

TOWN OF MANSFIELD TAX TITLE AUCTION

Additional Terms and Conditions of Sale

1. With regard to the parcels described in Paragraph 1 of the Custodian's Notice of Sale, also known as Parcel Q1, the successful bidder shall be required to:
 - a. Prepare a Sewer Extension Plan consisting of approximately 240' of 8" PVC gravity sewer main to a manhole on Columbine Road, and approximately 36' of 6" PVC sewer lateral to the property line. This Plan must be submitted to the Town of Mansfield Engineering Division for approval.
 - b. Prepare a Site Plan and Notice of Intent. This Plan and Notice of Intent must be submitted to the Town of Mansfield Conservation Commission for approval. A copy of the Site Plan and Notice of Intent must also be submitted to, and approved by, the Town of Mansfield Building Department, the Town of Mansfield Engineering Division and the Town of Mansfield Department of Public Works.
 - c. Submit all Plans and permits to the Town of Norton Department of Public Works for approval in order to tie into the Town of Norton's water distribution system.
 - d. Pay all fees assessed by each permitting authority.
 - e. Prepare and record a Plan combining these parcels, in a form acceptable to the Town, prior to closing.
2. With regard to the parcels described in Paragraph 2 of the Custodian's Notice of Sale, also known as Parcel Q8, the successful bidder's obligation to purchase said Parcel shall be contingent upon obtaining all necessary relief in order to make the Parcel a buildable lot. In addition, the successful bidder shall be required to:
 - a. Design and submit a Site Plan. This Plan must be submitted to the Town of Mansfield Building Department, the Town of Mansfield Engineering Division and the Town of Mansfield Department of Public Works for approval.
 - b. Submit a copy of the Site Plan and permits to the Town of Norton Department of Public Works for approval in order to tie into the Town of Norton's water distribution system.
 - c. Pay all fees assessed by each permitting authority.
 - d. Prepare and record a Plan combining these parcels, in a form acceptable to the Town, prior to closing.

3. With regard to the parcels described in Paragraph 3 of the Custodian's Notice of Sale, also known as Parcel Q4, the successful bidder will be required to:
 - a. Prepare a Septic Design Plan. This Plan must be submitted to the Town of Mansfield Board of Health and the Town of Mansfield Building Department for approval. A copy of this Plan must also be submitted to the Town of Mansfield Department of Public Works in order to obtain a Street Opening Permit.
 - b. Submit a copy of the Septic Design Plan and permits to the Town of Norton Department of Public Works for approval in order to tie into the Town of Norton's water distribution system.
 - c. Pay all fees assessed by each permitting authority.
 - d. Prepare and record a Plan combining these parcels, in a form acceptable to the Town, prior to closing.
 - e. Grant a twenty (20) foot Temporary Utility Easement over the property to the Town of Mansfield and/or the Mansfield Municipal Electric Light Department to allow for removal of overhead wires. See Exhibit "C" attached hereto.


4. With regard to the parcels described in Paragraph 4 of the Custodian's Notice of Sale, also known as Parcel Q7, the successful bidder will be required to:
 - a. Prepare a Septic Design Plan and Notice of Intent. This Plan must be submitted to the Town of Mansfield Conservation Commission for approval. A copy of this Plan must also be submitted to, and approved by, the Town of Mansfield Building Department, the Town of Mansfield Board of Health and the Town of Mansfield Department of Public Works.
 - b. Submit the Septic Design Plan and permits to the Town of Norton Department of Public Works for approval in order to tie into the Town of Norton's water distribution system.
 - c. Prepare and record a Plan combining these parcels, in a form acceptable to the Town, prior to closing.
 - d. Pay all fees assessed by each permitting authority.

5. With regard to the parcels described in Paragraph 5 of the Custodian's Notice of Sale, also known as Parcel Q6, the successful bidder will be required to:
 - a. Prepare a Septic Design Plan. This Plan must be submitted to the Town of Mansfield Board of Health and the Town of Mansfield Building Department for approval. A copy of this Plan must also be submitted to the Town of

Mansfield Department of Public Works in order to obtain a Street Opening Permit.

- b. Submit the Septic Design Plan and permits to the Town of Norton Department of Public Works for approval in order to tie into the Town of Norton's water distribution system.
 - c. Pay all fees assessed by each permitting authority.
 - d. Prepare and record a Plan combining these parcels, in a form acceptable to the Town, prior to closing.
 - e. Subject to a Utility Easement(s). See Exhibit "D" attached hereto.
6. Based upon an opinion from Town Counsel to the Town of Mansfield, Parcels Q1, Q4, Q6 and Q7 are "grandfathered" buildable lots, subject only to Building Department requirements and the Terms and Conditions of Sale.

TOWN OF MANSFIELD

By: 
Jacqueline Boudreau
Tax Title Custodian

BIDDER ACKNOWLEDGEMENT

I have read, understand, agree and am able to fully comply with the terms and conditions of this auction as stated above.

Bidder's Name: _____

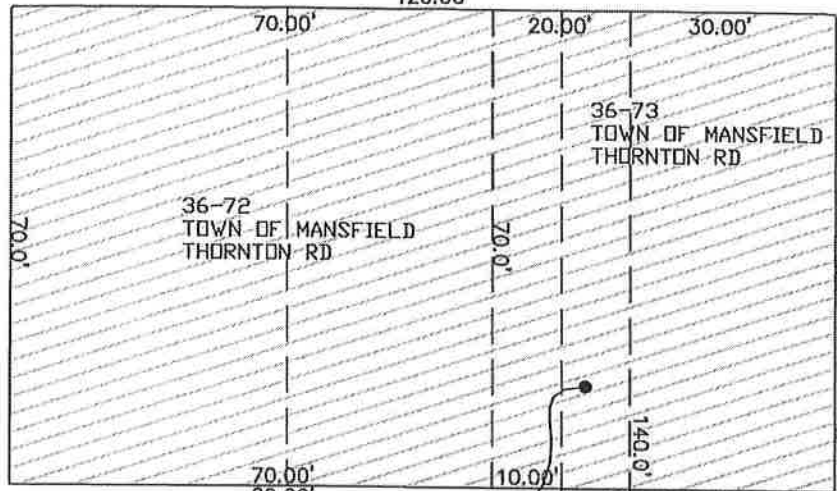
Bidder's Signature: _____

Date: _____



THORNTON ROAD

120.00'



36-72
TOWN OF MANSFIELD
THORNTON RD

36-73
TOWN OF MANSFIELD
THORNTON RD

36-74
BORDELON EDWARD
35 THORNTON RD

70' OF RELOCATED EXISTING C&E 140.0'

36-69
MULLEN JAMIE
27 THORNTON RD

TEMPORARY UTILITY
EASEMENT 2,100±SQ. FT

36-79

36-81

40.00'

BARBERRY ROAD

EXHIBIT "C"

TEMPORARY UTILITY EASEMENT "Q-4"

IN

MANSFIELD, MASSACHUSETTS

PREPARED BY

TOWN OF MANSFIELD DEPARTMENT OF PUBLIC WORKS

DATED: APRIL 27, 2021

SCALE: 1"=30'

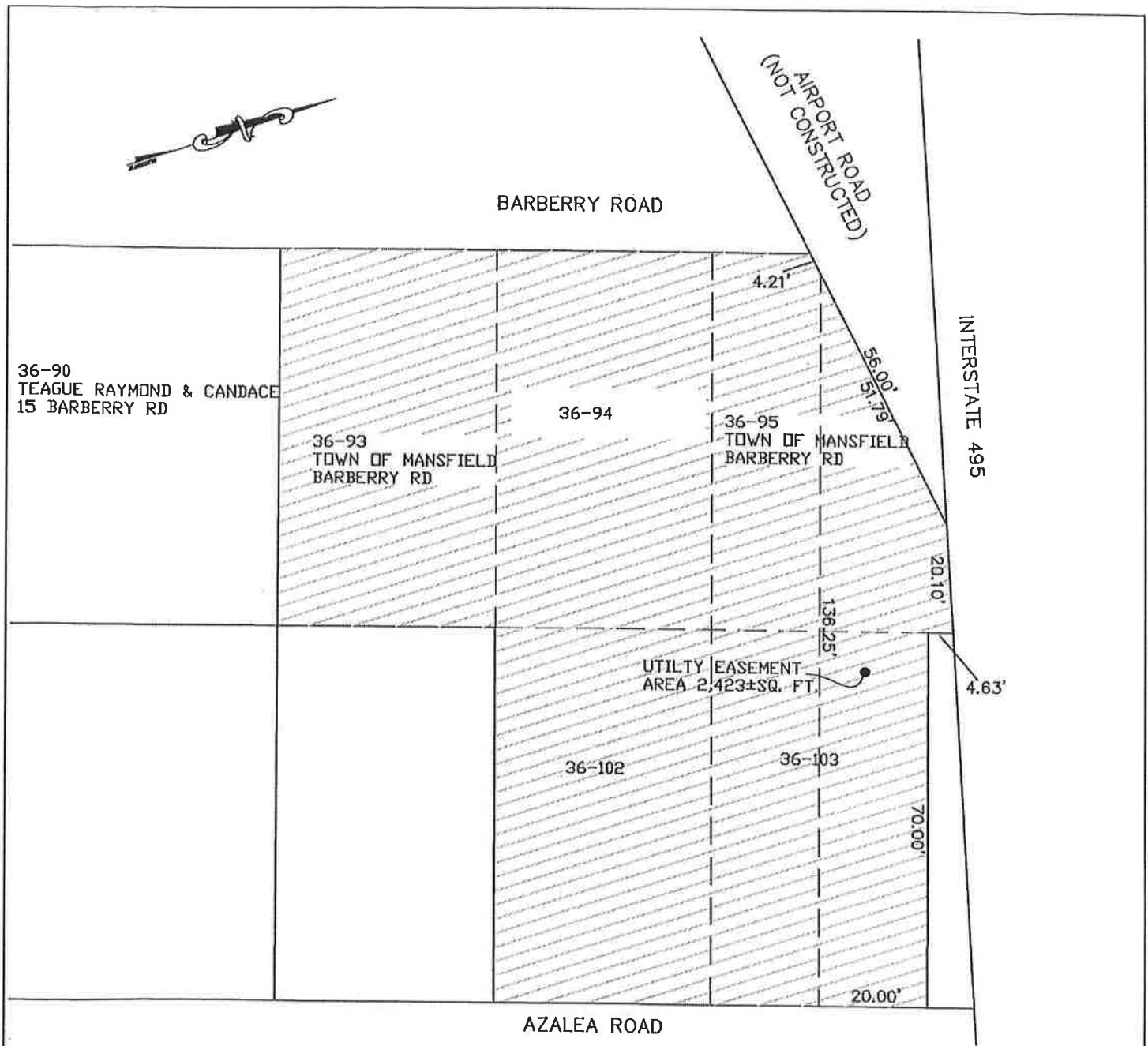


EXHIBIT "D"

UTILITY EASEMENT "Q-6"

IN

MANSFIELD, MASSACHUSETTS

PREPARED BY

TOWN OF MANSFIELD DEPARTMENT OF PUBLIC WORKS

DATED: APRIL 27, 2021

SCALE: 1"=30'