

GRANT OF ROADS

I, Pribhu L. Hingorani, Trustee of the Adams Road Trust, under a Declaration of Trust of Adams Road Trust, dated December 14, 1995, recorded with the Worcester County Registry of Deeds at Book 17540, Page 133 (the "Grantor"), owner of the land (the "Land") shown on a plan of land entitled "High Point Estates Subdivision, Grafton, Massachusetts", Owner/Applicant Adams Road Trust, Tewksbury, MA 01876, drawn by Patrick C. Garner Co. Inc., 109 Whitney Street, Northborough, MA 01532, latest revision dated December 19, 2005, recorded herewith (the "Plan"),

for consideration paid, and in full consideration of **One and 00/100 (\$1.00) Dollar**

hereby GRANT to the Town of Grafton (the "Grantee"), Worcester County, Commonwealth of Massachusetts, the variable-width road known as High Point Drive, recorded in the Worcester County Registry of Deeds at Plan Book 850, Plan 64, described as follows:

Beginning at the eastern right-of-way of Adams Road with its intersection with the centerline of High Point Drive having a right-of-way width of 78-feet, thence proceeding easterly down said centerline N 72 degrees 47 minutes 15 seconds E for a distance of 55.79 feet to a point of curve (POC); thence proceeding easterly along said centerline for a distance of 202.13 along an arc having a radius of 406.00 feet to a point of tangency (POT); thence proceeding easterly along said centerline for a distance of 186.42 feet along an arc having a reverse radius of 406.00 feet to a POC; thence proceeding easterly along said centerline N 75 degrees 00 minutes 18 seconds E for a distance of 140.43 feet to the centerline equals centerline of High Point Drive with High Point Drive (which defines its overall loop configuration) at which point the right-of-way width of High Point Drive begins to narrow from 78-feet to 50-feet; thence proceeding easterly along said centerline for a distance of 107.92 feet along an arc having a radius of 251.67 feet to a POT at which point the right-of-way width of High Point Drive continues to narrow from 78-feet to 50-feet; thence proceeding easterly along said centerline N 50 degrees 26 minutes 09 seconds E for a distance of 144.00 feet to a POC from which point the right-of-way width of High Point Drive is 50-feet; thence proceeding easterly along said centerline for a distance of 263.37 feet along an arc having a radius of 2,424.61 feet to a POT; thence proceeding easterly along said centerline N 56 degrees 39 minutes 34 seconds E for a distance of 217.00 feet to a POC; thence proceeding easterly and southeasterly along said centerline for a distance of 305.05 feet along an arc having a radius of 208.37 feet to a POT; thence proceeding southerly along said centerline S 05 degrees 36 minutes 10 seconds E for a distance of 200.00 feet to a POC; thence proceeding southeasterly along said centerline for a distance of 164.00 feet along an arc having a radius of 174.26 feet to a POT; thence proceeding southeasterly along said centerline S 65 degrees 18 minutes 03 seconds E for a distance of 100.00 feet to a POC; thence proceeding southeasterly and southerly along said centerline for a distance of 315.40 feet along an arc having a radius of 195.00 feet to a point which is the centerline equals centerline of High Point Drive and Pepperbush Court; thence proceeding southwesterly along said centerline of High Point Drive for a distance of 314.40 feet along an arc having a radius of 199.96 feet to a POT; thence proceeding northwesterly along said centerline N 55 degrees 54 minutes 30 seconds W for a distance of 99.70 feet to a POC; thence proceeding westerly along said

centerline for a distance of 234.71 feet along an arc having a radius of 446.01 feet to a POT; thence proceeding northwesterly along said centerline N 86 degrees 03 minutes 38 seconds W for a distance of 100.00 feet to a POC; thence proceeding westerly and northwesterly along said centerline for a distance of 523.43 feet along an arc having a radius of 679.71 feet to a POT; thence proceeding northwesterly along said centerline N 41 degrees 52 minutes 44 seconds W for a distance of 138.47 feet to a point which is the centerline equals centerline of High Point Drive, all right-of-way road intersections (High Point Drive and Adams Road, High Point Drive and Pepperbush Court, and High Point Drive and High Point Drive) having intersection curves with a radius of 30-feet.

I further GRANT to the Town of Grafton (the "Grantee"), Worcester County, Commonwealth of Massachusetts, the 40-wide dead-end road known as Pepperbush Court, recorded in the Worcester County Registry of Deeds at Plan Book 850, Plan 64, described as follows:

Beginning at the centerline equals centerline of High Point Drive and Pepperbush Court, having a right-of-way width of 40-feet and proceeding southeasterly along said centerline S 65 degrees 59 minutes 23 seconds E for a distance of 107.16 feet to a point of curve; thence proceeding southeasterly along said centerline for a distance of 148.37 along an arc having a radius of 410.86 feet to a point of tangency; thence proceeding southeasterly along said centerline S 45 degrees 16 minutes 21 seconds E for a distance of 122.96 feet to a point which is the center of a cul-de-sac at the end of the roadway, said cul-de-sac having an outside right-of-way radius of 55.00 feet, with right-of-way road intersections (High Point Drive and Pepperbush Court) having curves with a radius of 30-feet, and the cul-de-sac right-of-way intersection with the right-of-way of the 40-foot width of Pepperbush Court having curves with a radius of 30-feet.

Executed as a sealed instrument this _____ day of _____, 2020

Pribhu L. Hingorani, as Trustee
and not individually

The Commonwealth of Massachusetts
County of Middlesex _____, 2020

Then personally appeared the above named Pribhu L. Hingorani as Trustee of Adams Road Trust, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Trust.

Before me, _____
(Notary Public)
My commission expires: _____