

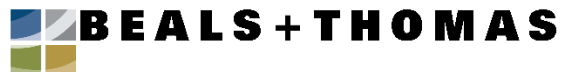
# Application for Preliminary Subdivision Plan

## Float Lane Subdivision

**0 Rear Plymouth Street  
Carver, Massachusetts**

*Prepared for:*  
**ReWild Renewables  
26 Market Square  
Portsmouth, NH 03801**

*Prepared by:*



***Submitted in Compliance with the Carver  
Zoning Bylaw and the Carver Subdivision  
Rules and Regulations***

**April 7, 2022**



April 7, 2022

Bruce Maki, Chair  
Carver Planning Board  
108 Main Street  
Carver, MA 02330

Via: Hand Delivery and email to [thomas.bott@carverma.gov](mailto:thomas.bott@carverma.gov)  
and [michele.bremer@carverma.gov](mailto:michele.bremer@carverma.gov)

Reference: Application for Preliminary Subdivision Plan  
Float Lane Subdivision  
0 Rear Plymouth Street  
Carver, Massachusetts  
B+T Project No. 2961.06

Dear Members of the Board:

On behalf of the Applicant, ReWild Renewables, Beals and Thomas, Inc. respectfully submits the enclosed Preliminary Subdivision Plan (PSP) for property located off Plymouth Street in Carver, Massachusetts. The Property can be further identified as Assessors Map 45 Lot 1.

This PSP is submitted in accordance with Massachusetts General Laws Chapter 41 Sections 81K through 81GG (the Subdivision Control Law), the Carver Zoning Bylaw, and the Carver Subdivision Rules and Regulations (the Regulations).

### **Waivers**

In compliance with Section 5.3.3.4. of the Regulations, the Applicant respectfully requests the following waivers from applicable provisions of the Regulations:

- 5.3.1. This section requires the preparation of the Preliminary Subdivision Plans at a scale of one inch equals 40 feet. Please note that certain plans were prepared at a modified scale, consistent with what the Planning Board may allow under the Regulations, to facilitate review of the subdivision. While the Applicant believes that a waiver is not required to allow for the modified scale, to the extent that the Planning Board determines otherwise, a waiver is requested pursuant to MGL c. 41 §81R. The modified plan scale will substantially reduce the number of plan sheets for the submittal, avoiding a waste of resources, while also enabling easier review of the plans by the Planning Board.

If the Planning Board would prefer to have all sheets at one inch equals 40 foot-scale, the Applicant will provide the significantly greater number of sheets that would entail.

- 5.3.2.20. This Section requires the approval of wetland resource areas through an Abbreviated Notice of Resource Area Delineation (ANRAD) filed with the Carver Conservation Commission. The Applicant has commenced the process of preparing an ANRAD and proposes submit prior to the submission of a Definitive Subdivision Plan. The Applicant notes that the corresponding provisions for Definitive Subdivision Plans in Section requires “...**filing of an Abbreviated Notice of Resource Area Delineation with the Conservation Commission *prior to filing an application for a Definitive Plan***”. [emphasis added], which conflicts with the section for Preliminary Subdivision Plans. Accordingly, the Applicant respectfully requests a waiver from this section.

Furthermore, the Applicant notes for the administrative record that Section 5.3.2.12 requires elevations to be on the NGVD 1929. The enclosed plans are prepared at NAVD 1988, which is the current standard datum accepted by the Board of Registration of Professional Engineers and Land Surveyors. The Applicant notes that Preliminary Subdivision Plans recently approved by the Board have also been prepared in NAVD 1988.

The Applicant acknowledges that a peer review of this filing will likely be requested by the Board. The Applicant acknowledges that additional waivers may be identified through the peer review process or may be applicable to a subsequent Definitive Subdivision Plan filing.

The following information is included for your review:

- Section 1.0: Forms
- Section 2.0: Ownership Information
- Section 3.0: Plans

As required, enclosed are eight (8) copies of the submission package. The Applicant, in accordance with M.G.L. c. 41, s. 81T, filed by hand delivery a copy with the Town Clerk stating the date of submission for such approval accompanied by a copy of the executed application form. In accordance with Section 5.2.3, a PDF version has been emailed to the Town Planner for circulation. As required by the Planning Board Fee Schedule, enclosed is a check payable to the Town of Carver in the amount of \$800.00 (\$500.00 filing fee + \$100.00/lot fee for 3 lots) and \$1,000.00 for Review and Inspection.

Bruce Maki, Chair  
Carver Planning Board  
April 7, 2022  
Page 3

A copy of this PSP is being submitted to the Carver Town Clerk and Board of Health concurrent with this submission to the Planning Board. We understand that the Planning Board will provide copies of this PSP to other municipal departments as required, as well as to the review engineer.

Should you have any questions regarding this matter or require additional information, please contact us at (508) 366-0560. We thank you for your consideration of this PSP and look forward to meeting with the Board at the next available public hearing.

Very truly yours,

BEALS AND THOMAS, INC.



Daniel Gagne, PE  
Senior Civil Engineer



Sarah W. Stearns, PWS  
Associate

Enclosures

cc: Carver Town Clerk (via Hand Delivery)  
Carver Board of Health (via Hand Delivery)  
Patrick Jackson, ReWild Renewables (via U.S. Mail and email)  
Franklin Marsh LLC (via U.S. Mail and email)

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## **Section 1.0** **Forms**

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Form B: Application for Approval of a Preliminary Plan



# TOWN OF CARVER

## Planning Board

108 Main Street, Carver, MA 02330  
Tel: 508-866-3405 • Fax: 508-866-3430  
Email: [Carver.Planning@carverma.gov](mailto:Carver.Planning@carverma.gov)

### Planning Board: Preliminary Subdivision (Form B)

- ☒ 8 full sized set of plans
- ☒ (1) 11x17 set of plans
- ☒ PDF of Plans
- ☐ PDF of Storm Water Report
- ☒ Complete Application Form
- ☒ Brief Narrative of Project
- ☒ Check payable to "Town of Carver" for \$500 plus \$100/lot for filing fee
- ☒ Review check payable to "Town of Carver" calculated at \$200/lot

Stamp application in with the Town Clerk.

The Board has 45-days from the date of application to make a decision.

There is no advertising or notice to abutters.

Decisions are not mailed to abutters.



# TOWN OF CARVER

## Planning Board

108 Main Street, Carver, MA 02330  
Phone: 508-866-3450 Fax: 508-866-3430  
Email: [townplanner@carverma.gov](mailto:townplanner@carverma.gov)

### FORM B

APPLICANT NAME: ReWild Renewables FILE # \_\_\_\_\_

EMAIL: pat@rewildrenewables.com DATE: April 7, 2022

To The Planning Board of the Town of Carver:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled: Float Lane Preliminary Subdivision in Carver, Massachusetts, (Plymouth County)

By Beals and Thomas, Inc. dated April 7, 2022

And described as follows: Assessor's Map 45 Lot 1

Located 0 Rear Plymouth Street, number of lots proposed 3 total acreage of tract 46.77 ac, said applicant hereby submits said plan as Preliminary subdivision plan in accordance with the Rules and Regulations of the Carver Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from Robert A. Alberghini, Carmen D. Alberghini, Trustees of the RCA Realty Trust

By deed dated January 5, 2005 and recorded in the Plymouth District Registry of Deeds Book 29800, Page 14, registered in the Plymouth Registry District of the Land Court, Certificate of Title No. \_\_\_\_\_.

Received by Town Clerk:

Applicant's Signature *Pat*

Date \_\_\_\_\_

Applicant's Address ReWild Renewables, 26 Market Square, Portsmouth, NH 03801

Time \_\_\_\_\_

Applicant's Phone # (603) 969-8492, pat@rewildrenewables.com

Signature \_\_\_\_\_

(Owner's Signature, Address and Phone #  
If not the Applicant) *Franklin Marsh LLC*  
Franklin Marsh LLC, P.O. Box 819, Carver, MA 02330

Received by Board of Health:

Date \_\_\_\_\_

Time \_\_\_\_\_

Fee \$ 1,800.00

Review and

Signature \_\_\_\_\_



## **Section 2.0** **Ownership Information**

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Owner Authorization

Deed Book 29800 Page 14

Municipal Lien Certificate *(provided to Planning Department)*

April 7, 2022

Bruce Maki, Chair  
Carver Planning Board  
108 Main Street  
Carver, MA 02330

Reference: Owner Authorization  
Float Lane Subdivision  
0 Rear Plymouth Street  
Carver, Massachusetts  
B+T Project No. 3352.00

Dear Chairman Maki and Members of the Board:

In accordance with the Carver Subdivision Rules and Regulations, Section 3.11: Authorization to Submit a Plan, Franklin Marsh LLC hereby authorizes ReWild Renewables to submit an Application for Preliminary Subdivision Plan for land located at 0 Rear Plymouth Street in Carver, Massachusetts.

Copies of a deed (Deed Book 29800, Page 14) are included as evidence of Franklin Marsh LLC's rightful ownership of the land. Enclosed also is evidence indicating that no outstanding taxes or assessments are due on the property.

Very truly yours,



Gary Weston, Owner  
Franklin Marsh LLC

## QUITCLAIM DEED

We, Robert A. Alberghini, individually, Carmen D. Alberghini, individually and as Trustees of The RCA REALTY TRUST, u/d/t dated March 31, 1989 and recorded with the Plymouth County Registry of Deeds at Book 9066, Page 138, of 2 Plymouth Street, Carver, Plymouth County, Massachusetts

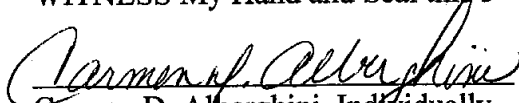
FOR CONSIDERATION PAID OF SIX HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$665,000.00) DOLLARS

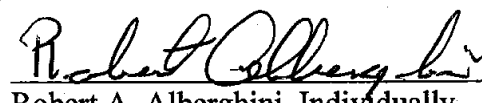
## GRANT WITH QUITCLAIM COVENANTS

TO: Franklin Marsh, LLC of 17 MEADOW ST. CARVER, MASS

the land in Plymouth, Kingston and Carver, Plymouth County, Massachusetts,  
as more particularly described in EXHIBIT "A"  
attached hereto and incorporated herein

WITNESS My Hand and Seal this 5<sup>th</sup> day of January, 2005.

  
Carmen D. Alberghini, Individually  
and as Trustee of RCA Realty Trust

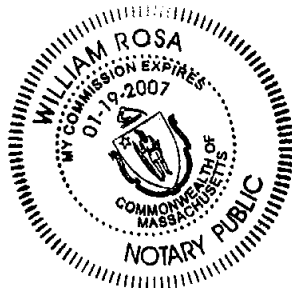
  
Robert A. Alberghini, Individually  
and as Trustee of RCA Realty Trust

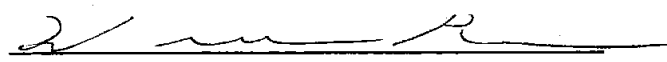
Received & Recorded  
PLYMOUTH COUNTY  
REGISTRY OF DEEDS  
06 JAN 2005 10:44AM  
JOHN R. BUCKLEY, JR.  
REGISTER  
Bk 29800 Pg 14-22

## COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this 5th day of January, 2005, the undersigned notary public, personally appeared Robert A. Alberghini, individually and as Trustee and Carmen D. Alberghini, Individually and as Trustee, proved to me through satisfactory evidence of identification, which was MA Drivers License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



  
NOTARY PUBLIC: William Rosa  
My Commission Expires: January 19, 2007

CANCELLED  
PLYMOUTH  
DEEDS  
PLYMOUTH

01/06/05 10:06AM 01  
000000 #5186  
FEE \$3032.40  
CASH \$3032.40

EXHIBIT A  
REAL ESTATE DESCRIPTION

Four (4) certain parcels of land situate in Plymouth and Carver, Plymouth County, Massachusetts, bounded and described as follows:

Parcel 1. The land in said Plymouth and Carver, Plymouth County, Massachusetts, on the Northerly side of the road leading from Plymouth to North Carver, bounded and described as follows: Beginning at the Southwesterly corner of the land conveyed by George W. Hall to Edmond Boutemain in the line of said road; thence North 26° 45' West 29 rods and 9 links to a stake for a corner, a little Easterly of a woods road; thence North 44° 45' East 11 rods and 21 links to an oak tree near the Easterly line of the woods road; thence South 85° East 17 rods and 8 links to a stake for a corner in line of land supposed to be of one Graffam; thence in said Graffam's line North about 35° West about 308 feet to a stone bound with stones about it, said stone is supposed to mark the Southwesterly corner of the woodlot set off to Eunice Dunham as part of her thirds; thence North about 71° East in line of said Graffam to a corner; thence North about 13° West in said Graffam's line to the railroad location; thence crossing said railroad and running Northerly in said Graffam's line to Darby Pond; thence Westerly by said Pond to a corner formerly marked by a stub; thence Southwesterly by land formerly of Reuben Sherman and land supposed to be of Capt. John Sherman about 31 rods and 19 links to three stones for a corner; thence North 54° West 17 rods to a stake and stones for a corner; thence South about 35° West to the railroad; thence Westerly by the railroad to a point opposite the monument in said railroad line located at Station 297+73.3; thence Westerly still by said railroad line to a point a little Westerly of the farm road crossing; thence South about 55° West as the line was run in 1905, 57 rods and 15 links to a stake and stones in an old field on a hill; thence South 85° West 48.5 feet; thence South 2° 30' West 102.8 feet; thence North 82° East 46.2 feet; thence South 11 ½ ° West as the line was run in 1905 about 280 feet to an ash tree standing near the street; thence Easterly by the street to the bound first mentioned.

There is excepted from the above described premises so much thereof as is included within the limits of the railroad location.

Said premises are subject to a right of way in favor of any persons legally entitled thereto over the woods road on the upland near the Easterly edge of the above described premises.

Parcel 2. That certain parcel of land situated partly in the Town of Plymouth and partly in the Town of Carver, County of Plymouth and Commonwealth of Massachusetts, comprising all the land conveyed to the Plymouth and Middleboro Railroad Company by a deed from Azel Cole, dated November 4, 1892, recorded at the Registry of Deeds for said County of Plymouth in Book 645, at Page 479, all the land conveyed to said Plymouth and Middleboro Railroad Company by a deed from George H. and Hattie B. Jackson dated February 13, 1892, recorded at said Registry of Deeds in Book 639 at Page 286, except the part thereof conveyed by the Old Colony Railroad Company to Rudolph P. and Belle Schumaker by deed dated October 4, 1939, recorded at said Registry of Deeds in Book 1779 at Page 4; and all the land conveyed to the Old Colony Railroad Company by a deed from Abbot G. and Seth C. C. Finney dated November 17, 1911, recorded at said Registry of Deeds in Book 1106, at Page 186.

Containing 14.06 acres more or less.

Parcel 3. The land in Carver in said Plymouth County, known as East Carver, with the buildings thereon, and described as two parcels of land as follows: Lot I: A lot of about 15 acres lying on the Northerly side

of Plymouth Street and Southerly of the Railroad and bounded on the West by land now or formerly of Grace Burgess and Easterly by land now or formerly of George Hall, Lot II. A lot of land of about 15 acres, lying on the Northerly side of the land formerly used by the Railroad, and bounded on the Easterly side by land now or formerly of Hall, Vaughan, et al; on the Northerly and Westerly side by land now or formerly of Atwood, Trustee, and Sherman.

Being the same premises conveyed to William D. Loud by deed of Charles O. Dunham, dated May 24, 1930, and recorded in the Plymouth County Registry of Deeds, Book 1592, Page 362, and later corrected by a confirmatory deed, dated October 27, 1930, and recorded in said Registry, Book 1605, Page 361.

BUT EXCEPTED from the above described land that portion thereof which was conveyed to George W. Hall by deed of William D. Loud, dated December 22, 1930, and recorded in said Registry, Book 1605, Page 361, said excepted parcel of land being situated on the Northerly side of Plymouth Street in said Carver and being bounded and described as follows: Beginning at a stake and stones on the hill which is a corner of Hall's land; thence South 85 degrees West 48.5 feet; thence South 2 degrees 30 minutes West 102.8 feet; thence North 82 degrees East 46.2 feet; thence Northerly by land of Hall 100.8 feet to the point of beginning.

ALSO EXCEPTED from the lots first above described that portion thereof conveyed to Frank F. Weston by deed of William D. Loud, dated June 18, 1943, and recorded in said Registry, Book 1848, Page 333, the excepted land being the Easterly part and lying on the Northwesterly side of land now or formerly owned by George Hall; the parcel of land excepted consisting of woodland and being bounded and described as follows: Beginning at the Northerly bound of said Hall land, thence running South 57 ½ degrees West 46 rods in line of Hall land to a bound, thence in line of the remaining Loud land North 34 degrees West 18 rods, thence by said Loud land North 57 ½ degrees East 30 rods to a bound near the former location of the Railroad that ran from Plymouth to Middleboro, thence South 77 ½ degrees and East 25 rods and 21 links, thence South 57 ½ degrees West 1 rod and 20 links to the point of beginning; containing about 5 ½ acres of area; together with a right of way for travel by the present cartway across the remaining Loud land between the highway and the excepted premises in either direction. This excepted land being part of Lot No.1, conveyed by Charles O. Dunham to William D. Loud and recorded with Plymouth Deeds, Book 1592, Pages 362-363.

MEANING AND INTENDING TO CONVEY, and hereby conveying to the grantees all the remaining land that said William D. Loud owned at the time of his decease, together with the buildings thereon, which he obtained by the deeds from Charles O. Dunham, above referred to, being all the land that he owned in said North Carver.

The first exception above noted is land which is included in the description of Parcel 1 above described and is for that reason excepted from the description of this parcel.

For our title to the above-described Parcels 1,2, and 3, see deed to us from Charles O. Barke et ux., dated December 31, 1958, recorded with Plymouth County Registry of Deeds in Book 2677, Page 44.

Parcel 4. The parcel of land formerly owned by Jonathan Parker, shown as Lot 2 on Plat 107 of the Plymouth Assessors Maps, described in a deed recorded with Plymouth County Registry

of Deeds in Book 211, Page 179, and conveyed to us by deed of Mr. Herbert Craig, Treasurer of the Town of Plymouth, dated December 31, 1962, and recorded with said Registry of Deeds in Book 2991, Page 154.

**For title reference see deed dated August 29, 1973 and recorded with the Plymouth County Registry of Deeds at Book 3927, Page 13**

(E:\WR\RE\ALBERG\Descrpt.wpd)

A certain parcel of vacant land lying in CARVER, Plymouth County, Massachusetts, adjoining the Plymouth-Carver Town line, and being shown as Lot 4 on Sheet 45 of the Town of Carver Assessors' Map. Said parcel purports to contain 2.16 acres, more or less, and is bounded:

NORTHEASTERLY	by the Plymouth-Carver Town line, three hundred forty- five (345) feet, more or less;
SOUTHEASTERLY	by other land of the grantee (shown as Lot 3 of said Plat 45), two hundred forty-five (245) feet, more or less;
SOUTHWESTERLY	by other land of the grantee (shown as Lot 3 of said Plat 45), two hundred forty-five (245) feet; and
NORTHWESTERLY	by other land of the grantee (shown as Lot 2 of said Plat 45), four hundred twenty-five (425) feet, more or less.

**For title reference see deed dated January 13, 1975 and recorded with the Plymouth County Registry of Deeds on January 14, 1975 at Book 4043, Page 253**

(E:\WR\RE\ALBERG\Descrpt.wpd)

The land in the Towns of Carver and Plymouth, Massachusetts, in Plymouth County, and being bounded and described as follows:

Beginning at a stake and stones on the south side of an old road known as the Ridge Road running northerly from Plymouth Street which bears south 32°33' west 61 ½ feet from Carver, Kingston, Plymouth, town corner stone;

thence south 30°41' east to a stake which is in the Town of Plymouth three hundred three and eight-tenths (303.8) feet;

thence south 57°29' west five hundred fifty-one and eight-tenths (551.8) feet to a stake and stones in the Town of Carver and land of the Old Colony Railroad;

thence by and across said Railroad land south 59°59' west four hundred forty-three and two-tenths (443.2) feet to a concrete bound of land of Laura Vaughn and one Burgess;

thence along Burgess land south 57°25' west one thousand eleven (1011) feet to a concrete bound;

thence along Burgess land south 18°45' east two hundred ninety-three and three-tenths (293.3) feet to a marked oak tree in or near the north line of Plymouth Street;

thence northwesterly in the north line of said Street five hundred sixty-five (565) feet, more or less, to a concrete bound and land of LeBaron R. Barker;

thence south 14°45' east by said Barker's land, sixty-six (66) feet to said Ridge Road:

thence by and along said road northeasterly twenty-four hundred eighty (2480) feet more or less to the point of beginning.

EXCEPTING therefrom land conveyed to the Plymouth and Middleboro Railroad by deed recorded with Plymouth County Registry of Deeds, Book 644, Page 442.

ALSO EXCEPTING therefrom land conveyed by Hall and Barnes Company Inc. to Martin D. Glynn, Trustee of the Claddagh Realty Trust, by deed dated July 5, 1974 recorded with said Deeds in Book 4001, Page 157.

Meaning and intending to convey and hereby conveying Lot 2 on Sheet 45 of the Carvers Assessors' Plans and Lot 1 of Plat 107 of the Plymouth Assessors' Plans.

**For title see deed dated December 2, 1974 and recorded with the Plymouth County Registry of Deeds on December 3, 1974 at Book 4035, Page 429.**

(E:\WR\REALBERG\Descript.wpd)

A parcel of land consisting of cranberry bog and upland, together with the buildings thereon, situate in Plymouth, Kingston and Carver, Plymouth County, Massachusetts being more particularly bounded and described as follows:

Beginning at an iron pipe at the northwesterly corner of the parcel to be described; thence easterly in the southerly sideline of an existing way 1955 feet more or less to a point; thence South 00° 17' 16" West 380 feet more or less to an iron pipe; thence South 55° 52' 44" East 349.59 feet to an iron pipe; thence southerly and westerly in the westerly and northerly sideline of an existing way 440 feet more or less to a ditch; thence southerly across the existing way last referred to 51 feet more or less to Darby Pond; thence westerly by Darby Pond to a point in line which is parallel to and 25 feet distant from the westerly side of a building located southerly of the existing way last referred to; thence North 33° 12' 49" West in said line 88 feet to the southerly line of said existing way last referred to; thence westerly in said southerly line of the said existing way 540 feet more or less to a point; thence North 51° 52' 28" West 387.32 feet to a concrete bound; thence South 57° 42' 48" West 173.51 feet to a stake; thence South 61° 37' 13" West 484.16 feet to a point; thence North 28° 13' 09" West 303.80 feet to the point of beginning.

Containing 26.47 acres more or less including 6.72 acres of cranberry bog more or less.

Reserving to the grantor, its successors and assigns a right of way over the existing way last referred to for the purpose of passage on foot and by vehicle to and from remaining land of the grantor.

Subject to and with the benefit of any and all easements and restrictions of record.

For title see the deed dated December 28, 1971 recorded in the Plymouth County Registry of Deeds, on December 29, 1971 at Book 3740, Page 299.

(E:\WR\RE\ALBERG\Descript.wpd)

The land in Carver, in said County and Commonwealth with all the buildings thereon bounded and described as follows:

PARCEL ONE : A certain lot of land situated in said Carver described in deed from Patrick Gunn to Abbot G. Finney dated June 20, 1912, and recorded with Plymouth County Registry of Deeds in Book 1122, Page 223, and being the same premises conveyed to Sarah Ferguson by said Patrick Gunn by deed dated November 24, 1914, and recorded with said Deeds in Book 1201, Page 338.

PARCEL TWO: A Certain lot of woodland lying in Carver in said County of Plymouth containing 9 acres and 60 rods, more or less, and being the same premises conveyed by Jane B. Griffith, et al, to Benjamin Whiting by deed dated 1840, acknowledged December 17, 1844, and recorded with Plymouth County Deeds, Book 219, Page 83, to which reference is to be had for a more particular description.

Being the same premises conveyed to Samual Ferguson by deed of Anna F. Whiting, et als, dated January 20, 1916 and recorded with Plymouth County Deeds, Book 1239, Page 462. The above described premises are conveyed subject to any and all agreements, easements and restrictions of record. Meaning and intending to convey all of the property described as parcels #4 and #6 in a certain deed of Samual Ferguson and Sarah Ferguson to Colburn C. Wood dated July 19, 1928, and recorded with said Deeds in Book 1564, Page 184.

PARCEL THREE: The land situated a short distance westerly from Plymouth and Carver town line and a short distance northerly of what was formerly known as the Old Colony Railroad, in the section of Carver known as Guinea, in the Town of Carver, Massachusetts, bounded and described as follows:

Beginning at a cedar stake at the southeast corner of the said parcel; thence North 43°59' East for a distance of 215.34 feet, more or less, to a stake on the southerly side of a cranberry bog, now or formerly of Ruth I. Rounds; thence North 79°37' West along the southerly side of said bog for a distance of 136.56 feet, more or less, to a stake; thence South 42°59' West along the easterly side of said bog for a distance of 91.11 feet, more or less, to a stake; thence South 19°06' East by the land of the aforesaid Ruth I. Rounds for a distance of 122.24 feet, more or less, to the point of beginning. Containing .22 of an acre, more or less.

PARCEL FOUR: Beginning at a stake on the easterly side of Ruth I. Rounds' cranberry bog; thence North 43°59' East for a distance of 49.75 feet, more or less, to a stake; thence North 12°17' East for a distance of 93.05 feet, more or less, to a stake; thence North 39°12' West for a distance of 168.57 feet, more or less, to a stake; thence South 64°21' West for a distance of 212.19 feet, more or less, to a stake; thence South 48°55' West for a distance of 131.21 feet, more or less, to an iron pipe; thence South 22°36' East for a distance of 77.83 feet, more or less, to a



stake on the westerly side of Ruth I. Rounds' cranberry bog; thence North 28°31' East along the westerly side of said bog for a distance of 90.07 feet, more or less, to a stake; thence North 35°10' East along the westerly side of the said bog for a distance of 73.58 feet, more or less, to a stake; thence North 62°55' East along the northwesterly side of the said bog for a distance of 190.38 feet, more or less, to a stake; thence South 38°09' East along the northerly side of the said bog for a distance of 141.89 feet, more or less, to a stake; thence South 13°49' West along the easterly side of the said bog for a distance of 125.15 feet, more or less, to the point of beginning. Containing .4 of an acre, more or less.

Excluding and excepting from this conveyance, however, the land conveyed by Ruth I. Rounds to LeBaron R. Barker by deed dated January 18, 1947, and recorded in Plymouth County Registry of Deeds, Book 1944, Page 115, bounded and described as follows:

The land situated in said Carver a short distance Northerly of Plymouth Street and southerly of the land now or formerly of the Old Colony Railroad and bordering on the Westerly side of Ridge Road, so-called, and now abandoned, in the said Town of Carver, bounded and described as follows:

Beginning at an iron pipe on the westerly side of Ridge Road, so-called, and now abandoned, at the northeasterly corner of a parcel of land owned now or formerly by LeBaron R. Barker; thence North 43°59' East by the easterly line of the land now or formerly of LeBaron R. Barker for a distance of 142.35 feet, more or less, to a stake at the margin of a swamp owned now or formerly by LeBaron R. Barker; thence by the margin of the said swamp the following courses and distances:

South 76°12' East 84.23 feet, more or less, to a stake;

North 2°40' East 57.12 feet, more or less, to a stake;

North 46°02' West 35.10 feet, more or less, to a stake driven in or near the southerly side line of the land now or formerly of the Old Colony Railroad; thence South 77°08' East by the southerly side line of the said railroad for a distance of 170.49 feet, more or less, to an iron pipe; thence by Ridge Road the following courses and distances:

South 47°33' West, 120.05 feet, more or less, to an iron pipe; South 64°39' West 94.67 feet, more or less, to an iron pipe; North 88°04' West 64.85 feet, more or less, to an iron pipe; South 85°45' West 85.45 feet, more or less, to the point of beginning and containing .53 of an acre, more or less.

Subject to easements, restrictions and encumbrances of record insofar as the same may be in force and applicable.

**For title reference see deed dated August 11, 1977, and recorded in the Plymouth County Registry of Deeds on August 12, 1977 in Book 4309, Page 159.**

(E:\WR\RE\ALBERG\Descript.wpd)

The land in said Carver being the Easterly part and lying on the North-Westerly side of land now or formerly of George Hall, bounded and described as follows:

Beginning at the Northerly bound of said Hall Land, thence running South 57 ½ degrees West 46

Rods in line of said Hall Land to a bound, thence in line of land formerly of Frank F. Weston North 34 degrees West 18 rods, thence by other land now or formerly of said Weston North 57 ½ degrees East 30 rods to a bound near the former location of the railroad from Plymouth to Middleboro, thence South 77 ½ degrees East 25 rods and 21 links, thence South 57 ½ degrees West 1 rod and 20 links to the point of beginning.

Containing approximately 5 ½ acres of land.

Together with all rights of way for travel over the present cartway and across any remaining land of the grantor between the highway and the premises conveyed, in either direction.

For title see the deed dated September 7, 1989 and recorded with the Plymouth County Registry of Deeds, at Book 10095, page 33.

(E:\WR\RE\ALBERG\Descript.wpd)

A certain parcel of unimproved land lying on both sides of a woods road which runs northwesterly from Plymouth Street in a northwesterly section of Plymouth near Darby Pond, Plymouth, Massachusetts, more particularly bounded and described as follows:

SOUTHWESTERLY: By land now or formerly of the grantee, 1,000 feet, more or less;

NORTHWESTERLY: By land now or formerly of the grantee, 330 feet, more or less ;

NORTHEASTERLY: By land now or formerly of the grantee, 820 feet, more or less ;

SOUTHEASTERLY

ALMOST SOUTHERLY: By Parcel Two as shown on the hereinafter mentioned plan, 415 feet, more or less;

SOUTHEASTERLY: By the Southeasterly side of a woods road, 50 feet, more or less.

Said parcel is depicted as Parcel 1 containing 5.4 acres on a certain plan entitled, "Plan of Land in Plymouth, Mass. Belonging To Donald Jesse September 11, 1979", which plan is recorded as Plan No. 709 of 1979 in Plan Book 21, Page 108.

Said parcel is conveyed subject to the rights of all Persons in and to the woods road traversing said parcel.

Said parcel is conveyed subject to and with the benefit of the terms and provisions of a Decision of the Zoning Board of Appeals with the Town of Plymouth, shown as Case No. 2244 and recorded in Book 8961, Page 46.

Said parcel is subject to taxes assessed for the Period July 1, 1989 to June 30, 1990 and for years subsequent thereto.

For our title see deed to us from Donald P. Jesse dated October 22, 1964 recorded in Book 3155, Page 158.

E:\WR\RE\Alberg\DESCRPT.WPD

Meaning and intending to convey and hereby conveying all our right, title and interest on all real property owned by us on the Northerly side of Plymouth Street however the same may be bounded and described.

Subject to an Easement granted to Donald P. Jesse dated July 24, 1961 and recorded with the Plymouth County Registry of Deeds, at Book 2872, page 321.

Subject to an Easement granted to Joel J. Pontz and Lisa A. Whalen dated November 2, 2002 and recorded with the Plymouth County Registry of Deeds, at Book 23339, page 316.

### **Section 3.0 Plans**

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Figure 1: Locus Map

Figure 2: Aerial Map

Figure 3: NHESP Map

Entitled "Float Lane Preliminary Subdivision in Carver, Massachusetts (Plymouth County")

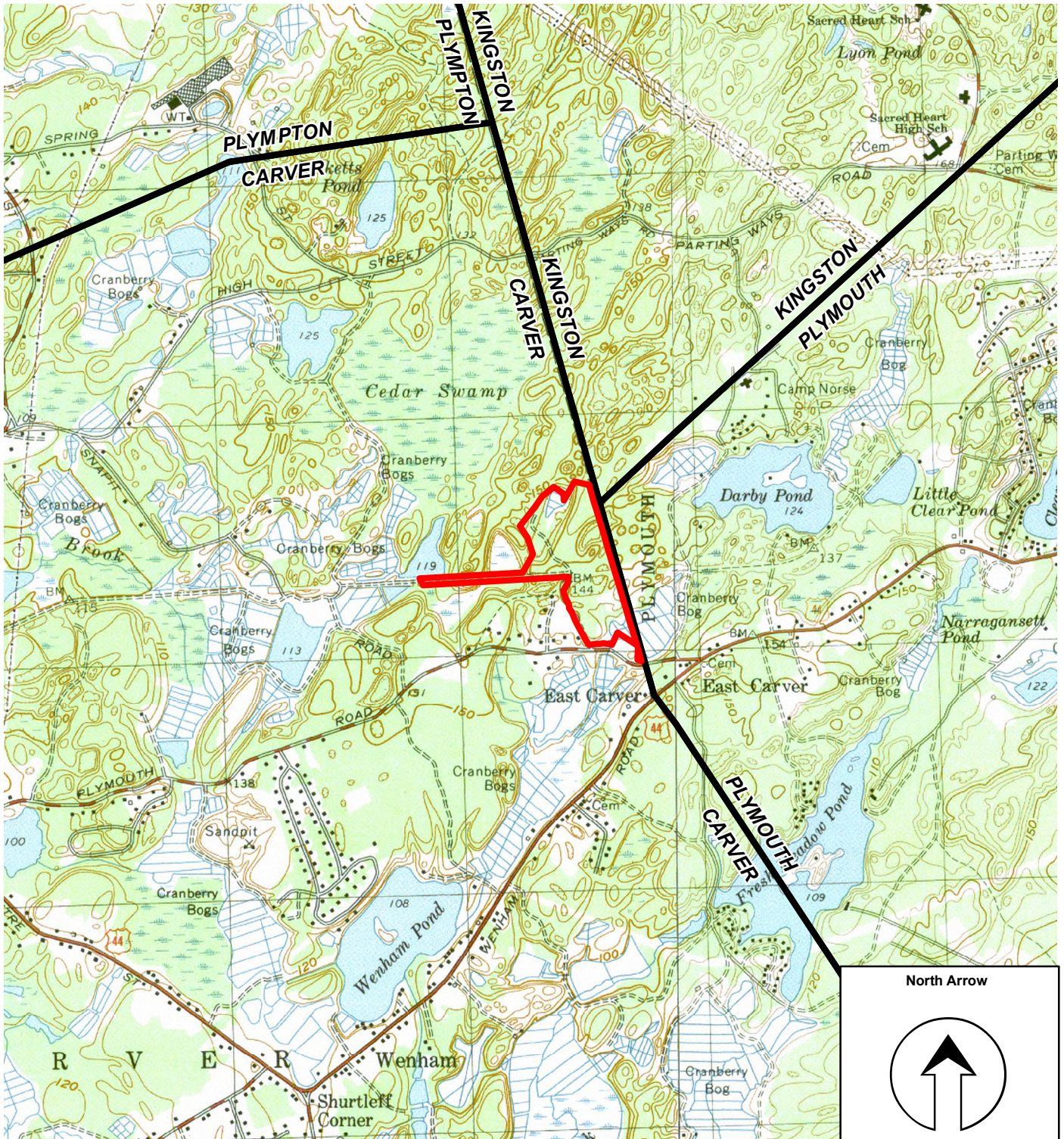
Prepared by Beals and Thomas, Inc.

In 3 Sheets

Dated April 7, 2022

Electronic File (*sent via email at time of submission*)

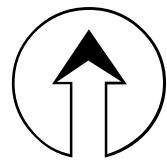




Digital USGS Map of Plympton, MA, dated 1977, provided by the Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.

0 1,000 2,000 4,000  
FEET

North Arrow



NORTH

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PROJECT:

## Preliminary Subdivision Plan

Carver, Massachusetts

PREPARED FOR:

## ReWild Renewables

26 Market Square  
Portsmouth, NH 03801

## Locus Map

Figure 1

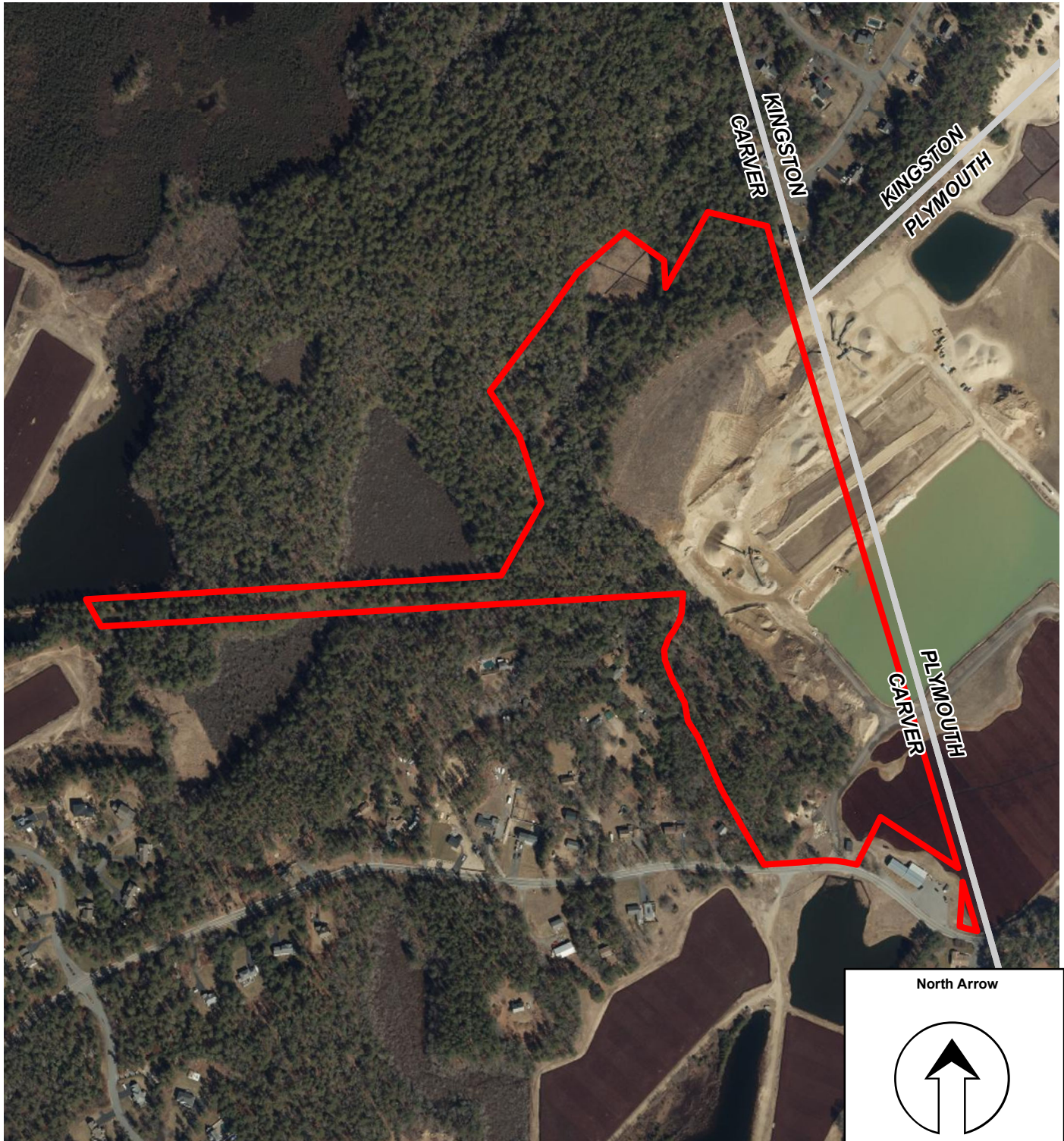
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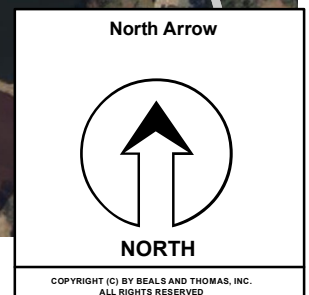
B+T Project No. 2961.06





Digital orthophotograph, dated 2021, provided by the Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.

0 250 500 1,000  
FEET



PROJECT:

## Preliminary Subdivision Plan

Carver, Massachusetts

PREPARED FOR:

## ReWild Renewables

26 Market Square  
Portsmouth, NH 03801

## Aerial Map

Figure 2

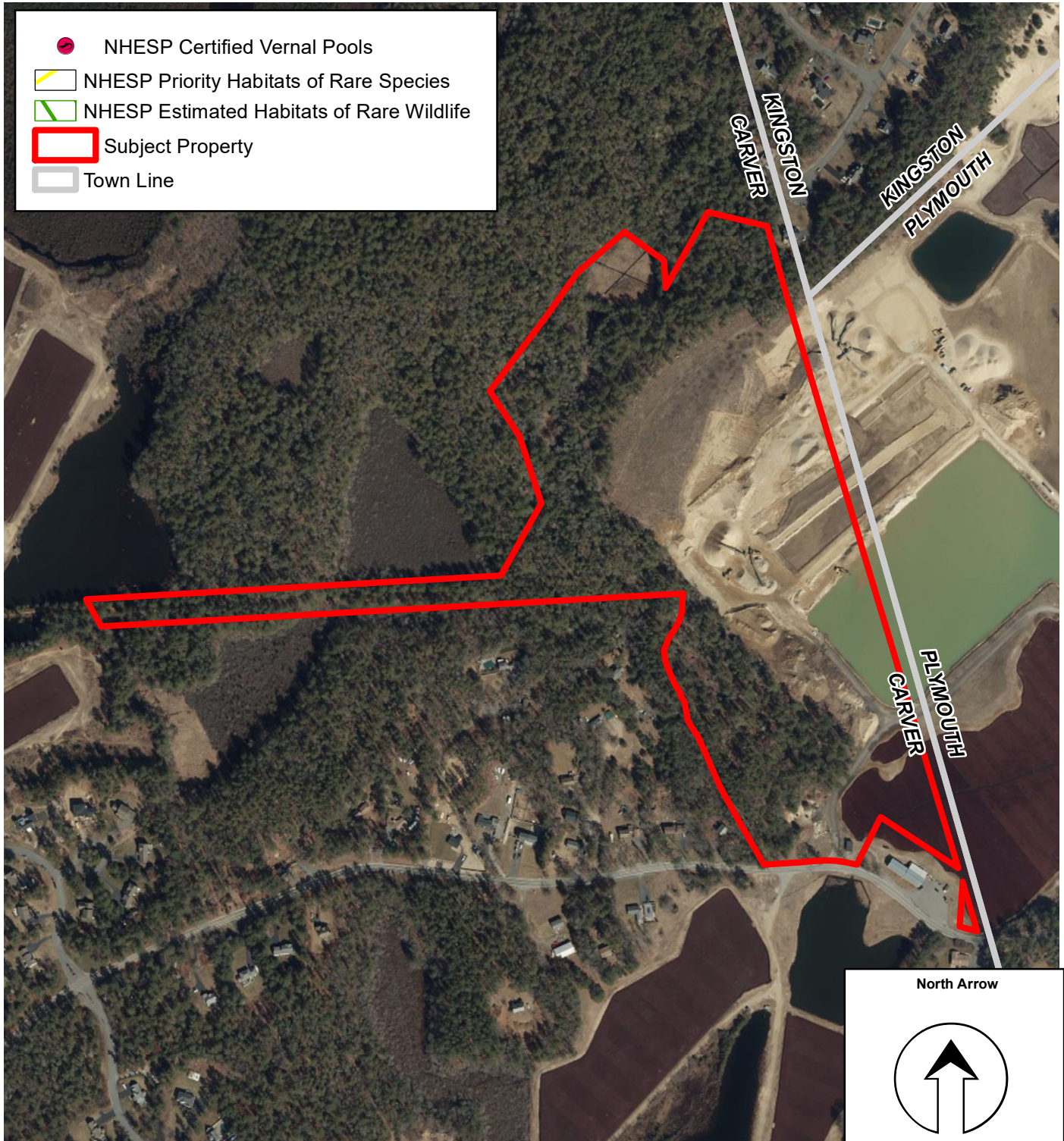
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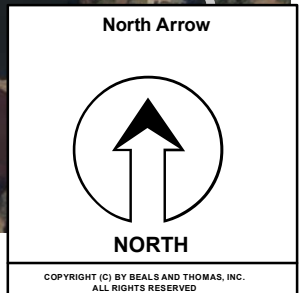
B+T Project No. 2961.06





Digital orthophotograph, dated 2021, provided by the Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.

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FEET



PROJECT:

## Preliminary Subdivision Plan

Carver, Massachusetts

PREPARED FOR:

## ReWild Renewables

26 Market Square  
Portsmouth, NH 03801

## NHESP Map

Figure 3

Scale: 1" = 500'

Date: 04/04/2022

Source File 296106P021A.mxd

B+T Project No. 2961.06