



ALLEN ENGINEERING
& ASSOCIATES, INC.

Civil Engineers, Surveyors &
and Development Consultants

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August 8, 2022

R. Gary Bechtholdt II, Northbridge Town Planner
Aldrich School Town Hall Annex
14 Hill Street
Whitinsville, MA 01588

Re: **Castle Hill Road, Northbridge, Massachusetts**
Northbridge Assessor's Plat 3, Parcel 1 and Parcel 4, and
Northbridge Assessor's Plat 4, Parcel 33

Dear Gary:

We have submitted to Northbridge Planning Board (the "Board") a plan entitled "Plan of Land for Castle Hill Road in Northbridge, MA 01588" dated July 28, 2022 (the "ANR Plan"), and we have requested that the Board endorse the ANR Plan pursuant to G.L. c.41, §P. The property shown on the ANR Plan (the "Property") is identified, by the records of the Northbridge Assessor, as Parcel 1 and Parcel 4 on Northbridge Assessor's Plat 3, and Parcel 33 on Northbridge Assessor's Plat 4. A copy of: Northbridge Assessor's Plat 3; Northbridge Assessor's Plat 4; and the "Property Record Card" for each of the three above-referenced parcels is enclosed.

You have noted that the Property, as shown on the ANR Plan, does not separately depict the boundary of each of the three parcels that comprise the Property according to the records of the Northbridge Assessor, and you have requested information or an explanation of why that is the case. I note that the Property Record Card for each of the three above-referenced parcels refers to the same Deed recorded with Worcester District Registry of Deeds in Deed Book 11750, Page 360, a copy of which is enclosed. I also confirm, that as a result of a diligent search of the records of Worcester District Registry of Deeds, we find no Deed or Plan that describes the Property as comprising separate parcels, and certainly no such Deed or Plan that describes separate parcels that are consistent in size and location with the parcels shown as Parcel 1 and Parcel 4 on Northbridge Assessor's Plat 3, and Parcel 33 on Northbridge Assessor's Plat 4. We therefore can not explain why the Northbridge Assessor's Plats depict such separate parcels, but we are confident that the Property, as shown on the ANR Plan, is consistent with the various Deeds and Plans relating to the Property that are of record with Worcester District Registry of Deeds.

I trust that this is responsive to your inquiry. If you should have further questions, or would like additional information, please do not hesitate to contact us.

Sincerely,
**ALLEN ENGINEERING
& ASSOCIATES, INC.**

W. Robert Knapik, P.L.S.

CASTLE HILL RD

Location	CASTLE HILL RD	Mblu	3/ 1/ / /
Acct#		Owner	BERNON FAMILY REALTY ASSOCS
Assessment	\$158,900	PID	233
Building Count	1		

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$158,900	\$158,900

Owner of Record

Owner	BERNON FAMILY REALTY ASSOCS	Sale Price	\$0
Co-Owner	BERNON FAMILY OFFICE	Certificate	
Address	PO BOX 70	Book & Page	11750/0360
	EAST GREENWICH, RI 02818	Sale Date	11/15/1988

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
BERNON FAMILY REALTY ASSOCS	\$0		11750/0360	11/15/1988

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	

Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

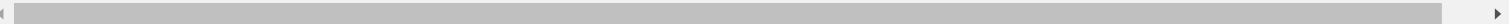


(https://images.vgsi.com/photos/NorthbridgeMAPhotos//default.jpg)

Building Layout

(https://images.vgsi.com/photos/NorthbridgeMAPhotos//Sketches/233_233

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	



Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	
Use Code	1300
Description	RES ACLNDV M-00
Zone	R1
Neighborhood	0005
Alt Land Appr	No

Land Line Valuation	
Size (Acres)	8.45
Frontage	0
Depth	0
Assessed Value	\$158,900

Category

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$158,900	\$158,900
2021	\$0	\$151,100	\$151,100
2020	\$0	\$151,100	\$151,100

CASTLE HILL RD

Location	CASTLE HILL RD	Mblu	3/ 4/ / /
Acct#		Owner	BERNON FAMILY REALTY ASSOCS
Assessment	\$66,100	PID	234
Building Count	1		

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$66,100	\$66,100

Owner of Record

Owner	BERNON FAMILY REALTY ASSOCS	Sale Price	\$0
Co-Owner	BERNON FAMILY OFFICE	Certificate	
Address	PO BOX 70	Book & Page	11750/0360
	EAST GREENWICH, RI 02818	Sale Date	11/15/1988

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
BERNON FAMILY REALTY ASSOCS	\$0		11750/0360	11/15/1988

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	

Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

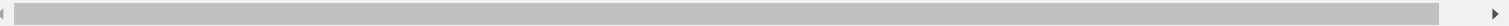


(https://images.vgsi.com/photos/NorthbridgeMAPhotos/default.jpg)

Building Layout

(https://images.vgsi.com/photos/NorthbridgeMAPhotos/Sketches/234_234

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	



Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1300	Size (Acres)	5.93
Description	RES ACLNDV M-00	Frontage	0
Zone	R1	Depth	0
Neighborhood	0005	Assessed Value	\$66,100
Alt Land Appr	No		

Category

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$66,100	\$66,100
2021	\$0	\$62,800	\$62,800
2020	\$0	\$62,800	\$62,800

CASTLE HILL RD

Location	CASTLE HILL RD	Mblu	4/ 33/ / /
Acct#		Owner	BERNON FAMILY REALTY TRUST
Assessment	\$475,800	PID	381
Building Count	1		

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$475,800	\$475,800

Owner of Record

Owner	BERNON FAMILY REALTY TRUST	Sale Price	\$100
Co-Owner	BERNON FAMILY OFFICE	Certificate	
Address	PO BOX 70	Book & Page	11750/0360
	EAST GREENWICH, RI 02818-0070	Sale Date	11/15/1988
		Instrument	1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BERNON FAMILY REALTY TRUST	\$100		11750/0360	1F	11/15/1988

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Vacant Land

Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NorthbridgeMAPhotos//default.jpg)

Building Layout

(https://images.vgsi.com/photos/NorthbridgeMAPhotos//Sketches/381_381

Building Sub-Areas (sq ft)	<u>Legend</u>
No Data for Building Sub-Areas	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code	1300
Description	RES ACLNDV M-00
Zone	R1
Neighborhood	0005

Land Line Valuation

Size (Acres)	69.47
Frontage	0
Depth	0
Assessed Value	\$475,800

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$475,800	\$475,800
2021	\$0	\$451,500	\$451,500
2020	\$0	\$451,500	\$451,500

EXHIBIT "A"

A certain parcel or tract of land with all the buildings and improvements thereon situated in the Town of Northbridge, in the County of Worcester and Commonwealth of Massachusetts, bounded and described as follows:

PARCEL 1: A certain lot or parcel of land, with ~~with~~ all buildings and other improvements thereon, situated on the northeasterly side of Sutton Street in the Town of Northbridge, in the Commonwealth of Massachusetts, bounded and described as follows, viz:-

BEGINNING at a point on the northeasterly side of said Sutton Street, which point is the east westerly corner of land now or formerly of Titus and Dora Ebbeling and being the southeasterly corner of the lot hereby described;

/33'
THENCE N. 65° W., by said Sutton Street one hundred thirty-seven and sixteen one hundredths (137.16) feet;

THENCE Northwesterly, still continuing by said Sutton Street two thousand seven hundred forty-seven and two one hundredths (2,747.02) feet to land formerly of John E. Shannahan and now Town of Northbridge, Tax Title;

HYDROLOG
THENCE N. 11° 30' E., by said Shannahan land and land now or formerly of Whittin Machine Works one thousand one hundred twenty-two (1,122.00) feet to a stone bound;

THENCE S. 64° 30' E., nine hundred seven and five-tenths (907.50) feet to a stone bound;

THENCE N. 12° 30' E., three hundred sixty-eight and nine-tenths (368.90) feet to a stone bound;

THENCE N. 7° 57' E., three hundred fifty-seven and sixth-tenths (357.60) feet to a stone bound;

THENCE N. 79° 48' E., 454.15 to land now or formerly of Garelick Brothers Realty Company as shown on a plan entitled "Plan of Property owned by Israel I. Garelick, Castle Hill Road, Northbridge, Massachusetts", which plan is recorded in the Worcester Registry of Deeds as Plan 21 in Plan Book 450.

THENCE S. 00° 09' W., three hundred twenty-one and seventy-five hundredths (321.75) feet by Lots D, C, B, and A;

THENCE S. 89° 51' E., one hundred eighty (180) feet, by Lot A;

THENCE S. 89° 51' E., fifty (50) feet by Castle Hill Road, the last three bounds shown on the last mentioned plan recorded as Plan 21 in Plan Book 450;

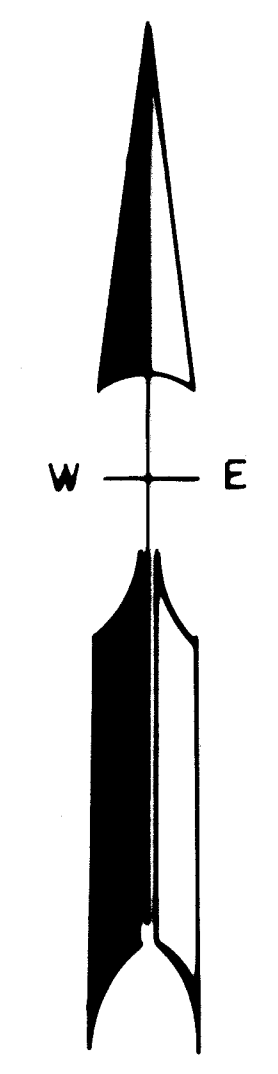
THENCE S. 00° 09' W., two hundred twenty-six and six hundredths (226.06) feet;
 THENCE S. 89° 51' E., fifty (50.00) feet;
 THENCE N. 00° 09' E., three hundred fifty-eight (358.00) feet;
 THENCE N. 32° 56' E., three hundred seventy-eight and ninety-one one hundredths (378.91) feet to a stone wall at land now or formerly of Whitin Machine Works, the last four (4) lines being by said Castle Hill Road;
 THENCE N. 87° 30' E., and by the stone wall one thousand three hundred sixty-four and ninety-nine one hundredths (1,364.99) feet;
 THENCE S. 17° 15' E., three hundred thirty-nine and nine tenths (339.90) feet to a stone bound;
 THENCE S. 17° 30' E., five hundred twenty-two and one tenth (522.10) feet to a stone bound;
 THENCE S. 00° 15' W., four hundred thirty-seven and six tenths (437.60) feet to a stone bound;
 THENCE S. 16° 00' W., one hundred thirty-two (132.00) feet to a stone bound;
 THENCE S. 71° 00' W., by a stone wall one thousand one hundred fifty (1,150.00) feet to a stone bound;
 THENCE S. 27° 30' E., by a stone wall six hundred thirty-one and forty-two one hundredths (631.42) feet;
 THENCE N. 66° 28' E., two hundred forty-five and seven tenths (245.70) feet;
 THENCE S. 18° 55' E., three hundred ninety-three and fifty-eight one hundredths (393.58) feet;
 THENCE N. 80° 29' E., one hundred eighty-five and eighty-one one hundredths (185.81) feet;
 THENCE N. 81° 46' E., one hundred eighty-nine and six tenths (189.60) feet;
 THENCE S. 15° 09' E., one hundred fifty-eight and ninety-two one hundredths (158.92) feet;
 THENCE S. 15° 59' E., one hundred eleven and three one hundredths (111.03) feet;
 THENCE S. 13° 24' E., one hundred eleven and ninety-seven one hundredths (111.97) feet, the last fourteen (14) lines bounded by the aforesaid land now or formerly of Whitine Machine Works;
 THENCE N. 86° 39' E., five and thirty-six one hundredths (5.36) feet;
 THENCE S. 23° 13' E., one hundred fifty-nine and thirty-two one hundredths (159.32) feet;
 THENCE S. 23° 57' E., three hundred twenty-four and thirty-five one hundredths (324.35) feet;
 THENCE S. 23° 31' E., fifty-six and sixty-six one hundredths (56.66) feet;
 THENCE S. 23° 08' E., seventy-seven and ninety-six one hundredths (77.96) feet, the last thirteen (13) lines are by existing stone walls, the last five (5) lines bounding by land now or formerly of Joseph Baarda, et ux;
 THENCE S. 55° 13' W., one hundred sixty-three and thirteen one hundredths (163.13) feet;
 THENCE S. 80° 08' W., one hundred one and five tenths (101.50) feet;
 THENCE S. 55° 00' W., one hundred twenty-four and twenty-six one hundredths (124.26) feet;
 THENCE S. 66° 47' W., one hundred seventy-three and two tenths (173.20) feet;
 THENCE N. 73° 10' W., two hundred eleven and fifty-eight one hundredths (211.58) feet to a stone wall;
 THENCE N. 12° 14' E., fourteen and seventy-eight one hundredths (14.78) feet;
 THENCE N. 8° 45' E., one hundred eighty-three and two tenths (183.20) feet;
 THENCE N. 4° 18' E., forty-six and seventeen one hundredths (46.17) feet;
 THENCE N. 76° 58' W., six hundred fifty-one and thirty-six one hundredths (651.36) feet;
 THENCE N. 6° 58' E., sixty-two and thirty-one one hundredths (62.31) feet;
 THENCE N. 00° 57' E., two hundred twenty-nine and fifty-five one hundredths (229.55) feet, the last six lines by stone walls and the last eleven (11) lines bounded by land now or formerly of Whitin Machine Works;
 THENCE S. 65° 17' W., three hundred seventy-four and five tenths (374.50) feet;
 THENCE S. 24° 16' E., three and eighty-five one hundredths (3.85) feet to the northeasterly corner of the aforesaid Ebbeling land;
 THENCE S. 65° 44' E., by said Ebbeling land two hundred ninety-eight and sixty-two one hundredths (298.62) feet to the point of beginning.

The above described premises consist of Parcel 1 on a plan entitled "Proposed Sale of Whitin Machine Works, Uxbridge - Northbridge, Mass., June 1955, G. Bertrand Bibeault, C.E., Woonsocket, R.I." which plan is recorded in the Worcester Registry of Deeds in Plan Book 208, Plan 28.

This is excluded and excepted from the above conveyance so much of the above described property that is located in Uxbridge and only the property in Northbridge is hereby conveyed.

The premises are conveyed subject to and with the benefit of easements and restrictions set forth in a deed from Whitin Machine Works to Garelick Bros. Farm, Inc., dated July 29, 1955 and recorded in the Worcester Registry of Deeds in Book 3700, Page 536, insofar as in force and applicable.

ATTEST: WORC., Anthony J. Vigliotti, Register



TOWN OF NORTHBRIDGE
ASSESSORS PLATS
SCALE : 1 INCH EQUALS 200 FEET
THIS PLAN IS NOT A LEGAL DOCUMENT

PLAT
3



TOWN OF NORTHBRIDGE
ASSESSORS PLATS
SCALE : 1 INCH EQUALS 200 FEET
THIS PLAN IS NOT A LEGAL DOCUMENT

PLAT
4