
AREA
4,232+/-SF
N31°12'01"E 148.00'
S31°12'01"W 137.09'
OPEN SPACE D (CR II)
PLAN BOOK 779 PAGE 779 OF 2003 NORFOLK REGISTRY OF DEEDS
S30°27'29"W 48.15'
S11°30'14"W 50.46'
S13°16'08"E 81.51'
S02°15'47"W 129.00'
S13°57'12"W 117.31'
S14°02'24"W 84.57'
N02°15'47"E 113.77'
N14°02'24"E 79.34'
S26°27'50"W 98.94'
S75°45'47"W 29.15'
S12°30'15"E 147.81'
N52°35'49"W 69.06'
N12°30'15"W 165.30'
30' WIDE FOOTPATH EASEMENT FP.1
AREA
45,297+/-SF
OR
1.04+/-ACRES
Δ=104°04'32" R=45.00' L=87.19'
L=141.68' R=78.00' Δ=104°04'32"
SEE "EASEMENT ACCEPTANCE PLAN OF FOOTPATH FP.1, ACCESS/UTILITY EASEMENT E.2 AND ACCESS/UTILITY EASEMENT G" DATE: JANUARY 10, 2011
LOT 3
LOT 4
LOT 5
LOT 6
LOT 61
LOT 60
LOT 59
LOT 58
LOT 57
LOT 56
LOT 55
LEXINGTON DRIVE (46' WIDE)
N48°12'07"E 282.14'
104.04'
10+00
11+00
12+00
12+13.39 PC
GRANITE BOUND (SET) (TYP)
BEGIN STA 0+23.00
144.19'
S41°47'53"E
END STA 3+11.76
N41°47'53"W 144.19'
DEW DROP WAY
(46' WIDE)
AREA
17,528+/-SF
L=47.12' R=30.00' Δ=90°00'00"
L=47.23' R=30.00' Δ=90°12'17"
Δ=00°12'19" R=577.00' L=2.07'
L=253.64'
L=26.04' Δ=49°44'01" R=30.00'
L=18.51' Δ=37°20'16" R=28.40'
L=11.45' Δ=12°52'58" R=51.00'
Δ=278°25'02" R=52.00'
2-59.76 CD
19.94'
11.43'
113.02'
37.49'
53.81'
N47°54'58"E
38.37'
R=52.00'

ARTICLE 32


LOT # | ASSES. INFO | PARCEL ADDRESS | OWNER(S) NAME(S) | LEGAL REF
1 | 19/47/75 | 3 Lexington Drive | The Bird Estate Limited Partnership | Bk 20350 Pg 459
2 | 19/47/2 | 7 Lexington Drive | Balashander Chandramurthy & Srividya Neelakantan | Bk 29287 Pg 84
3 | 19/47/3 | 11 Lexington Drive | The Bird Estate Limited Partnership | Bk 20350 Pg 459
4 | 19/47/4 | 15 Lexington Drive | Samuel M. Zaab & Diane M. Fiscal | Bk 25259 Pg 178
5 | 19/47/5 | 19 Lexington Drive | Andra Ward & Vivian Ward | Bk 27171 Pg 274
6 | 19/47/6 | 21 Lexington Drive | Qiao M. Chen & Jian Z. Chen | Bk 27081 Pg 564
7 | 19/47/7 | 25 Lexington Drive | Hyongyong Kim & Carolyn Kim | Bk 27420 Pg 320
55 | 19/47/55 | 3 Dew Drop Way | Scott W. Stacey & Eve Piemonte Stacey | Bk 27575 Pg 177
56 | 19/47/56 | 7 Dew Drop Way | Michael R. McGrath & Nicole K. McGrath | Bk 28173 Pg 484
58 | 19/47/58 | 15 Dew Drop Wry | Adbu S. Mukhtar & Fatima Labaran | Bk 28015 Pg 386
59 | 19/47/59 | 12 Dew Drop Way | Dang Lan | Bk 27050 Pg 454
60 | 19/47/60 | 8 Dew Drop Way | Heather J. Macchi | Bk 28820 Pg 48
61 | 19/47/61 | 4 Dew Drop Way | The Bird Estate Limited Partnership | Bk 20350 Pg 459
62 | 19/47/62 | 10 Lexington Drive | The Bird Estate Limited Partnership | Bk 20350 Pg 459
63 | 19/47/63 | 6 Lexington Drive | The Bird Estate Limited Partnership | Bk 20350 Pg 459
 | 19/47/// | Open Space D | Estates at Walpole Homeowner's Assoc | Bk 29092 Pg 460
 | 19/44/// | Open Space E | Estates at Walpole Homeowner's Assoc | Bk 29092 Pg 460
REGISTRY USE ONLY
OPEN SPACE
LEXINGTON DRIVE
(46' WIDE)
DEW DROP WAY
(46' WIDE)
NYLOD STREET
(PUBLIC - VARIABLE WIDTH)
OPEN SPACE D (CR II)
OPEN SPACE E (CR II)
ACCESS/UTILITY EASEMENT E.2 AREA 57,087+/-SF OR 1.31+/-ACRES
30' WIDE FOOTPATH EASEMENT FP.1 AREA 45,287+/-SF OR 1.04+/-ACRES
30' WIDE ACCESS/UTILITY EASEMENT G AREA 35,541+/-SF OR 0.82+/-ACRES
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 55
LOT 56
LOT 58
LOT 59
LOT 60
LOT 61
LOT 62
LOT 63
PLAN BOOK 779, PAGE 779 OF 2003 NORFOLK REGISTRY OF DEEDS
MATCH LINE STA 12+60.44
SEE SHEET 2
PAUL D. ATWOOD No. 39604 REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: JULY 26, 2014
"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."
"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 OR 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.
APPROVED: WALPOLE BOARD OF SELECTMEN
DATE: BEING A MAJORITY
LEXINGTON DRIVE ACCEPTED AT A TOWN MEETING HELD
DATE
TOWN CLERK
NOTES
1. LENGTH OF LEXINGTON DRIVE TO BE ACCEPTED 2,007.08'.
2. CURRENT FEE OWNER: THE BIRD ESTATE LIMITED PARTNERSHIP.
3. SEE DEED BOOK 20350 PAGE 459 RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
4. SEE PLAN BOOK 516 PAGE 779 OF 2003 RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
OWNER
THE BIRD ESTATE LIMITED PARTNERSHIP
"THE BIRD ESTATE"
STREET ACCEPTANCE PLAN OF
"LEXINGTON DRIVE"
IN
WALPOLE, MA.
SCALE: 40 FEET TO AN INCH
DATE: JUNE 3, 2013
Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243
www.guerriereandhalnon.com
0 20 40 FEET 80 120
0 5 10 METERS 20 30
SHEET 1 OF 2
G-7618

ARTICLE 33


LOT # | ASSES. INFO | PARCEL ADDRESS | OWNER(S) NAME(S) | LEGAL REF
5 | 19/47/5 | 19 Lexington Drive | Andre Ward & Vivian Ward | Bk 27171 Pg 274
6 | 19/47/6 | 21 Lexington Drive | Chia M. Chen & Jian Z. Chen | Bk 27081 Pg 554
7 | 19/47/7 | 25 Lexington Drive | Hyongyong Kim & Carolyn Kim | Bk 27420 Pg 520
8 | 19/47/8 | 29 Lexington Drive | Peter F. Keating | Bk 27935 Pg 373
9 | 19/47/9 | 33 Lexington Drive | Andrew C. Miller & Michelle T. Miller | Bk 27247 Pg 347
10 | 19/47/10 | 37 Lexington Drive | George O'Malley & Carrie O'Malley | Bk 27750 Pg 51
11 | 19/47/11 | 41 Lexington Drive | The Bird Estate Limited Partnership | Bk 20350 Pg 459
12 | 19/47/12 | 7 Atlantic Court | The Bird Estate Limited Partnership | Bk 20380 Pg 459
21 | 19/47/21 | 8 Atlantic Court | The Bird Estate Limited Partnership | Bk 20350 Pg 459
22 | 19/47/22 | 45 Lexington Drive | Vrushali Tole & Harsel Tole | Bk 30291 Pg 543
23 | 19/47/23 | 69 Hound Pack Circle | Robert J. Foley & Rebecca Pisano | Bk 28594 Pg 174
24 | 19/47/24 | 73 Hound Pack Circle | The Bird Estate Limited Partnership | Bk 20350 Pg 459
25 | 19/47/25 | 77 Hound Pack Circle | Karthik Sirudavoor & Namratha Gilola | Bk 30106 Pg 36
33 | 19/47/33 | 80 Hound Pack Circle | The Bird Estate Limited Partnership | Bk 20380 Pg 459
34 | 19/47/34 | 76 Hound Pack Circle | The Bird Estate Limited Partnership | Bk 20350 Pg 459
35 | 19/47/35 | 72 Hound Pack Circle | Scott T. & Erica M. Bowden | Bk 30081 Pg 66
36 | 19/47/36 | 68 Hound Pack Circle | Balaram Giri & Himabindu Gaddam | Bk 29734 Pg 46
37 | 19/47/37 | 62 Hound Pack Circle | Thao Tranpham&Bk 27585 Pg 140
49 | 19/47/49 | 57 Hound Pack Circle | Nicholas C. Caserio & Kathleen Caserio | Bk 27849 Pg 566
50 | 19/47/50 | 50 Lexington Drive | Muhammad Selmanullah & Atifa Kapadia | Bk 27943 Pg 398
51 | 19/47/51 | 44 Lexington Drive | William Ma & Tiffani Ma | Bk 27143 Pg 586
52 | 19/47/52 | 40 Lexington Drive | Jon M. Christopher & Nita L. Christopher | Bk 27905 Pg 124
53 | 19/47/53 | 36 Lexington Drive | James M Behmke & Jessica L Behmke | Bk 27122 Pg 352
54 | 19/47/54 | 30 Lexington Drive | Kefi Sang & Mengkun Zhang | Bk 27814 Pg 328
55 | 19/47/55 | 3 Dew Drop Way | Scott N. Stacey & Eve Piemonte Stacey | Bk 27575 Pg 177
56 | 19/47/56 | 7 Dew Drop Way | Michael R. McGrath & Nicole K. McGrath | Bk 28173 Pg 484
57 | 19/47/57 | 11 Dew Drop Way | Padmanabhan Venkataraman & Jayanthi Padmanabhan | Bk 28614 Pg 451
80 | 19/47/80 | 8 Dew Drop Way | Heather J. Macchi | Bk 28820 Pg 48
81 | 19/47/81 | 4 Dew Drop Way | The Bird Estate Limited Partnership | Bk 20350 Pg 459
 | 19/47/// | Open Space D | Estates at Walpole Homeowner's Assoc | Bk 29092 Pg 460
 | 19/47/// | Open Space F | Estates at Walpole Homeowner's Assoc | Bk 29092 Pg 460
DEW DROP WAY
(46' WIDE)
LEXINGTON DRIVE
(46' WIDE)
OPEN SPACE D (CR II)
PLAN BOOK 779 PAGE 779 OF 2003
NORFOLK REGISTRY OF DEEDS
LOT 52
AREA 92,877+/-SF 2.14+/-ACRES
ATLANTIC COURT
(46' WIDE)
HOUND PACK CIRCLE
(46' WIDE)
FP 3
50' WIDE FOOTPATH TRAIL EASEMENT
MATCH LINE STA. 12+88.87
SEE SHEET 1
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
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LOT 54
LOT 55
LOT 56
LOT 57
LOT 61
REGISTRY USE ONLY
PAUL S. ATWOOD No. 31794
REGISTERED LAND SURVEYOR
DATE: JULY 26, 2004
DATE:
"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."
"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 OR 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.
APPROVED:
WALPOLE BOARD OF SELECTMEN
DATE:
BEING A MAJORITY
LEXINGTON DRIVE ACCEPTED AT A TOWN MEETING HELD
DATE
TOWN CLERK
NOTES
1. LENGTH OF LEXINGTON DRIVE TO BE ACCEPTED 2,007.08'.
2. CURRENT FEE OWNER: THE BIRD ESTATE LIMITED PARTNERSHIP.
3. SEE DEED BOOK 20350 PAGE 459 RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
4. SEE PLAN BOOK 516 PAGE 779 OF 2003 RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
OWNER
THE BIRD ESTATE LIMITED PARTNERSHIP
"THE BIRD ESTATE"
STREET ACCEPTANCE PLAN OF
"LEXINGTON DRIVE"
IN
WALPOLE, MA.
SCALE: 40 FEET TO AN INCH
DATED: JUNE 3, 2013
Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
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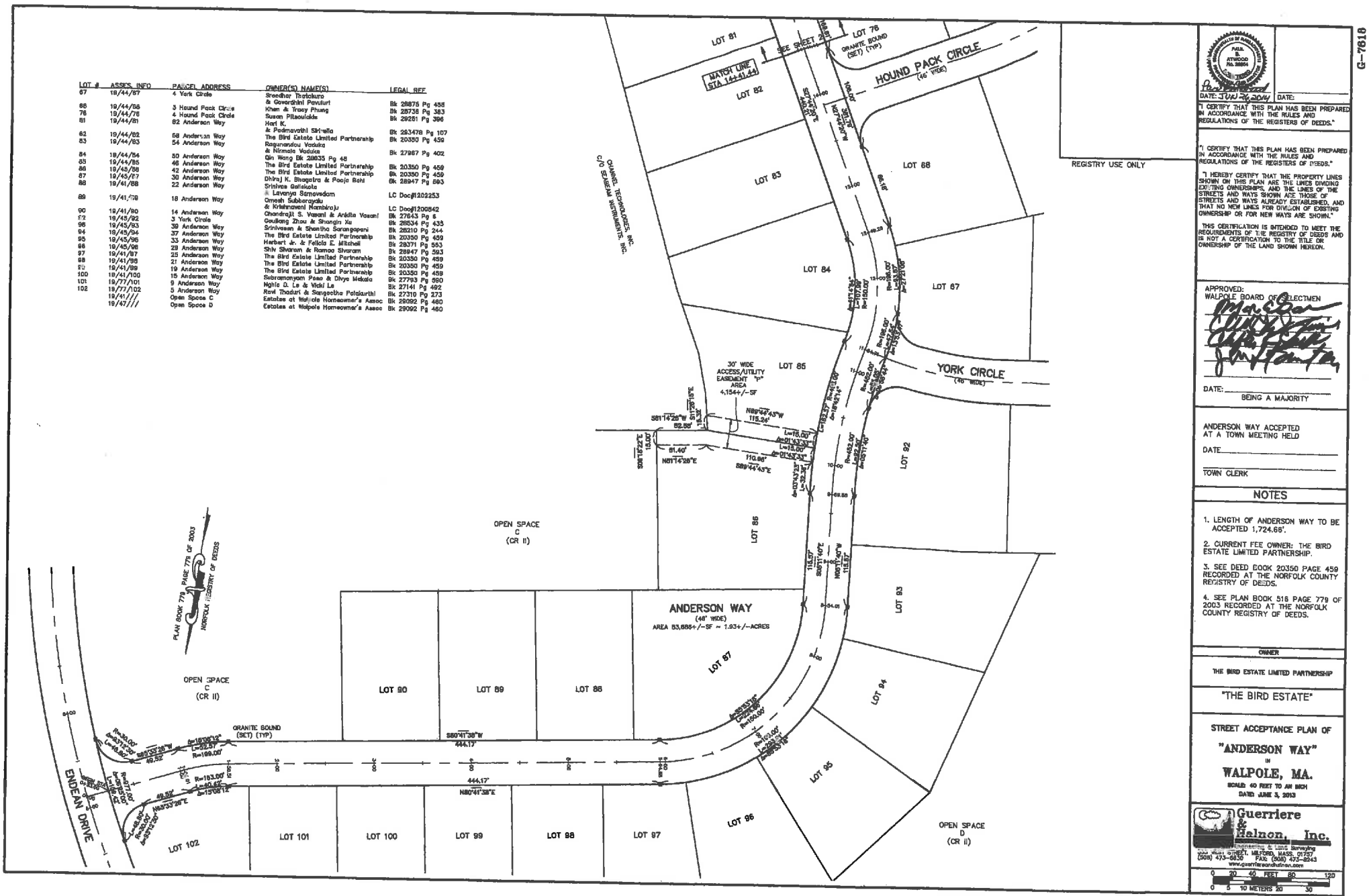
0 20 40 FEET 80 120
0 5 10 METERS 20 30
SHEET 2 OF 2
G-7618
G-7618

ARTICLE 33



LOT #	ASSES. INFO	PARCEL ADDRESS	OWNER(S) NAME(S)	LEGAL REF
67	19/44/67	4 York Circle	Sreedher Thotakura & Gowrishini Pavuluri	Bk 28875 Pg 458
68	19/44/68	3 Hound Pack Circle	Khan & Tracy Phung	Bk 28736 Pg 383
76	19/44/76	4 Hound Pack Circle	Susan Pitsouklds	Bk 29281 Pg 396
81	19/44/81	62 Anderson Way	Hari K. & Padmavathi Sirivella	Bk 28347B Pg 107
82	19/44/82	58 Anderson Way	The Bird Estate Limited Partnership	Bk 20350 Pg 459
83	19/44/83	54 Anderson Way	Ragunandan Vadaka & Nirmala Vadaka	Bk 27987 Pg 402
84	19/44/84	50 Anderson Way	Qin Wang Bk 28835 Pg 48	
85	19/44/85	46 Anderson Way	The Bird Estate Limited Partnership	Bk 20350 Pg 459
86	19/45/86	42 Anderson Way	The Bird Estate Limited Partnership	Bk 20350 Pg 459
87	19/45/87	30 Anderson Way	Dhiraj K. Bhagatra & Pooja Bahl	Bk 28947 Pg 593
88	19/41/88	22 Anderson Way	Srinivas Gollakota & Lavanya Samavedam	LC Doc#1202253
89	19/41/89	18 Anderson Way	Omesh Subbarayalu & Krishnaveni Nambiraju	LC Doc#1208842
90	19/41/90	14 Anderson Way	Chandrajit S. Vasani & Ankita Vasani	Bk 27643 Pg 6
92	19/45/92	3 York Circle	Guoliang Zhou & Shangin Xu	Bk 28534 Pg 438
93	19/45/93	39 Anderson Way	Srinivasan & Shantha Sarangapani	Bk 28210 Pg 244
94	19/45/94	37 Anderson Way	The Bird Estate Limited Partnership	Bk 20350 Pg 459
95	19/45/95	33 Anderson Way	Herbert Jr. & Felicia E. Mitchell	Bk 28371 Pg 553
96	19/45/96	28 Anderson Way	Shiv Sharam & Ramoa Sharam	Bk 28947 Pg 593
97	19/41/97	25 Anderson Way	The Bird Estate Limited Partnership	Bk 20350 Pg 459
98	19/41/98	21 Anderson Way	The Bird Estate Limited Partnership	Bk 20350 Pg 459
99	19/41/99	19 Anderson Way	The Bird Estate Limited Partnership	Bk 20350 Pg 459
100	19/41/100	15 Anderson Way	Subramanyam Pasa & Divya Mekala	Bk 27793 Pg 390
101	19/77/101	9 Anderson Way	Nghia D. Le & Vicki Le	Bk 27141 Pg 492
102	19/77/102	5 Anderson Way	Ravi Thaduri & Sangeetha Palakurthi	Bk 27310 Pg 273
	19/41///	Open Space C	Estates at Walpole Homeowner's Assoc	Bk 29092 Pg 460
	19/47///	Open Space D	Estates at Walpole Homeowner's Assoc	Bk 29092 Pg 460

PAUL D. ATWOOD No. 28804 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: JUNE 26, 2014

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

DATE:

"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 OR 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.

APPROVED:
WALPOLE BOARD OF SELECTMEN

DATE:

BEING A MAJORITY

ANDERSON WAY ACCEPTED AT A TOWN MEETING HELD

DATE

TOWN CLERK

NOTES

1. LENGTH OF ANDERSON WAY TO BE ACCEPTED 1,724.68'.
2. CURRENT FEE OWNER: THE BIRD ESTATE LIMITED PARTNERSHIP.
3. SEE DEED BOOK 20350 PAGE 459 RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
4. SEE PLAN BOOK 516 PAGE 779 OF 2003 RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.

OWNER

THE BIRD ESTATE LIMITED PARTNERSHIP

"THE BIRD ESTATE"

STREET ACCEPTANCE PLAN OF

"ANDERSON WAY"

IN

WALPOLE, MA.

SCALE: 40 FEET TO AN INCH

DATE: JUNE 3, 2013

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243
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0 5 10 METERS 20 30

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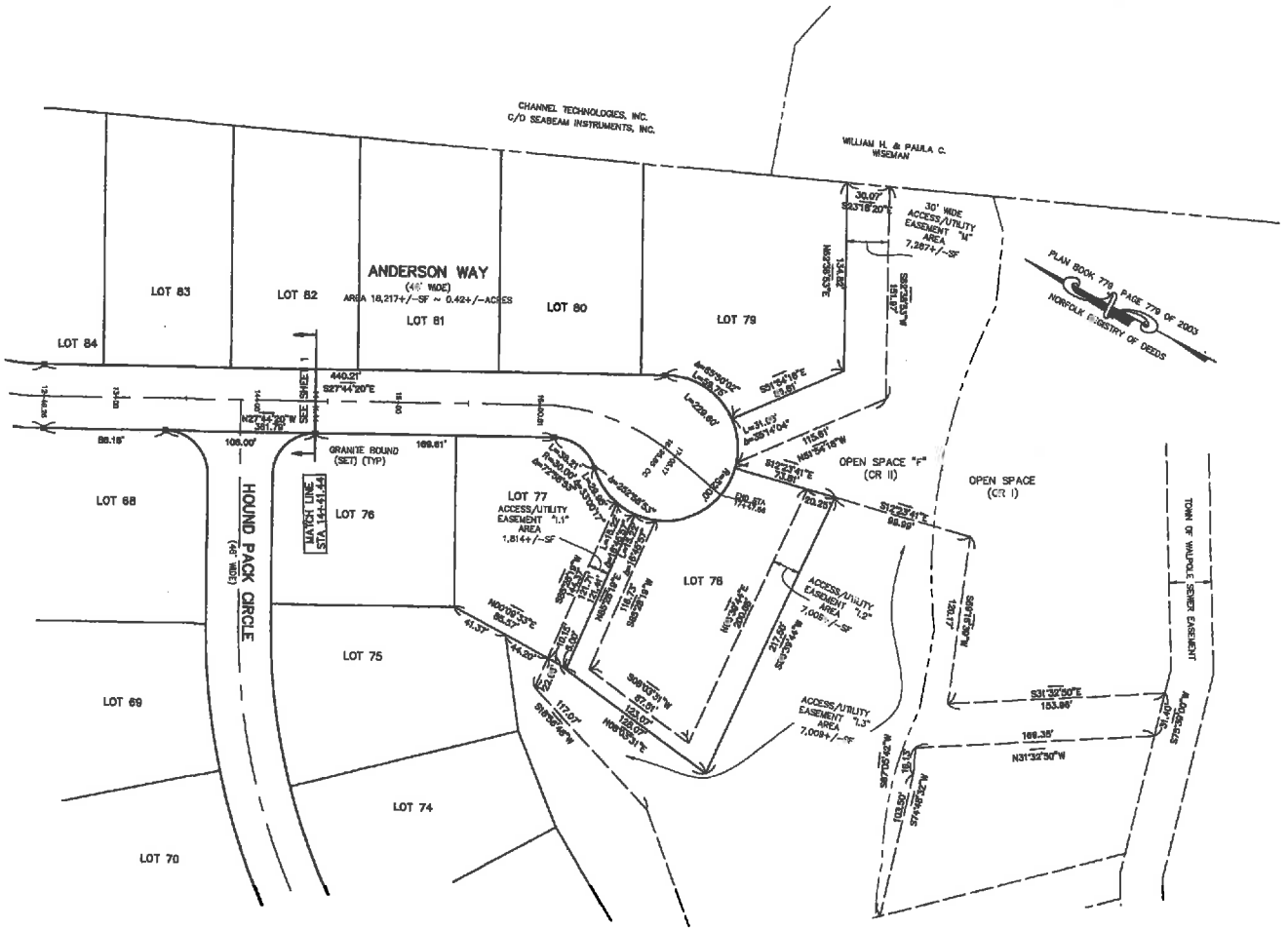
G-7618

ARTICLE 34

LOT #	ASSES. INFO	PARCEL ADDRESS	OWNER(S) NAME(S)	LEGAL REF.
68	19/44/68	3 Hound Pack Circle	Khan & Tracy Phung	Bk 28736 Pg 383
69	19/44/69	7 Hound Pack Circle	Johnnie & Jatinderjeet Sidhu	Bk 28101 Pg 297
70	19/47/70	11 Hound Pack Circle	Paul A. & Tina B. Margetis	Bk 28769 Pg 234
74	19/47/74	12 Hound Pack Circle	The Bird Estate Limited Partnership	Bk 20350 Pg 459
75	19/44/75	8 Hound Pack Circle	Frank R. & Alice C. Galli	Bk 28938 Pg 93
76	19/44/76	4 Hound Pack Circle	Susan Pitsoulakis	Bk 29251 Pg 396
77	19/44/77	63 Anderson Way	Eric H. & Lauren H. Westgate	Bk 29137 Pg 279
78	19/44/78	67 Anderson Way	Jon Jacoba & Kimberly Crimin	Bk 29638 Pg 519
79	19/44/79	70 Anderson Way	Rajeev & Priya Trikha	Bk 29786 Pg 223
80	19/44/80	68 Anderson Way	The Bird Estate Limited Partnership	Bk 20350 Pg 459
81	19/44/81	62 Anderson Way	Hari K. & Padmavathi Sirivella	Bk 29347B Pg 107
82	19/44/82	58 Anderson Way	The Bird Estate Limited Partnership	Bk 20350 Pg 459
83	19/44/83	54 Anderson Way	Ragunandan Vaduka & Nirmala Vaduka	Bk 27987 Pg 402
84	19/44/84	50 Anderson Way	Ola Wang	Bk 28635 Pg 48
	19/44///	Open Space F	Estates at Walpole Homeowner's Assoc	Bk 29062 Pg 480



REGISTRY USE ONLY

PAUL A. ATWOOD No. 39134 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: JUNE 2014 DATE:

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

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

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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.

APPROVED:
WALPOLE BOARD OF SELECTMEN

DATE: _____
BEING A MAJORITY

ANDERSON WAY ACCEPTED AT A TOWN MEETING HELD

DATE_____

TOWN CLERK

NOTES

1. LENGTH OF ANDERSON WAY TO BE ACCEPTED 1,724.66.
2. CURRENT FEE OWNER: THE BIRD ESTATE LIMITED PARTNERSHIP.
3. SEE DEED BOOK 20230 PAGE 459 RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
4. SEE PLAN BOOK 516 PAGE 779 OF 2005 RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.

OWNER

THE BIRD ESTATE LIMITED PARTNERSHIP

"THE BIRD ESTATE"

STREET ACCEPTANCE PLAN OF

"ANDERSON WAY"

IN

WALPOLE, MA.

SCALE: 40 FEET TO AN INCH

DATE: JUNE 3, 2014

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
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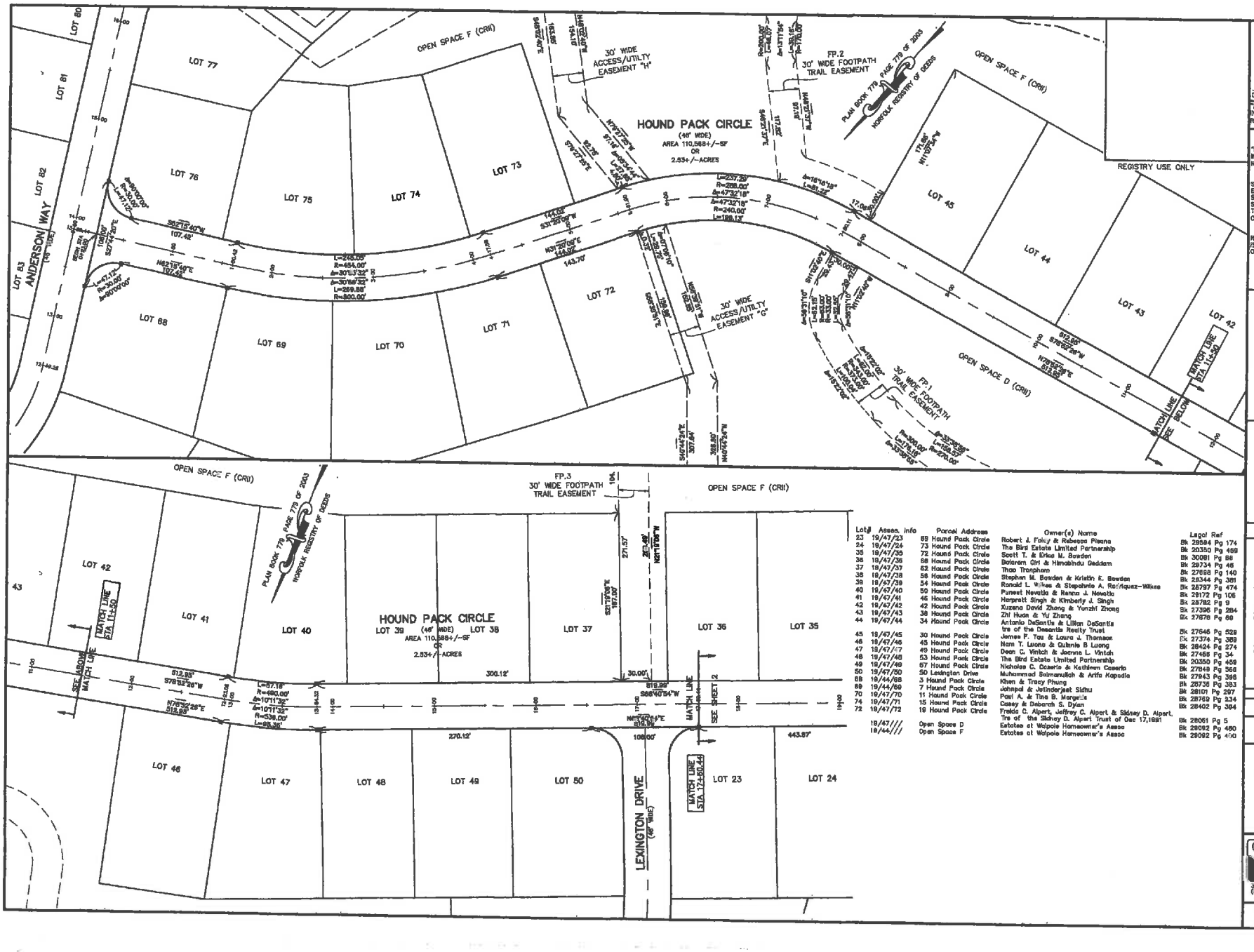
ARTICLE 34



Lot#	Assess. Info	Parcel Address	Owner(s) Name	Legal Ref
23	19/47/23	69 Hound Pack Circle	Robert J. Foley & Rebecca Pisana	Bk 29584 Pg 174
24	19/47/24	73 Hound Pack Circle	The Bird Estate Limited Partnership	Bk 20350 Pg 459
35	19/47/35	72 Hound Pack Circle	Scott T. & Erica M. Bowden	Bk 30081 Pg 86
36	19/47/36	68 Hound Pack Circle	Bolaram Giri & Hiranbindu Geddam	Bk 29734 Pg 46
37	19/47/37	62 Hound Pack Circle	Thao Tranpham	Bk 27698 Pg 140
38	19/47/38	58 Hound Pack Circle	Stephen M. Bowden & Kristin E. Bowden	Bk 28344 Pg 361
39	19/47/39	54 Hound Pack Circle	Ronald L. Wilkes & Stephanie A. Rodriquez-Wilkes	Bk 28797 Pg 474
40	19/47/40	50 Hound Pack Circle	Puneet Nevatia & Reena J. Nevatia	Bk 28172 Pg 106
41	19/47/41	46 Hound Pack Circle	Harpreet Singh & Kimberly J. Singh	Bk 28782 Pg 9
42	19/47/42	42 Hound Pack Circle	Xuzena David Zheng & Yanzhi Zhong	Bk 27396 Pg 284
43	19/47/43	38 Hound Pack Circle	Zhi Huan & Yu Zhang	Bk 27878 Pg 69
44	19/47/44	34 Hound Pack Circle	Antonio DeSantis & Lillian DeSantis tre of the Desantis Realty Trust	Bk 27646 Pg 529
45	19/47/45	30 Hound Pack Circle	James F. Tau & Laura J. Thomson	Bk 27374 Pg 368
46	19/47/46	45 Hound Pack Circle	Nam T. Luong & Quinnie B Luong	Bk 28424 Pg 274
47	19/47/47	49 Hound Pack Circle	Dean C. Winich & Joanne L. Vinich	Bk 27458 Pg 34
48	19/47/48	53 Hound Pack Circle	The Bird Estate Limited Partnership	Bk 20350 Pg 459
49	19/47/49	57 Hound Pack Circle	Nicholas C. Caserio & Kathleen Caserio	Bk 27849 Pg 568
50	19/47/50	50 Lexington Drive	Muhammad Saimanullah & Arifa Kapadia	Bk 27943 Pg 388
88	19/44/88	3 Hound Pack Circle	Khen & Tracy Phung	Bk 28736 Pg 383
69	19/44/69	7 Hound Pack Circle	Johnpal & Jotinderjeet Sidhu	Bk 28101 Pg 297
70	19/47/70	11 Hound Pack Circle	Paul A. & Tina B. Margetis	Bk 28769 Pg 234
71	19/47/71	15 Hound Pack Circle	Casey & Deborah S. Dylan	Bk 28402 Pg 384
72	19/47/72	19 Hound Pack Circle	Freida G. Alpert, Jeffrey C. Alpert & Sidney D. Alpert, Tre of the Sidney D. Alpert Trust of Dec 17,1981	Bk 28061 Pg 5
	19/47///	Open Space D	Estates at Walpole Homeowner's Assoc	Bk 28092 Pg 460
	19/44///	Open Space F	Estates at Walpole Homeowner's Assoc	Bk 28092 Pg 460

PAUL A. ATWOOD NO. 49551 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: JUNE 26, 2014 DATE:

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

"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 OR 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.

APPROVED:
WALPOLE BOARD OF SELECTMEN

DATE: _____
BEING A MAJORITY

HOUND PACK CIRCLE ACCEPTED AT A TOWN MEETING HELD

DATE _____

TOWN CLERK

NOTES

1. LENGTH OF HOUND PACK CIRCLE TO BE ACCEPTED 2,3114.26'.
2. CURRENT FEE OWNER: THE BIRD ESTATE LIMITED PARTNERSHIP.
3. SEE DEED BOOK 20350 PAGE 459 RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
4. SEE PLAN BOOK 516 PAGE 779 OF 2003 RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.

OWNER

THE BIRD ESTATE LIMITED PARTNERSHIP

"THE BIRD ESTATE"

STREET ACCEPTANCE PLAN OF

"HOUND PACK CIRCLE"

IN

WALPOLE, MA.

SCALE: 40 FEET TO AN INCH

DATE: JUNE 3, 2013

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243
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0 5 10 METERS 20 30

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G-7618

ARTICLE 35

LOT #	ASSES. INFO	PARCEL ADDRESS	OWNER(S) NAME(S)	LEGAL REF
23	19/47/23	69 Hound Pack Circle	Robert J. Foley & Rebecca Pisano	Bk 29594 Pg 174
24	19/47/24	73 Hound Pack Circle	The Bird Estate Limited Partnership	Bk 20350 Pg 459
25	19/47/25	77 Hound Pack Circle	Karthik Birudavolu & Namratha Gillala	Bk 30106 Pg 36
26	19/47/26	81 Hound Pack Circle	Shipeng Yuan & Guishi Yang	Bk 30134 Pg 172
27	19/47/27	85 Hound Pack Circle	The Bird Estate Limited Partnership	Bk 20350 Pg 459
28	19/47/28	89 Hound Pack Circle	The Bird Estate Limited Partnership	Bk 20350 Pg 459
29	19/47/29	93 Hound Pack Circle	Thomas Mathews & Sharon M. Joss	Bk 28712 Pg 244
30	19/47/30	97 Hound Pack Circle	Michael J. Madden & Sarah P. Knight	Bk 29917 Pg 284
31	19/47/31	88 Hound Pack Circle	Nageswararao & Shailaja Garantla	Bk 29902 Pg 2
32	19/47/32	84 Hound Pack Circle	Allen T. & Anita Wong	Bk 29686 Pg 440
33	19/47/33	80 Hound Pack Circle	The Bird Estate Limited Partnership	Bk 20350 Pg 459
34	19/47/34	76 Hound Pack Circle	The Bird Estate Limited Partnership	Bk 20350 Pg 459
35	19/47/35	72 Hound Pack Circle	Scott T. & Erica M. Bowden	Bk 30091 Pg 86
36	19/47/36	68 Hound Pack Circle	Balaram Giri & Himabindu Gaddam	Bk 29734 Pg 48
37	19/47/37	62 Hound Pack Circle	Theo Trenpham	Bk 27698 Pg 140
38	19/47/38	58 Hound Pack Circle	Stephen M. Bowden & Kristin E. Bowden	Bk 29344 Pg 381
39	19/47/39	54 Hound Pack Circle	Ronald L. Wilkes & Stephanie A. Rodriquez-Wilkes	Bk 28797 Pg 474
48	19/47/48	53 Hound Pack Circle	The Bird Estate Limited Partnership	Bk 20350 Pg 459
49	19/47/49	57 Hound Pack Circle	Nicholas C. Caserio & Kathleen Caserio	Bk 27846 Pg 566
50	19/47/50	50 Lexington Drive	Muhammad Salmanullah & Anita Kapadia	Bk 27843 Pg 398
	19/44/111	Open Space F	Estates at Walpole Homeowner's Assoc	Bk 29092 Pg 480

REGISTRY USE ONLY

DATE: JUNE 6, 2014 DATE:

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

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

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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.

APPROVED:
WALPOLE BOARD OF SELECTMEN

DATE: _____
BEING A MAJORITY

HOUND PACK CIRCLE ACCEPTED AT A TOWN MEETING HELD

DATE_____

_____
TOWN CLERK

NOTES

1. LENGTH OF HOUND PACK CIRCLE TO BE ACCEPTED 2,311.26'.
2. CURRENT FEE OWNER: THE BIRD ESTATE LIMITED PARTNERSHIP.
3. SEE DEED BOOK 20350 PAGE 459 RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
4. SEE PLAN BOOK 516 PAGE 779 OF 2003 RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.

OWNER
THE BIRD ESTATE LIMITED PARTNERSHIP

"THE BIRD ESTATE"

STREET ACCEPTANCE PLAN OF

"HOUND PACK CIRCLE"

IN

WALPOLE, MA.

SCALE: 40 FEET TO AN INCH
DATE: JUNE 3, 2013

Guerriere & Halnon, Inc.
Engineering & Land Surveying
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0 5 10 METERS 20 30

OF 2

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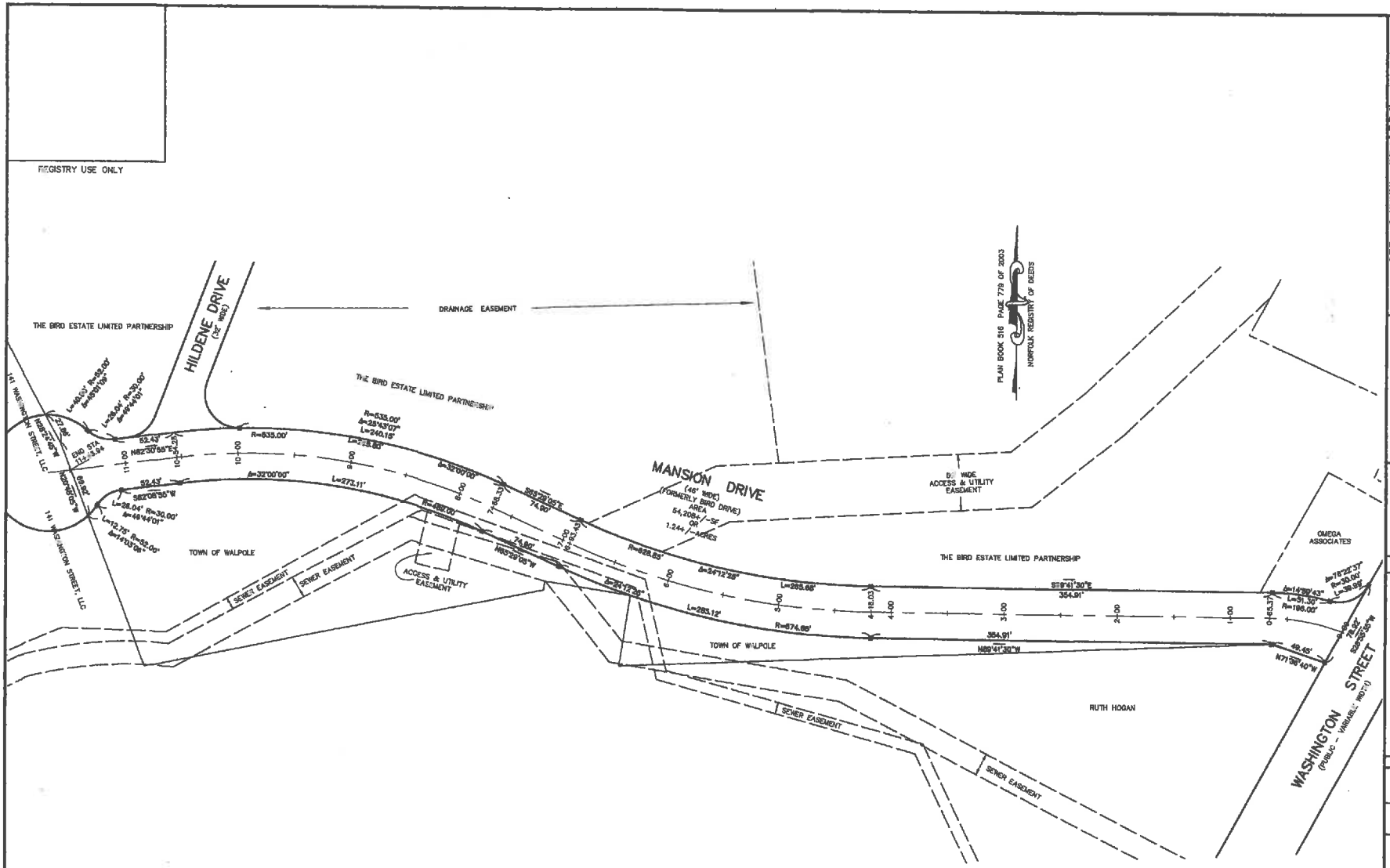
G-7618

ARTICLE 35



DATE: 12/18/13

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

DATE:

"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 OR 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.

APPROVED:
WALPOLE BOARD OF SELECTMEN

DATE:
BEING A MAJORITY

NOTES

1. LENGTH OF MANSION DRIVE TO BE ACCEPTED 1,145.94'
2. CURRENT FEE OWNER: THE BIRD ESTATE LIMITED PARTNERSHIP.
3. SEE DEED BOOK 20350 PAGE 459 RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
4. SEE PLAN BOOK 516 PAGE 779 OF 2003 AND PLAN BOOK 434 PAGE 726 OF 1995 RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.

OWNER

THE BIRD ESTATE LIMITED PARTNERSHIP

"THE BIRD ESTATE"

STREET ACCEPTANCE PLAN OF
"MANSION DRIVE"
BY: BOARD OF SELECTMEN
IN
WALPOLE, MA.

SCALE: 40 FEET TO AN INCH
DATED: DECEMBER 3, 2013

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243
www.guerriereandhalnon.com

0 20 40 FEET 80 120
0 5 10 METERS 20 30

G-7618

G-7618

ARTICLE 36

FOR REGISTRY USE

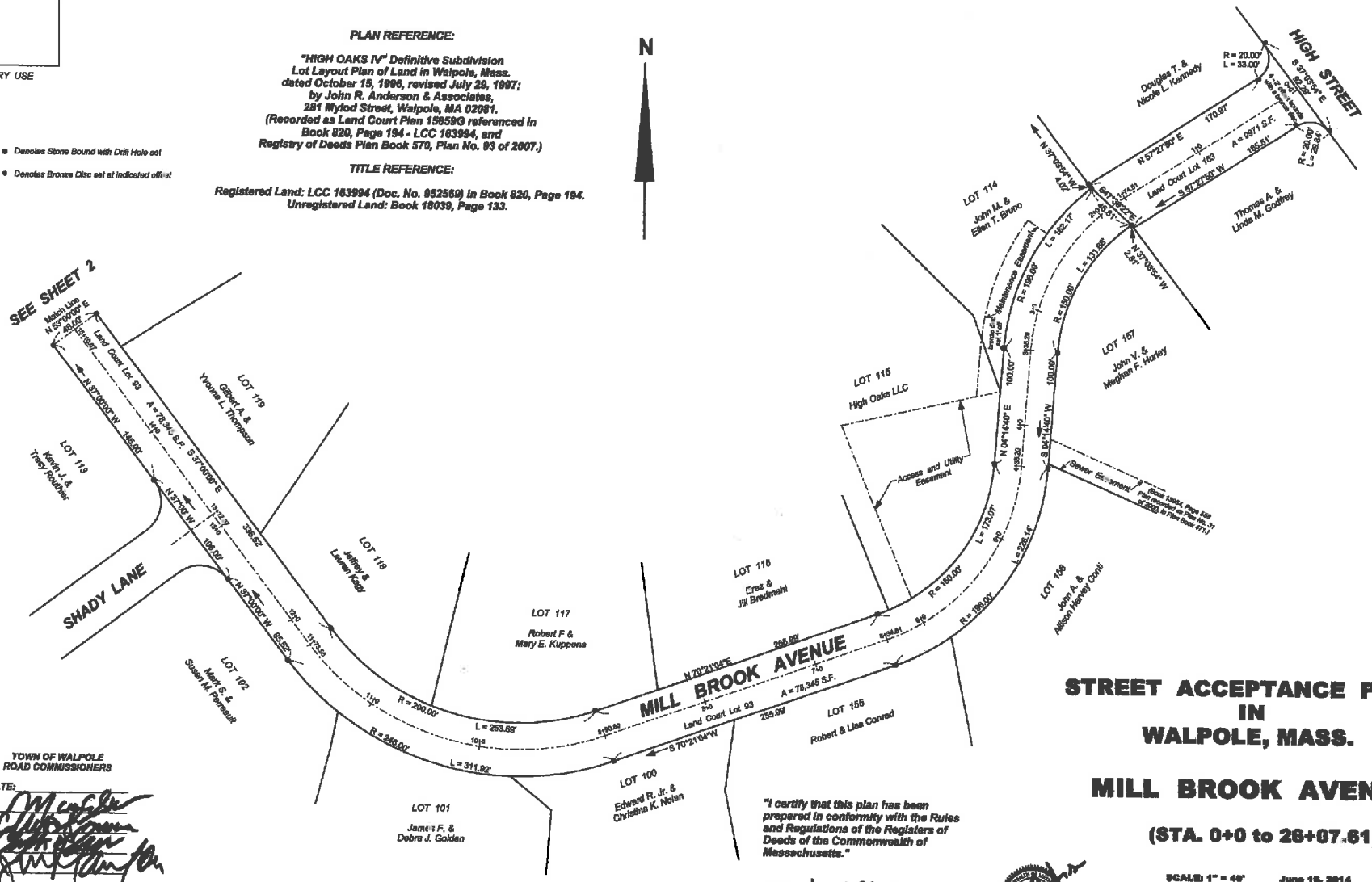
PLAN REFERENCE:

"HIGH OAKS IV" Definitive Subdivision
Lot Layout Plan of Land in Walpole, Mass.
dated October 15, 1996, revised July 29, 1997;
by John R. Anderson & Associates,
281 Mylod Street, Walpole, MA 02081.
(Recorded as Land Court Plan 15959G referenced in
Book 820, Page 194 - LCC 163994, and
Registry of Deeds Plan Book 570, Plan No. 93 of 2007.)

TITLE REFERENCE:

Registered Land: LCC 163994 (Doc. No. 952569) in Book 820, Page 194.
Unregistered Land: Book 18039, Page 133.

- Denotes Stone Bound with Drill Hole set
- Denotes Bronze Disc set at indicated offset



TOWN OF WALPOLE
ROAD COMMISSIONERS

DATE:

"I certify that this plan has been prepared in conformity with the Rules and Regulations of the Registers of Deeds of the Commonwealth of Massachusetts."

DATE: JULY 28, 2014

Registered Land Surveyor

STREET ACCEPTANCE PLAN IN WALPOLE, MASS.

MILL BROOK AVENUE

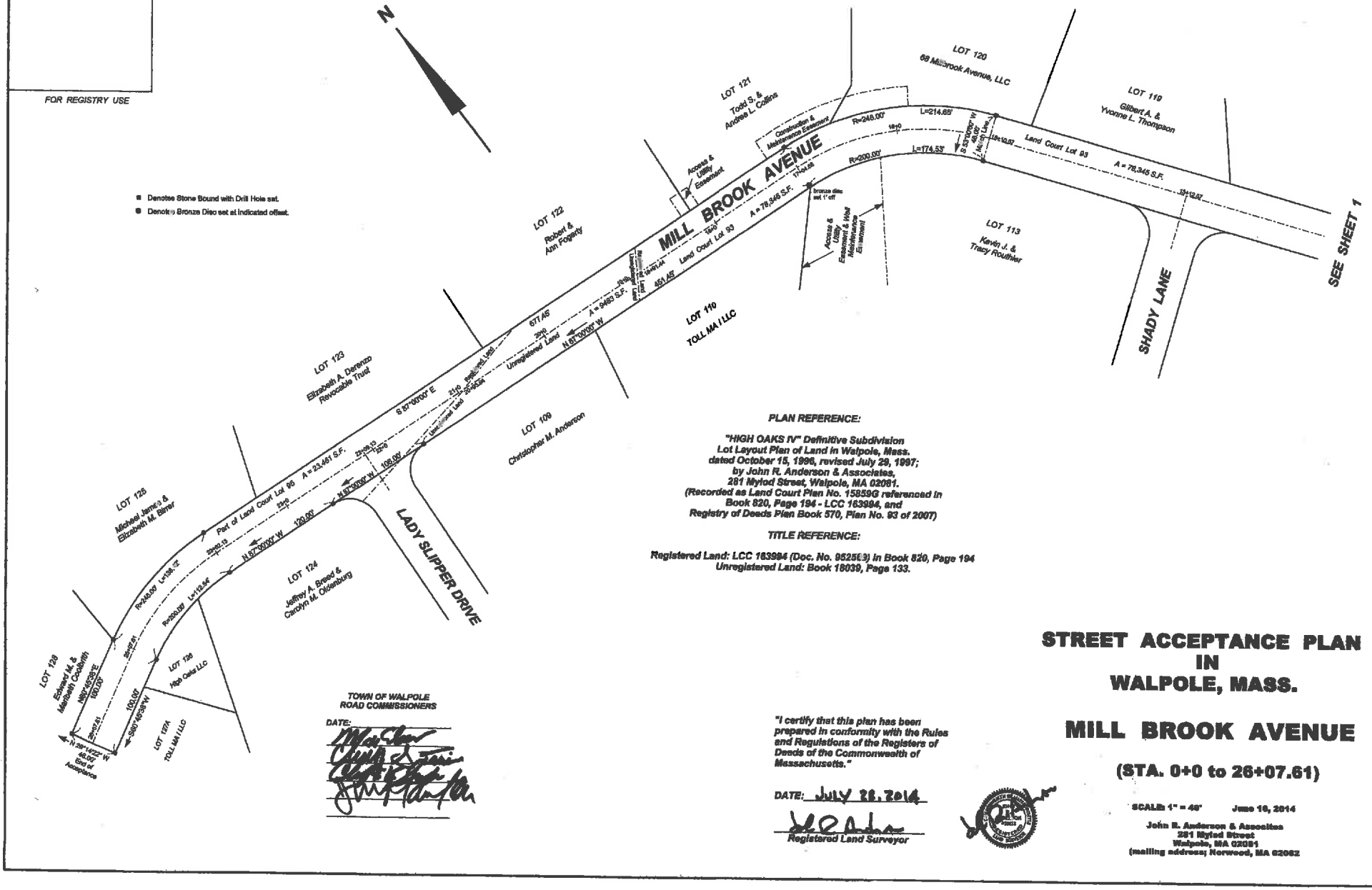
(STA. 0+0 to 26+07.61)

SCALE 1" = 40' June 16, 2014

John R. Anderson & Associates
281 Mylod Street
Walpole, MA 02081
(mailing address: Norwood, MA 02062

ARTICLE 37

FOR REGISTRY USE



PLAN REFERENCE:

"HIGH OAKS IV" Definitive Subdivision
Lot Layout Plan of Land in Walpole, Mass.
dated October 15, 1996, revised July 29, 1997;
by John R. Anderson & Associates,
281 Mylod Street, Walpole, MA 02081.
(Recorded as Land Court Plan No. 15859G referenced in
Book 820, Page 194 - LCC 163994, and
Registry of Deeds Plan Book 570, Plan No. 93 of 2007)

TITLE REFERENCE:

Registered Land: LCC 163994 (Doc. No. 952563) in Book 820, Page 194
Unregistered Land: Book 18039, Page 133.

TOWN OF WALPOLE
ROAD COMMISSIONERS

DATE:

"I certify that this plan has been prepared in conformity with the Rules and Regulations of the Registers of Deeds of the Commonwealth of Massachusetts."

DATE: JULY 28, 2014

Registered Land Surveyor

STREET ACCEPTANCE PLAN IN WALPOLE, MASS.

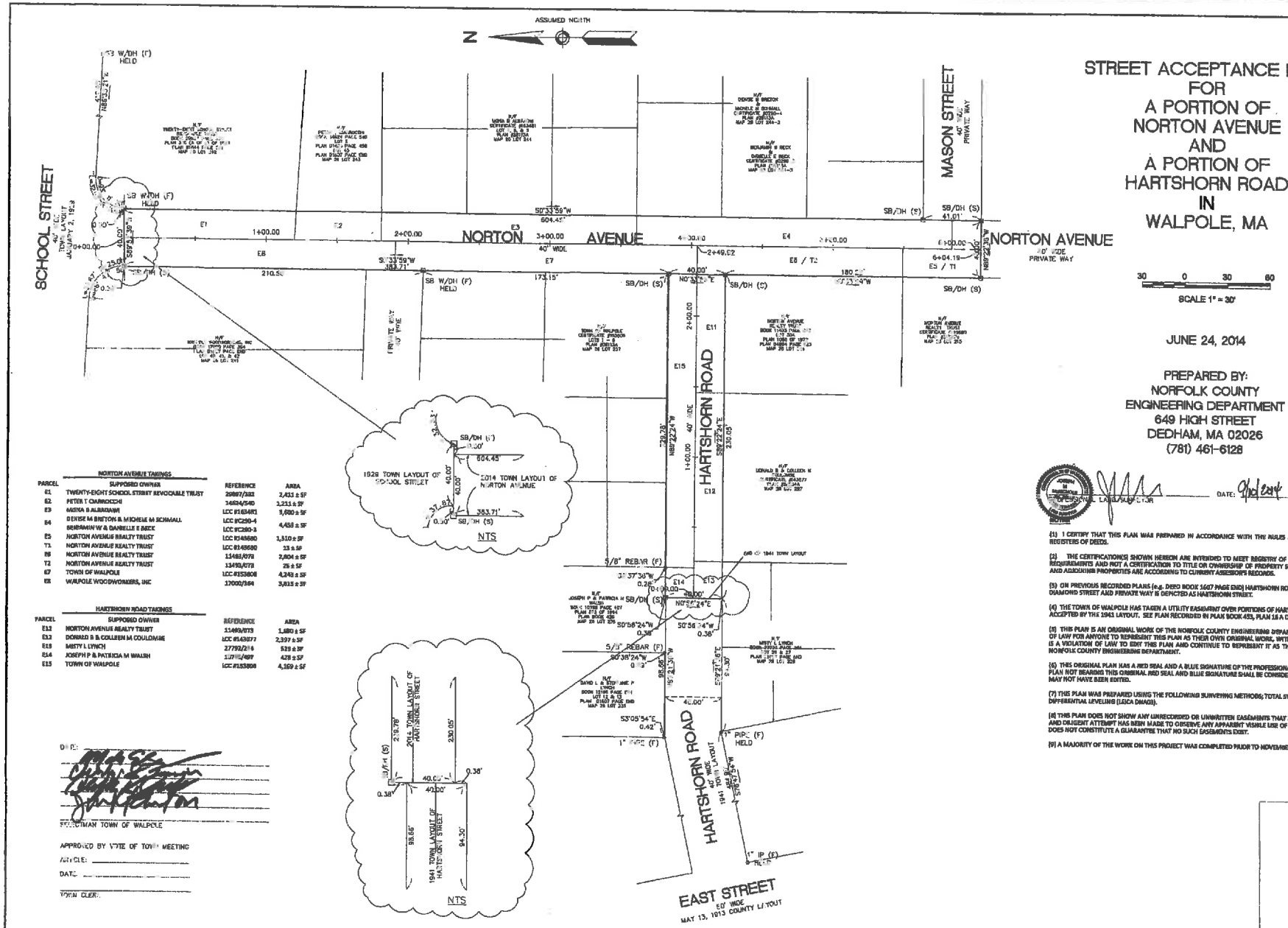
MILL BROOK AVENUE

(STA. 0+0 to 26+07.61)

SCALE: 1" = 40' June 10, 2014

John R. Anderson & Associates
281 Mylod Street
Walpole, MA 02081
(mailing address: Norwood, MA 02062

ARTICLE 37



STREET ACCEPTANCE PLAN
FOR
A PORTION OF NORTON AVENUE
AND
A PORTION OF HARTSHORN ROAD
IN
WALPOLE, MA

30 0 30 60

SCALE 1" = 30'

JUNE 24, 2014

PREPARED BY:
NORFOLK COUNTY
ENGINEERING DEPARTMENT
649 HIGH STREET
DEDHAM, MA 02026
(781) 461-6128

DATE: 9/10/2014

NORTON AVENUE TAKINGS

PARCEL	SUPPOSED OWNER	REFERENCE	AREA
E1	TWENTY-EIGHT SCHOOL STREET REVOCABLE TRUST	29897/332	2,433 ± SF
E2	PETER T CHARNOCCHI	14624/340	3,231 ± SF
E3	MOIRA B ALBARAHIM	LCC #163481	3,680 ± SF
E4	DENISE M BRETON & MICHELE M SCHMALL	LCC #C250-4	4,453 ± SF
	BENJAMIN W & DANIELLE E BECK	LCC #C280-2	
E5	NORTON AVENUE REALTY TRUST	LCC #146680	1,310 ± SF
T1	NORTON AVENUE REALTY TRUST	LCC #146680	13 ± SF
E6	NORTON AVENUE REALTY TRUST	13488/078	2,804 ± SF
T2	NORTON AVENUE REALTY TRUST	13488/078	25 ± SF
E7	TOWN OF WALPOLE	LCC #153808	4,243 ± SF
E8	WALPOLE WOODWORKERS, INC	17000/184	3,813 ± SF

HARTSHORN ROAD TAKINGS

PARCEL	SUPPOSED OWNER	REFERENCE	AREA
E12	NORTON AVENUE REALTY TRUST	13488/078	1,680 ± SF
E13	DONALD B & COLLEEN M COULOMBE	LCC #143877	2,397 ± SF
E15	MISTY L LYNCH	27792/216	539 ± SF
E14	JOSEPH P & PATRICIA M WALSH	11788/497	428 ± SF
E15	TOWN OF WALPOLE	LCC #153808	4,169 ± SF

DATE:

SELECTMAN TOWN OF WALPOLE

APPROVED BY VOTE OF TOWN MEETING

ARTICLE:

DATE:

TOWN CLERK

(1) I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

(2) THE CERTIFICATION(S) SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS AND/OR MUNICIPAL REQUIREMENTS AND NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN, OWNERS OF LOCUS AND ADJOINING PROPERTIES ARE ACCORDING TO CURRENT ASSESSOR'S RECORDS.

(3) ON PREVIOUS RECORDED PLANS (e.g. DEED BOOK 1607 PAGE END) HARTSHORN ROAD IS DEPICTED AS DIAMOND STREET AND PRIVATE WAY IS DEPICTED AS HARTSHORN STREET.

(4) THE TOWN OF WALPOLE HAS TAKEN A UTILITY EASEMENT OVER PORTIONS OF HARTSHORN ROAD NOT ACCEPTED BY THE 1941 LAYOUT. SEE PLAN RECORDED IN PLAN BOOK 453, PLAN 18 A OF 2 OF 1898.

(5) THIS PLAN IS AN ORIGINAL WORK OF THE NORFOLK COUNTY ENGINEERING DEPARTMENT. IT IS A VIOLATION OF LAW FOR ANYONE TO REPRESENT THIS PLAN AS THEIR OWN ORIGINAL WORK, WITH OR WITHOUT EDITING. IT IS A VIOLATION OF LAW TO EDIT THIS PLAN AND CONTINUE TO REPRESENT IT AS THE ORIGINAL WORK OF THE NORFOLK COUNTY ENGINEERING DEPARTMENT.

(6) THIS ORIGINAL PLAN HAS A RED SEAL AND A BLUE SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR. ANY PLAN NOT BEARING THIS ORIGINAL RED SEAL AND BLUE SIGNATURE SHALL BE CONSIDERED A COPY THAT MAY OR MAY NOT HAVE BEEN EDITED.

(7) THIS PLAN WAS PREPARED USING THE FOLLOWING SURVEYING METHODS; TOTAL STATION (LEICA 805), DIFFERENTIAL LEVELING (LEICA DNA03).

(8) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS THAT MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USE OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

(9) A MAJORITY OF THE WORK ON THIS PROJECT WAS COMPLETED PRIOR TO NOVEMBER 22, 2013.

NORTON AVE HARTSHORN RD 1000 V3014 09-03-2014.DWG 8-Sep-2014

ARTICLE 38

STREET ACCEPTANCE PLAN FOR A PORTION OF NORTON AVENUE AND A PORTION OF HARTSHORN ROAD IN WALPOLE, MA

SCALE 1" = 30'

JUNE 24, 2014

PREPARED BY:
NORFOLK COUNTY
ENGINEERING DEPARTMENT
649 HIGH STREET
DEDHAM, MA 02026
(781) 461-6128

PROFESSIONAL LAND SURVEYOR DATE: 9/10/2014

(1) I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

(2) THE CERTIFICATION(S) SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS AND/OR MUNICIPAL REQUIREMENTS AND NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN, OWNERS OF LOCUS AND ADJOINING PROPERTIES ARE ACCORDING TO CURRENT ASSESSOR'S RECORDS.

(3) ON PREVIOUS RECORDED PLANS (e.g. DEED BOOK 1607 PAGE END) HARTSHORN ROAD IS DEPICTED AS DIAMOND STREET AND PRIVATE WAY IS DEPICTED AS HARTSHORN STREET.

(4) THE TOWN OF WALPOLE HAS TAKEN A UTILITY EASEMENT OVER PORTIONS OF HARTSHORN ROAD NOT ACCEPTED BY THE 1941 LAYOUT. SEE PLAN RECORDED IN PLAN BOOK 453, PLAN 18 A OF 2 OF 1998.

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(7) THIS PLAN WAS PREPARED USING THE FOLLOWING SURVEYING METHODS; TOTAL STATION (LEICA 800), DIFFERENTIAL LEVELING (LEICA DNA03).

(8) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS THAT MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USE OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

(9) A MAJORITY OF THE WORK ON THIS PROJECT WAS COMPLETED PRIOR TO NOVEMBER 22, 2013.

NORTON AVENUE TAKINGS

PARCEL	SUPPOSED OWNER	REFERENCE	AREA
E1	TWENTY-EIGHT SCHOOL STREET REVOCABLE TRUST	2?387/332	2,411 ± SF
E2	PETER T CIARROCCHI	14624/540	1,211 ± SF
E3	MONA B ALBADAWI	LCC #163481	3,600 ± SF
E4	DENISE M BRETON & MICHELE M SCHMALL	LCC #C290-4	4,453 ± SF
	BENJAMIN W & DANIELLE E BECK	LCC #C290-3	
E5	NORTON AVENUE REALTY TRUST	LCC #145680	1,510 ± SF
T1	NORTON AVENUE REALTY TRUST	LCC #145680	13 ± SF
E6	NORTON AVENUE REALTY TRUST	11493/073	2,804 ± SF
T2	NORTON AVENUE REALTY TRUST	11493/073	26 ± SF
E7	TOWN OF WALPOLE	LCC #153808	4,248 ± SF
E8	WALPOLE WOODWORKERS, INC	17000/364	3,815 ± SF

HARTSHORN ROAD TAKINGS

PARCEL	SUPPOSED OWNER	REFERENCE	AREA
E11	NORTON AVENUE REALTY TRUST	11493/073	1,880 ± SF
E12	DONALD B & COLLEEN M COULOMBE	LCC #143077	2,397 ± SF
E13	MISTY L LYNCH	27792/284	523 ± SF
E14	JOSEPH P & PATRICIA M WALSH	10788/497	428 ± SF
E15	TOWN OF WALPOLE	LCC #153808	4,169 ± SF

DATE: ___

SELECTMAN TOWN OF WALPOLE

APPROVED BY VOTE OF TOWN MEETING

ARTICLE: ___

DATE: ___

TOWN CLERK

NORTON AVE HARTSHORN RD 1030 V2014 09-03-2014.DWG 8-Sep-2014

ARTICLE 39