



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

April 11, 2022

VIA: Hand Delivery

Town of Carver
Planning Board
108 Main Street
Carver, MA 02330

Re: Preliminary Subdivision "Wankinco"
0 & 46 Federal Road
Map 131, Lots 2-4 and 4-3
G.A.F. Job No. 22-9873

Dear Members of the Planning Board:

Pursuant to the Town of Carver's Rules and Regulations of the Planning Board Governing the Subdivision of Land as well as the requirements of M.G.L. Chapter 41, Section 81S, G.A.F. Engineering, Inc., on behalf of the applicant, A.D. Makepeace Company, respectfully submits the following:

- One (1) original and one (1) copy of a properly executed Form B - Application for Approval of Preliminary Subdivision Plan.
- One (1) original and five (5) copies of the above referenced Preliminary Subdivision Plan dated April 11, 2022.
- Electronic file of the plans (PDF) on a USB stick.
- Two checks made out to the Town of Carver: One for \$800.00 for the Preliminary Subdivision filing fee (\$500.00 + \$100/Lot x 3) and one for \$1,000.00 for the Review and Inspection Fee.

An original of the Form B application, plan, and notice of submission has been submitted to the Town Clerk by Hand Delivery.

We request that you schedule this project for your next available meeting. If you have any questions, please call me at (508) 295-6600.

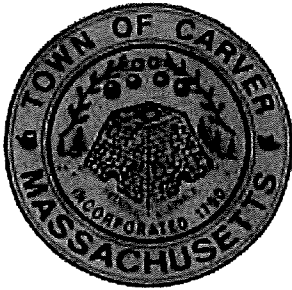
Sincerely,

G.A.F. Engineering, Inc.

William F. Madden, P.E.
bill@gafenginc.com

Enclosures

cc: A.D. Makepeace Company



TOWN OF CARVER

Planning Board

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

FORM B

APPLICANT NAME: A.D. Makepeace Company FILE # _____
EMAIL: jkane@admakpeace.com James F. Kane, President DATE: April 11, 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: _____

"WANKINCO" PRELIMINARY SUBDIVISION PLAN, FEDERAL ROAD, CARVER, MA, PREPARED FOR
A.D. MAKEPEACE COMPANY, 158 TIHONET ROAD, WAREHAM, MA, (9 SHEETS)

By G.A.F. Engineering, Inc. dated April 11, 2022

And described as follows: Lots 2-4 and 4-3 on Carver Assessors Map 131

Located At the intersection of Federal Road and Cranberry Road, number of lots proposed Three (3) total acreage of tract 588 acres, 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 Norman V. Holmes ; REF: Book 1828, Page 468
dated 2/24/42 and ADM Cranberry Co., LLC REF: Book 50802, Page 319, dated 2/7/2019.

By deed dated (see above) and recorded in the Plymouth District Registry of Deeds Book (see above) Page (see above), registered in the Plymouth Registry District of the Land Court, Certificate of Title No. _____.

Received by Town Clerk:

Applicant's Signature

James F. Kane, President

Date _____

Applicant's Address

158 Tihonet Road, Wareham, MA

Time _____

Applicant's Phone #

(508) 295-1000

Signature _____

(Owner's Signature,
Address and Phone #
If not the Applicant)

Received by Board of Health:


Date _____

Time _____

Fee \$ _____

Review and

Signature _____


2019 00009721
Bk: 50802 Pg: 319 Page: 1 of 3
Recorded: 02/11/2019 03:18 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

QUITCLAIM DEED

ADM CRANBERRY COMPANY, LLC, a duly organized Massachusetts limited liability company having a place of business at 158 Tihonet Road, Wareham, MA 02571

for consideration paid, the sum of One and 00/100 (\$1.00) Dollar,

grants to

A. D. MAKEPEACE COMPANY, a duly organized Massachusetts business corporation having a place of business at 158 Thionet Road, Wareham, MA 02571

with Quitclaim Covenants,

A certain parcel of land, situated on the Easterly side of Federal Road in the Town of Carver, Plymouth County, Massachusetts, bounded and described as follows:

Beginning at a point in the easterly line of Federal Road at the northwesterly corner of the parcel herein described at the southwesterly corner of land now or formerly of Ocean Spray Cranberries, Inc.; thence

South 83° 56' 38" East	a distance of two thousand five hundred fifteen and twenty-two hundredths feet (2515.22), in the line of land of Ocean Spray Cranberries, Inc. to a point in the line of A. D. Makepeace Company; thence
South 06° 46' 03" West	a distance of five hundred and no hundredths feet (500.00) to a point; thence
North 83° 56' 38" West	a distance of three hundred twenty-five and no hundredths feet (325.00) to a point; thence
South 40° 43' 41" West	a distance of one thousand five hundred seventy-five and ten hundredths feet (1575.10) to a point in the easterly line of said road; the three (3) previous courses bounding on land of A. D. Makepeace Company; thence

PROPERTY ADDRESS: Parcel ID 131-4-3, Federal Road, Carver, Massachusetts

✓
SERKEY + KELMAN

- Northwesterly and curving to the left along the arc of a curve having a radius of eight hundred forty-nine and fifty hundredths feet (849.50), a length of two hundred fifty and no hundredths feet (250.00) to a point of tangent; thence
- North 30° 02' 19" West a distance of two hundred forty-one and twenty-five hundredths feet (241.25) to a point of curvature; thence
- Northwesterly and curving to the right along the arc of a curve having a radius of nine hundred ninety-seven and eighty hundredths feet (997.80), a length of two hundred seventy and seventy hundredths feet (270.70) to a point of tangent; thence
- North 14° 29' 41" West a distance of one hundred ninety-six and thirty-six hundredths feet (196.36) to a point of curvature; thence
- Northwesterly and curving to the left along the arc of a curve having a radius of one thousand forty-nine and sixty-one hundredths feet (1049.61), a length of five hundred ninety-one and twenty-four hundredths feet (591.24) to a point of tangent; thence
- North 46° 46' 08" West a distance of two hundred seventy-eight and ninety hundredths feet (278.90) to a point of curvature; thence
- Northwesterly and curving to the right along the arc of a curve having a radius of eight hundred eighty and forty-five hundredths feet (880.45), a length of four hundred nineteen and thirty-two hundredths feet (419.32) to the point of beginning; the previous seven (7) courses bounded on said road.

The above described parcel of land contains an area of fifty and sixty-seven hundredths acres (50.67) acres, and is more particularly shown as Lot 4-3 on a plan entitled: "Division of Land for A. D. Makepeace Co. in Carver, MA Scale 1" = 200' dated January 24, 1985, G.A.F. Engineering, P.O. Box 617, South Carver, MA 02366" recorded at the Plymouth County Registry of Deeds as Plan No. 889 of 1985 in Plan Book 26, Page 33.

For title reference see deed of Ocean Spray Cranberries, Inc. to ADM Cranberry Company, LLC dated May 30, 2007, recorded with the Plymouth County Registry of Deeds in Book 34619, Page 288.

This parcel is granted together with all rights and easements appurtenant thereto and subject to easements and restrictions of record so far as same are still in force and applicable.

Executed under seal this 7th day of February, 2019.

ADM CRANBERRY COMPANY, LLC

By: ADM Management Corporation,
Manager

By: [Signature]
Michael P. Hogan, President

By: [Signature]
Jessica Andrews, Assistant Treasurer

COMMONWEALTH OF MASSACHUSETTS

Plymouth, SS.

On this 7th day of February, 2019, before me, the undersigned notary public, personally appeared Michael P. Hogan and Jessica Andrews, proved to me through satisfactory evidence of identification, which was personal recognition, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that each signed it voluntarily for its stated purpose, as President and Assistant Treasurer, respectively, of ADM Management Corporation, as Manager of ADM Cranberry Company, LLC.

[Signature]

Notary Public

My commission expires: 12/25/2020

RENEE GONSALVES

Magoun
by Tr.
to
Eldridge
et al

I.R.Stamps
\$.55
Cancelled

I, ALBERT B. CONANT, TRUSTEE under the will of HENRY N. MAGOUN, late of Pembroke, County of Plymouth and Commonwealth of Massachusetts by power conferred by the Probate Court of said Plymouth County on October 14, 1941 and every other power, for TWO HUNDRED FIVE DOLLARS paid, grant to ARTHUR B. ELDRIDGE and A. B. CONANT the land in PEMBROKE, Plymouth County, Mass. as follows:- A certain parcel of land situated in said Town of PEMBROKE and bounded and described as follows:- Beginning at the southwest corner of the granted premises on the Easterly side of Washington Street, bounded Northerly by land now or formerly of Irving Fisher, and now or formerly of Albert Mann, Easterly by land now or formerly of heirs of John W. Trafton and land now or formerly of heirs of Thomas H. Adams; thence southerly by land now or formerly of one Nelson and one Colstead and the Society of Friends; and Westerly by land of the Town of Pembroke and the easterly line of Washington Street, being approximately 75 feet, to the point of beginning. Said parcel containing approximately 4 3/4 acres and being the same lot of land described in Item 1 of the trustee's inventory and being D15, plot 8 on Assessors Plan. WITNESS my hand and seal this 24th day of Feb. 1942.

Albert B. Conant, Trustee
under the will of Henry N. Magoun

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss. Hanover, Mass., 2/24 1942. Then personally appeared the above named Albert B. Conant, Trustee and acknowledged the foregoing instrument to be his free act and deed, before me,

Seal George C. Dumas Notary Public

My commission expires Apr. 14, 1945

Rec'd July 8, 1942 at 11:05 A. M. & recorded

Holmes
to
A.D. Make-
Peace Co.

I, NORMAN V. HOLMES, of Carver, Plymouth County, Massachusetts, being married, for consideration paid, grant to A. D. MAKEPEACE COMPANY, a corporation organized under the laws of the Commonwealth of Massachusetts, with a usual place of business in Wareham, Plymouth County, Massachusetts, with QUIT-CLAIM COVENANTS, Three parcels of woodland lying in the Southerly part of said Town of CARVER in the Second Great Lot of Plymouth and Plympton Commons, being a part of the lands conveyed by Warren S. Bumpus to this grantor by deed dated December 8, 1941, recorded with Plymouth County Deeds, Book 1822, Page 1. Parcel No. 1 is located on both sides of the road leading from Tihonet to Federal Furnace and is bounded and described as follows: Beginning in the Northerly line of the Connett Swamp Lot and line between the Third and Fourth shares of the Second Great Lot of Plymouth and Plympton Commons on the Westerly side of said road at a stone bound located North 12° 20' 30" West 155.40 feet from a stone monument being a Town Bound (on the Easterly side of said road) in the boundary line between the town of Carver and Wareham; thence Easterly in said share line crossing said road about South 68° 20' 30" East 55.05 feet to a stone bound and land of Slocum Gibbs Cranberry Company and running by land of said Slocum Gibbs Cranberry Company the following six courses, namely, North 0° 49' 30" West 256.43 feet to an angle in the old Road; North 7° 07' 30" West 277.02 feet to an angle in road; North 28° 21' 30" East 82.1 feet to a stone bound on the East side of road; South 56° 32' 30" East 903.35 feet to a stone bound; South 42° 27' 30" West 412.95 feet to a stone bound in the shore ditch of the bog and in the aforementioned share line; thence in said share line about South 68° 20' 30" East 478.4 feet to an iron pipe and stake and stones in the line between the Second and Third Great Lots of the Plymouth and Plympton Commons, it being the line of land of the grantee (formerly of Tremont Nail Company); thence in said Great Lot Line and in line of land of the grantee about North 20° 33' East 5757.20 feet more or less to said Tihonet-Federal Furnace Road; thence by said road in a general Southerly and Southwesterly direction 3438.8 feet more or less to a point opposite a cement bound said cement bound being set about 10 feet West of the road, said point being also a corner of the land of Smith-Hammond Company; thence about North 68° 33' West by said Smith-Hammond Company land, said line passing through

a cement bound 85 feet more or less to the edge of the swamp at an iron pipe located 380 feet more or less Northeasterly from the Northeasterly abutment of Shaky Bottom Bridge, a corner of land of the grantee, being the Northeasterly corner of land described in deed of Elbridge G. Fearing to Emulous Small et als, dated January 27, 1882, recorded with Plymouth County Registry of Deeds, Book 477, Pages 220 and 221; thence in line of land of the grantee by various courses in a general Southwesterly direction to a stone bound, a corner of land of The Fuller-Hammond Company; thence by land supposed to be of The Fuller-Hammond Company being the line between the Third and Fourth Shares of the said Second Great Lot about South 68° 18' East 1192.35 feet more or less to the point of beginning. Parcel No. 2 lies on the Easterly side of said road from Tihonet to Federal Furnace and Southerly of Wankinco Bog, beginning at land of the grantee on the Southerly side of Wankinco Bog and in the line between the Second and Third Great Lots of the Plymouth and Plympton Commons; thence by line of land of the grantee Westerly, Southerly and Westerly to said Tihonet-Federal Furnace Road; thence by said Federal Furnace Road in a general Southerly direction 3810.25 feet more or less to a stone bound on the Easterly side of said road in the line between the Second and Third Great Lots of the Plymouth and Plympton Commons and land of the grantee; thence in said Great Lot Line and line of land of the grantee about North 20° 33' East 3306.30 feet more or less to the point of beginning. Excepting, however, from the foregoing described parcel so much thereof as may have been conveyed by Warren S. Bumpus by deeds duly recorded in Plymouth County Registry of Deeds, prior to his conveyance to Norman V. Holmes dated December 8, 1941, and recorded in Book 1822, Page 1. Parcel No. 3. Beginning at a stone bound, a corner of land of the grantee on the Southwesterly side of the road leading from Tihonet to Ellis Furnace (South Carver) and located 189 feet more or less Northerly as measured along said road, from Shaky Bottom Bridge, so called; thence by line of land of the grantee South 40° West 2649 feet to a stone bound on the Northerly side of an old road; thence by line of land of the grantee and said old road about North 26° West 1370 feet more or less to a stone bound in the line between the First and Second Great Lots of the Plymouth and Plympton Commons; thence by line of land of the grantee in said Great Lot Line about North 20° 15' West 3387.10 feet more or less to an iron pipe on the Southwesterly side of said road leading from Tihonet to Ellis Furnace; thence by said road in a general Easterly and Southerly direction 2620.5 feet more or less to a stake on the Westerly side of said road in the line between the Fourth and Fifth shares of the Second Great Lot of Plymouth and Plympton Commons; thence about South 68° 33' East 182 feet more or less to an iron pipe and corner of Smith-Hammond Company; thence about South 68° 33' East approximately in line of a dike of Smith-Hammond Company 45 feet more or less to an iron pipe, a bound of the grantee; thence South 45° West 200 feet more or less to said Tihonet-Ellis Furnace Road; thence by said road Northerly about 120 feet more or less to the point of beginning. Excepting, however, from the foregoing described parcel so much thereof as may have been conveyed by Warren S. Bumpus by deeds duly recorded in Plymouth County Registry of Deeds, prior to his conveyance to Norman V. Holmes dated December 8, 1941, and recorded in Book 1822, Page 1. For my title reference may be had to said deed from Warren S. Bumpus. The grantor reserves to himself and his heirs and assigns for a period of five years from the date of these presents, the right to cut and remove standing wood and timber from the granted premises, and for that purpose to enter upon said premises at all reasonable times to cut and remove said standing wood and timber. And the grantor covenants and agrees with the grantee that he and his heirs and assigns will pay all taxes on the above described premises assessed upon the granted premises by the Town of Carver during the period of five years from the date of these presents. I, Constance B. Holmes, wife of said Norman V. Holmes, release to the said grantee all rights of Dower and Homestead and all other interests therein. WITNESS our hands and seals this eighth day of July 1942.

Norman V. Holmes
Constance B. Holmes

Seal
Seal

I.R. Stamps
\$1.10
Cancelled

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss. July 8, 1942. Then personally appeared the above named Norman V. Holmes and acknowledged the foregoing instrument to be his free act and deed, before me;

Frank E. Barrows Notary Public
My commission expires Feb. 2, 1945

Rec'd July 9, 1942 at 9:00 A. M. & recorded

Cole
et ux
to
Sherry
et ux

We, CHARLES M. COLE and ETTA D. COLE, husband and wife as tenants by the entirety, both of Weymouth, Norfolk County, Massachusetts, for consideration paid, grant to JAMES E. SHERRY and NORMAN E. SHERRY, husband and wife as tenants by the entirety, both of Braintree, Norfolk County, Massachusetts with QUITCLAIM COVENANTS, A certain parcel of land with the buildings thereon, situated partly in said WEYMOUTH and partly in HINGHAM, Plymouth County, Massachusetts, being shown as Lot numbered 17 on Plan of Hia-Leah, Weymouth and Hingham, D. Arthur Brown, June 1, 1923, Russell H. Whiting, C. E., recorded with Norfolk County Deeds, Book 1570, Page 325, and duly recorded with said Plymouth Deeds Plan Book 4, Plan 270, said parcel is bounded and described as follows: SOUTHEASTERLY by Manatee Road, as shown on said plan, 45 feet; SOUTHWESTERLY by Lot numbered 16, as shown on said plan, 120 feet; NORTHWESTERLY by Lot numbered 97, as shown on said plan, 64 feet; and NORTHEASTERLY by Lot numbered 18, as shown on said plan, 123.43 feet. Containing 6,500 square feet of land, according to said plan. Subject to betterment assessments and municipal liens if any there be, to restrictions of record and to taxes assessed as of the current year. WITNESS our hands and seals this eleventh day of June 1942.

Charles M. Cole
Etta D. Cole

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss. June 30th, 1942. Then personally appeared the above named Charles M. Cole and Etta D. Cole and acknowledged the foregoing instrument to be their free act and deed, before me;

Seal Walter E. Moore Notary Public
My commission expires Oct. 13, 1945

Rec'd July 9, 1942 at 9:00 A. M. & recorded

Sherry
et ux
to
South
Weymouth
Savs.Bk.

We, JAMES E. SHERRY and NORMAN E. SHERRY, husband and wife as tenants by the entirety, both of Braintree, Norfolk County, Massachusetts, for consideration paid, grant to the SOUTH WEYMOUTH SAVINGS BANK, situated in Weymouth, Norfolk County, Massachusetts, with MORTGAGE COVENANTS, to secure the payment of TWENTY-EIGHT HUNDRED DOLLARS in 3½ years with interest quarter-annually on the first days of January, April, July and October at rate of five and one-half per centum, per annum, as provided in our note of even date; A certain parcel of land with the buildings thereon, situated partly in said WEYMOUTH and partly in HINGHAM, Plymouth County, Massachusetts, being shown as Lot numbered 17 on Plan of Hia-Leah, Weymouth and Hingham, D. Arthur Brown, June 1, 1923, Russell H. Whiting, C. E., recorded with Norfolk County Deeds, Book 1570, Page 325, and duly recorded with said Plymouth Deeds Plan Book 4, Plan 270, said parcel is bounded and described as follows: SOUTHEASTERLY by Manatee Road, as shown on said plan, 45 feet; SOUTHWESTERLY by Lot numbered 16, as shown on said plan, 120 feet; NORTHWESTERLY by Lot numbered 97, as shown on said plan, 64 feet; and NORTHEASTERLY by Lot numbered 18, as shown on said plan, 123.43 feet. Containing 6,500 square feet of land according to said plan. Subject to restrictions of record, if any there be in force and applicable. Being the same premises conveyed to us by Charles M. Cole et ux, by deed of even date to be recorded herewith. Including all furnaces, heaters, ranges, mantels, gas and electric light fixtures, screens, screen doors, awnings and all other fixtures of whatever kind and nature at present contained in said buildings, and hereinafter placed therein prior to the full payment and discharge of this mortgage. This mortgage is

Re. 1936

85 88

G A F ENGINEERING INC.
266 MAIN ST.
WAREHAM, MA 02571-2172

53-179/113
0635008386

306

DATE 4-11-22

PAY TO THE ORDER OF Town of Carver \$ 800.00
Eight Hundred and ——— ^{no}/₁₀₀ DOLLARS

Eastern Bank
trueblueSM Boston, MA 02110
easternbank.com
1-800-EASTERN

MEMO Protein Filing Fee Wankinco Murray Mader MP

⑆011301798⑆ 06 35008386⑆ 0306

G A F ENGINEERING INC.
266 MAIN ST.
WAREHAM, MA 02571-2172

53-179/113
0635008386

307

DATE 4-11-22

PAY TO THE ORDER OF Town of Carver \$ 1,000.00
One Thousand and ——— ^{no}/₁₀₀ DOLLARS

Eastern Bank
trueblueSM Boston, MA 02110
easternbank.com
1-800-EASTERN

MEMO Review! Inp Fee Wankinco Murray Mader MP

⑆011301798⑆ 06 35008386⑆ 0307