NOT A TRUE COPY OF THE ORIGINAL

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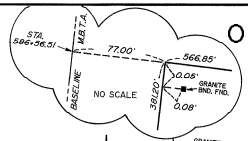
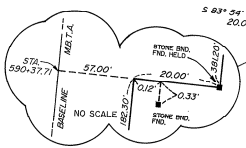
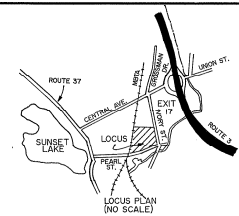
Norfolk Registry of Deeds
Dedham, Mass.
Received Dec. 17, 19 93
With MT6
Ivory Plaza Limited Partnership
To Shawmut Bank N.A.
Filed as No. 900 19 93
Pl. Bk. 418
Attest: Register







N / F GROSSMAN DEVELOPMENT PROPERTIES, INC.

STONE BND. FND. HELD

GRANITE BND. FND.

S 83° 54' 57" E 366.85'

L = 42.11'
R = 1040.00'

L = 37.02'
R = 1040.00'

THE WEYMOUTH ART LEATHER CO.

PARCEL #1
7.28± AC.
317,142± S.F.

N 06° 05' 03" E 38.20'

20' WIDE UTILITY EASEMENT

IVORY STREET (PUBLIC - 60' WIDTH)

S 28° 28' 23" E 36.22'

EASEMENT TO THE TOWN OF BRAINTREE BOARD OF ELECTRIC LIGHT COMMISSIONERS

OLD IVORY STREET

20' WIDE SEWER EASEMENT

S 83° 54' 57" E 20.00'

STONE BND. FND. HELD

S 83° 54' 57" E 348.72'

20' WIDE UTILITY EASEMENT

FRANCIS X. MESSINA

PARCEL "A"
3.35± AC.
145,770± S.F.

182.30'

S 06° 05' 03" W 158.64'

30.39'

S 65° 18' 44" W 156.61'

R = 5739.47'
L = 51.70'

S 24° 41' 16" E 40.08'

N 24° 41' 16" W 182.27'

20' WIDE UTILITY EASEMENT

STONE BND. FND. HELD

S 28° 28' 02" W 70.43'

N / F MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

N 83° 54' 57" W 220.00'

N 06° 05' 03" E 408.20'

N 06° 05' 03" E 202.72'

PARCEL "B" 38,561 S.F.±

S 06° 05' 03" W 158.07'

128.84'

S 64° 37' 30" W

L = 220.67'
R = 850.00'

L = 117.50'
R = 5599.47'

L = 142.62'
R = 5599.47'

STONE BND. FND. HELD

L = 80.26'
R = 5599.47'

22.53'

S 16° 30' 40" E 54.51'

S 24° 26' 33" E 10.00'

PARCEL #2
3.33± AC.
145,009± S.F.

106.31'

S 64° 37' 30" W 128.84'

STONE BND. FND.

L = 293.17'
R = 1000.00'

(PUBLIC - VARIABLE WIDTH)

PEARL STREET

R = 187.12'
L = 7.62'

S 81° 20' 20" W 238.24'

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

BRAINTREE PLANNING BOARD

Norman A. O'Sullivan

Phyllis J. Field

Peter Lo

BEING A MAJORITY

DATE: 9-3-93

NOTE:
PARCELS 1, 2, A AND B REPRESENT ALL OR PORTIONS OF BRAINTREE ASSESSOR'S MAP 1029, LOTS 4A, 4B, 10, 10B, 9, 8.7, 6, 5, 4, 3, 2, 1A & 1C, COLBERT AVE. & IVORY ST.

NOTES:
PARCEL "B" TO BE CONVEYED TO FRANCIS X. MESSINA BY THE WEYMOUTH ART LEATHER CO. AND BECOME PART OF PARCEL #2.

PARCEL "A" TO BE CONVEYED TO THE WEYMOUTH ART LEATHER CO. BY FRANCIS X. MESSINA AND BECOME PART OF PARCEL #1.

REFERENCE IS MADE TO THE FOLLOWING REGISTERED AND RECORDED DEEDS:
CERTIFICATE OF TITLE 29041 AND DEED BOOK 2391, PAGE 107;
DEED BOOK 2626, PAGE 366

REFERENCE IS ALSO MADE TO A TITLE EXAMINATION BY THE LAW OFFICE OF JOSEPH P. HURLEY, DATED JAN. 4, 1993.

0 1 2 3
INCHES ON THE ORIGINAL PLAN

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

I CERTIFY THAT THIS PLAN AND SURVEY WERE PREPARED IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS
JOHN R. ANDREWS JR.
No. 30002
REGISTERED LAND SURVEYOR

I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND ON OR BETWEEN FEB. 4, 1993 AND MAR. 3, 1993.

PLAN OF LAND
IN
BRAINTREE, MASS.
SURVEYED FOR
FRANCIS X. MESSINA
400 FRANKLIN ST.
BRAINTREE, MA 02184
SCALE: 1" = 60'
JUNE 17, 1993
BY
ANDREWS SURVEY & ENGINEERING, INC.
104 MENDON ST.
UXBRIDGE, MASS. 01569

93-059 bw