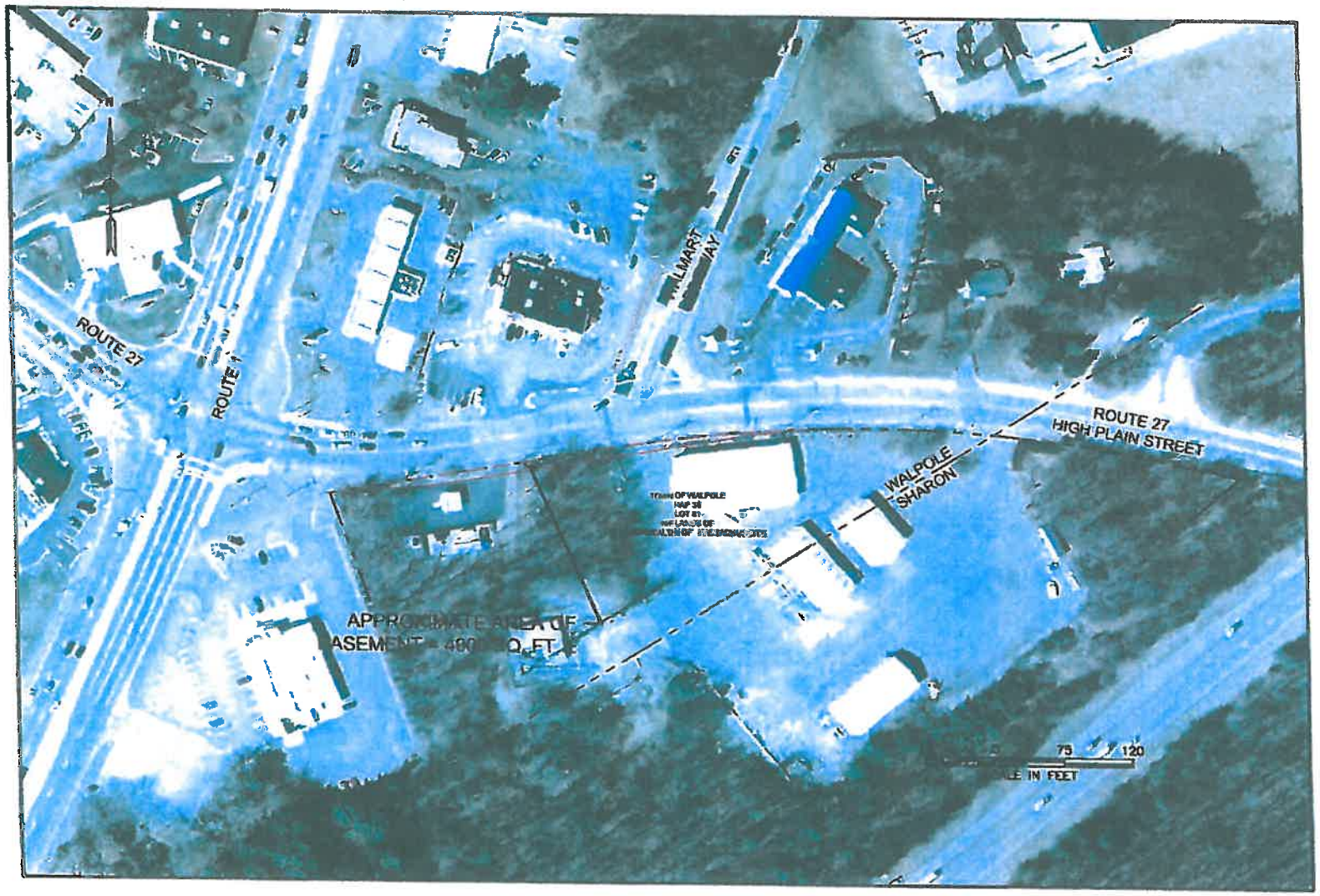
Articles 29-30-31
High Plain Street
Locus Plan

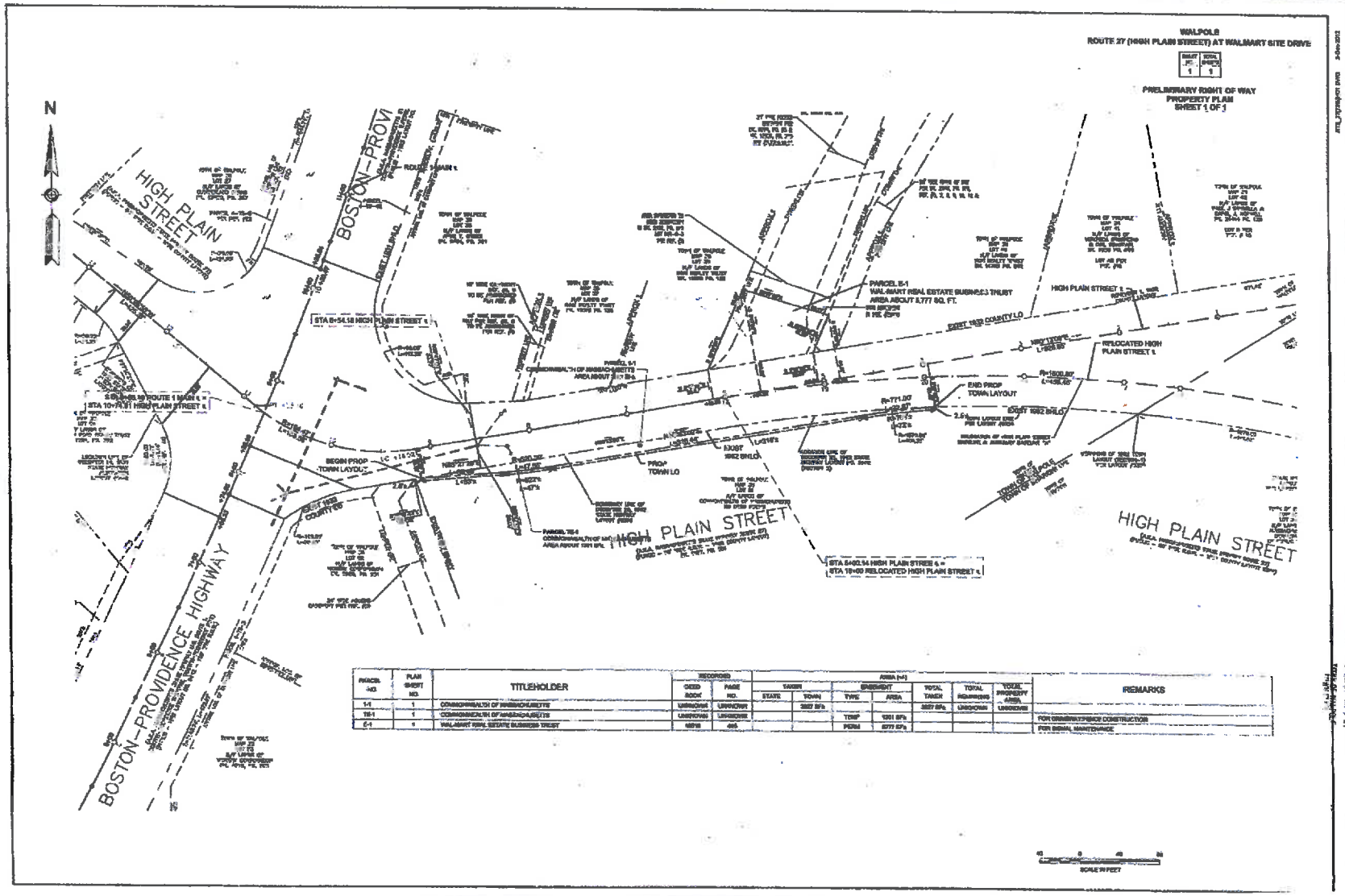
ARTICLES 29,30,31 PLANS



McMAHON

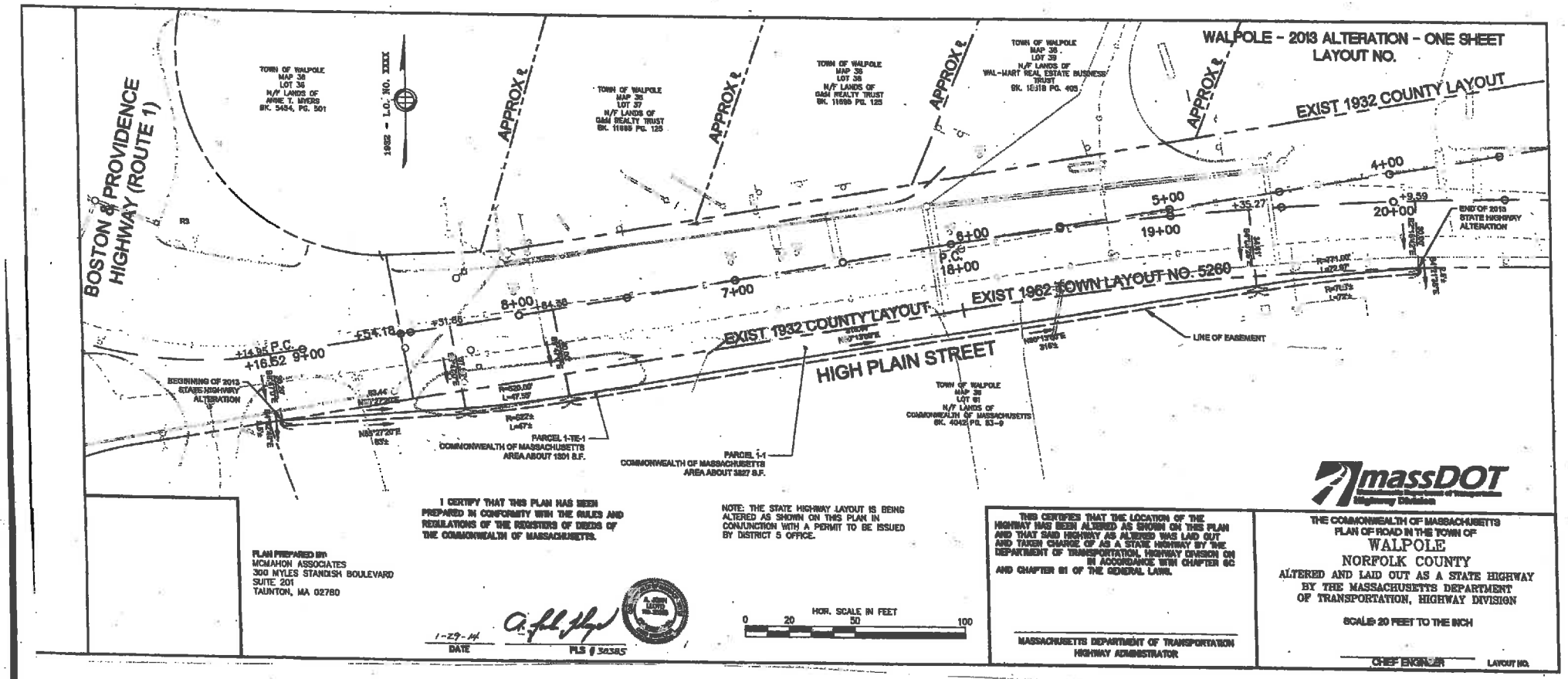
EASEMENT PLAN (CONCEPT)
HIGH PLAIN STREET (ROUTE 27)
WALPOLE, MA
11/30/12

ARTICLE 29 HIGH PLAIN STREET



PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	RECORDED DEED BOOK	RECORDED PAGE NO.	AREA (+/-) TAKEN STATE	TAKEN TOWN	EASEMENT TYPE	EASEMENT AREA	TOTAL TAKEN	TOTAL REMAINING	TOTAL PROPERTY AREA	REMARKS
1-1	1	COMMONWEALTH OF MASSACHUSETTS	UNKNOWN	UNKNOWN		2927 SF±			2927 SF±	UNKNOWN	UNKNOWN	
1B-1	1	COMMONWEALTH OF MASSACHUSETTS	UNKNOWN	UNKNOWN			TEMP	1201 SF±				FOR DRAINAGE/BRIDGE CONSTRUCTION
E-1	1	WAL-MART REAL ESTATE BUSINESS TRUST	18718	465			PERM	5777 SF±				FOR SIGNAL MAINTENANCE

ARTICLES 29 & 31 HIGH PLAIN STREET

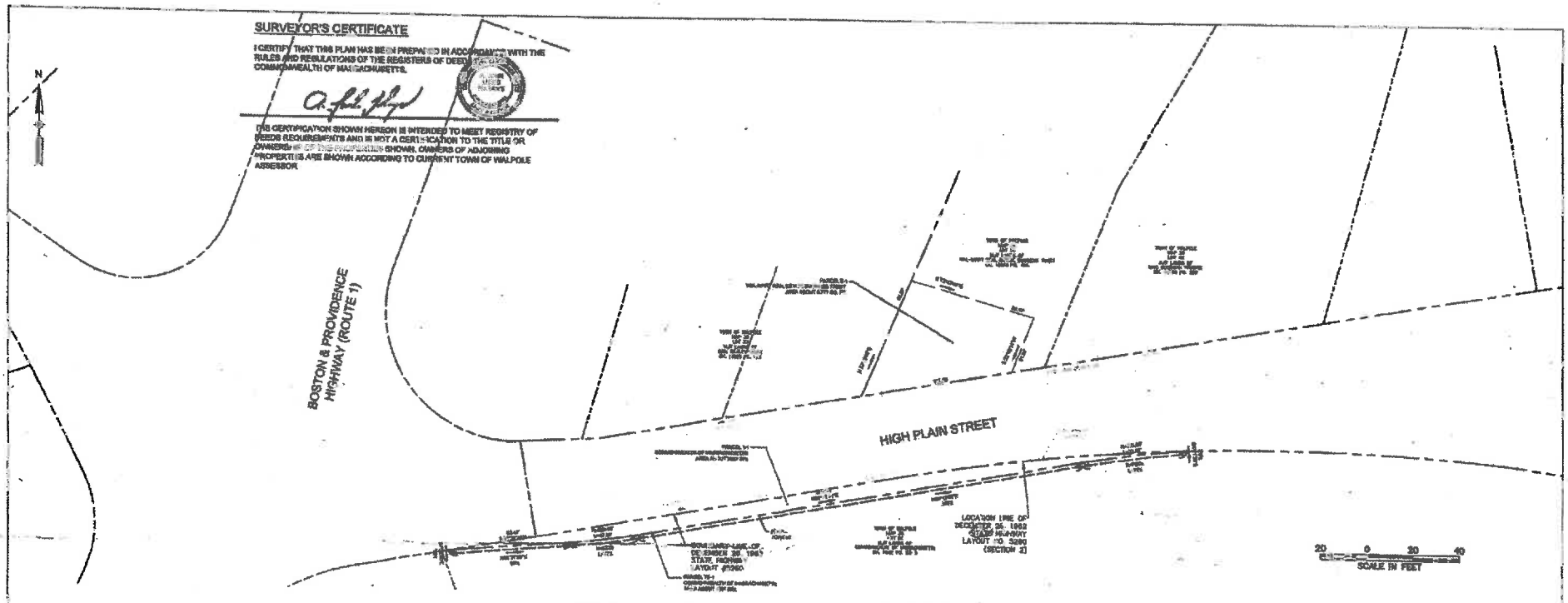


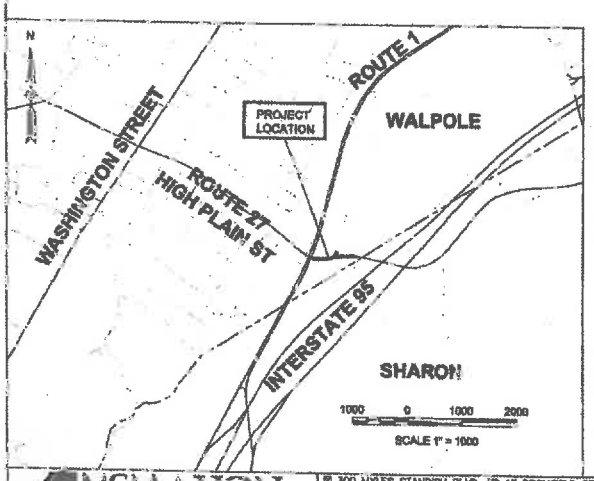
ARTICLES 29 & 30 HIGH PLAIN STREET

SURVEYOR'S CERTIFICATE

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

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF WALPOLE ASSESSOR





PLAN REFERENCES

1. THE TAX ASSESSOR'S MAP OF THE TOWN OF WALPOLE, MAP 34 NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS
2. MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF LAND IN THE TOWN OF WALPOLE MASSACHUSETTS" (NORFOLK COUNTY), PREPARED FOR THE A. BRAHAM COMPANY, WA DEVELOPMENT ASSOCIATES, NO. 1330 BOLYSTON STREET, CHESTNUT HILL, MA 02167, PREPARED BY SURVEY RESOURCES, INC. DATED: NOVEMBER 18, 1999.
3. SET OF PLANS ENTITLED "WAL-MART, WALPOLE MASSACHUSETTS" PREPARED BY SUMNER SCHEIN ARCHITECTS AND ENGINEERS, INC. DATED: AUGUST 24, 1992.
4. MAP ENTITLED "PLAN OF SUBDIVISION PLAN OF LAND IN WALPOLE, MASSACHUSETTS" PREPARED FOR THE A. BRAHAM COMPANY, WA DEVELOPMENT ASSOCIATES, NO. 1330 BOLYSTON STREET, CHESTNUT HILL, MA 02167 PREPARED BY: BOSWORTH ENGINEERING, INC. DATED: MAY 21, 1998 AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS ON AUGUST 19, 1999 AS PLAN 656 OF 1999 IN PL. BK. 419.
5. MAP ENTITLED "PLAN OF LAND IN WALPOLE AND SHARON, MASS." PREPARED BY COMCO ENGINEERING CO., DATED APRIL 26, 1984 AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS ON MAY 25, 1984 AS PLAN 489 OF 1984 IN PL. BK. 277.
6. MAP ENTITLED "PLAN IN WALPOLE, MASS." PREPARED BY RAYMOND G. LORING, DATED MAY 29, 1998, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS ON JULY 31, 1998 AS PLAN 875 OF 1998 IN BK. 2469, PG. 450
7. MAP ENTITLED "FOR A SUBDIVISION PLAN OF LAND IN WALPOLE, MASSACHUSETTS, PREPARED FOR THE A. BRAHAM COMPANY, WA DEVELOPMENT ASSOCIATES NO. 1330 BOLYSTON STREET, CHESTNUT HILL, MA 02167 PREPARED BY SURVEY RESOURCES, INC. DATED: AUGUST 7, 2003 AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS ON NOVEMBER 21, 2003 AS PLAN 1054 OF 1998 IN PLAN BK. 449.
8. MAP ENTITLED "FOUR SEASONS PLAZA, A DEFINITIVE SUBDIVISION IN WALPOLE, MASS" PREPARED BY KUBLER ENGINEERING COMPANY, INC., DATED: MAY 1, 1986 AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS ON AUGUST 17, 1990 AS PLAN 815 OF 1990 IN PLAN BOOK 394.
9. MAP ENTITLED "SUMMARY PLAN OF LAND IN WALPOLE, MASS. PREPARED FOR WA DEVELOPMENT ASSOCIATES INC. 1330 BOLYSTON STREET, CHESTNUT HILL, MA 02167" PREPARED BY SURVEY RESOURCES INC. DATED MARCH 12, 1998 AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS ON MARCH 26, 1998 AS PLAN 276 OF 1998 IN PLAN BK. 412.
10. MAP ENTITLED "WAL PLAN OF LAND IN WALPOLE, MA" PREPARED BY MERSON ENGINEERING CO., DATED JULY 7, 1986, LAST REVISED JULY 28, 1986 AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS ON FEBRUARY 20, 2003 AS PLAN 147 OF 2003 IN PLAN BK. 472.
11. MAP ENTITLED "PLAN OF LAND IN WALPOLE, MA", PREPARED BY KENNETH H. McINTYRE, REG. C.VIL ENGINEER AND LAND SURVEYOR, DATED AUGUST 13, 1991 AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS ON JULY 16, 1991 AS PLAN 487 OF 1991 IN PLAN BK. 199.
12. MAP ENTITLED "LAND IN WALPOLE, MASS." PREPARED BY R.B. LORING, REG. SURVEYOR, DATED: NOVEMBER 21, 1992 AND RECORDED IN THE NORFOLK COUNTY OF DEEDS ON JUNE 17, 1993 AS PLAN 867 OF 1993 IN BK. 3177, PG. 451.
13. MAP ENTITLED "LAND IN WALPOLE, MASS" PREPARED BY R.B. LORING REG. SURVEYOR, DATED: JUNE 30, 1994 AS PLAN 648 OF 1994 IN BK. 3315, P.G. 599.
14. MAP ENTITLED "PILOT PLAN" PREPARED BY T. J. KELLEY C.E. DATED: JUNE, 1994 AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS ON JUNE 29, 1994 AS PLAN 806 OF 1994 IN BK. 3352 PG. 476.
15. MAP ENTITLED: "PLAN OF LAND IN WALPOLE, MASS" PREPARED BY BARSS ENGINEERING COMPANY, INC., DATED: JUNE 10, 1998 AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS ON SEPTEMBER 19, 1998, AS PLAN 901 OF 1998 IN BK. 4181, PG. 286.
16. MAP ENTITLED "PLAN OF LAND IN WALPOLE, MASS." PREPARED BY E.C. BOYDEN ENGINEER, DATED: NOVEMBER 29, 1988 AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS ON DECEMBER 14, 1988, AS PLAN 861 OF 1988 IN BK. 3763, PG. 199
17. MAP ENTITLED "EASEMENT PLAN OF LAND IN WALPOLE, MA." PREPARED BY R.F. BRUCKNER ASSOCIATES, CONSULTING ENGINEERS, DATED: FEBRUARY 21, 1963 AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS ON MARCH 8, 1963, AS PLAN 250 OF 1963 IN PL. BK. 4128
18. MAP ENTITLED "EXISTING CONDITION SURVEY", WAL-MART, WALPOLE, MASSACHUSETTS, PREPARED FOR PERRY L. BUTCHER & ASSOCIATES PREPARED BY COMCO ENGINEERS, ARCHITECT & LAND SURVEYORS, DATED: DECEMBER 9, 2003, LAST REVISED: OCTOBER 18, 2004. SHEET 1 OF 6.
19. MAP ENTITLED "THE COMMONWEALTH OF MASSACHUSETTS, PLAN OF ROAD IN THE TOWN OF WALPOLE, NORFOLK COUNTY. ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS. DATED: DECEMBER 14, 1999 LAYOUT NO. 5242.
20. MAP ENTITLED: "THE COMMONWEALTH OF MASSACHUSETTS. PLAN OF ROAD IN THE TOWN OF WALPOLE, NORFOLK COUNTY, LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS." DATE: AUGUST 17, 1961 LAYOUT 5280.
21. MAP ENTITLED "THE COMMONWEALTH OF MASSACHUSETTS. PLAN OF ROAD IN THE TOWN OF WALPOLE, NORFOLK COUNTY, LAID OUT AS STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS" DATED: OCTOBER 27, 1954, LAYOUT 4898.
22. MAP ENTITLED "THE COMMONWEALTH OF MASSACHUSETTS, PLAN OF ROAD IN THE TOWN OF WALPOLE, NORFOLK COUNTY. ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS." DATED: NOVEMBER 21, 1973, LAYOUT 5025.
23. MAP ENTITLED "THE COMMONWEALTH OF MASS. PLAN OF ROAD IN THE TOWN OF WALPOLE, NORFOLK COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF HIGHWAYS". DATED: NOVEMBER 21, 1962 LAYOUT 5280.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW "APPROVAL NOT REQUIRED"

WALPOLE, MASSACHUSETTS

THE ABOVE ENDORSEMENT IS NOT A DETERMINATION BY THE PLANNING BOARD AS TO CONFORMANCE WITH ZONING REGULATIONS.

OWNER OF RECORD

COMMONWEALTH OF MASSACHUSETTS
WALPOLE ASSESSOR'S MAP 33, LOT 81.
(LOT AREA = 2.82 AC)

NORFOLK COUNTY REGISTRY OF DEEDS,
REC BK 4042, PG 63-9.

WAL-MART REAL ESTATE BUSINESS TRUST
WALPOLE ASSESSOR'S MAP 36, LOT 39.
(LOT AREA = 20.87 AC)

NORFOLK COUNTY REGISTRY OF DEEDS:
REC BK 18818, PG 405

McMAHON
www.mcmhansa.com

300 MYLES STANDISH BLVD
TAUNTON, MA 02780
TELE (508)-823-2745
FAX: (508)-823-1246

45 BROMFIELD STREET
9TH FLOOR
BOSTON, MA 02108
TELE (617)-556-0020
FAX: (617)-556-0025

DESIGN BY:	CAP
DRAWN BY:	AJB
CHECKED BY:	CAP
JOB NO:	167215
SCALE:	1"=20'
DATE:	3/5/13

REVISIONS | DATE

SHEET NO.	TOTAL SHEETS
1	1

WALPOLE WAL-MART
ROUTE 27 (HIGH PLAIN STREET)
WALPOLE, MA

ARTICLES 29 & 30 HIGH PLAIN STREET