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MASSACHUSETTS QUITCLAIM DEED LONG FORM (INDIVIDUAL) 13

BK3851 PG 267

We, William J. Callahan & William J. Callahan, Jr., Trustees of the Fields Realty Trust V/D/T dated November 1, 1983, and recorded with Middlesex North Registry of Deeds in Book 2673, Page 604.

of Bedford, Middlesex

County, Massachusetts

being unmarried, for consideration paid, and in full consideration of One (\$1.00) Dollar

grants to the Town of Billerica, a Municipal Corporation duly established under the laws of the Commonwealth of Massachusetts with offices located with ~~quitclaim documents~~ in said Middlesex County at 15 Concord Road in Billerica, Massachusetts. the land in

See attached Schedule A

Said real property is conveyed to said Town under the provisions of General Laws Chapter 40, Section 8-C, as it may hereafter be amended, to be managed and controlled by the Conservation Commission of the Town of Billerica for the promotion, development and protection of the natural resources of said Town.

See PL BK 157-101

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SCHEDULE A

A certain parcel of land, situated in the Town of Billerica, County of Middlesex, Commonwealth of Massachusetts, known as Lot B-1, as shown on a plan entitled "Plan of Land in Billerica, Mass., (Middlesex County), prepared for William J. Callahan, Scale: 1"=100', November 8, 1986, BSC-Bedford, Land Surveyors, Civil Engineers, 18 North Road, Bedford, Mass." and more particularly described as follows:

Beginning: at the northwesterly corner of said parcel, same point being on the westerly sideline of the Middlesex Turnpike and at Lot B-2 as shown on said plan;

Thence running, along the westerly sideline of the Middlesex Turnpike, S40°-03'-12"E Fifty-six and 63/100 (56.63) feet to a point;

Thence turning and running S65°-12'-50"W Sixty and 31/100 (60.31) feet to a point;

Thence turning and running S00°-19'-50"W Seven hundred seventy-two and 84/100 (772.84) feet to a point at a stonewall;

Thence turning and running S19°-26'-13"E One hundred thirty-six and 91/100 (136.91) feet to a point;

Thence turning and running S07°-06'-42"E One hundred twenty one and 22/100 (121.22) feet to a point;

Thence turning and running S08°-51'-52"E One hundred forty-one and 25/100 (141.25) feet to a point;

Thence turning and running S02°-59'-28"E Ninety-Two and 71/100 (92.71) feet to a point;

Thence turning and running S18°-43'-11"W One hundred twenty-two and 34/100 (122.04) feet to a point;

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Thence turning and running S25°-06'-28"W One hundred twelve and 16/100 (112.16) feet to a point;

Thence turning and running S06°-51'-24"W Sixty-eight and 54/100 (68.54) feet to a point;

Thence turning and running S06°-26'-34"W One hundred nine and 71/100 (109.71) feet to a point last eight (8) courses being by a stonewall;

Thence turning and running S15°-26'-29"W Four and 48/100 (4.48) feet to a point;

Thence turning and running S30°-19'-50"W Four hundred eighty-one and 80/100 (481.80) feet to a point of curvature;

Thence turning and running by a curved line having a length of Five hundred twenty-nine and 76/100 (529.76) feet and a radius of Nine hundred ninety-nine and 14/100 (999.14) feet to a point of tangency;

Thence turning and running S30°-42'-35"W Three hundred fifty-three and 16/100 (353.16) feet to a point on the easterly sideline of Route 3;

Thence turning and running along the easterly sideline of Route 3 N26°-30'-40"W Thirty-nine and 25/100 (39.25) feet to a point;

Thence turning and running N30°-42'-35"W Three hundred thirty-one and 91/100 (331.91) feet to a point of curvature;

Thence turning and running by a curved line having a length of Five hundred twelve and 26/100 (512.26) feet and a radius of Nine hundred sixty-six and 14/100 (966.14) feet to a point of tangency;

Thence turning and running N20°-19'-50"E One hundred forty (140.00) feet to a point;

Thence turning and running southwesterly Six hundred eighty (680) feet, more or less, to a point;

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- Thence turning and running N26°-30'-40"W Two hundred (200.00) feet to a point;
- Thence turning and running S63°-29'-20"W Ninety (90.00) feet to a point on the easterly sideline of Route 3;
- Thence turning and running along the easterly sideline of Route 3, N26°-30'-40"W Eight hundred seventy and 50/100 (870.50) feet to a point;
- Thence turning and running N52°-44'-20"E Two hundred eighty-eight and 59/100 (288.59) feet to a point;
- Thence turning and running N30°-22'-41"E One thousand twenty-nine and 68/100 (1,029.68) feet to a point at Lot B-2;
- Thence turning and running S31°-51'-44"E One hundred sixty-nine and 62/100 (169.62) feet to a point;
- Thence turning and running S89°-40'-10"E One hundred sixty-five (165.00) feet to a point;
- Thence turning and running N00°-19'-50"E Five hundred eighty-five (585.00) feet to a point;
- Thence turning and running N30°-22'-41"E One hundred one and 68/100 (101.68) feet to the point of beginning.

Containing: 31.10 acres, more or less.

Said parcel is subject to easements and restrictions of record and as shown on said plan. Drainage rights, on and over said parcel are reserved by grantor, heirs and assigns.

Said real property is conveyed to said Town under the provisions of General Laws Chapter 40, Section 8-C, as it may hereafter be amended, to be managed and controlled by the Conservation Commission of the Town of Billerica for the promotion, development and protection of the natural resources of said Town.

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Witness our hand and seal this 24 day of December 1986.

William J. Callahan, Trustee as aforesaid  
William J. Callahan, Jr., Trustee as aforesaid

The Commonwealth of Massachusetts

Middlesex

ss.

December 24 19 86

Then personally appeared the above named William J. Callahan & William J. Callahan, Jr.  
Trustees as aforesaid  
and acknowledged the foregoing instrument to be their free act and deed, before me

Adrian W. Spellenberg  
Notary Public

My commission expires Oct 31



WE, the undersigned, being the Board of Selectmen of the Town of Billerica,  
pursuant to the provisions of Section (8C) of Chapter 40 of the Massachusetts  
General Laws, do hereby approve the within conveyance.

BILLERICA BOARD OF SELECTMEN

Arthur L. Doyle  
Gordon C. Bainard  
H. J. [Signature]  
David E. [Signature]