

Notice is hereby given that the regularly scheduled meeting of the City Council will be held on Monday evening November 25th, 2024 at 7:00PM in the Council Chambers, City Hall, 45 School St., Brockton, MA.

1. Acceptance of the Minutes of the November 12th, 2024 City Council Meeting.

REPORTS:

2. Of the Finance Committee for its meeting of November 18th, 2024.

COMMUNICATIONS:

3. From the Fire Chief informing the City Council that the Brockton Fire Department has been awarded an SFY 2025 Massachusetts Municipal Public Safety Staffing grant in the amount of three hundred twenty-three thousand eight hundred twenty-two dollars and seventy-one cents (\$323,822.71) from the Commonwealth of Massachusetts Executive Office of Public Safety and Security. This is a non-matching grant with no cost to the City.
4. From the Mayor in accordance with the General Laws of Massachusetts, Chapter 44, I hereby recommend that the City Council authorize the acceptance and expenditure of the grant award in the amount of \$323,822.71 from the Executive Office of Public Safety and Security to the Brockton Fire Department. These funds will be used to pay for overtime necessary to maintain staffing levels.
5. From the CFO in accordance with Section 5 of Chapter 324 of the Acts of 1990, certifying that the financial resources and revenues of the City of Brockton are and will continue to be adequate to support the acceptance and expenditure of the grant award in the amount of \$323,822.71 from the Executive Office of Public Safety and Security to the Brockton Fire Department, without detrimental impact on the continuous provision of the existing level of municipal services.
6. From the Mayor in accordance with the General Laws of Massachusetts, Chapter 44, recommending that the City Council authorize the acceptance and expenditure of the grant award in the amount of \$5,000.00 from the Department of Industrial Accidents to the City of Brockton. These funds will allow City employees the opportunity to attend CPR/AED training classes.
7. From the CFO in accordance with Section 5 of Chapter 324 of the Acts of 1990, certifying that the financial resources and revenues of the City of Brockton are and will continue to be adequate to support the acceptance and expenditure of the grant award in the amount of \$5,000.00 from the Department of Industrial Accidents to the City of Brockton, without detrimental impact on the continuous provision of the existing level of municipal services. These funds will allow City employees the opportunity to attend CPR/AED training classes.
8. From the Mayor supporting the request of a Right of Easement for National Grid to install the underground electric system at 135 Warren Avenue, Brockton, MA, 02301. This easement is part of the ongoing work to support the Public Safety Building project.
9. From the Mayor recommending that the City Council accepts the Lease Agreement entered into with Metro South Chamber of Commerce, Inc., a nonprofit corporation which has an address of 60 School Street Brockton, MA 02301, for certain real property located at 50 School Street Brockton, MA 02301. Said lease agreement shall run for an eight-month term beginning November 1, 2024 and ending June 30, 2025.
10. From the CFO certifying that the financial resources and revenues of the City of Brockton are and will continue to be adequate to support the lease agreement entered into

with Metro South Chamber of Commerce, Inc. a non-profit corporation which has an address of 60 School Street Brockton, MA 02301, without detrimental impact on the continuous provision of the existing level of municipal services.

11. From the Mayor recommending that the City Council accepts the Lease Agreement entered into with BAS Holding Corp., a foreign corporation organized under the laws of Delaware, and which has an address of 1958 Broadway, PO Box 172, Raynham, MA, for certain real property located at 433 Belmont Street Brockton, MA 02301. Said lease agreement shall run for a three-year term beginning October 1, 2024 and ending June 30, 2025 with 2 consecutive one-year options to extend.
12. From the CFO certifying that the financial resources and revenues of the City of Brockton are and will continue to be adequate to support the lease agreement entered into with BAS Holding Corp at 433 Belmont Street Brockton, MA 02301, without detrimental impact on the continuous provision of the existing level of municipal services.
13. From the Mayor requesting under the provisions of Chapter 79 of the General Laws, the City of Brockton for the purpose of layout and reconstruction and maintaining said Warren Avenue and Goddard Road does take permanent easements under Chapter 79 of the General Laws and all other general and special laws thereto enabling, the following described interests in real property situated in the City of Brockton, Plymouth County, Commonwealth of Massachusetts: The following easements over parcels of land on a plan entitled "Easement Plan of Land, for Warren Avenue, Brockton, Massachusetts", dated November 4, 2024, prepared by Dawood Engineering, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows per order.

UNFINISHED BUSINESS:

14. Re-appointment of Mr. Matthew Stanton, of 160 Tribou Street, Brockton, MA 02301, to the War Memorial Board of Trustees for a three (3) year term, ending in October 2027. (FAVORABLE)
15. Appointment of Mr. Abraham Belice, 49 Otis Street, Apt. 3, Brockton, MA 02302, to the Brockton License Commission for a three (3) year term, ending in October 2027. (FAVORABLE)
16. Appointment of Ms. Margaret "Marge" Shepard, of 29 Hancock Street, Brockton, MA 02301, to the Brockton Council on Aging as an alternate for a three (3) year term, ending in November 2027. (FAVORABLE)
17. Ordered: In accordance with General Laws of Massachusetts, Chapter 44, recommending that the City Council approve the Tax Increment Exemption Agreement (TIE) between the City of Brockton and Bryant Hotel LLC, for the property located at 31 W Elm Street. (FAVORABLE)
18. Ordered: That the City Council authorizes the acceptance and expenditure of the total grant funds in the amount of \$15,000.00.

FROM: OLD COLONY PLANNING COUNCIL \$15,000.00

TO: COUNCIL ON AGING \$15,000.00

(FAVORABLE)

19. Ordered: That the City Clerk be directed to amend "Order #1" as voted by the Council on June 24, 2024 to amend the Order so that the language specifically states that the \$510,061,072 appropriation order for the FY25 revenue budget reflect that the appropriation included the line item for \$1,000,000 spending from the Stabilization Account, \$952,075.00 from Certified Free Cash, \$7,947,925.00 from Chapter 324 Reserve Fund, and \$650,000 from Ambulance Receipts as reflected in the FY25 budget book.

Be it further ordered that the City Clerk be directed to amend “Order #3” as voted by the Council on June 24, 2024 to amend the Order so that language specifically states that the \$23,766,360 appropriation order for the FY25 revenue budget reflect that the appropriation for certified retained earnings included the line item for \$2,606,668 from the DPW Water Enterprise account.

Be it further ordered that the City Clerk be directed to amend “Order #6” as voted by the Council on June 24, 2024 to amend the Order so that language specifically states that the \$2,396,174 appropriation order for the FY25 revenue budget reflect that the appropriation for certified retained earnings included the line item for \$510,967 from the Parks and Recreation Enterprise. (FAVORABLE)

20. Ordered: In accordance with the General Laws of Massachusetts, Chapter 44, recommending that the City Council approve the expenditure of \$2,226,390.51.

FROM: DPW WATER – DESAL FIXED CHARGE	\$2,226,390.51
TO: AQUARIA WATER LLC (FAVORABLE)	\$2,226,390.51

21. Ordered: In accordance with the General Laws of Massachusetts, Chapter 44, recommending that the City Council approve the expenditure of \$4,035.40. (FAVORABLE)

FROM: DPW REFUSE – PURCHASE OF SERVICE	\$3,235.40
DPW REFUSE – GOODS AND SUPPLIES	\$800.00
TO: AMERICAN RETROWORKS INC.	\$3,235.40
FBS TIRE RECYCLING INC.	\$800.00

22. Ordered: In accordance with the General Laws of Massachusetts, Chapter 44, recommending that the City Council approve the expenditure of \$726,325.44. (FAVORABLE)

FROM: DPW SEWER – PURCHASE OF SERVICE	\$726,325.44
TO:	
SOUTHWORTH-MILTON INC.	\$1,140.48
CONSTELLATION NEWENERGY INC.	\$160,191.92
VEOLIA WATER NORTH AMERICA – OPERATIONS INC.	\$539,336.17
PLYMOUTH COUNTY SHERIFF’S DEPARTMENT	\$4,788.00
BROCKTON POLICE	\$15,768.87
W ROBERT PATTERSON & ASSOCIATES	\$5,100.00

23. Ordered: In accordance with the General Laws of Massachusetts, Chapter 44, recommending that the City Council approve the expenditure of \$47,466.82. (FAVORABLE)

FROM: DPW WATER – PURCHASE OF SERVICE	\$45,434.95
DPW WATER – GOODS AND SUPPLIES	\$2,031.87
TO:	
EAST BRIDGEWATER POLICE DEPARTMENT	\$7,727.50
CUMMINS INC.	\$815.15
BROCKTON POLICE DEPARTMENT	\$35,272.30
WHITMAN POLICE DEPARTMENT	\$660.00
TOWN OF HOLBROOK	\$960.00
REGAN SUPPLY/STILES CO. INC.	\$200.00
HD SUPPLY INC.	\$1,153.59
HOME DEPOT	\$79.98

CHADWICK-BAROSS \$598.30

24. Ordered: That the following named sum be and the same is hereby transferred as the same was submitted by the Mayor as follows: Transfer of: \$99,556.00(FAVORABLE)

FROM: CABLE REVOLVING FUND \$99,556.00

TO: BROCKTON COMMUNITY ACCESS \$99,556.00

25. Ordered: In accordance with the General Laws of Massachusetts, Chapter 44, recommending that the City Council approve the expenditure of \$46,736.12. (FAVORABLE)

FROM: FINANCE – PURCHASE OF SERVICE \$46,736.12

TO: PUBLIC CONSULTING GROUP LLC \$46,736.12

26. Ordered: That the City of Brockton has been designated as a Gateway Community by the Commonwealth and that the Commonwealth has implemented the Housing Development Incentive Program ("HDIP") to encourage the development of market rate housing in Gateway Communities through state tax credits to qualified development projects. The Mayor, as Chief Executive Officer, is hereby authorized to submit an amendment to the Downtown Brockton Housing Development Incentive Plan and Zone to the Commonwealth of Massachusetts Department of Housing and Community Development for its review and approval. The Mayor, as Chief Executive Officer, and acting through the Director of Planning and Economic Development, is further hereby authorized to act as the City's administrator of the HDIP Plan and is authorized to enter into real estate tax increment exemption agreements between the City of Brockton and qualified Housing Development projects, subject to favorable recommendation by the Brockton TIF Committee and approval by City Council. (FAVORABLE)

27. Ordered: That the City Council authorizes the acceptance and expenditure of the total grant funds in the amount of \$150,000.00. (FAVORABLE)

FROM: EXECUTIVE OFFICE OF ADMINISTRATION AND FINANCE \$150,000.00

TO: CITY OF BROCKTON \$150,000.00

28. Ordered: That the City Council authorize the revocation of the general fund subsidy to the Parks and Recreation department in the FY25 Budget in the amount of \$400,000.00. (FAVORABLE)

29. Ordered: In accordance with the General Laws of Massachusetts, Chapter 44, recommending that the City Council approve the expenditure of \$26,832.93. (FAVORABLE)

FROM: POLICE DEPARTMENT – PURCHASE OF SERVICE \$26,832.93

TO:
VERIZON \$16,955.76
SUR-TEC INC. \$4,613.00
PLYMOUTH COUNTY SHERIFF'S DEPARTMENT \$4,564.00
NEW ERA TECHNOLOGIES \$300.00
GANNETT NEW ENGLAND LOCALIQ \$290.71
CITY OF BROCKTON \$110.00

30. Ordered: That the City Council authorizes the acceptance and expenditure of a donation in the amount of \$1,000.00(FAVORABLE)

From: NORTH EASTON SAVINGS BANK

To: BROCKTON POLICE DEPARTMENT

31. Ordered: That the City Council authorizes the acceptance and expenditure of the total grant funds in the amount of \$60,000.00. (FAVORABLE)

FROM: EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY \$60,000.00

TO: BROCKTON POLICE DEPARTMENT \$60,000.00

32. Ordered: That the City Council authorize the revocation of retained earnings to balance the Refuse Enterprise in the FY25 Budget in the amount of \$294,639. (FAVORABLE)

33. Ordered: That the City Council authorizes the acceptance and expenditure of the total grant funds in the amount of \$20,655.00. (FAVORABLE)

FROM: LIEUTENANT JOSEPH P. DIBERNARDO FOUNDATION \$20,655.00

TO: BROCKTON FIRE DEPARTMENT \$20,655.00

34. Resolve: To invite Brockton Fire Chief, Brian Nardelli, and anyone he may wish to be accompanied by, to appear at a Finance Committee to discuss the whole blood truck put on the road earlier this year with grant funding by the Town on Canton, how it is being used, how it has benefitted the City of Brockton, and other important related information. (FAVORABLE)

35. Resolve: To have Superintendent of Schools, Dr. Priya Tahiliani appear before a committee of the Brockton City Council to discuss the methods and policies of the Brockton School Department regarding CORI checks on employees that may have direct contact with the students of the Brockton Public Schools. (FAVORABLE)

36. Resolve: Be it resolved by the Brockton City Council to invite Troy Clarkson, Chief Financial Officer, Priya Tahiliani, Superintendent of the School Department, and Jennifer Perez, Director of Transportation for Brockton Public Schools to appear before the Finance Committee to discuss and provide an update on the current status of the transportation budget and general update for the transportation department. (FAVORABLE)

ORDINANCES:

37. Ordinance: Be it ordained by the City Council of the City of Brockton, Article III – General Regulations and Permitted Modifications of the City’s Zoning Ordinances, is amended as follows:

Sec. 27-19 – “Number of buildings restricted on lots” shall be amended by striking the language in the section and inserting in its place the following:

There shall be not more than one (1) principal dwelling structure, one (1) accessory dwelling unit whether as an attached ADU or Detached ADU, and two (2) accessory structures (which shall not include ADUs), including a private garage, on each lot in a R-1A, R-1B, and R1C Zone except as provided in section 27-3(b).

Sec. 27-25 “R-1 Zones, single family residential zones” subsection 2 “Permitted accessory uses” shall be amended to include ADUs as a permitted accessory use for any single-family lot.

Be it further ordained by inserting the following new Ordinance where appropriate:

Accessory Dwelling Units

Pursuant to Section 8 of Chapter 150 of the Acts of 2024, Accessory Dwelling Units

Definitions

Accessory Dwelling Unit (ADU) – A secondary living space, inclusive of sleeping, cooking and sanitary facilities, located on the same lot of a single-family dwelling.

Attached ADU – An attached ADU is built within the existing single-family dwelling.

Detached ADU – A detached ADU is built as a standalone structure separate from the single-family dwelling.

Applicability

This ADU ordinance shall only apply to the R1 for single-family lots.

ADU Perimeters

All ADUs shall:

1. Comply with the regulations of the Commonwealth of Massachusetts for ADUs under Chapter 150 of the Acts of 2024;
2. Be built to the standards of 780 CMR the State Building Code and 527 CMR the State Fire Code; and
3. Shall comply with the Brockton City Ordinances.

Standards – All ADUs

All ADUs shall:

1. Require site plan review;
2. Maintain a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirement of the state building code for safe egress;
3. Not be larger in gross floor area than ½ of the gross floor area of the principal dwelling or 900 square feet, whichever is smaller;
4. Require a separate certificate of occupancy; and
5. Shall require one additional parking space if located outside 0.5 miles from a commuter rail station, subway station or bus station.

Standards – Attached ADUs

1. Attached ADUs shall conform to sec. 27-20(2).
2. Front and side Setbacks shall be the same as the required setbacks for principal structures in the zone which the Attached ADU is to be placed as requires in Sec. 27-9 Table 1 and may not be located closer to the street than the principal structure.
3. Rear setbacks for the Attached ADU shall be 15 feet in R1A, R1B and R1C zones.
4. A 10' setback from any other accessory structure is required.
5. Required lot coverage and green space shall be the same as required in Sec. 27-9 Table 1 and Sec. 27-18.
6. The height limitation shall be the same as the requirement for principal structures as stated in Sec. 27-9 Table 1.
7. All utilities for Attached ADUs must pass through the principal structure.

Standards – Detached ADUs

1. Setbacks shall be the same as the required setbacks for principal structures in the zone in which the Detached ADU is to be placed as required in Sec. 27-9 Table 1 and may not be located closer to the street than the principal structure.
2. A Detached ADU shall not be located within ten (10) feet of a principal or accessory structure.
3. On corner lots, Detached ADUs shall not be located on the side street side between the side street and the required front yard setback line of structures fronting on the side street.
4. A Detached ADU may only be located on the rear or side of the principal structure.
5. Required lot coverage and green space shall be the same as required in Sec. 27-9 Table 1 and Sec. 27-18.
6. The height limitation for Detached ADUs shall be the same as Sec. 27-9 Table 1.
7. Electric utilities for Detached ADUs shall be brought to the building based on requirements of the utility provider.

8. Water service shall be provided to Detached ADUs based on the requirements of the Brockton Department of Public Works.
9. Sewer service shall be provided to Detached ADUs based on the requirements of the Brockton Department of Public Works.

ORDERS:

38. Ordered: That the City Council authorizes the acceptance and expenditure of the total grant funds in the amount of \$323,822.71.

FROM: EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY \$323,822.71

TO: BROCKTON FIRE DEPARTMENT \$323,822.71

39. Ordered: That the City Council authorizes the acceptance and expenditure of the total grant funds in the amount of \$5,000.00.

FROM: DEPARTMENT OF INDUSTRIAL ACCIDENTS \$5,000.00

TO: CITY OF BROCKTON \$5,000.00

40. Ordered: A Right of Easement for National Grid to install the underground electric system at 135 Warren Avenue, Brockton, MA, 02301. This easement is part of the ongoing work to support the Public Safety Building project.

41. Ordered: That pursuant to M.G.L. c. 40, § 14 and the City of Brockton’s Ordinance 2-157, the City of Brockton hereby accepts the Lease Agreement entered into with Metro South Chamber of Commerce, Inc., a nonprofit corporation and which has an address of 60 School Street Brockton, MA 02301, for certain real property located at 50 School Street Brockton, MA 02301. Said lease agreement shall run for an eight-month term beginning November 1, 2024 and ending June 30, 2025. The Mayor is authorized to execute any and all documents necessary in connection with said Lease Agreement.

42. Ordered: That pursuant to M.G.L. c. 40, § 14 and the City of Brockton’s Ordinance 2-157, the City of Brockton hereby accepts the Lease Agreement entered into with BAS Holding Corp., a foreign Corporation organized under the laws of the Delaware, and which has an address of 1958 Broadway, PO Box 172, Raynham, MA, for certain real property located at 433 Belmont Street Brockton, MA 02301. Said lease agreement shall run for a three-year term beginning October 1, 2024 and ending June 30, 2025 with 2 consecutive one-year options to extend. The Mayor is authorized to execute any and all documents necessary in connection with said Lease Agreement.

43. Ordered: **Whereas** the City Council acting on behalf of the City of Brockton, has determined that it is necessary and essential as a matter of public welfare to reconstruct portions of Warren Avenue and Goddard Road in the City of Brockton, and that the public interest and convenience requires the acquisition of easements over portions of certain properties abutting Warren Avenue and Goddard Road.

Now theretofore, acting under the provisions of Chapter 79 of the General Laws, the City of Brockton for the purpose of layout and reconstruction and maintaining said Warren Avenue and Goddard Road does take permanent easements under Chapter 79 of the General Laws and all other general and special laws thereto enabling, the following described interests in real property situated in the City of Brockton, Plymouth County, Commonwealth of Massachusetts:

The following easements over parcels of land on a plan entitled “Easement Plan of Land, for Warren Avenue, Brockton, Massachusetts”, dated November 4, 2024, prepared by Dawood Engineering, Braintree, MA, recorded herewith (the “Plan”), said easement being more particularly bounded and described as follows: (see attached)

RESOLVE:

44. Resolve: To invite the Brockton Fire Department's new Public Education Officer Peter Reardon, and anyone else he may wish to be accompanied by, to appear at a Finance Committee meeting to discuss his role and the significance of BFD's public education efforts.

Councilor's Recognition

All council business as listed on the agenda have been emailed to the City Council members in their complete form, with exception of oversized material, such as maps, photos, etc. Recommendations are based on reports from committees.

ORDER:

Whereas the City Council acting on behalf of the City of Brockton, has determined that it is necessary and essential as a matter of public welfare to reconstruct portions of Warren Avenue and Goddard Road in the City of Brockton, and that the public interest and convenience requires the acquisition of easements over portions of certain properties abutting Warren Avenue and Goddard Road.

Now theretofore, acting under the provisions of Chapter 79 of the General Laws, the City of Brockton for the purpose of layout and reconstruction and maintaining said Warren Avenue and Goddard Road does take permanent easements under Chapter 79 of the General Laws and all other general and special laws thereto enabling, the following described interests in real property situated in the City of Brockton, Plymouth County, Commonwealth of Massachusetts:

The following easements over parcels of land on a plan entitled "Easement Plan of Land, for Warren Avenue, Brockton, Massachusetts", dated November 4, 2024, prepared by Dawood Engineering, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Permanent Easement FEE-1: Beginning at a point on the easterly sideline of Warren Avenue at land of New Fellowship Christian Ministries, thence N 09°57'51" W, along the easterly sideline of Warren Avenue about 123.13 feet to an angle point, thence

Northeasterly, about 7.3 feet to a point on the southerly side of Pleasant Street, thence

Southeasterly, along the southerly sideline of Pleasant Street about 150.69 feet to a point on the property line of New Fellowship Christian Ministries thence

Southerly, by said property about 80 feet to a point, thence

Westerly, by said property about 116 feet to the point of beginning.

Said easement contains 14,125 square feet, more or less.

Permanent Easement PE-1: Beginning at a point on the westerly sideline of Warren Avenue, which is 33.12 south of the point of curvature at the intersection with Belmont Street, thence

Southerly by a curve to the right of 23.05 feet radius 4.96 feet along the westerly sideline of Warren Avenue, thence

S 14°16'47" E, along the westerly sideline of Warren Avenue 29.32 feet to a point, thence

N 22°57'02" W, 21.21 feet to a point, thence

N 39°07'58" W, 10.93 feet to a point, thence

N 50°52'02" E, 8.00 feet to a point to the point of beginning.

Said easement contains 101 square feet, more or less.

Permanent Easement PE-2: Beginning at a point on the westerly sideline of Warren Avenue, which is approximately 27 feet south of land now or formerly Boys & Girls Club of Brockton Inc, thence

S 02°00'29" E, along the westerly sideline of Warren Avenue 70.17 feet to a point, thence

S 05°40'57" E, along the westerly sideline of Warren Avenue 38.26 feet to a point, thence
S 08°06'27" E, along the westerly sideline of Warren Avenue 29.73 feet to a point, thence
S 08°57'27" E, along the westerly sideline of Warren Avenue 29.70 feet to a point, thence
S 17°00'27" E, along the westerly sideline of Warren Avenue 74.99 feet to a point, thence
Southerly by a curve to the right of 36.20 feet radius 23.06 feet along the westerly sideline
of Warren Avenue, thence
N 62°34'15" W, 8.00 feet to a point, thence
S 27°25'45" W, 10.00 feet to a point, thence
S 62°34'15" E, 7.95 feet to a point on the westerly sideline of Warren Avenue, thence
Southwesterly by a curve to the right of 36.20 feet radius 22.56 feet along the westerly
sideline of Warren Avenue to the northerly sideline of Belmont Street, thence
S 71°03'33" E, along the northerly sideline of Belmont Street 24.59 feet thence
N 18°46'48" W, 0.41 feet to a point, thence
N 70°45'53" E, 8.83 feet to a point, thence
N 18°56'27" W, 3.00 feet to a point, thence
N 70°45'53" E, 10.00 feet to a point, thence
N 29°54'56" E, 39.72 feet to a point, thence
N 16°58'07" W, 67.95 feet to a point, thence
Northerly by a curve to the right of 453.00 feet radius 42.50 feet to a point, thence
Northerly by a curve to the right of 212.00 feet radius 69.31 feet to a point, thence
Northerly by a curve to the left of 776.50 feet radius 72.77 feet to the point of beginning.
Said easement contains 2,966 square feet, more or less.

Permanent Easement PE-4: Beginning at a point on the westerly sideline of Warren Avenue, which is the intersection of the southerly sideline of West Elm Street, thence

S 01°01'37" E, along the westerly sideline of Warren Avenue 0.16 feet to a point, thence
S 02°00'29" E, along the westerly sideline of Warren Avenue 8.25 feet to a point, thence
N 51°24'34" W, 10.90 feet to a point, thence
S 83°41'17" W, 20.30 feet to a point on the southerly sideline of West Elm Street, thence
N 82°19'01" E, along the southerly sideline West Elm Street 28.67 feet to the point of beginning.

Said easement contains 42 square feet, more or less.

Permanent Easement PE-5: Beginning at a point on the easterly sideline of Warren Avenue, which is the intersection of the northerly sideline of West Elm Street, thence

N 01°52'29" W, along the easterly sideline of Warren Avenue 17.67 feet thence
S 34°59'59" E, 19.92 feet to a point, thence
N 87°14'38" E, 9.52 feet to a point, thence
S 03°00'37" E, 0.72 feet to a point on the northerly sideline of West Elm Street, thence
S 86°57'37" W, along the northerly sideline of West Elm Street 20.42 feet to the point of beginning.

Said easement contains 108 square feet, more or less.

Permanent Easement PE-6: Beginning at a point on the easterly sideline of Warren Avenue at the northerly sideline of L Street, thence

N 01°52'29" W, along the easterly sideline of Warren Avenue 13.37 feet to a point thence
S 88°09'17" W, 2.31 feet to a point, thence
S 01°50'43" E, 13.50 feet to a point on the northerly sideline of L Street, thence
N 88°35'02" W, along the northerly sideline of L Street 2.30 feet to the point of beginning.

Said easement contains 31 square feet, more or less.

Permanent Easement PE-7: Beginning at a point on the southerly sideline of Frederick Douglass Avenue at the easterly sideline of Warren Avenue, thence

Northerly by a curve to the right of 20.40 feet radius 10.21 feet along the southerly sideline of Frederick Douglass Avenue, thence
S 01°52'29" E, 9.79 feet to a point, thence
S 88°07'31" W, 2.50 feet to the point of beginning.

Said easement contains 17 square feet, more or less.

Permanent Easement PE-8: Beginning at a point on the easterly sideline of Warren Avenue at the intersection of the northerly sideline of Frederick Douglass Avenue, thence

N 01°52'29" W, along the easterly sideline of Warren Avenue 158.79 feet to a point at the intersection of the southerly sideline of Legion Parkway, thence

Easterly by a curve to the right of 12.62 feet radius and 16.80 feet along the southerly sideline of Legion Parkway, thence

Westerly by a curve to the left of 15.00 feet radius and 9.08 feet to a point, thence

S 01°50'43" E, 9.09 feet to a point, thence
S 88°09'17" W, 2.50 feet to a point, thence
S 01°50'43" E, 120.64 feet to a point, thence
S 14°14'56" E, 26.20 feet to a point, thence

S 43°25'16" E, 13.10 feet to a point on the northerly sideline of Frederick Douglass Avenue, thence

S 86°59'30" W, along the northerly sideline of Frederick Douglass Avenue 14.43 feet to the point of beginning.

Said easement contains 219 square feet, more or less.

Permanent Easement PE-9: Beginning at a point on the easterly sideline of Warren Avenue at the intersection of the northerly sideline of Legion Parkway, thence

N 10°40'12" W, along the easterly sideline of Warren Avenue 7.81 feet to a point, thence

N 79°21'34" E, 2.20 feet to a point, thence

S 10°38'23" E, 8.25 feet to a point on the northerly sideline of Legion Parkway, thence

N 89°12'02" W, along the northerly sideline of Legion Parkway 2.24 feet to the point of beginning.

Said easement contains 18 square feet, more or less.

Permanent Easement PE-11: Beginning at a point on the easterly sideline of Warren Avenue at the intersection of the northerly sideline of Green Street, thence

N 09°57'51" W, along the easterly sideline of Warren Avenue about 103 feet to a point on the property line of now or formerly Father Bill's & Mainspring Inc, thence

Along said property line easterly about 1 foot to a point, thence

S 09°59'16" E, about 2 feet to a point, thence

S 09°46'09" E, 50.43 feet to a point, thence

S 10°54'41" E, 4.71 feet to a point, thence

S 10°07'44" E, 43.93 feet to a point, thence

Easterly by a curve to the left of 1.80 feet radius and 2.38 feet to a point, thence

N 80°37'47" E, 14.76 feet to a point, thence

S 09°22'13" E, 0.09 feet to a point on the northerly sideline of Green Street, thence

S 79°53'51" W, along the northerly sideline of Green Street 17.15 feet to the point of beginning.

Said easement contains 80 square feet, more or less.

Permanent Easement PE-12: Beginning at a point on the northerly sideline of Green Street at the intersection of the westerly sideline of Warren Avenue, thence

S 88°55'24" W, along the northerly sideline of Green Street 8.50 feet to a point, thence

N 02°16'59" W, 0.68 feet to a point, thence

N 87°43'01" E, 8.38 feet to a point on the westerly sideline of Warren Avenue, thence

S 09°57'51" E, along the westerly sideline of Warren Avenue 0.87 feet to the point of beginning.

Said easement contains 6 square feet, more or less.

Permanent Easement PE-13: Beginning at a point on the easterly sideline of Warren Avenue, which is about 148 feet north of the intersection of the northerly sideline of Green Street, thence

N 09°57'51" W, along the easterly sideline of Warren Avenue about 178 feet to a point on the property line of now or formerly Irene Goranitis, thence

Along said property line easterly about 4 feet to a point, thence

S 06°13'35" E, 23.27 feet to a point, thence

S 76°15'25" W, 1.02 feet to a point, thence

S 09°44'55" E, 25.19 feet to a point, thence

S 09°25'46" E, 34.41 feet to a point, thence

S 04°26'32" E, 5.76 feet to a point, thence

S 09°56'05" E, 71.31 feet to a point, thence

N 83°03'16" E, 0.52 feet to a point, thence

S 10°03'11" E, about 17 feet to a point on the property line of now or formerly Father Bill's & Mainspring Inc, thence

Westerly, by said property about 1 foot to the point of beginning.

Said easement contains 166 square feet, more or less.

Permanent Easement PE-14: Beginning at a point on the westerly sideline of Warren Avenue, which about 260 feet north of the intersection of the northerly sideline of Green Street, thence

N 13°44'56" W, 20.49 feet to a point on the easterly sideline of Warren Avenue, thence

N 79°32'02" E, 1.35 feet to a point on the easterly sideline of Warren Avenue, thence

S 09°57'51" E, along the easterly sideline of Warren Avenue 20.46 feet to the point of beginning.

Said easement contains 14 square feet, more or less.

Permanent Easement PE-18: Beginning at a point on the northerly sideline of West Elm Street at the intersection of the westerly sideline of Goddard Road, thence

S 82°19'01" W, along the northerly sideline of West Elm Street 2.48 feet to a point, thence

N 09°24'26" W, 80.65 feet to a point, thence

N 08°51'20" W, on the property line of now or formerly 29 Goddard LLC about 139 feet to a point, thence

Along said property line easterly about 2 feet to a point on the westerly sideline of Goddard Road, thence

S 09°17'26" E, along the westerly sideline of Goddard Road about 220 feet to the point of beginning.

Said easement contains 500 square feet, more or less.

Permanent Easement PE-19: Beginning at a point on the westerly sideline of Goddard Road and on the property line of now or formerly Brockton Housing Authority, which is about 220 feet north of the intersection of the northerly sideline of West Elm Street, thence

Along
said property line westerly about 2 feet to a point, thence

N 08°51'20" W, about 11 feet to a point, thence

N 80°47'46" E, 1.21 feet to a point, thence

N 08°35'02" W, 23.90 feet to a point on the westerly sideline of Goddard Road, thence

S 09°17'26" E, along the westerly sideline of Goddard Road about 34 feet to the point of beginning.

Said easement contains 20 square feet, more or less.

Permanent Easement PE-24: Beginning at a point on the westerly sideline of Warren Avenue, which is 17.88 feet south, over multiple bearings, of the intersection with West Elm Street, thence

S 02°00'29" E, along the westerly sideline of Warren Avenue 6.00 feet to a point, thence

S 87°59'31" W, 5.19 feet to a point, thence

N 02°00'29" W, 6.00 feet to a point, thence

N 87°59'31" E, 5.19 feet to the point of beginning.

Said easement contains 31 square feet, more or less.

Permanent Easement PE-25: Beginning at a point in the southerly sideline of West Elm Street, which is 21.99 feet east of the intersection with Warren Avenue. Thence

Easterly by a curve to the left of 20.36 feet radius 9.63 feet along the southerly sideline of West Elm Street, thence

N 86°57'37" E, along the southerly sideline of West Elm Street 2.04 feet to a point, thence

S 03°00'37" E, 2.12 feet to a point, thence

S 86°23'34" W, 11.31 feet to the point of beginning.

Said easement contains 18 square feet, more or less.

Permanent Easement PE-26: Beginning at a point on the easterly sideline of Warren Avenue, which is 58.35 feet north of the intersection with West Elm Street, thence

N 01°52'29" W, along the easterly sideline of Warren Avenue, 4.00 feet to a point thence

N 88°07'31" E, 2.00 feet to a point, thence

S 01°52'29" E, 4.00 feet to a point, thence

S 88°07'31" W, 2.00 feet to the point of beginning.

Said easement contains 8 square feet, more or less.

Permanent Easement PE-27: Beginning at a point on the southerly sideline of L Street at the intersection of the easterly sideline of Warren Avenue, thence

S 88°35'02" E, along the southerly sideline of L Street 13.64 feet to a point, thence

S 01°24'58" W, 0.61 feet to a point, thence

S 88°25'32" W, 10.98 feet to a point, thence

S 01°58'32" E, 11.64 feet to a point, thence

S 88°07'31" W, 2.63 feet to a point on the easterly sideline of Warren Avenue, thence

N 01°52'29" W, along the easterly sideline of Warren Avenue 12.97 feet to the point of beginning.

Said easement contains 44 square feet, more or less.

Permanent Easement PE-28: Beginning at a point on the easterly sideline of Warren Avenue, which is 62.47 feet north of the intersection of the northerly sideline of L Street, thence

N 01°52'29" W, along the easterly sideline of Warren Avenue 2.50 feet to a point, thence

N 88°07'31" E, 2.50 feet to a point, thence

S 01°52'29" E, 2.50 feet to a point, thence

S 88°07'31" W, 2.50 feet to the point of beginning.

Said easement contains 6 square feet, more or less.

Permanent Easement PE-29: Beginning at a point on the easterly sideline of Warren Avenue at land now or formerly of Lepe Properties, which is about 103 feet north of the intersection of the northerly sideline of Green Street, thence

N 09°57'51" W, along the easterly sideline of Warren Avenue about 45 feet to a point on the property line now or formerly New Fellowship Christian, thence

Along said property line easterly about 1 foot to a point, thence

S 10°03'11" E, about 9 feet to a point, thence

S 09°59'16" E, about 35 feet to a point on the property line now or formerly Lepe Properties LLC, thence

Along said property line about 1 foot to the point of beginning.

Said easement contains 35 square feet, more or less.

Permanent Easement PE-30: Beginning at a point on the southerly sideline of Belmont Street at the intersection of the easterly sideline of Warren Avenue, thence

Easterly by a curve to the right of 23.05 feet radius 4.96 feet along the westerly sideline of Warren Avenue to a point, thence

S 05°55'14" W, 0.88 feet to a point, thence

S 70°50'32" W, 35.18 feet to a point, thence

S 18°46'48" E, 1.47 feet to a point on the southerly sideline of Belmont Street, thence

N 71°03'33" E, along the southerly sideline of Belmont Street 30.63 feet to the point of beginning.

Said easement contains 49 square feet, more or less.

Permanent Easement PE-31: Beginning at a point on the westerly sideline of Warren Avenue at land now or formerly of Boys and Girls Club of Brockton Inc, thence

N 10°18'16" W, about 7 feet to a point, thence

N 02°06'27" W, 35.82 feet to a point, thence

N 87°53'33" E, 0.96 feet to a point, thence

N 02°08'14" W, 21.97 feet to a point, thence

S 89°02'32" W, 1.02 feet to a point, thence

N 01°53'05" W, 35.53 feet to a point, thence

N 00°00'38" W, about 7 feet to a point on the property line of now or formerly The Assembly of God of Brockton, thence

Along said property line easterly about 1 foot to the point on the westerly sideline of Warren Avenue, thence

S 02°00'29" E, along the westerly sideline of Warren Avenue about 108 feet to the point of beginning.

Said easement contains 98 square feet, more or less.

Permanent Easement PE-32: Beginning at a point on the westerly sideline of Warren Avenue at land now or formerly of Boys and Girls Club of Brockton Inc, thence

Along said property line westerly about 1 foot to a point, thence

N 00°00'38" W, about 13 feet to a point, thence

N 01°48'34" W, about 103 feet to a point on the property line now or formerly The Assembly of God of Brockton, thence

Along said property line easterly about 1 foot to a point, thence

S 02°00'29" E, about 116 feet along the westerly sideline of Warren Avenue to the point of beginning.

Said easement contains 38 square feet, more or less.

Utility Easement PUE-1: Beginning at a point on the westerly sideline of Warren Avenue, which is 29.32 feet south of the point of curvature of the intersection with Belmont Street, thence

S 14°16'47" E, along the westerly sideline of Warren Avenue to a point 48.27 feet, thence

N 28°11'40" W, 99.45 feet to a point, thence

N 13°49'54" W, 2.77 feet to a point, thence

N 70°50'32" E, 3.63 feet to a point, thence

S 05°55'14" W, 7.11 feet to a point, thence

S 84°04'46" E, 11.00 feet to a point, thence

S 39°07'58" E, 21.93 feet to a point, thence

S 22°57'02" E, 21.21 feet to the point of beginning.

Said easement contains 828 square feet, more or less.

Utility Easement PUE-2: Beginning at a point on the westerly sideline of Warren Avenue, which is 246.69 feet north, over multiple bearings, of the point of curvature at the intersection with Belmont Street, thence

S 2°00'29" E, along the westerly sideline of Warren Avenue 3.84 feet, thence

Southerly by a curve to the right of 776.50 feet radius 72.77 feet, thence

Southerly by a curve to the left of 212.00 feet radius 69.31 feet, thence

Southerly by a curve to the left of 453.00 feet radius 42.50 feet, thence

S 16°58'07" E, 67.95 feet to a point, thence

S 29°54'56" W, 14.54 feet to a point, thence

N 13°49'54" W, 118.23 feet to a point, thence

S 83°28'37" W, 8.34 feet to a point, thence

N 06°31'23" W, 6.00 feet to a point, thence

N 83°28'37" E, 8.34 feet to a point, thence

N 00°47'08" E, 128.31 feet to a point, thence

N 74°32'21" W, 6.61 feet to a point, thence

N 15°24'55" E, 6.00 feet to a point, thence

S 74°35'05" E, 6.62 feet to a point, thence

N 30°07'44" E, 10.68 feet to the point of beginning.

Said easement contains an area of 1,461 square feet, more or less.

Utility Easement PUE-4: Beginning at a point on the easterly sideline of Warren Avenue, which is about 18 feet northerly of land now or formerly Islam Mohammad Realty, thence

N 02°00'29" W, 6.24 feet to a point on the easterly sideline of Warren Avenue, thence

S 75°58'46" E, 7.98 feet to a point, thence

S 14°01'14" W, 6.00 feet to a point, thence

N 75°58'46" W, 6.26 feet to the point of beginning.

Said easement contains an area of 43 square feet, more or less.

Utility Easement PUE-6: Beginning at a point in the southerly sideline of Belmont Street, which is 83.09 feet west of the point of curvature at the intersection with Warren Avenue, thence

N 71°03'33" E, along the southerly sideline of Belmont Street 6.25 feet to a point, thence

S 35°13'09" E, 3.71 feet to a point, thence

S 54°56'51" W, 6.00 feet to a point, thence

N 35°13'09" W, 5.47 feet to the point of beginning.

Said easement contains an area of 28 square feet, more or less.

Utility Easement PUE-7: Beginning at a point in the southerly sideline of West Elm Street, which is 296.82 feet west of the intersection with Warren Avenue, thence

N 82°19'01" E, along the southerly sideline of West Elm Street 6.00 feet to a point, thence

S 07°45'23" E, 16.05 feet to a point, thence

S 82°14'37" W, 6.00 feet to a point, thence

N 07°45'23" W, 16.05 feet to the point of beginning.

Said easement contains an area of 96 square feet, more or less.

Utility Easement PUE-8: Beginning at a point in the northerly sideline of West Elm Street, which is 2.48 feet west of the intersection with Goddard Road, thence

S 82°19'01" E, along the northerly sideline of West Elm Street 3.56 feet to a point, thence

N 07°45'23" W, 145.11 feet to a point, thence

S 08°51'20" E, 64.51 feet to a point, thence

S 09°24'26" E, 80.65 feet to the point of beginning.

Said easement contains an area of 233 square feet, more or less.

Utility Easement PUE-9: Beginning at a point in the westerly sideline of Goddard Road, which is 102.42 feet south of the intersection with Elsworth Avenue, thence

S 09°17'26" E, along the westerly sideline of Goddard Road 6.09 feet to a point, thence

N 89°55'28" W, 4.17 feet to a point, thence

N 00°00'00" E, 6.00 feet to a point, thence

N 90°00'00" E, 3.19 feet to the point of beginning.

Said easement contains an area of 22 square feet, more or less.

The aforesaid easements are shown on plans, said plans being entitled:

EASEMENT PLAN OF LAND

**FOR BELMONT STREET (ROUTE 123), WARREN AVENUE, WEST ELM
STREET, HIGHLAND STREET, GODDARD RD, PLEASANT ST (ROUTE 27)**

BROCKTON

PLYMOUTH COUNTY, MA

BY DAWOOD

DATED: NOVEMBER 4, 2024

Scale: 1" =20'

Temporary easements are hereby taken in parcels of land, identified as easements TE-1, TE-3 to TE-16 inclusive, TE-18 to TE-22 inclusive, TE-24 and TE-25, for the purpose of effecting the necessary construction within said parcels. The locations of the aforesaid parcels are more particularly shown on the plan hereinbefore described.

TEMPORARY EASEMENTS

Easement No.	Supposed Owner	Area (Sq. Feet)	Book	Page
TE-1	City of Brockton	1,458	3196	226
TE-3	The Boys and Girls Club of Brockton Inc.	73	18181	349
TE-4	The Assembly of God of Brockton	156	4801	76
TE-5	The Assembly of God of Brockton	1,792	4801	76
TE-6	ERJ Realty, LLC	621	48141	234
TE-7	95 West Elm Street Realty Trust	760	55462	325
TE-8	Ozz Global Investments, LLC	476	56546	70
TE-9	City of Brockton	469	4833	72
TE-10	Nasios Realty LLC	750	43967	123
TE-11	Firestone Tire & Rubber Company	1,430	1752	434
TE-12	David Brass	481	5540	252
TE-13	81 Warren Realty LLC	430	56426	251
TE-14	Father Bill's & Mainspring Inc.	68	52111	331
TE-15	New Fellowship Christian Ministries	1,247	51586	307

TE-16	New Fellowship Christian Ministries	684	51586	307
TE-18	The Assembly of God of Brockton	127	4801	76
TE-19	David Brass	127	5540	252
TE-20	Vincente's Property, LLC	1,928	43973	230, 235 & 240
TE-21	City of Brockton	2,937	3196	226
TE-22	The Boys and Girls Club of Brockton Inc.	538	18181	349
TE-24	City of Brockton	674	1815	973
TE-25	Vincente's Property, LLC	735	43973	223

The names of the owners herein given, although supposed to be correct, are such only as matters of opinion and belief.

It is therefore

DECLARED: that said Permanent Easements FEE-1, PE-1 to PE-2, PE-4 to PE-9 inclusive, PE-11 to PE-14 inclusive, PE-18, PE-19, PE-24 to PE-32 inclusive, PUE-1, PUE-2, PUE-4, PUE-6 to PUE-9 abutting Warren Avenue, West Elm Street and Goddard Road as described herein and as shown on said plans, be taken by the City of Brockton; and that the City of Brockton will file, in the office of the County Commissioner of the County of Plymouth, or their successors, if any, and with the City Clerk of the City of Brockton, in which said Warren Avenue, West Elm Street and Goddard Road are located, certified copies of said plan and of this certificate, attesting that the City of Brockton has taken said permanent easements, in accordance with said plan.

Dated this _____ day of _____ 2024

ROBERT F. SULLIVAN, MAYOR
CITY OF BROCKTON

<u>EASEMENT OR PARCEL #</u>	<u>BROCKTON ASSESSOR'S PLAT & LOT #</u>	<u>BOOK & PAGE/ CERT. NO.</u>	<u>NAME OF SUPPOSED OWNER</u>	<u>AWARD OF DAMAGES</u>
PE-1 PE-30 PUE-1 PUE-6	058/016	Book: 53916 Page: 32	No Ka Oi Holdings, LLC c/o Rockland Trust Co. 288 Union Street Rockland, MA 02370	\$8,300
PE-2 PUE-2 TE-1 TE-21	058/041 058/042	Book: 17167 Page: 2	City Of Brockton 45 School Street Brockton, MA 02301	
PE-31 TE-3 TE-22	058/043	Book: 18181 Page:349	The Boys & Girls Club of Brockton 233 Warren Avenue Brockton, MA 02301	\$3,300
PUE-4	090/075	Book: 37197 Page: 302	Warren Clinton Investments, LLC. PO Box 573 North Easton, MA 02356	\$300
PE-4 PE-24 PE-32 TE-4 TE-5 TE-18	058/044 058/045 058/056 058/057	Book: 4801 Page: 76	The Assembly of God of Brockton 199 Warren Avenue Brockton, MA 02301	\$8,400
PE-25 TE-6	090/071	Book: 48141 Page: 234	ERJ Realty, LLC. 192 Warren Avenue Brockton, MA 02301	\$2,300
PE-5 PE-26 TE-7	091/001	Book: 55462 Page: 325	95 West Elm Street Realty Trust 95 West Elm Street Brockton, MA 02301	\$4,100
PE-27 TE-8	091/019	Book: 56546 Page: 70	Ozz Global Investments, LLC. 162 Warren Avenue Brockton, MA 02301	\$2,200
PE-6 PE-28 TE-9	091/020	Book: 4833 Page: 72	City Of Brockton 45 School Street Brockton, MA 02301	
PE-7 TE-10	091/033	Book: 43967 Page: 123	Nasios Realty, LLC. 136 Warren Avenue Brockton, MA 02301	\$2,700
PE-8 TE-11	091/034	Book: 1752 Page: 434	Firestone Tire & Rubber Company 535 Marriott Dr	\$7,800

			9th Floor - Tax Department Nashville, TN 37214	
PE-9 TE-12 TE-19	091/056	Book: 5540 Page: 252	David M. Brass 9 Jennifer Way S Easton, MA 02375	\$2,200
TE-13	052/017	Book: 56426 Page: 251	81 Warren Realty, LLC. 81 Warren Avenue Brockton, MA 02301	\$1,400
PE-11	092/004	Book: 54578 Page: 200	Lepe Properties, LLC. 36 Chickering Road Dedham, MA 02026	\$1,100
PE-12 TE-20 TE-23 TE- 25	052/500	Cert.: 119978 Cert.: 119979 Book: 43973 Page: 223, 230, 235, 240	Vincente's Property, LLC 689 Main Street Brockton, MA 02301	\$9,100
PE-29 TE-14	092/003	Book: 52111 Page: 331	Father Bill's & Mainspring Inc. 430 Belmont Street Brockton, MA 02301	\$700
PE-13 PE-14 TE-15 TE-16	092/002	Book: 51586 Page: 307	New Fellowship Christian Ministries 106 Rosseter Street Dorchester, MA 02124	\$9,000
FEE-1	092/001	Book: 37606 Page: 173	Irene Goranitis 126 Commonwealth Avenue Dedham, MA 02026	\$205,000
PUE-6 TE-24	058/046	Book: 1815 Page: 973	City Of Brockton 45 School Street Brockton, MA 02301	
PE-18 PUE-7	053/012	Book: 3216 Page: 615	Brockton Housing Authority 45 Goddard Road Brockton, MA 02301	
PE-19 PUE-8	053/018	Book: 49760, Page 294	29 Goddard, LLC. 125 York Street Canton, MA 02012	\$800

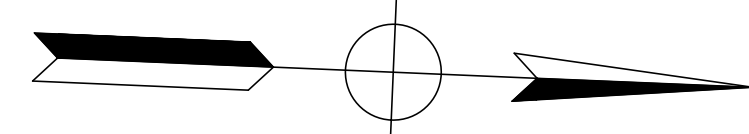
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MAYOR: _____

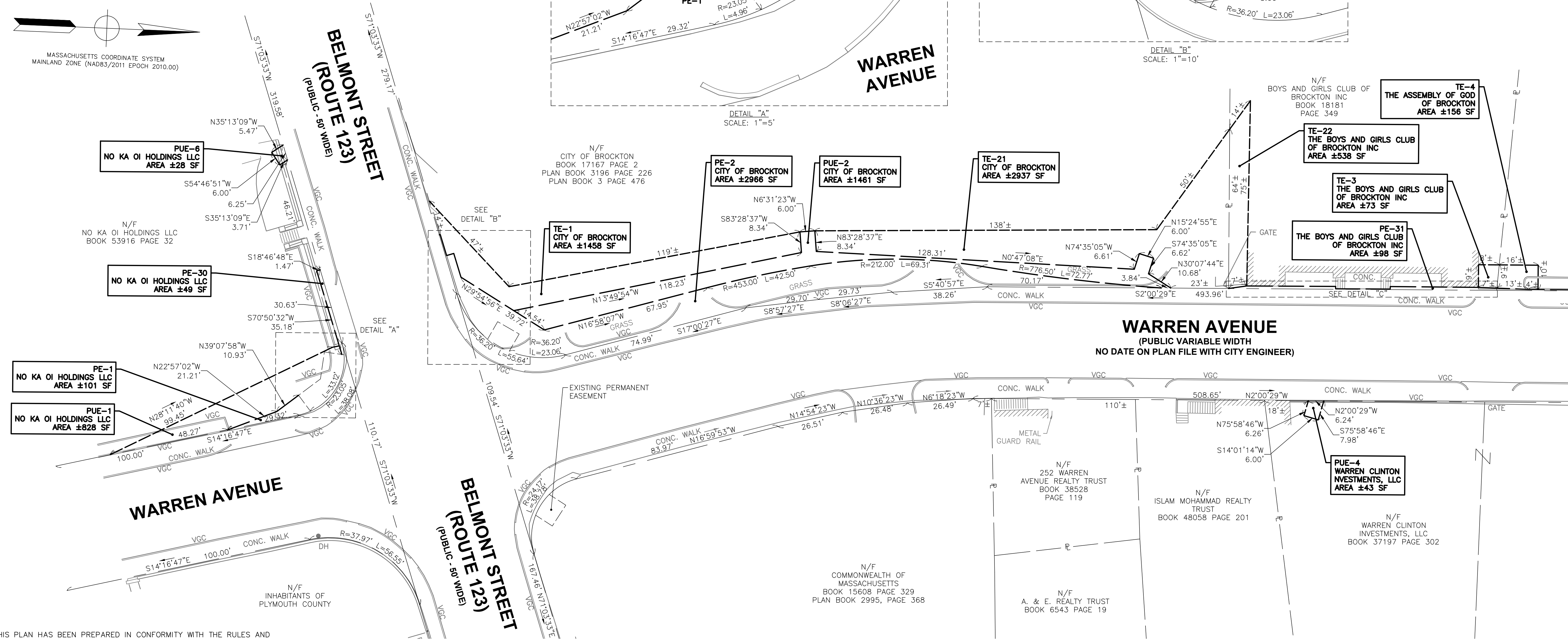
CITY COUNCIL: _____

CITY CLERK: _____

DATE

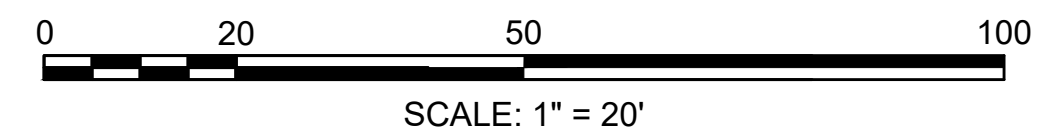
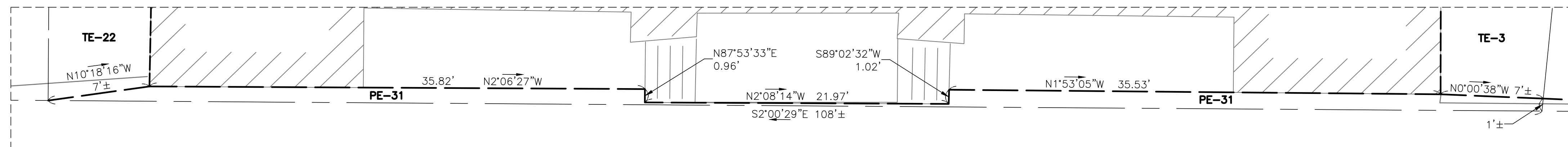


MASSACHUSETTS COORDINATE SYSTEM
MAINLAND ZONE (NAD83/2011 EPOCH 2010.00)



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

THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.



SCALE: 1" = 20'

FOR REGISTRY USE ONLY

325 Wood Road
Suite 105
Braintree, MA 02184
t: 781.380.7766
f: 781.380.7757

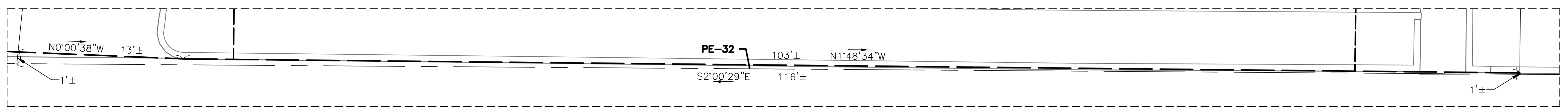
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EASEMENT PLAN OF LAND
BELMONT STREET (ROUTE 123),
WARREN AVENUE, WEST ELM STREET,
HIGHLAND STREET, GODDARD ROAD,
PLEASANT STREET (ROUTE 27)
BROCKTON, MASSACHUSETTS

DATE	11/04/2024
JOB NO.	2300161.00
FILE NAME	230016100.DWG
DRAWN BY	NCQ
CHECKED BY	JW
SHEET NO.	1 OF 5

NOTES
SEE NOTES ON SHEET 4

1 OF 5



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

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FOR REGISTRY USE ONLY

PRELIMINARY 11-04-2024

MARK R. MAGOWAN, PLS
 MASSACHUSETTS REG. No. 35038

ACCEPTED:

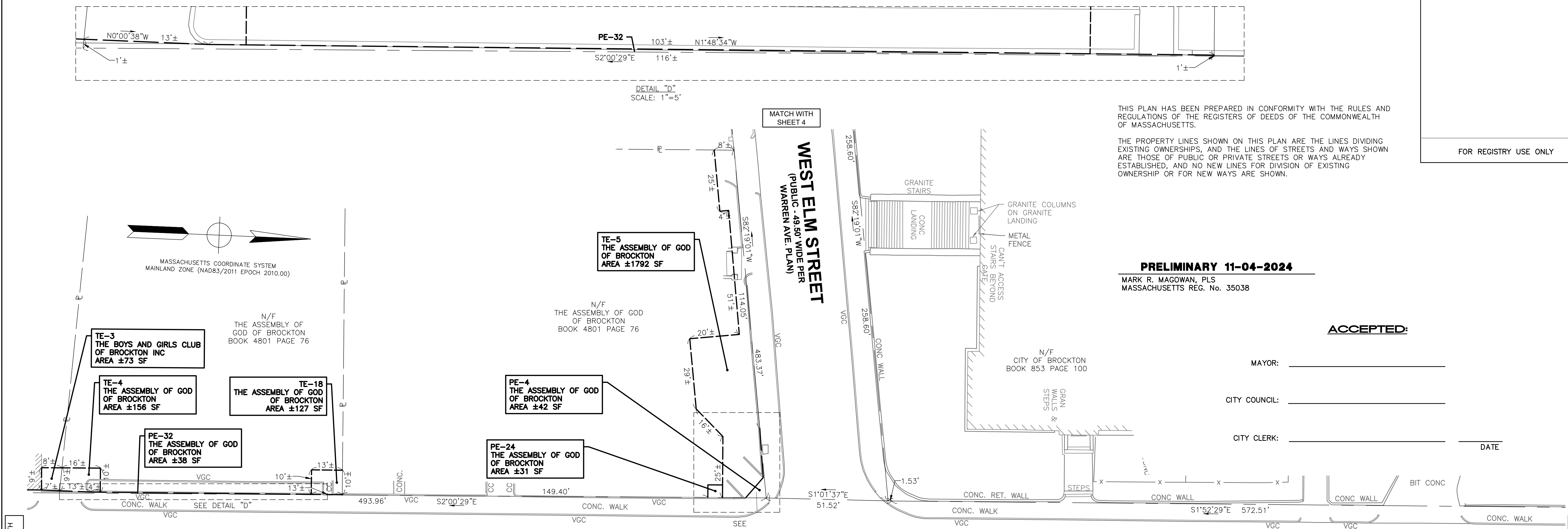
MAYOR: _____

CITY COUNCIL: _____

CITY CLERK: _____

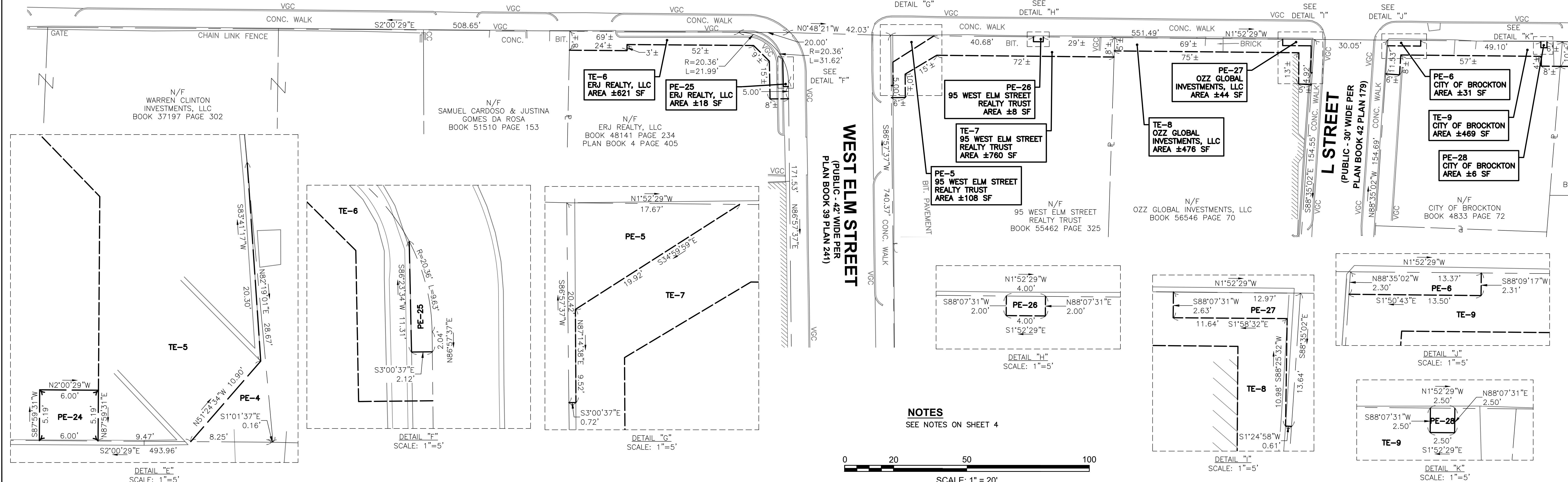
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NO.	DATE	REVISIONS	DESCRIPTION

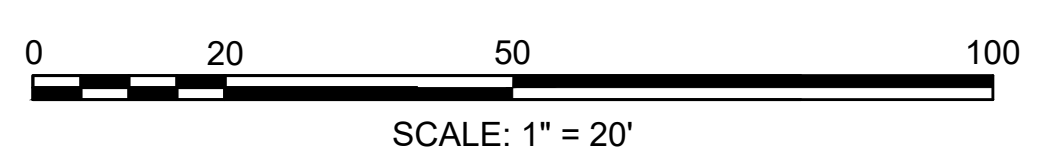


WARREN AVENUE

(PUBLIC VARIABLE WIDTH
 NO DATE ON PLAN FILE WITH CITY ENGINEER)



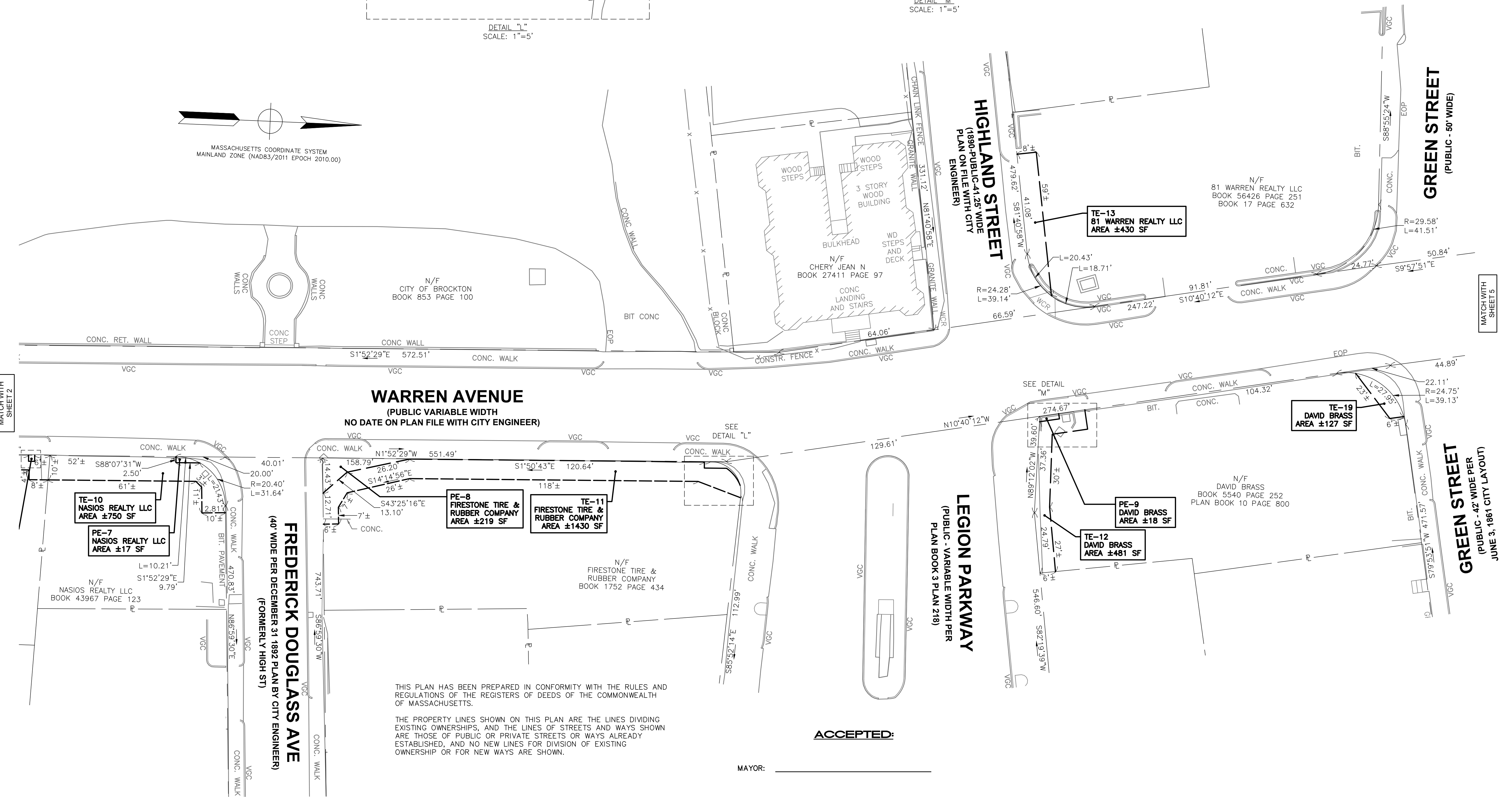
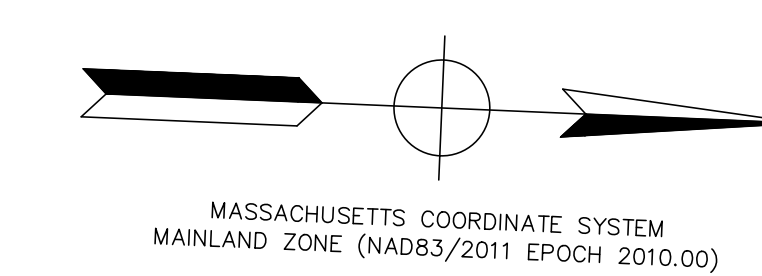
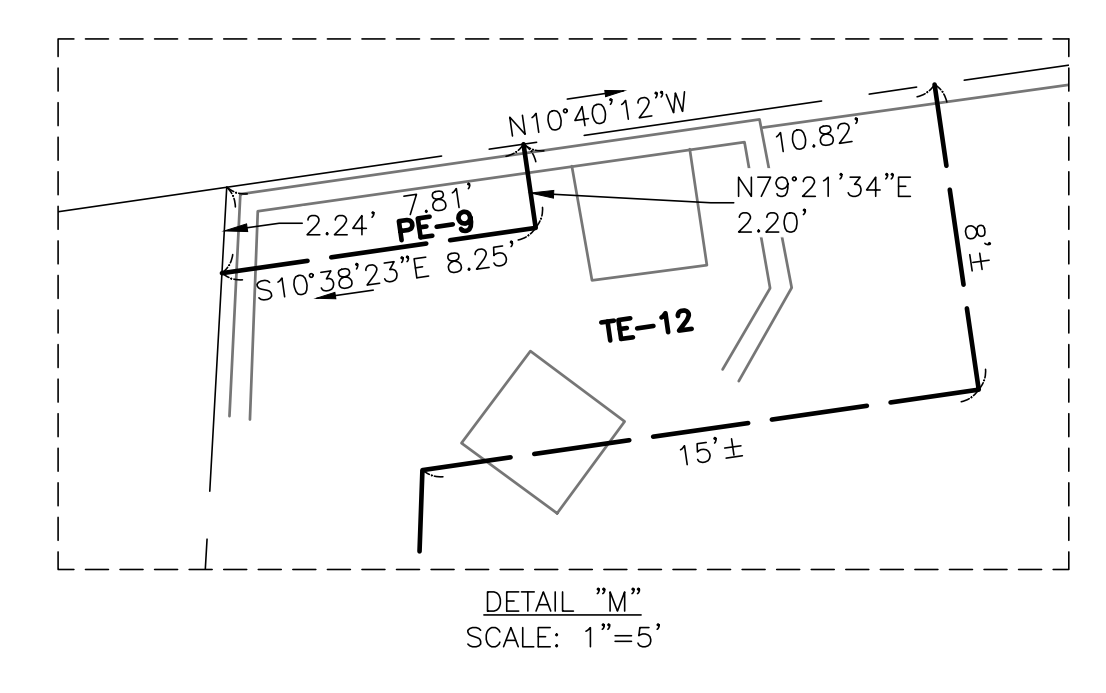
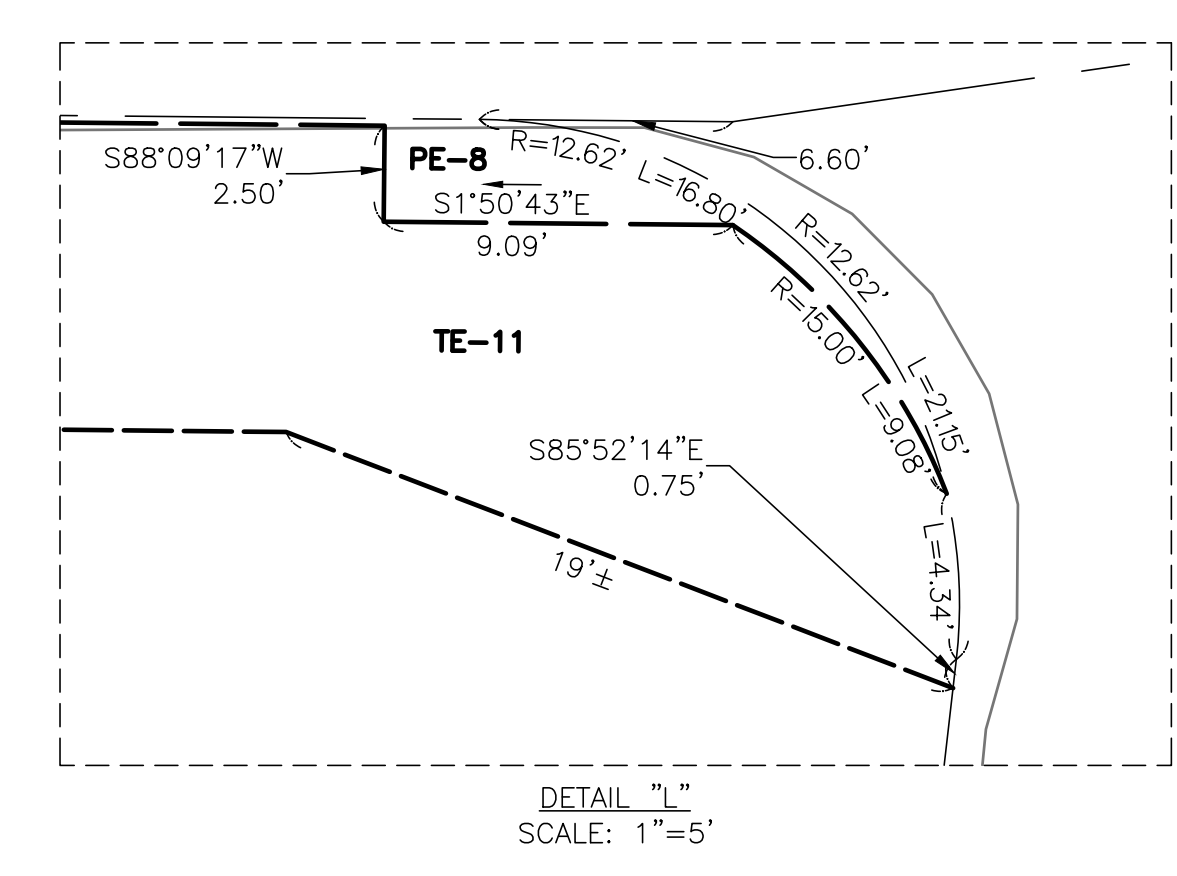
NOTES
 SEE NOTES ON SHEET 4



EASEMENT PLAN OF LAND
 BELMONT STREET (ROUTE 123),
 WARREN AVENUE, WEST ELM STREET,
 HIGHLAND STREET, GODDARD ROAD,
 PLEASANT STREET (ROUTE 27)
 BROCKTON, MASSACHUSETTS

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FILE NAME	230016100.DWG
DRAWN BY	NCQ
CHECKED BY	JW
SHEET NO.	2 OF 5

FOR REGISTRY USE ONLY



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

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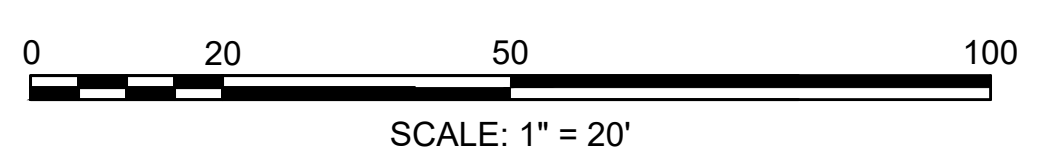
ACCEPTED:

MAYOR: _____

CITY COUNCIL: _____

CITY CLERK: _____

DATE _____



NOTES
SEE NOTES ON SHEET 4

PRELIMINARY 11-04-2024
MARK R. MAGOWAN, PLS
MASSACHUSETTS REG. No. 35038

FREDERICK DOUGLASS AVE
(40' WIDE PER DECEMBER 31, 1892 PLAN BY CITY ENGINEER)
(FORMERLY HIGH ST)

LEGION PARKWAY
(PUBLIC - VARIABLE WIDTH PER
PLAN BOOK 3 PLAN 218)

HIGHLAND STREET
(1890-PUBLIC-41.25' WIDE
PLAN ON FILE WITH CITY
ENGINEER)

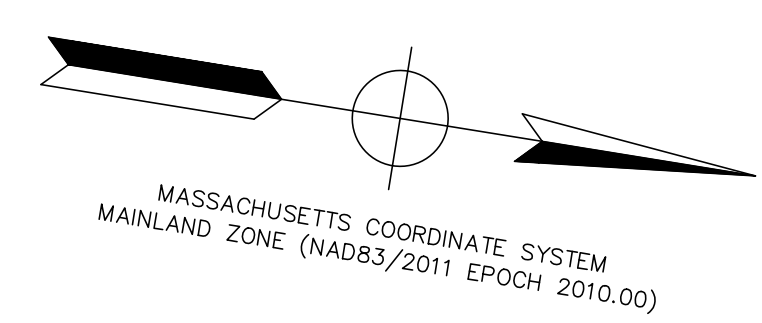
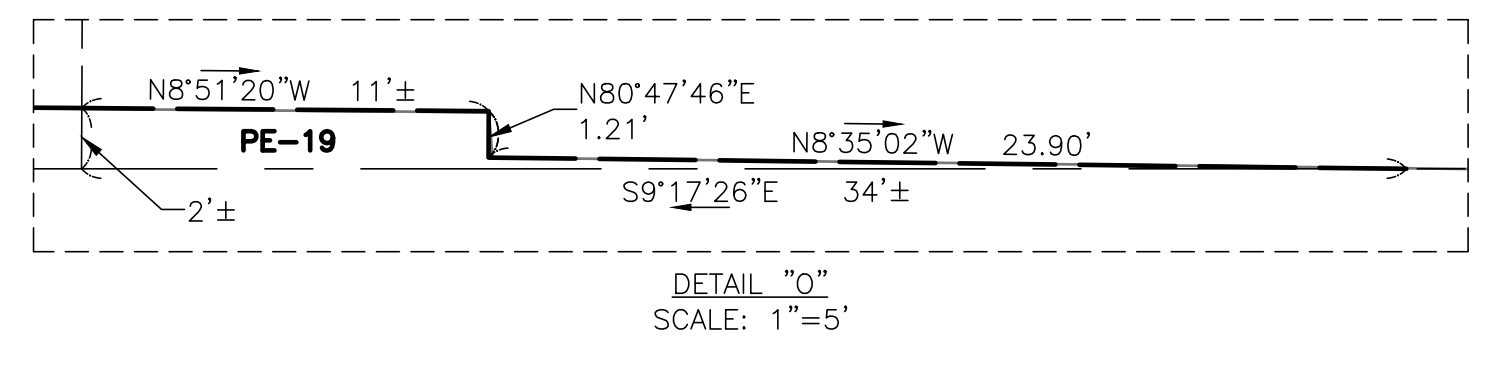
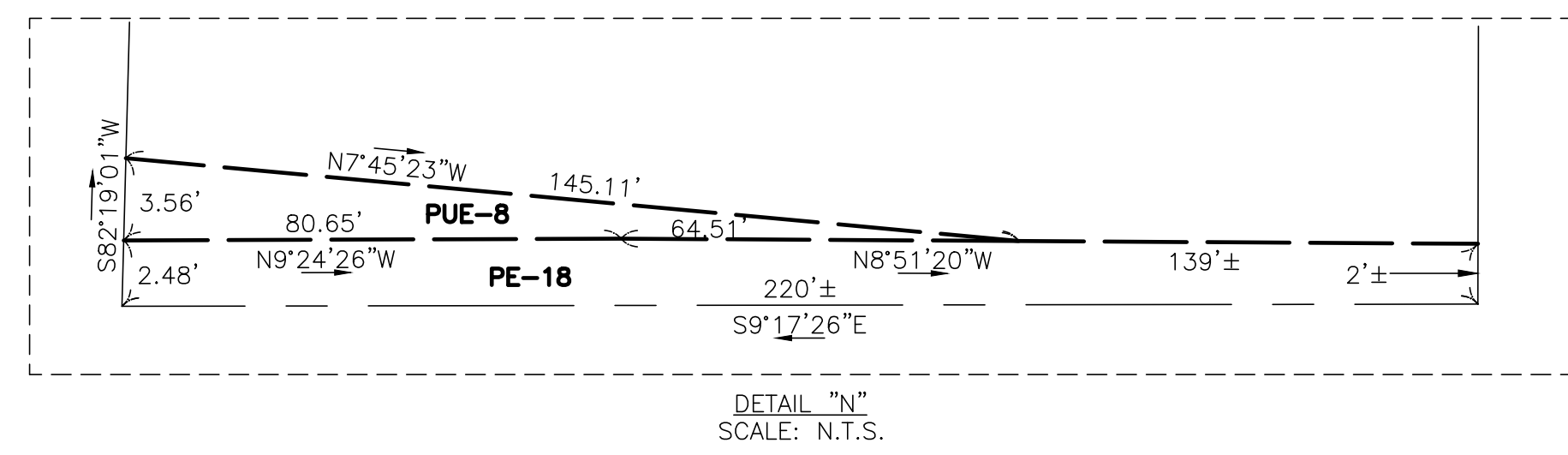
GREEN STREET
(PUBLIC - 50' WIDE)

GREEN STREET
(PUBLIC - 42' WIDE PER
JUNE 3, 1861 CITY LAYOUT)

MATCH WITH SHEET 2

MATCH WITH SHEET 5

FOR REGISTRY USE ONLY



MASSACHUSETTS COORDINATE SYSTEM
 MAINLAND ZONE (NAD83/2011 EPOCH 2010.00)

N/F
 CITY OF BROCKTON
 BOOK 1815 PAGE 973

WEST ELM STREET
 (PUBLIC 49.50' WIDE PER
 WARREN AVE. PLAN)

N/F
 BROCKTON HOUSING AUTHORITY
 BOOK 3216 PAGE 615

N/F
 29 GODDARD LLC
 BOOK 49760 PAGE 294

N/F
 AMILCAR B DOCANTO
 BOOK 12970 PAGE 186

ELSWORTH AVE
 (PUBLIC 40' WIDE)

PUE-7
 CITY OF BROCKTON
 AREA ±96 SF

TE-24
 CITY OF BROCKTON
 AREA ±674 SF

PUE-8
 BROCKTON HOUSING AUTHORITY
 AREA ±233 SF

PE-18
 BROCKTON HOUSING AUTHORITY
 AREA ±500 SF

PE-19
 29 GODDARD LLC
 AREA ±20 SF

PUE-9
 29 GODDARD LLC
 AREA ±22 SF

GODDARD ROAD
 (1902-PUBLIC-40' WIDE
 PLAN ON FILE WITH CITY
 ENGINEER)

NOTES

1. THE BEARING SYSTEM IS BASED ON SURVEYS FROM NITSCH ENGINEERING AND VHB (NAD 1983).
2. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY DAWOOD BETWEEN DECEMBER 2023 AND APRIL 2024.

REFERENCES

1. "DOWNTOWN RETRACEMENT SURVEY IN BROCKTON MASSACHUSETTS (PLYMOUTH COUNTY) PREPARED FOR THE CITY OF BROCKTON PLANNING DEPARTMENT" BY BSC GROUP, DATED NOVEMBER 19, 2019
2. "EXISTING CONDITIONS BROCKTON PUBLIC SAFETY FACILITY 175 WARREN AVE, BROCKTON, MA 02301" BY NITSCH ENGINEERING, DATED APRIL 12, 2021
3. "EXISTING CONDITIONS PLAN OF LAND WARREN AVE PROJECT WARREN AVENUE BROCKTON, MASSACHUSETTS" BY VHB, DATED DECEMBER 22, 2022

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MAYOR: _____

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CITY CLERK: _____ DATE



PRELIMINARY 11-04-2024

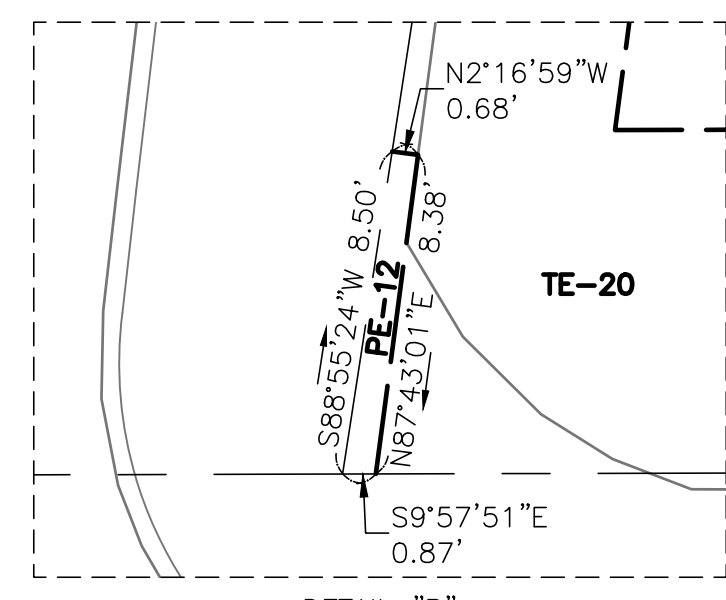
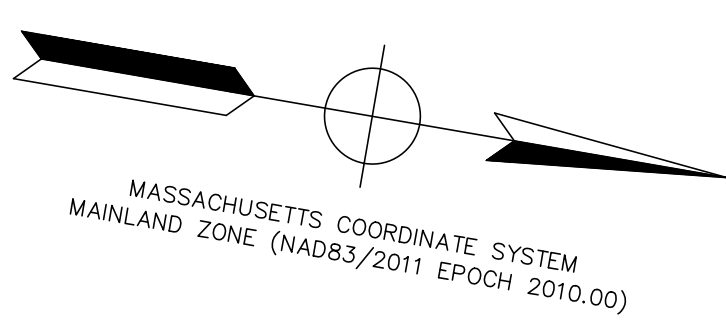
MARK R. MAGOWAN, PLS
 MASSACHUSETTS REG. No. 35038

MATCH WITH
 SHEET 2

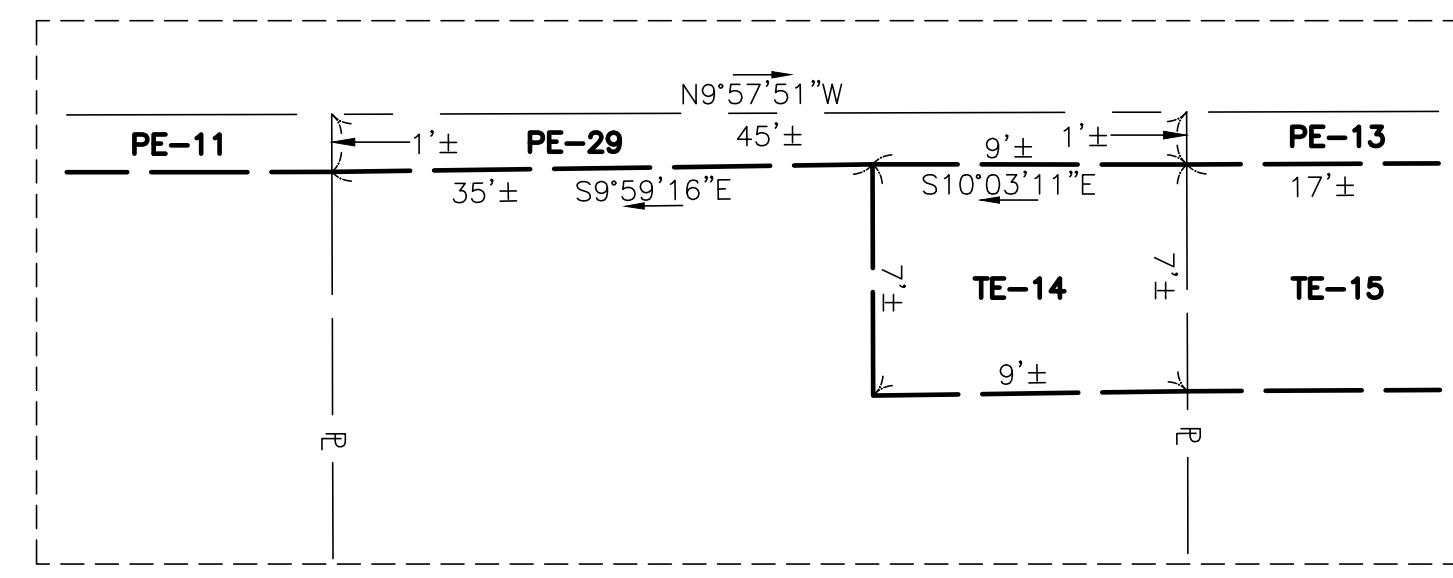
N/F
 THE ASSEMBLY OF GOD
 OF BROCKTON
 BOOK 4801 PAGE 76

WEST ELM STREET
 (PUBLIC 49.50' WIDE PER
 WARREN AVE. PLAN)

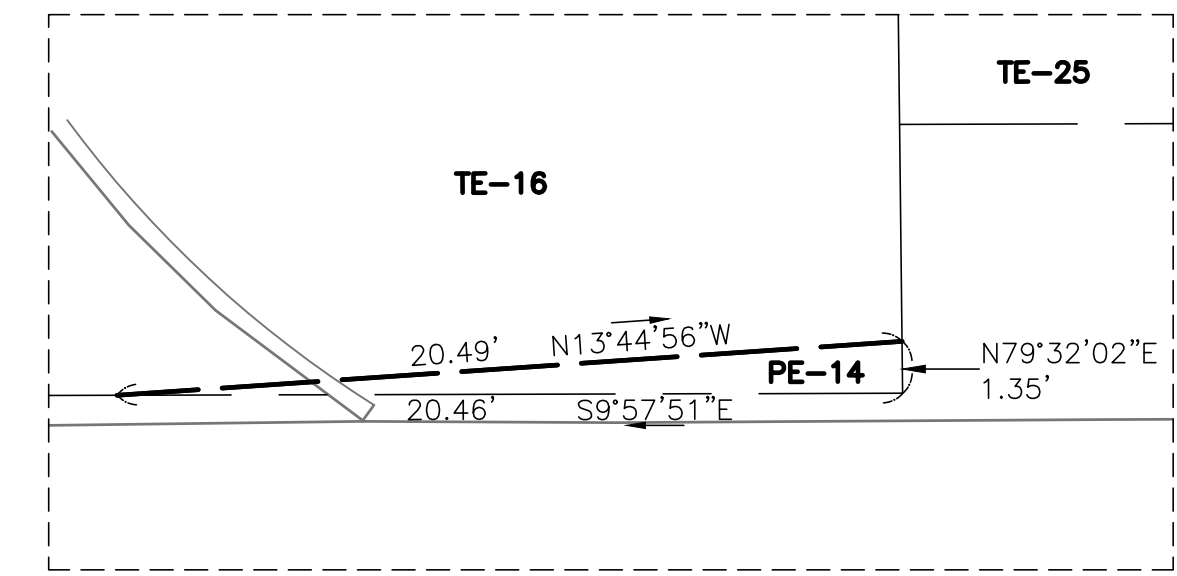
TE-5
 THE ASSEMBLY OF GOD
 OF BROCKTON
 AREA ±1792 SF



DETAIL "P"
SCALE: 1"=5'

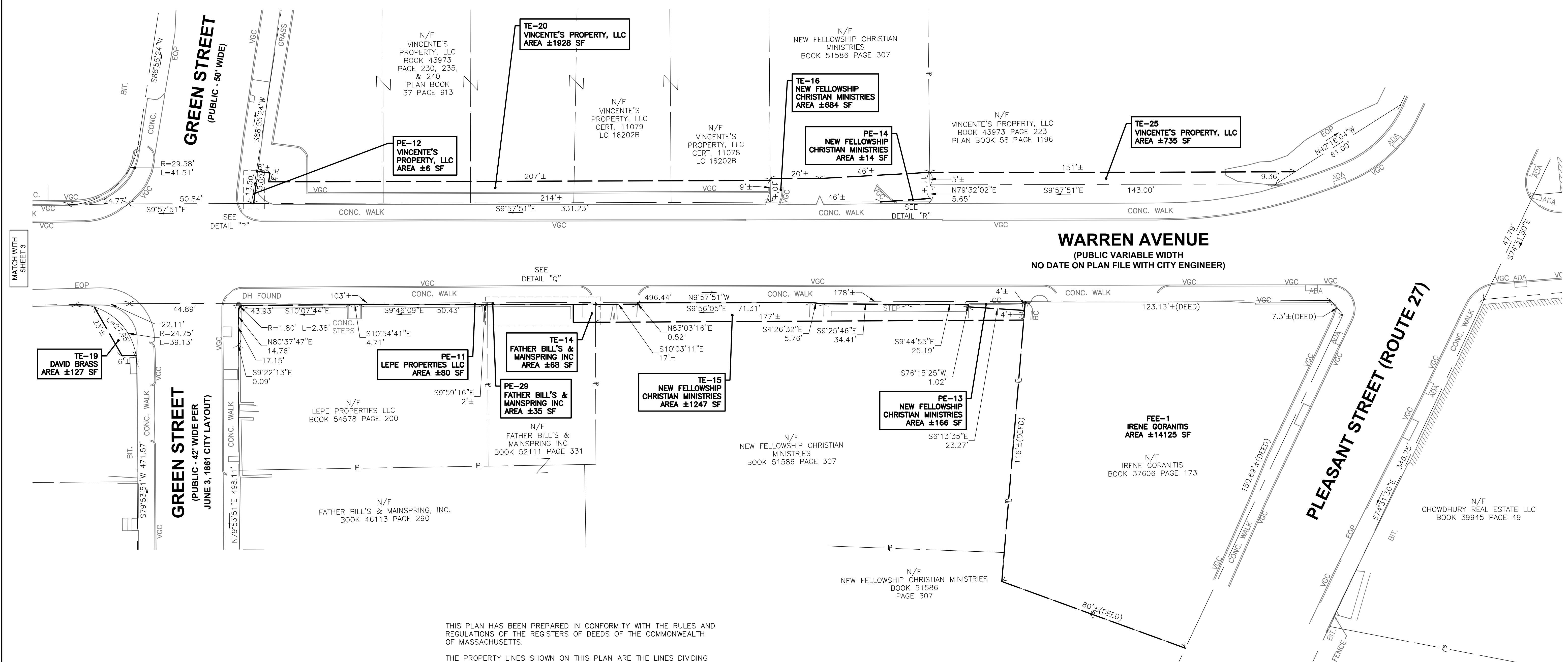


DETAIL "Q"
SCALE: N.T.S.



DETAIL "R"
SCALE: 1"=5'

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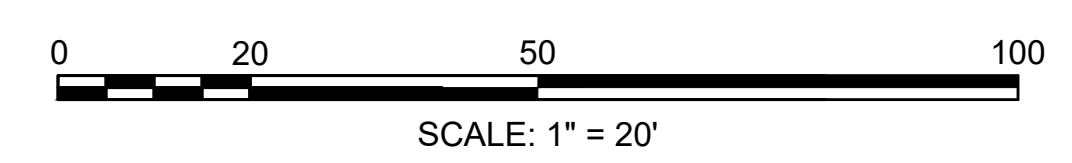
ACCEPTED:

MAYOR: _____
CITY COUNCIL: _____
CITY CLERK: _____

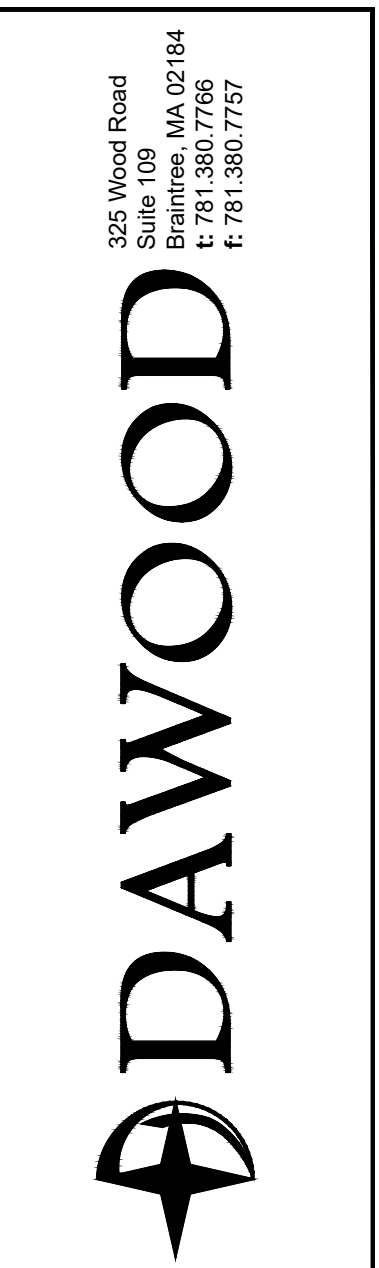
DATE

PRELIMINARY 11-04-2024

MARK R. MACOWAN, PLS
MASSACHUSETTS REG. No. 35038



NOTES
SEE NOTES ON SHEET 4



NO.	DATE	DESCRIPTION	CHECKED/DRAWN

EASEMENT PLAN OF LAND
BELMONT STREET (ROUTE 123),
WARREN AVENUE, WEST ELM STREET,
HIGHLAND STREET, GODDARD ROAD,
PLEASANT STREET (ROUTE 27)
BROCKTON, MASSACHUSETTS

DATE	11/04/2024
JOB NO.	2300161.00
FILE NAME	230016100.DWG
DRAWN BY	NCO
CHECKED BY	JW
SHEET NO.	5 OF 5