

TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

July 30, 2024

Osayomwanbor Obazee
45 Roel Street
Randolph, MA 02368

RE: Roel Court Subdivision
Randolph, MA

Dear Obazee Osayomwandor,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as ROEL COURT. The subdivision of 45 Roel Court by then owner Barbara Mersal created the potential for three (3) lots and an extension of Roel Court on September 10, 2007; note the reference on your deed of land attached to this letter. To date, there has been no activity identified toward the completion of the road and installation of utilities.

The Board respectfully requests information regarding the intent to construct, revise or discontinue this subdivision of land in order for the Board to consider all actions available to them. Pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of it retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the

mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification, amendment or rescission when there has been a sale to a single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Planning Board requests your participation at their meeting of Tuesday, September 10, 2024 at 6:00pm for discussion. You may participate in person at Town Hall, 41 South Main Street, Randolph in the Washington Room on the first floor or virtually via Zoom. The link to the meeting can be found on the Planning Board webpage at www.townofrandolph.com

If I can provide any information to you in advance of the meeting, please call me at 781-961-0936.

Sincerely,



Michelle R. Tyler
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Anthony Plizga, Planning Board Chairperson

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QUITCLAIM DEED

I, **Barbara Mersal, Trustee of The Barbara Mersal 2018 Living Trust** u/d/t dated June 6, 2018, with respect to which an Abstract of Trust under M.G.L. c. 184, Section 35 recorded on June 12, 2018, in Norfolk County Registry of Deeds in Book 36051, Page 371, of Randolph, Massachusetts,

for consideration paid in the amount of **Five Hundred Thousand and 00/100 Dollars (\$500,000.00)**, grants to

Osayomwanbor Obazee, individually, now of 45 Roel Street, Randolph, MA 02368

with ***QUITCLAIM COVENANTS***,

The land in Randolph, Norfolk County, Massachusetts together with the buildings and improvements thereon, as described in **Exhibit A** attached hereto.

Subject to, and with the benefit of, all rights restrictions, reservations, easements, appurtenances and rights of way of record, insofar as the same are still in force and applicable.

The Grantor herein does hereby voluntarily release and relinquish all of her rights of Homestead, if any, as set forth in Massachusetts General Laws, Chapter 188 and states under the pains and penalties of perjury that she waives any and all homestead rights and further states that no other person or entity is entitled to an estate of homestead in the property.

Meaning and intending to convey the entire premises described in and for title please see the deed recorded with the Norfolk County Registry of Deeds in Book 36051, Page 374.

Property Address for Lot 1: 45 Roel Street, Randolph.

Property Address for Lots 2 & 3: 0 Roel Court, Randolph.

[SIGNATURES ON FOLLOWING PAGE]

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 11-15-2021 @ 03:52pm
Ctl#: 1080 Doc#: 144797
Fee: \$2,280.00 Cons: \$500,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

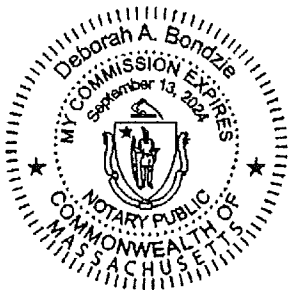
NOT A N
EXECUTED AS A SEALED INSTRUMENT ON THIS 19TH DAY OF AUGUST 2021.
O F F I C I A L O F F I C I A L
GRANTOR: COPY COPY

Barbara Mersal
By: Barbara Mersal, Trustee of
The Barbara Mersal 2018 Living Trust

COMMONWEALTH OF MASSACHUSETTS

Norfolk , ss.

On this 19th day of August 2021, before me, the undersigned notary public, personally appeared Barbara Mersal, proved to me through satisfactory evidence of identification, which were MA Driver's License or U.S. Passport, to be the person who signed on the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief, and acknowledged to me that she signed it voluntarily for its stated purpose as Trustee of The Barbara Mersal 2018 Living Trust.



Deborah A Bondzie
Notary Public: Deborah A Bondzie
My Commission Expires: Sept 13, 2024

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OFFICIAL EXHIBIT A OFFICIAL
COPY COPY

The land in Randolph, Norfolk County, Massachusetts together with the buildings and improvements thereon, known as **Lots 1, 2 and 3**, and being shown on a plan of land entitled “‘Roel Court’ Definitive Subdivision Plans, 45 Roel Street, (Map 47, Block A, Parcel 007), in Randolph, Massachusetts” dated April 23, 2007, McKenzie Engineering Group, Inc., Danvers, MA, recorded with the Norfolk Registry of Deeds in Plan Book 580, Page 15. Said locus is a subdivision of a 1.10 acre parcel recorded with Norfolk Deeds as Plan No. 851 of 1985 in Plan Book 324. Said parcel is bounded and described according to said plan as follows:

SOUTHWESTERLY by land now or formerly of Robert A. Wilcox, Jr. and Roel Street, by two courses, eighty-seven and 11/1 00 (87.11) feet and one hundred thirty-nine and 91/100 (139.91) feet, respectively;

SOUTHERLY by land of The Town of Randolph by two courses measuring one hundred twenty-one and 73/100 (121.73) feet and seventy-seven and 80/100 (77.80) feet, respectively;

EASTERLY by land of the said Town of Randolph, forty-five and 95/100 (45.95) feet;

SOUTHEASTERLY again by land of the said Town of Randolph, sixty-nine and 94/100 (69.94) feet;

EASTERLY again by land of the said Town of Randolph, sixty-four and 95/100
(64.95) feet;

NORTHWESTERLY by land now or formerly of Stanley Poole, Jr., et al, and Priscilla F. Whynot, ninety and 44/100 (90.44) feet;

NORTHEASTERLY again by said Whynot land, sixty-eight and 91/100 (68.91) feet:

NORTHWESTERLY by land now or formerly of John W. Daley and Katherine Daley and land now or formerly of Waite Realty Trust, one hundred sixty-four and 92/100 (164.92) feet.

Said parcel of land contains 1.10 acres of land according to said plan.