

POSTED UXB TOWN CLERK
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**Town of Uxbridge
Uxbridge Planning Board
21 South Main Street
Uxbridge, MA 01569**

PUBLIC MEETING NOTICE

Pursuant to MGL, Chapter 40A, the **Uxbridge Planning Board** will hold a **Public Meeting** on Wednesday, **April 13, 2022 at 7:00pm** in the Board of Selectmen's Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA to review and vote their recommendations on warrant articles/citizen's petition for the Spring Annual Town Meeting Warrant of May 10, 2022.

There is also a zoom option

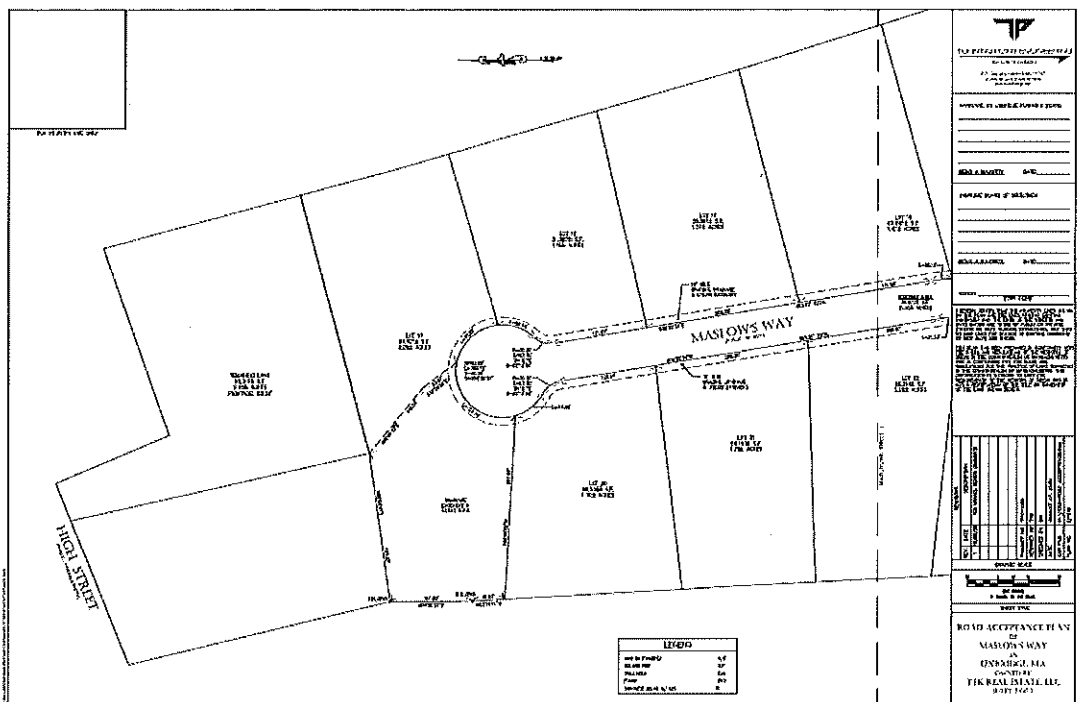
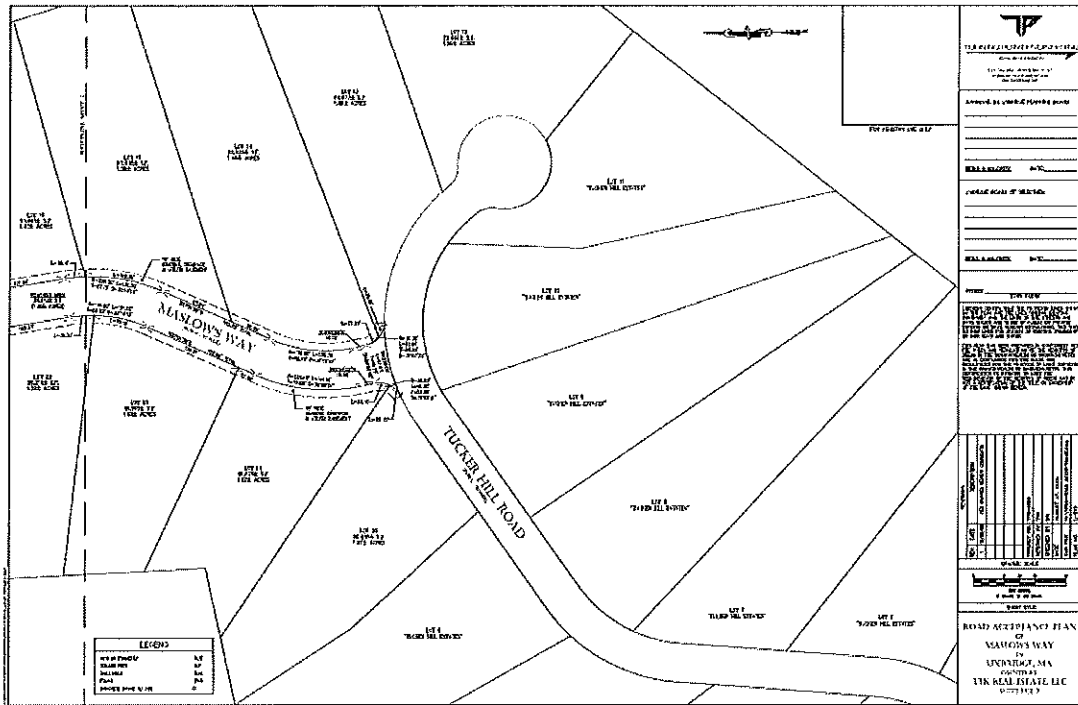
Join Zoom Meeting:

<https://uxbridge.zoom.us/j/8616203349> Meeting ID: 861 620 3349.

ARTICLE 13: STREET ACCEPTANCE - MASLOW'S WAY

To see if the Town will vote to accept as a public way the street known as Maslow's Way as laid out by the Board of Selectmen, and further authorize the Board of Selectmen, in the name and behalf of the Town to acquire by gift, easements, and appurtenant rights in and for said way for the purpose for which public ways are used in the Town, or take any other action related thereto.

SPONSOR: Board of Selectmen



QUITCLAIM DEED

TTK Real Estate, LLC, a Massachusetts limited liability company with a principal office at 230 Albee Road, P.O. Box 586, Uxbridge, Worcester County, Massachusetts

for valuable consideration paid

grants to the Town of Uxbridge, a municipal corporation having a usual place of business at 21 South Main Street, Uxbridge, Massachusetts,

with quitclaim covenants

A certain parcel of land, together with the improvements thereon, situated on the northeasterly side of Richardson Street in Uxbridge, Worcester County, Massachusetts and shown as MASLOW'S WAY on a plan of land entitled "ROAD ACCEPTANCE PLAN OF MASLOW'S WAY IN UXBRIDGE, MA OWNED BY TTK REAL ESTATE, LLC" and filed with the Worcester County (Worcester District) Registry of Deeds in herewith in Plan Book _____, which said parcel is bounded and described as follows:

Beginning at a drill hole in a concrete bound on the westerly side of Maslow's Way and the northerly sideline of Tucker Hill Road;

Thence with a curve turning to the left with an arc length of 40.30', with a radius of 30.00' to a drill hole in a concrete bound;

Thence N 12° 04' 22" W a distance of 15.86' to a drill hole in a concrete bound;

Thence with a curve turning to the right with an arc length of 141.11', with a radius of 225.00', to a drill hole in a concrete bound;

Thence N 23° 51' 39" E a distance of 152.69' to a drill hole in a concrete bound;

Thence with a curve turning to the left with an arc length of 101.52', with a radius of 175.00', to a drill hole in a concrete bound;

Thence N 09° 22' 34" W a distance of 493.81' to a drill hole in a concrete bound;

Thence with a curve turning to the left with an arc length of 27.40', with a radius of 30.00', to a drill hole in a concrete bound;

Thence with a reverse curve turning to the right with an arc length of 298.10', with a radius of 60.00', to a drill hole in a concrete bound;

Thence with a reverse curve turning to the left with an arc length of 27.40', with a radius of 30.00', to a drill hole in a concrete bound;

Thence S 09° 22' 34" E a distance of 493.81' to a drill hole in a concrete bound;

Thence with a curve turning to the right with an arc length of 130.52', with a radius of 225.00', to a drill hole in a concrete bound;

Thence S 23° 51' 39" W a distance of 152.69' to a drill hole in a concrete bound;

Thence with a curve turning to the left with an arc length of 109.75', with a radius of 175.00', to a drill hole in a concrete bound;

Thence S 12° 04' 22" E a distance of 14.75' to a drill hole in a concrete bound;

Thence with a curve turning to the left with an arc length of 40.91', with a radius of 30.00', to a drill hole in a concrete bound on the westerly sideline of Tucker Hill Road;

Thence with a curve turning to the left with an arc length of 97.83' along the northerly sideline of Tucker Hill Road, with a radius of 225.00', to a drill hole in a concrete bound;

Being the point and place of beginning, having an area of 58,673 square feet, more or less.

Drainage Easement A

Said parcel is conveyed together with a drainage easement situated on the northwesterly side of said Maslow's Way and shown as EXISTING DRAINAGE EASEMENT A 43,542 S.F. ± on said plan and bounded and described as follows:

Beginning at a point on the westerly sideline of Maslow's Way, said point being 47.46' distant from a drill hole in a concrete bound along a curve to the right having a radius of 60.00';

Thence N 86° 46' 02" W a distance of 237.96' to a point;

Thence N 03° 15' 11" W a distance of 41.67' to a drill hole;

Thence N 00° 20' 17" W a distance of 107.20' to a drill hole;

Thence N 82° 05' 41" E a distance of 193.83' to a point;

Thence S 50° 46' 43" E a distance of 110.24' to a point;

Thence S 36° 29' 06" E a distance of 53.87' to a point on the sideline of Maslow's Way;

Thence with a curve to the left with an arc length of 122.75', having a radius of 60.00', to a point;

Being the point and place of beginning, having an area of 43,542 square feet, more or less.

The Town shall have the perpetual right to drain water into and onto said drainage easement area from the roadway known as Maslow's Way as shown on said Plan, from time to time and for all purposes and uses incidental to the discharge of storm water, including but not limited to, the construction, installation, removal, maintenance and/or repair of the drainage facilities and all necessary appurtenances thereto and to renew, repair, alter, take up, change, relay and maintain any part thereof.

Grantor agrees not to grant any other easements, leases, or licenses to the premises which will interfere with the Town's perpetual easements on the premises without the prior written permission of the Town. Any easements, leases, or licenses granted in violation of this provision will be immediately null and void.

Being a portion of the premises conveyed to the Grantor by deed dated August 31, 2015 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 54245, Page 268 and by deed dated February 1, 2017 and recorded with said Deeds in Book 56698, Page 241.

Witness my hand and seal this _____ day of _____, 2020.

TTK Real Estate, LLC

w

By: James F. Smith, Manager

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this _____ day of _____, 2020, before me, the undersigned notary public, personally appeared James F. Smith, Manager as aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of TTK Real Estate, LLC.

_____, Notary Public
My Commission Expires:



