

FORM A / ANR SURVEY:

Key Characteristics and Requirements:

- **Frontage:** Every lot created must have sufficient frontage on a public way or authorized private road, as defined by local zoning bylaws.
 - **No New Roads:** The plan cannot require the construction of new streets or extensions of municipal services.
 - **Purpose:** Commonly used for reconfiguring lot lines, combining parcels, or carving single, buildable lots out of larger tracts.
 - **Certification:** If the Planning Board verifies that the plan meets all zoning and frontage requirements, it is endorsed with "Approval under the Subdivision Control Law Not Required".
 - **Alternative to Subdivision:** It allows owners to record a plan at the Registry of Deeds without undergoing the lengthy public hearing process required for formal subdivision approval.
- ANR plans are essential for legally dividing land that already has compliant, safe access, skipping the complex review required for developing new infrastructure.

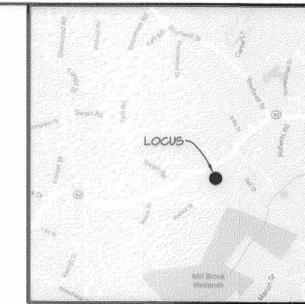
RECORD OWNER:
 JOSEPH DELTORTO,
 224 BURLINGTON AVE
 WILMINGTON, MA 01897

DIMENSIONAL REQUIREMENTS
 (SINGLE FAMILY DWELLINGS)
 ZONE: R-10

DESCRIPTION	REQUIRED	LOT 1	LOT 2
LOT AREA	10,000 S.F.	12,107 S.F.	14,158 S.F.
LOT WIDTH	100'	100'+	100'+
FRONTAGE	100'	104.92'	101.46'
FRONT YARD	30'	27.8 (MAINTAIN EXIST.)	N/A
SIDE / REAR	15' / 15'	15.8' / 49.1'	NA

REFERENCES:

- ASSESSOR'S MAP 17, LOT 54
- ASSESSOR'S MAP 17, LOT 45-48
- ASSESSOR'S MAP 6, LOT 1
- 1. DEED 26304, PG 284
- 2. PL BK 53, PL 41
- 3. 1966 COUNTY LAYOUT OF BURLINGTON AVE



RECEIVED AND ENTERED
 MIDDLESEX NORTH REGISTRY OF DEEDS
 PLAN BOOK 243 PLAN 103
 SHEET 1 OF 1
 DATE: August 2 2017
 in Public Hearing

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Karl E. Wandy
 KYRUS DESIGN INC.

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
 WILMINGTON PLANNING BOARD

Nicholas A. ...

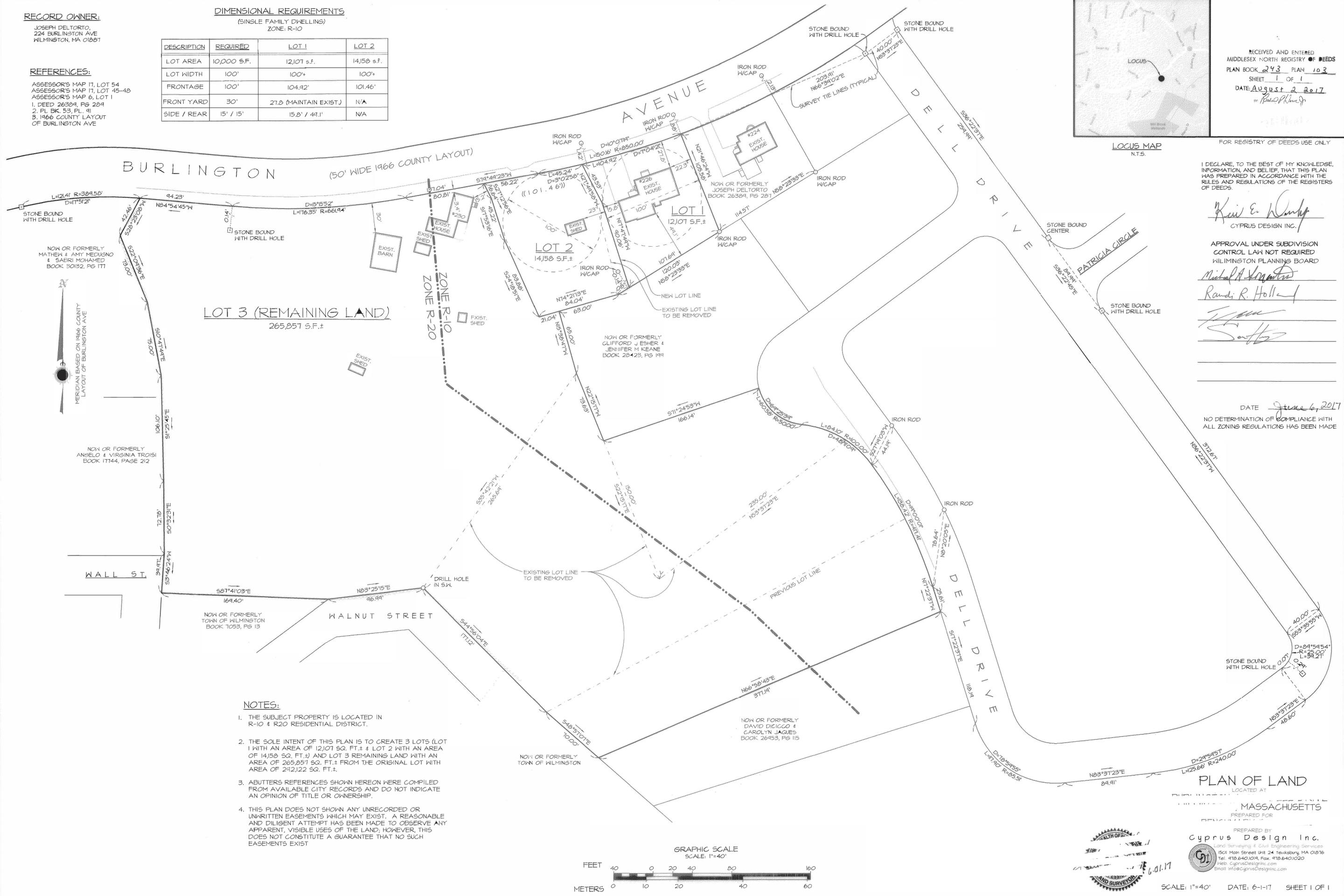
Randi R. ...

[Signature]

[Signature]

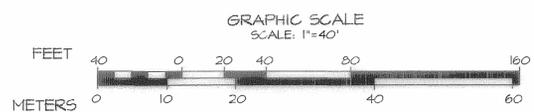
DATE: June 4, 2017

NO DETERMINATION OF COMPLIANCE WITH ALL ZONING REGULATIONS HAS BEEN MADE



NOTES:

- THE SUBJECT PROPERTY IS LOCATED IN R-10 & R20 RESIDENTIAL DISTRICT.
- THE SOLE INTENT OF THIS PLAN IS TO CREATE 3 LOTS (LOT 1 WITH AN AREA OF 12,107 SQ. FT. & LOT 2 WITH AN AREA OF 14,158 SQ. FT.) AND LOT 3 REMAINING LAND WITH AN AREA OF 265,857 SQ. FT. FROM THE ORIGINAL LOT WITH AREA OF 292,122 SQ. FT.
- ABUTTERS REFERENCES SHOWN HEREON WERE COMPILED FROM AVAILABLE CITY RECORDS AND DO NOT INDICATE AN OPINION OF TITLE OR OWNERSHIP.
- THIS PLAN DOES NOT SHOWN ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST



PLAN OF LAND

LOCATED AT
 WILMINGTON, MASSACHUSETTS
 PREPARED FOR
 PREPARED BY
 Cyprus Design Inc.
 Land Surveying & Civil Engineering Services
 1501 Main Street Unit 24 Tewksbury, MA 01886
 Tel: 978-640-1091 Fax: 978-640-1020
 Web: CyprusDesignInc.com
 Email: info@CyprusDesignInc.com



NOTES:

- THIS PLAN IS INTENDED TO DEPICT TWO PROPOSED LOTS (LOT 'A' WITH AN AREA OF 31,879 S.F. AND LOT 'D' WITH AN AREA OF 40,557 S.F.) FROM USING TWO EXISTING LOTS (LOT 211 WITH AN AREA OF 62,424 S.F. AND EXISTING RIGHT OF WAY LOT C WITH AN AREA OF 10,012 S.F.)
- SUBJECT PROPERTY IS LOCATED IN RESIDENCE R-20 ZONE AND IS WITHIN THE D.E.P. ZONE 2 WELLHEAD PROTECTION AREA.
- THE SUBJECT PROPERTY IS DEPICTED AS PARCEL II ON TOWN OF WILMINGTON ASSESSOR'S MAP 40.
- PROPERTY OWNERS ARE NATALIE M. SOUSA AND SHAWN B. SOUSA, TRUSTEES OF THE 2020 SOUSA IRREVOCABLE TRUST OF 33 ARLENE AVENUE WILMINGTON, MA.

DIMENSIONAL REQUIREMENT CHART

ZONING: RESIDENCE R20:

DESCRIPTION	REQUIRED	LOT A	LOT B	LOT C	[[LOT D]]
MIN. LOT AREA (S.F.)	20K / 40K*	31,879	30,545*	10,012*	40,557*
MIN. FRONTAGE	125' / 40'	136.18'	50'	N/A	50'
MIN. LOT WIDTH	125' / 40'	136.18'	171'	N/A	171'
FRONT SETBACK	40' / 40'	42'	+	N/A	+
SIDE SETBACK	20' / 40'	36'	+	N/A	+
REAR SETBACK	20' / 40'	124'	+	N/A	+

+ TO BE DETERMINED

* HAMMERHEAD LOT
 5.3.4.1 MINIMUM LOT AREA: 40,000 SF
 5.3.4.2 MINIMUM LOT FRONTAGE & WIDTH: 40 FEET
 THE LOT SHALL CONTAIN A MINIMUM 150' CIRCLE WITHIN WHICH CIRCLE THE DWELLING SHALL BE LOCATED.
 MIN. SETBACK FROM ALL LINES: 40'

REFERENCES:

ASSESSOR'S / GIS: A-90-11
 DEED BOOK 34904, PG 225
 PLAN BOOK 116, PLAN 88
 PLAN BOOK 126, PLAN 38

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

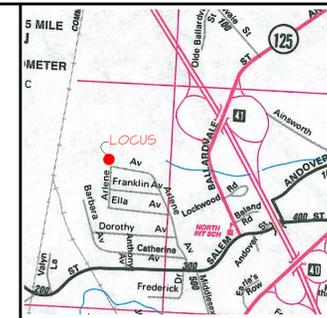
WILMINGTON PLANNING BOARD

DATE _____

NO DETERMINATION OF COMPLIANCE WITH ALL ZONING REGULATIONS HAS BEEN MADE

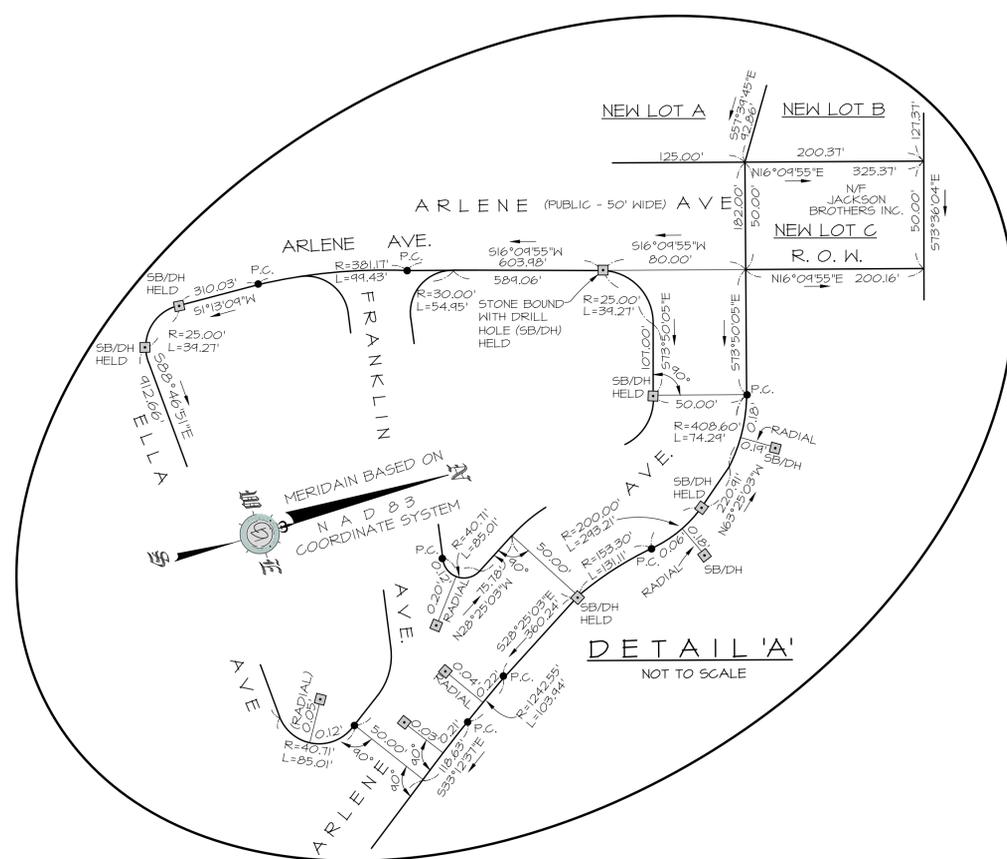
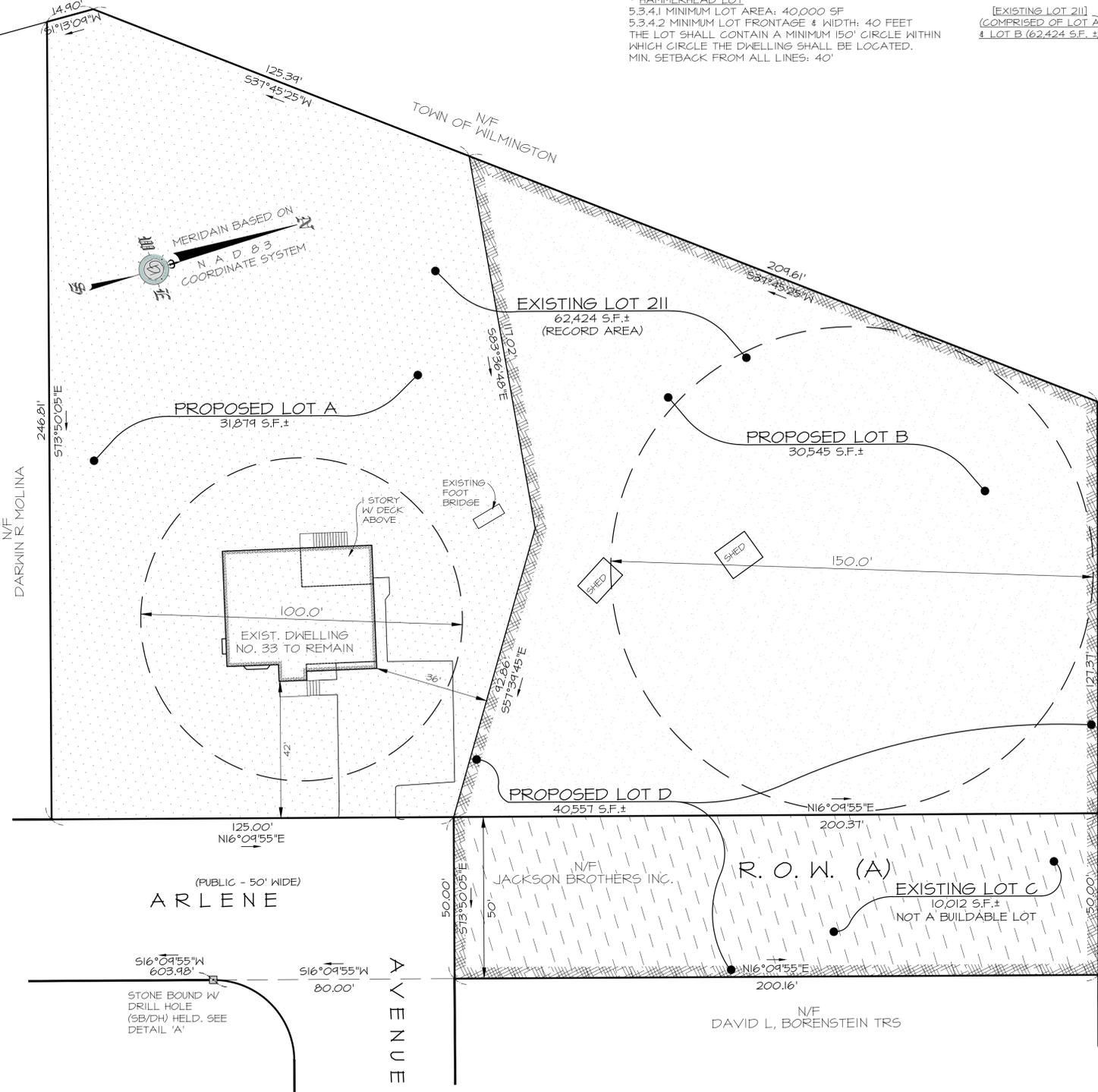
LEGEND

-  PROPOSED LOT A (31,879 S.F. ±)
-  PROPOSED LOT B (30,545 S.F. ±)
-  EXISTING LOT C (10,012 S.F. ±)
-  PROPOSED LOT D (40,557 S.F. ±)
-  [EXISTING LOT 211] (COMPRISED OF LOT A & LOT B (62,424 S.F. ±))



FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



OWNERS OF RECORD

NATALIE M. SOUSA AND SHAWN B. SOUSA, TRUSTEES OF THE 2020 SOUSA IRREVOCABLE TRUST OF 33 ARLENE AVENUE WILMINGTON, MA.

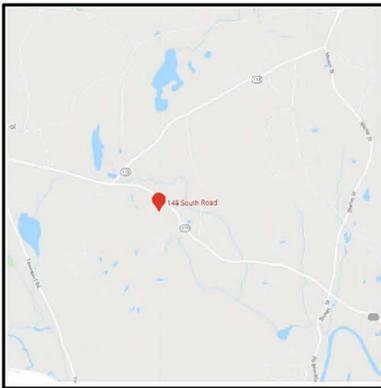
PLAN OF LAND

ASSESSORS / GIS: A-90-11
 PREPARED FOR _____
 PREPARED BY
Cyprus Design Inc.
 Land Surveying & Civil Engineering Services
 1501 Main Street Unit 24 Taunton, MA 01976
 Tel: 478.640.1014, Fax: 478.640.1020
 Web: CDSurvey.com
 Email: info@CDSurvey.com

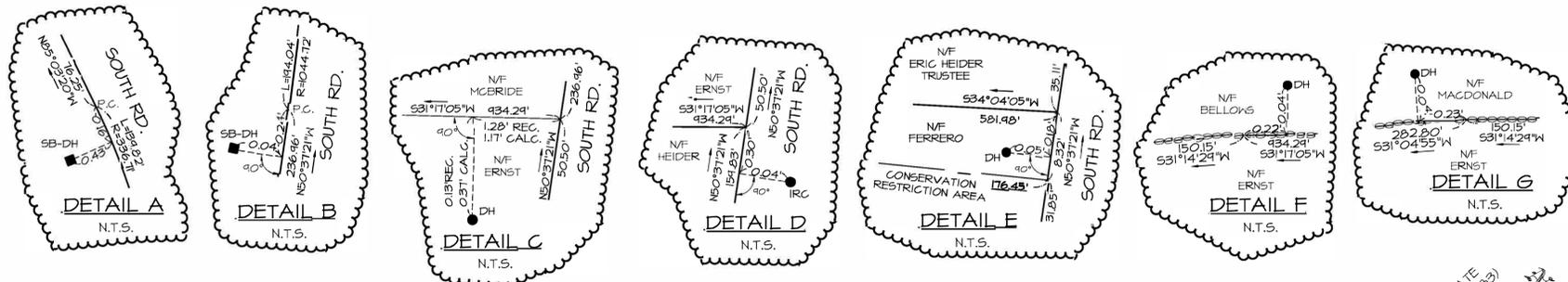
SCALE: 1"=20' SHEET 1 OF 1 DATE: 03-11-26

DATE	REVISION DESCRIPTION	DESIGNER	REVISED

3-11-26

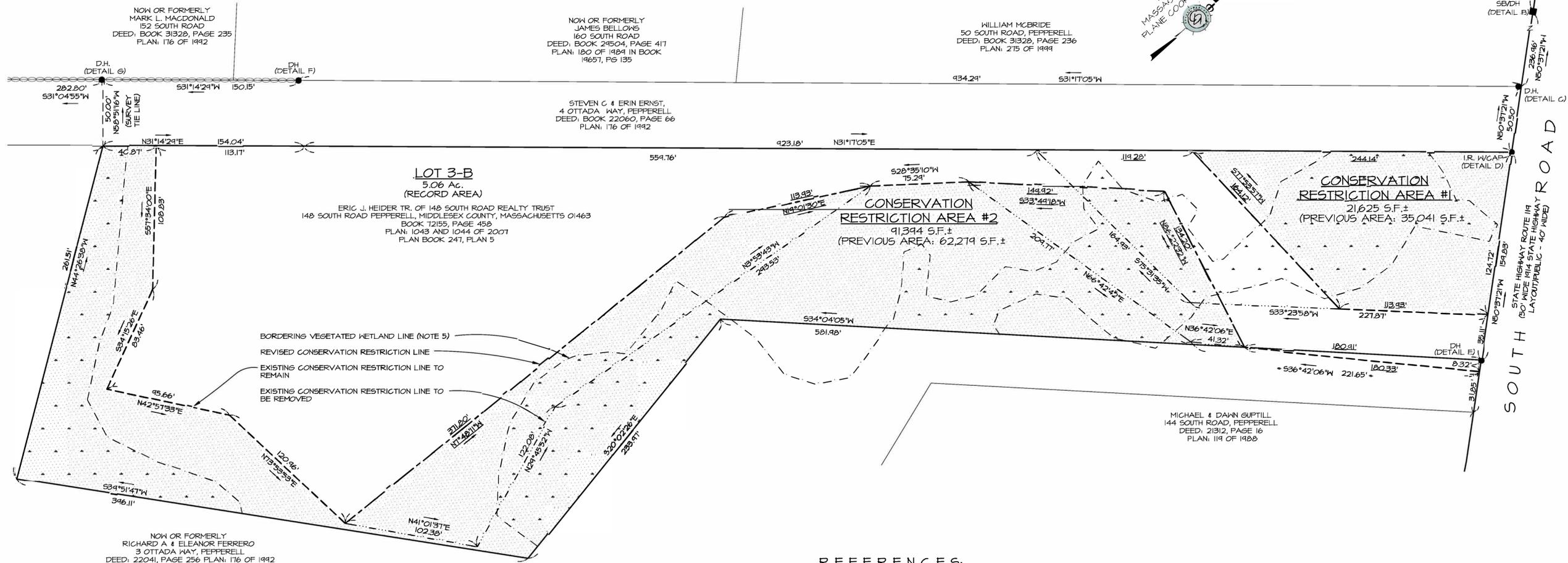


LOCUS MAP
N.T.S.



FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



REFERENCES:

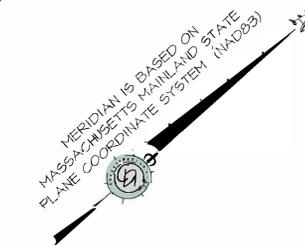
- ERIC J. HEIDER TR. OF 148 SOUTH ROAD REALTY TRUST
148 SOUTH ROAD PEPPERELL, MIDDLESEX COUNTY, MASSACHUSETTS 01463
ASSESSOR'S: 31-43-0
ZONING: RIJ.R.
- 1) BOOK 12155, PAGE 458
 - 2) BOOK 11022, PAGE 543
 - 3) BOOK 1118, PAGE 266
 - 4) BOOK 9368, PAGE 522
 - 5) BOOK 10621, PAGE 413
 - 6) BOOK 22041, PAGE 256
 - 7) PLAN 1043 AND 1044 OF 2007
 - 8) PLAN BOOK 241, PLAN 5
 - 9) PLAN 215 OF 1999
 - 10) PLAN 434 OF 1942
 - 11) PLAN 119 OF 1988
 - 12) PLAN 673 OF 1986
 - 13) PLAN 180 OF 1984
 - 14) PLAN 355 OF 2019
 - 15) PLAN 845 OF 1981
 - 16) PLAN 913 OF 1984
 - 17) 1914 MASS. HIGHWAY LAYOUT OF SOUTH ROAD (SHEET 1 & 2)
 - 18) RESTRICTIONS: BOOK 50156, PAGES 82, 90, 103
 - 19) DRIVEWAY & UTILITY EASEMENTS: 22003, PAGE 100, PLAN 176 OF 1992
 - 20) ORDER OF CONDITIONS (1991): BOOK 21411, PAGE 301 & 313
 - 21) PLANNING BOARD SPECIAL PERMIT: BOOK 21411, PAGE 242

NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED IN ZONE RIJ.R. ZONE.
- 2) THE SOLE INTENT OF THIS PLAN IS TO REVISE PREVIOUSLY APPROVED CONSERVATION RESTRICTION AREAS #1 & #2 ON LOT 3-B AS SHOWN ON CONSERVATION RESTRICTION PLAN OF LAND RECORDED AS PLAN 1044 OF 2007.
- 3) ABUTTERS REFERENCES SHOWN HEREON WERE COMPILED FROM AVAILABLE CITY RECORDS AND DO NOT INDICATE AN OPINION OF TITLE OR OWNERSHIP.
- 4) THIS PLAN DOES NOT SHOWN ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND, HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST
- 5) BORDERING VEGETATED WETLAND LINE LOCATION PROVIDED BY CORNERSTONE LAND CONSULTANTS, INC PEPPERELL MA. (PLAN ENTITLED SITE PLAN NOTICE OF INTENT APPLICATION JOB NO 2019-125 DRAWING NO 9932 DATED JUNE 28, 2019.

LEGEND:

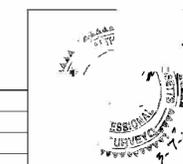
- BORDERING VEGETATED WETLAND LINE (NOTE 5)
- REVISED CONSERVATION RESTRICTION LINE
- EXISTING CONSERVATION RESTRICTION LINE TO REMAIN
- EXISTING CONSERVATION RESTRICTION LINE TO BE REMOVED



I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PROPERTY LINES DEPICTED ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS DEPICTED ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW STREETS AND WAYS ARE DEPICTED. (MASS. GEN. LAWS, CHAP. 41, SECT. 81-X)

CYPRUS DESIGN INC.

DATE	REVISION DESCRIPTION	DESIGNER	REVIEWER



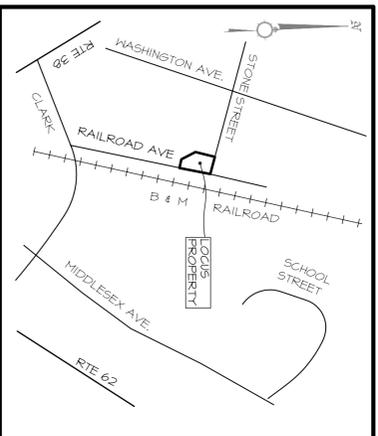
REVISED CONSERVATION RESTRICTION PLAN OF LAND

MASSACHUSETTS
(ASSESSOR'S: 37-93-0)
PREPARED FOR

PREPARED BY
Cyprus Design Inc.
Land Surveying & Civil Engineering Services
1501 Main Street Unit 24 Taunton, MA 01962
Tel: 978.640.1019, Fax: 978.640.1020
Web: CDISurvey.com
Email: info@CDISurvey.com



SCALE: 1"=40' SHEET 1 OF 1 DATE: 03-17-20



LOCUS MAP
NTS.

I DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

FOR REGISTRY OF DEEDS USE ONLY

DIMENSIONAL REQUIREMENTS

RESIDENTIAL 20				
DESCRIPTION	REQUIRED	PROVIDED	PROVIDED	
LOT AREA	20,000 S.F.	21,032 S.F.	23,684 S.F.	
FRONTAGE	125'	214.86'	151.58'	
LOT WIDTH	125'	214.86'	151.58'	
FRONT SETBACK	40'	N/A	N/A	
SIDE SETBACK	20'	N/A	N/A	
REAR SETBACK	20'	N/A	N/A	

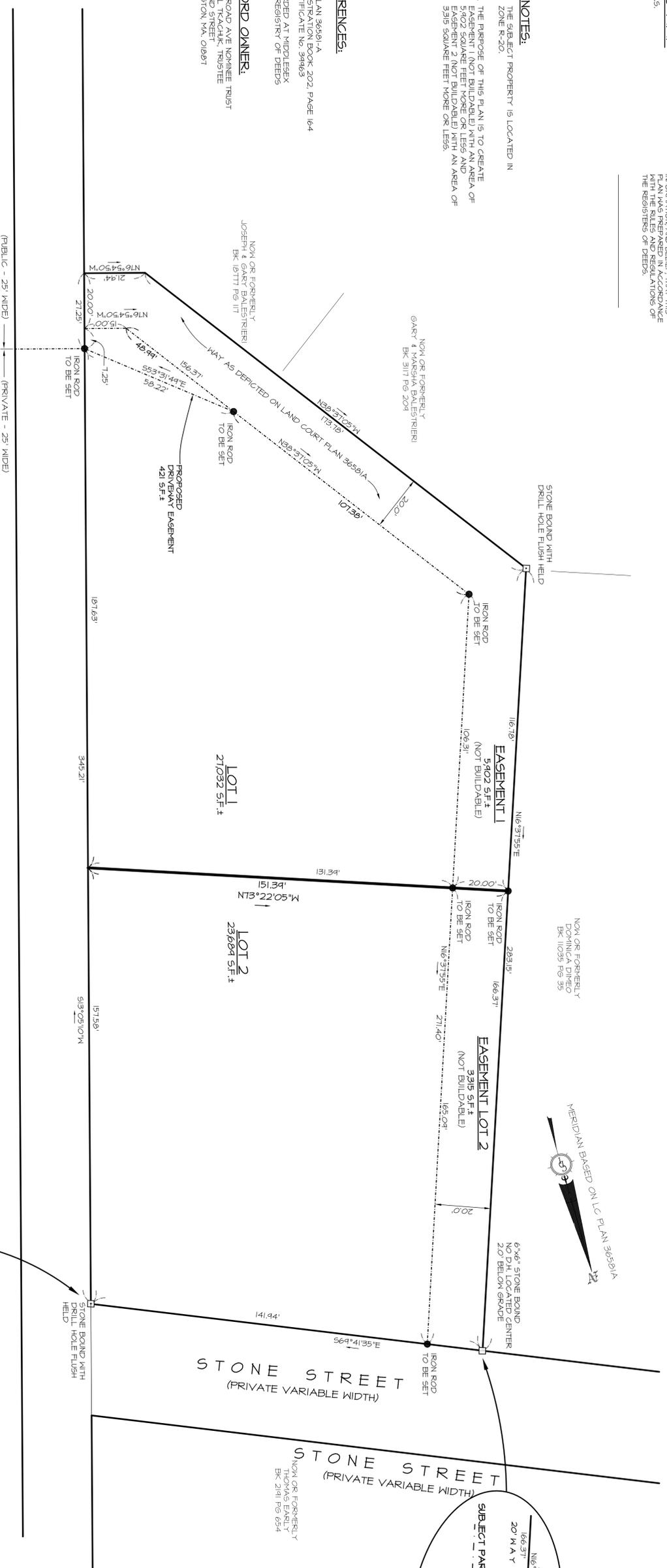
- NOTES:**
1. THE SUBJECT PROPERTY IS LOCATED IN ZONE R-20.
 2. THE PURPOSE OF THIS PLAN IS TO CREATE EASEMENT 1 (NOT BUILDABLE) WITH AN AREA OF 5,902 SQUARE FEET MORE OR LESS AND EASEMENT 2 (NOT BUILDABLE) WITH AN AREA OF 3,315 SQUARE FEET MORE OR LESS.

REFERENCES:

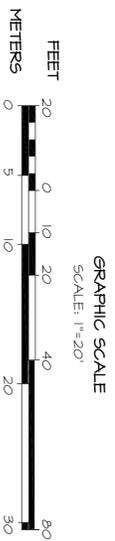
- LC PLAN 36581-A
- REGISTRATION BOOK 202, PAGE 164
- CERTIFICATE NO. 39483
- RECORDED AT MIDDLESEX NORTH REGISTRY OF DEEDS

RECORD OWNER:

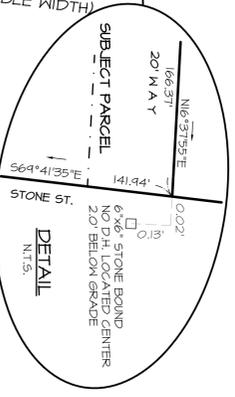
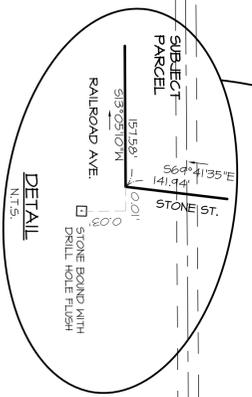
15 RAILROAD AVE NONNIE TRUST
MICHAEL TEAGUE, TRUSTEE
124 POND STREET
MILKINGTON, MA, 01861



RAILROAD AVENUE
(25' WIDE)



GRAPHIC SCALE
SCALE: 1"=20'



EASEMENT PLAN OF LAND

LOCATED AT
MILKINGTON, MA.

PREPARED BY

Cyprus Design, Inc.

Land Survey & Civil Engineering Services
1501 Main Street, Suite 24, Westborough, MA 01581
Tel: 478.640.0181 Fax: 478.640.0220
web: cyprusdesigninc.com

ASSESSOR'S MAP 43, LOT 26

SCALE: 1"=20' SHEET 1 OF 1 DATE: 4-6-11

RECORD OWNER:
JOSEPH DELORTO,
1500 HIGHWAY 28
MILMINGTON, MA 01807

REFERENCES:
ASSESSOR'S MAP II, LOT 54
ASSESSOR'S MAP II, LOT 45-48
ASSESSOR'S MAP 6, LOT 1
1. DEED 26394, PG 284
2. PL BK. 55, PL. 91

DIMENSIONAL REQUIREMENTS
(SINGLE FAMILY DWELLING)
ZONE: R-10/R-20 (SEE NOTE 5 BELOW)

DESCRIPTION	REQUIRED	LOT 3A
LOT AREA	40,000 S.F. - NOTE 5	41,499 S.F.
LOT WIDTH	40' - NOTE 5	75.46'
FRONTAGE	40' - NOTE 5	80.81'
FRONT YARD	40'	40'
SIDE / REAR	40'	40'

DIMENSIONAL REQUIREMENTS
(SINGLE FAMILY DWELLING)
ZONE: R-20

DESCRIPTION	REQUIRED	LOT 4	LOT 5
LOT AREA	20,000 S.F.	27,619 S.F.	32,684 S.F.
LOT WIDTH	125'	125'	125'
FRONTAGE	125'	132.66'	137.42'
FRONT YARD	40'	40'	40'
SIDE / REAR	20' / 20'	20'	20'

RECORD OWNER:
CYPRUS DESIGN INC.
1500 HIGHWAY 28
MILMINGTON, MA 01807

DATE: Feb 16, 2018

PLAN BOOK: 244 PLAN 75

SHEET 1 OF 1

DECLARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS.

FOR REGISTRY OF DEEDS USE ONLY

LOCUS MAP
NTS.

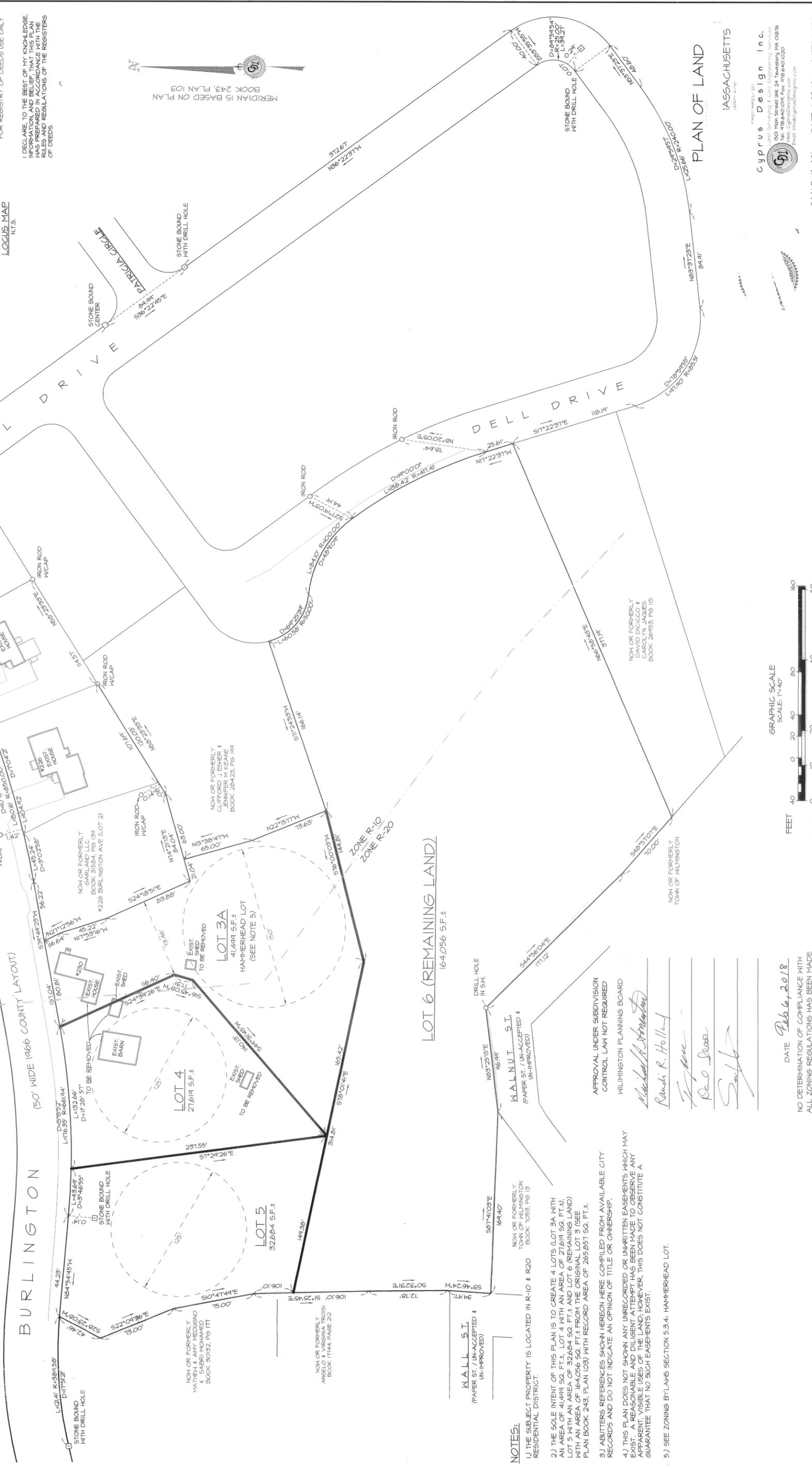
LOCUS

PLAN OF LAND

MASSACHUSETTS

Cyprus Design Inc.
Land Surveying & Civil Engineering Services
1500 High Street Unit 24, Tewksbury, MA 01876
Tel: 978-840-0101 Fax: 978-840-0100
www.cyrusdesigninc.com

SCALE: 1"=40' DATE: 1-23-18 SHEET 1 OF 1



LOT 6 (REMAINING LAND)
164,056 S.F.±

NOTES:

- THE SUBJECT PROPERTY IS LOCATED IN R-10 & R20 RESIDENTIAL DISTRICT.
- THE SOLE INTENT OF THIS PLAN IS TO CREATE 4 LOTS (LOT 3A WITH AN AREA OF 41,499 SQ. FT.±, LOT 4 WITH AN AREA OF 27,619 SQ. FT.±, LOT 5 WITH AN AREA OF 32,684 SQ. FT.±, AND LOT 6 (REMAINING LAND) WITH AN AREA OF 164,056 SQ. FT.± FROM THE ORIGINAL LOT 3 (SEE PLAN BOOK 243, PLAN 103) WITH RECORD AREA OF 265,851 SQ. FT.±.
- ABUTTERS REFERENCES SHOWN HEREON WERE COMPILED FROM AVAILABLE CITY RECORDS AND DO NOT INDICATE AN OPINION OF TITLE OR OWNERSHIP.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- SEE ZONING BY-LAWS SECTION 5.3.4: HAMMERHEAD LOT.

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
MILMINGTON PLANNING BOARD

Michael R. Armstrong
Randi R. Hollis
[Signature]
[Signature]

DATE: Feb 16, 2018

NO DETERMINATION OF COMPLIANCE WITH ALL ZONING REGULATIONS HAS BEEN MADE

NOTES:

1. THE SUBJECT PROPERTY IS LOCATED IN ZONING RESIDENCE 10.
2. THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST, A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
3. ABUTTERS REFERENCES WERE COMPILED FROM AVAILABLE TOWN RECORDS AND DO NOT INDICATE AN OPINION OF TITLE OR OWNERSHIP.
4. THE SUBJECT PROPERTY IS DEPICTED AS PARCEL 32 ON TOWN OF WILMINGTON ASSESSOR'S MAP 67
5. THE PURPOSE OF THIS PLAN IS TO COMBINED TWO EXISTING PARCELS (LOT A & LOT B - PLAN BOOK 225, PLAN 57) INTO ONE PARCEL (LOT 1) HAVING AN AREA OF 21,000 MORE OR LESS SQUARE FEET.

APPLICANT / RECORD OWNER:

TAX MAP 67, LOT 32
WILLIAM T. TAYLOR
27 HERITAGE ROAD
BILLERICA, MA 01821
DEED BOOK 21423, PAGE 54

REFERENCES:

- DEED BOOK 21423, PAGE 54*
- DEED BOOK 19333, PAGE 246*
- DEED BOOK 2244, PAGE 344*
- DEED BOOK 1961, PAGE 735*
- DEED BOOK 1903, PAGE 472*
- PLAN BOOK 225 PLAN 57
- PLAN BOOK 52 PLAN 4

*RECORDED AT THE MIDDLESEX NORTH REGISTRY OF DEEDS

DIMENSIONAL REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED (LOT 1)
LOT AREA	10,000 S.F.	21,000 S.F.
FRONTAGE	100'	210'
FRONT SETBACK	30'	36'
SIDE SETBACK	15'	39'
REAR SETBACK	15'	20'
LOT WIDTH	100'	210'

I DECLARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Kevin E. Danahy 12.04.07

WILMINGTON COUNTY RECORDS
PLAN BOOK 225 PLAN 144
SHEET 1 OF 1
DATE: Dec 11, 2007



LOCUS MAP
N.T.S.

LEGEND:

- IR IRON ROD
- AG ABOVE GRADE
- BG BELOW GRADE
- TBS TO BE SET
- IP IRON PIPE



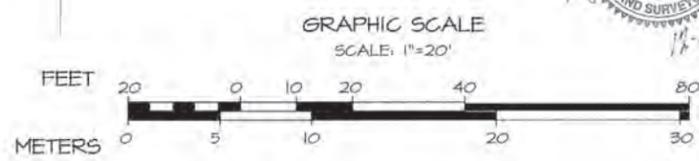
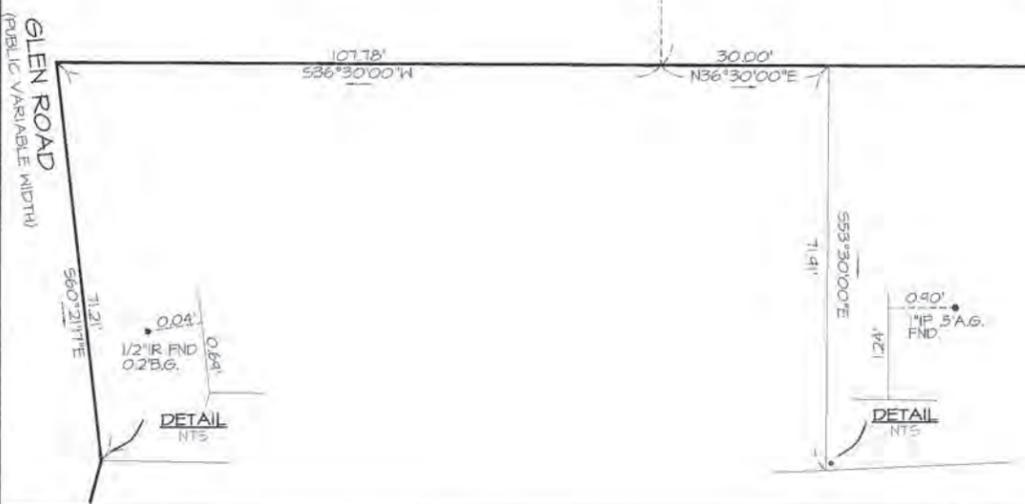
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
(WILMINGTON PLANNING BOARD)

Michael A. Argenteau
my P. Boal
G. Long

DATE 12-4-2007

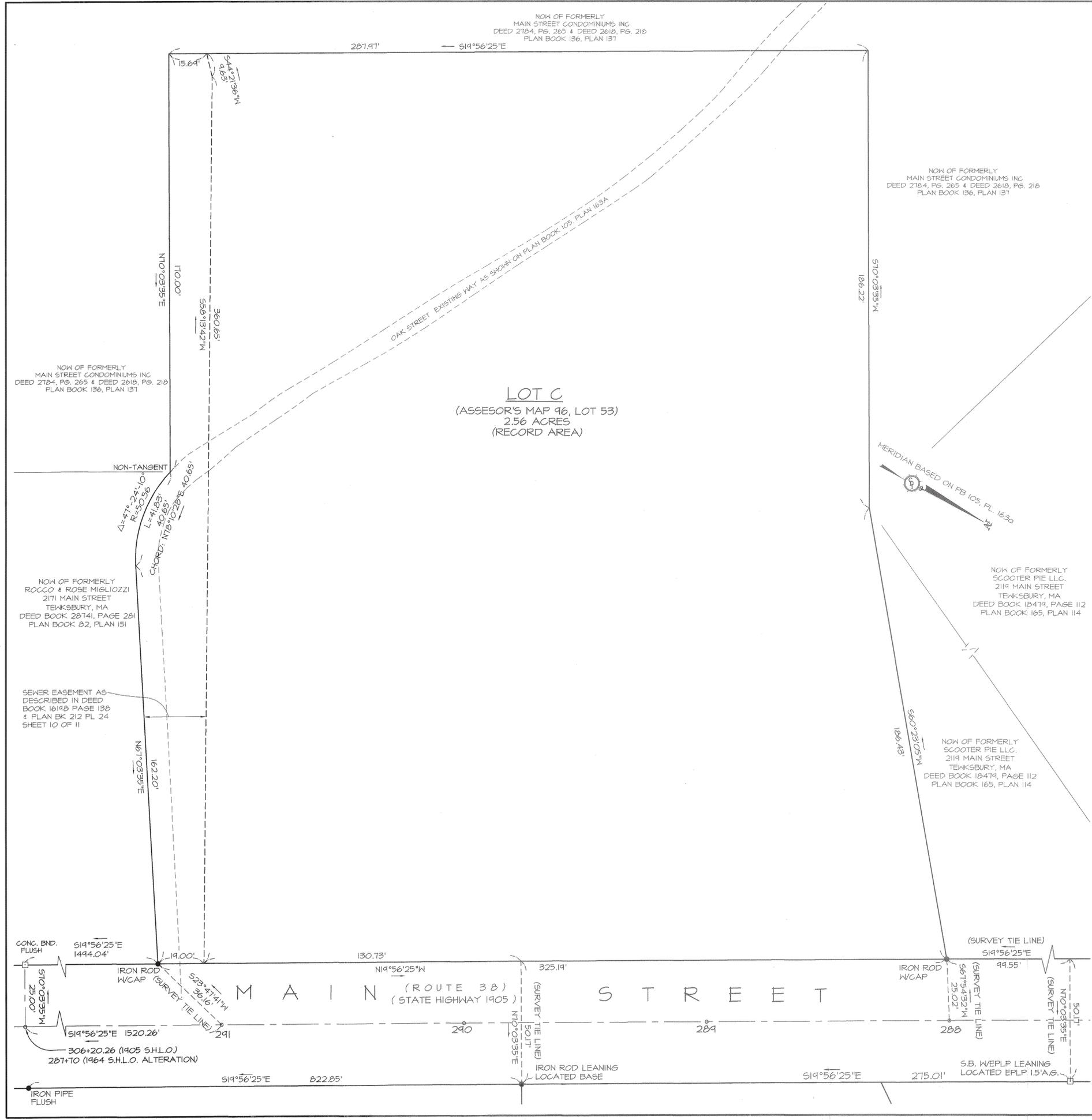


GORHAM STREET
(PRIVATE 40' WIDE)



PLAN OF LAND
LOCATED AT
10 GORHAM STREET
IN
WILMINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
WILLIAM T. TAYLOR
PREPARED BY

Cyprus Design, Inc.
Land Surveying & Civil Engineering Services
1501 Main Street, Suite 24, Tewksbury, MA, 01876
Tel. 978.640.1019 Fax: 978.640.1020
Web Page: CyprusDesign.com



I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PROPERTY LINES DEPICTED ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS DEPICTED ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW STREETS AND WAYS ARE DEPICTED. (MASS. GEN. LAWS, CHAP. 41, SECT. 81-X)

Kevin E. Danahy
DATE: 12-13-18

FILED AND ENTERED
MIDDLEBURY COUNTY REGISTRY OF DEEDS
PLAN BOOK 245, PLAN 101
SHEET 1 OF 1
DATE: Dec 14, 2018
-P. S. P. H. S.
2018 000005453
Bk: 245 Pg: 101 Page: 1 of 1
Recorded: 12/14/2018 02:14 PM

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS.

Kevin E. Danahy

ZONING DATA:

COMMERCIAL ZONE
SOUTH VILLAGE OVERLAY

MINIMUM LOT AREA: 1.0 Ac.
MINIMUM FRONTAGE: 150'
MINIMUM FRONT YARD: 40' DWELLINGS, 50' ALL OTHERS
MINIMUM SIDE & REAR YARDS: 15' DWELLINGS, 30' ALL OTHERS
MAXIMUM BUILDING HEIGHT: 2.5 STORIES / 35'
MAXIMUM BUILDING COVERAGE: 30%

REFERENCES:

- ASSESSOR'S MAP 96, LOT 53
- LOCUS REFERENCE: BOOK 32573, PAGE 24 PLAN BOOK 105, PLAN 163A PLAN BOOK 212, PLAN 24 (SHEET 10 OF 11)
- ADDITIONAL REFERENCES:
 - PLAN BOOK 82, PLAN 151
 - PLAN BOOK 91, PLAN 132
 - PLAN BOOK 120, PLAN 80
 - PLAN BOOK 136, PLAN 137
 - PLAN BOOK 165, PLAN 114
 - PLAN BOOK 167, PLAN 40
 - PLAN BOOK 211, PLAN 65
 - PLAN BOOK 101, PLAN 172A
 - MASS HIGHWAY 1905 LAYOUT PLAN OF MAIN STREET.
 - MASS HIGHWAY 1906 LAYOUT PLAN OF MAIN STREET.
 - MASS HIGHWAY 1964 LAYOUT PLAN OF MAIN STREET #540B.

PLAN OF LAND

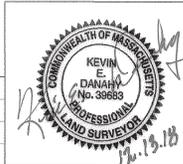
LOCATED AT
2131 MAIN STREET
ASSESSORS MAP 96, LOT 53
TEWKSBURY, MA

PREPARED BY
Cyprus Design Inc.
Land Surveying & Civil Engineering Services
1501 Main Street Unit 24 Tewksbury, MA 01876
Tel: 978.640.1019, Fax: 978.640.1020
Web: CyprusDesignInc.com
Email: info@cyprusdesigninc.com

OWNER: BTG OG, LLC

DATE: 12-13-18

SCALE: 1"=20' SHEET 1 OF 1 DATE: 12-13-18

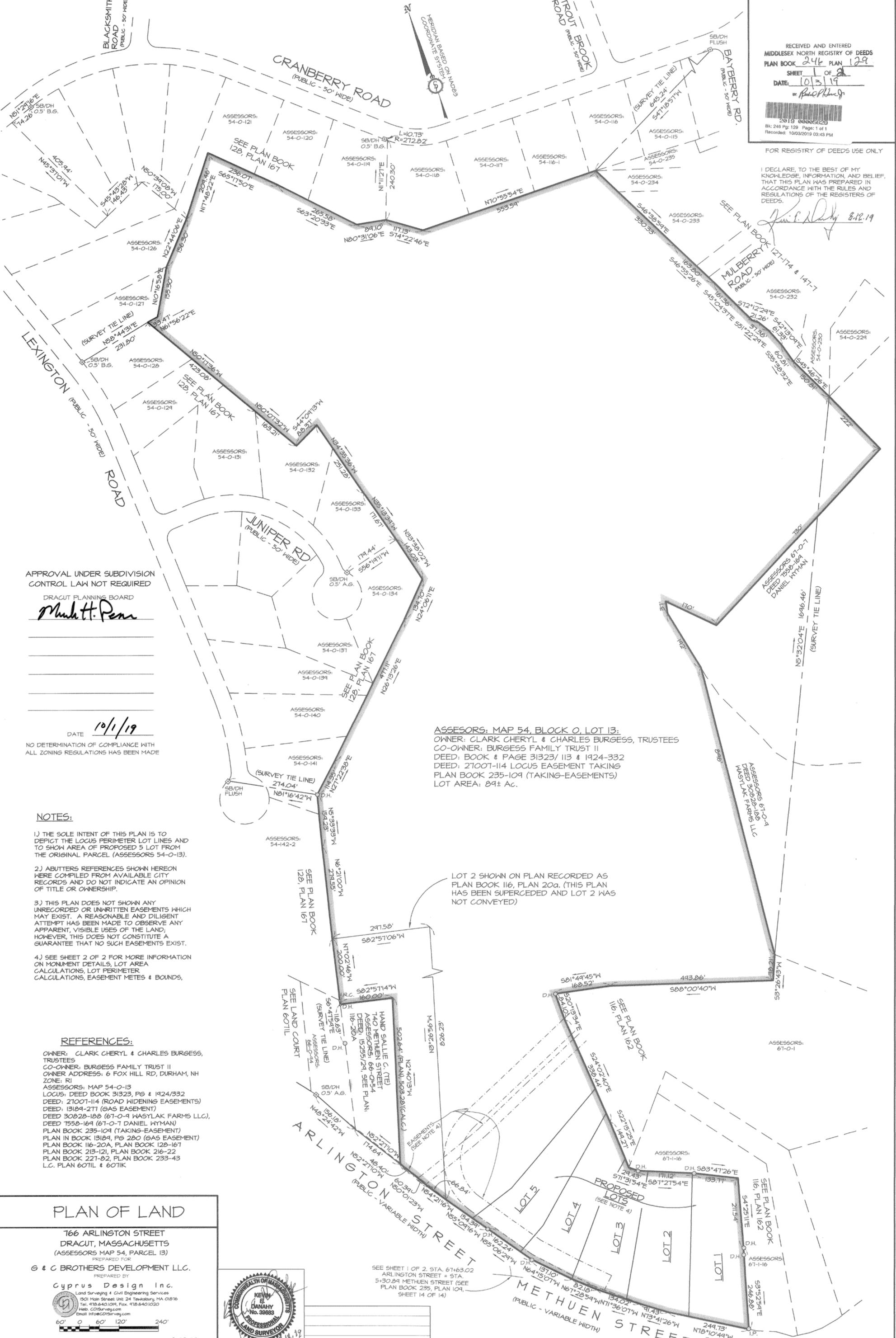


DATE	REVISION DESCRIPTION	DESIGNER	CHECKED

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

[Signature] 8.12.19



APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

DRACUT PLANNING BOARD
 [Signature]

DATE: 10/1/19

NO DETERMINATION OF COMPLIANCE WITH ALL ZONING REGULATIONS HAS BEEN MADE

ASSESSORS: MAP 54, BLOCK O, LOT 13.
 OWNER: CLARK CHERYL & CHARLES BURGESS, TRUSTEES
 CO-OWNER: BURGESS FAMILY TRUST II
 DEED: BOOK & PAGE 31323/ 113 & 1924-332
 DEED: 27007-114 LOCUS EASEMENT TAKING PLAN BOOK 235-109 (TAKING-EASEMENTS)
 LOT AREA: 89± Ac.

NOTES:

- 1) THE SOLE INTENT OF THIS PLAN IS TO DEPICT THE LOCUS PERIMETER LOT LINES AND TO SHOW AREA OF PROPOSED 5 LOT FROM THE ORIGINAL PARCEL (ASSESSORS 54-O-13).
- 2) ABUTTERS REFERENCES SHOWN HEREON WERE COMPILED FROM AVAILABLE CITY RECORDS AND DO NOT INDICATE AN OPINION OF TITLE OR OWNERSHIP.
- 3) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND. HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- 4) SEE SHEET 2 OF 2 FOR MORE INFORMATION ON MONUMENT DETAILS, LOT AREA CALCULATIONS, LOT PERIMETER CALCULATIONS, EASEMENT METES & BOUNDS.

REFERENCES:

OWNER: CLARK CHERYL & CHARLES BURGESS, TRUSTEES
 CO-OWNER: BURGESS FAMILY TRUST II
 OWNER ADDRESS: 6 FOX HILL RD, DURHAM, NH
 ZONE: R1
 ASSESSORS: MAP 54-O-13
 LOCUS: DEED BOOK 31323, PG # 1924/332
 DEED: 27007-114 (ROAD WIDENING EASEMENTS)
 DEED: 13189-271 (GAS EASEMENT)
 DEED 30828-188 (67-O-4 WASYLAK FARMS LLC),
 DEED 7558-164 (67-O-7 DANIEL WYMAN)
 PLAN BOOK 235-109 (TAKING-EASEMENT)
 PLAN IN BOOK 13189, PG 280 (GAS EASEMENT)
 PLAN BOOK 116-20A, PLAN BOOK 128-167
 PLAN BOOK 213-121, PLAN BOOK 216-22
 PLAN BOOK 227-82, PLAN BOOK 233-43
 L.C. PLAN 6071L & 6071K

PLAN OF LAND

766 ARLINGTON STREET
 DRACUT, MASSACHUSETTS
 (ASSESSORS MAP 54, PARCEL 13)
 PREPARED FOR

G & C BROTHERS DEVELOPMENT LLC.

PREPARED BY
 Cyprus Design Inc.
 Land Surveying & Civil Engineering Services
 1501 Main Street, Unit 24 Tewksbury, MA 01876
 Tel: 478.640.1018, Fax: 478.640.1020
 Web: CIPYDESIGN.COM
 Email: info@cyprusdesign.com



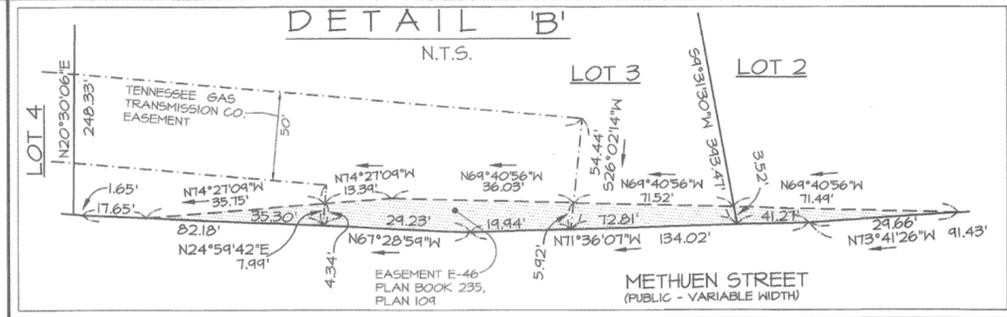
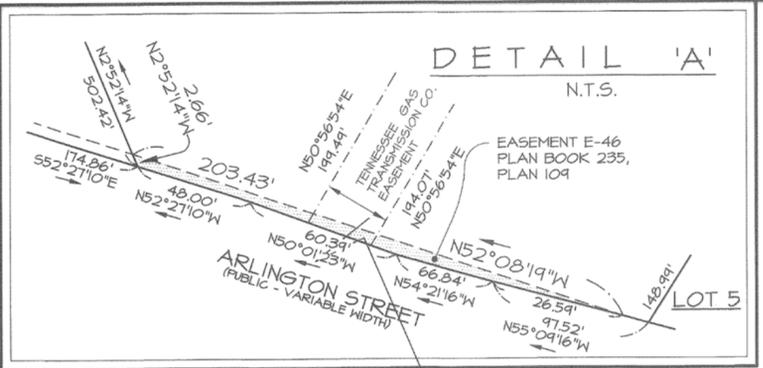
SCALE: 1"=120' SHEET 1 OF 2 DATE: 8-12-19



SEE SHEET 1 OF 2, STA. 67+63.02
 ARLINGTON STREET = STA.
 5+30.84 METHUEN STREET (SEE
 PLAN BOOK 235, PLAN 109,
 SHEET 14 OF 14)

ARLINGTON STREET
 METHUEN STREET
 (PUBLIC - VARIABLE WIDTH)

PROPOSED LOTS
 (SEE NOTE 4)
 LOT 1
 LOT 2
 LOT 3
 LOT 4
 LOT 5



RECEIVED AND ENTERED
MIDDLESEX NORTH REGISTRY OF DEEDS
PLAN BOOK 246 PLAN 129
SHEET 2 OF 2
DATE: 10/31/19
BY: Paul J. Danahy

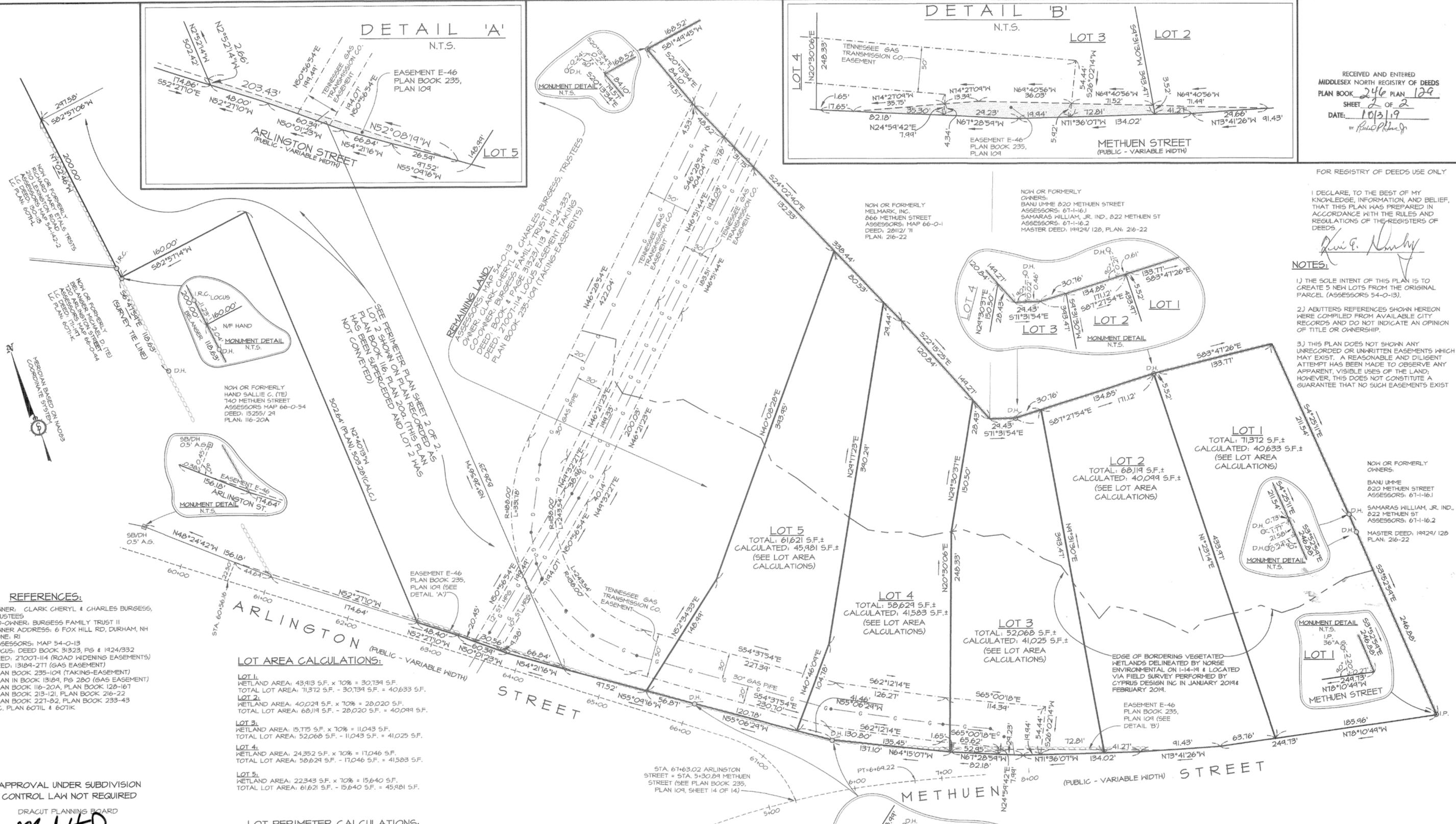
FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Kevin E. Danahy

NOTES:

- 1) THE SOLE INTENT OF THIS PLAN IS TO CREATE 5 NEW LOTS FROM THE ORIGINAL PARCEL (ASSESSORS 54-0-13).
- 2) ADJUTERS REFERENCES SHOWN HEREON WERE COMPILED FROM AVAILABLE CITY RECORDS AND DO NOT INDICATE AN OPINION OF TITLE OR OWNERSHIP.
- 3) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.



REFERENCES:
OWNER, CLARK CHERYL & CHARLES BURGESS, TRUSTEES
CO-OWNER, BURGESS FAMILY TRUST II
OWNER ADDRESS: 6 FOX HILL RD, DURHAM, NH ZONE, R1
ASSESSORS: MAP 54-0-13
LOCUS: DEED BOOK 31323, PG 4 1424/332
DEED: 21007-114 (ROAD WIDENING EASEMENTS)
DEED: 13184-211 (GAS EASEMENT)
PLAN BOOK 235-109 (TAKING-EASEMENT)
PLAN IN BOOK 13184, PG 280 (GAS EASEMENT)
PLAN BOOK 116-20A, PLAN BOOK 128-167
PLAN BOOK 213-121, PLAN BOOK 216-22
PLAN BOOK 227-82, PLAN BOOK 233-43
L.C. PLAN 6071L & 6071K

LOT AREA CALCULATIONS:

- LOT 1:**
WETLAND AREA: 43,913 S.F. x 10% = 30,134 S.F.
TOTAL LOT AREA: 71,372 S.F. - 30,134 S.F. = 40,633 S.F.
- LOT 2:**
WETLAND AREA: 40,024 S.F. x 10% = 28,020 S.F.
TOTAL LOT AREA: 68,119 S.F. - 28,020 S.F. = 40,099 S.F.
- LOT 3:**
WETLAND AREA: 15,775 S.F. x 10% = 11,043 S.F.
TOTAL LOT AREA: 52,068 S.F. - 11,043 S.F. = 41,025 S.F.
- LOT 4:**
WETLAND AREA: 24,352 S.F. x 10% = 17,046 S.F.
TOTAL LOT AREA: 58,624 S.F. - 17,046 S.F. = 41,583 S.F.
- LOT 5:**
WETLAND AREA: 22,343 S.F. x 10% = 15,640 S.F.
TOTAL LOT AREA: 61,621 S.F. - 15,640 S.F. = 45,981 S.F.

LOT PERIMETER CALCULATIONS:

- LOT 1:**
TOTAL LOT AREA: 71,372 S.F.
71,372 S.F. / 40 S.F. = 1784.3' PERIM. ALLOWED.
1217.64' OF PERIMETER PROPOSED
- LOT 2:**
TOTAL LOT AREA: 68,119 S.F.
68,119 S.F. / 40 S.F. = 1703.0' PERIM. ALLOWED.
1158.8' OF PERIMETER PROPOSED
- LOT 3:**
TOTAL LOT AREA: 52,068 S.F.
52,068 S.F. / 40 S.F. = 1301.7' PERIM. ALLOWED.
1051.5' OF PERIMETER PROPOSED
- LOT 4:**
TOTAL LOT AREA: 58,624 S.F.
58,624 S.F. / 40 S.F. = 1465.7' PERIM. ALLOWED.
1221.1' OF PERIMETER PROPOSED
- LOT 5:**
TOTAL LOT AREA: 61,621 S.F.
61,621 S.F. / 40 S.F. = 1540.5' PERIM. ALLOWED.
1221.1' OF PERIMETER PROPOSED

DIMENSIONAL TABLE

ITEM	REQUIRED	PROVIDED				
		LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
LOT AREA	40,000 S.F.	***40,633 S.F.	***40,099 S.F.	***41,025 S.F.	***41,583 S.F.	***45,981 S.F.
LOT FRONTAGE	175' MIN.	185.96'	146.46'	176.58'	176.91'	171.65'
FRONT YARD	30' MIN.	TBD	TBD	TBD	TBD	TBD
SIDE YARD	15' MIN.	TBD	TBD	TBD	TBD	TBD
REAR YARD	35' MIN.	TBD	TBD	TBD	TBD	TBD
BLDG. HEIGHT	36' MAX.	TBD	TBD	TBD	TBD	TBD
LOT WIDTH	50' MIN.	134'	135'	84'	117'	72'
LOT PERIMETER	1' PER 40 S.F. MAX. **	**	**	**	**	**

** TBD, TO BE DETERMINED DURING BUILDING DEPARTMENT PERMITTING PHASE.
*** SEE LOT PERIMETER CALCULATIONS
**** SEE LOT AREA CALCULATIONS

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

DRACUT PLANNING BOARD
Mark H. Pean

DATE: 10/1/19

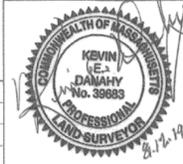
NO DETERMINATION OF COMPLIANCE WITH ALL ZONING REGULATIONS HAS BEEN MADE

PLAN OF LAND

766 ARLINGTON STREET
DRACUT, MASSACHUSETTS
(ASSESSORS MAP 54, PARCEL 13)
PREPARED FOR:
G & C BROTHERS DEVELOPMENT LLC.

PREPARED BY:
Cyprus Design Inc.

Land Surveying & Civil Engineering Services
1501 Main Street Unit 24 Tenbury, MA 01876
Tel: 978.640.1019, Fax: 978.640.1020
Web: CDISurvey.com
Email: info@CDISurvey.com



SCALE: 1"=50' SHEET 2 OF 2 DATE: 8-12-19

RECORD OWNER:
JOSEPH DELTORTO,
224 BURLINGTON AVE
WILMINGTON, MA 01897

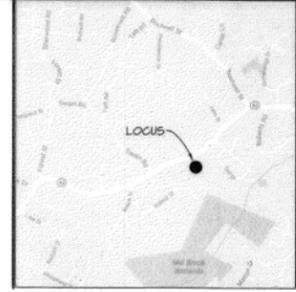
REFERENCES:
ASSESSOR'S MAP 17, LOT 54
ASSESSOR'S MAP 17, LOT 45-48
ASSESSOR'S MAP 6, LOT 1
1. DEED 26384, PG 284
2. PL BK 53, PL. 91

DIMENSIONAL REQUIREMENTS
(SINGLE FAMILY DWELLING)
ZONE: R-10/R-20 (SEE NOTE 5 BELOW)

DESCRIPTION	REQUIRED	LOT 3A
LOT AREA	40,000 S.F. - NOTE 5	41,499 S.F.
LOT WIDTH	40' - NOTE 5	73.46'
FRONTAGE	40' - NOTE 5	80.81'
FRONT YARD	40'	40'+
SIDE / REAR	40'	40'+

DIMENSIONAL REQUIREMENTS
(SINGLE FAMILY DWELLING)
ZONE: R-20

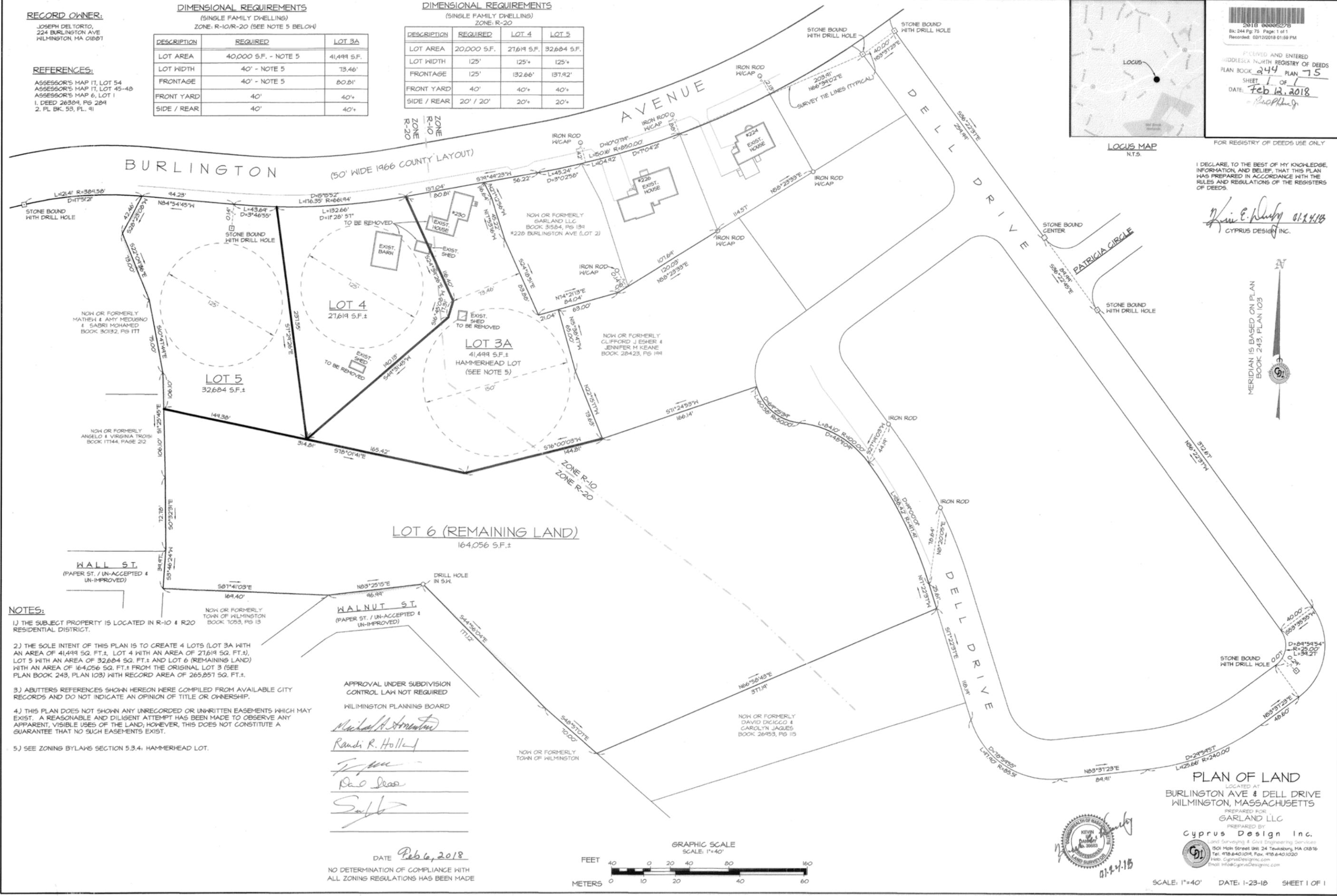
DESCRIPTION	REQUIRED	LOT 4	LOT 5
LOT AREA	20,000 S.F.	27,619 S.F.	32,684 S.F.
LOT WIDTH	125'	125'	125'
FRONTAGE	125'	132.66'	137.92'
FRONT YARD	40'	40'+	40'+
SIDE / REAR	20' / 20'	20'+	20'+



2018 00005278
BK: 244 Pg: 75 Page: 1 of 1
Recorded: 02/12/2018 01:58 PM

RECEIVED AND ENTERED
MIDDLESEX NORTH REGISTRY OF DEEDS
PLAN BOOK 244 PLAN 75
SHEET 1 OF 1
DATE: Feb 12, 2018
K. P. Murphy

FOR REGISTRY OF DEEDS USE ONLY



I DECLARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Kevin E. Murphy 01-23-18
KYRUS DESIGN INC.

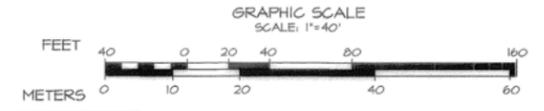


- NOTES:**
- 1) THE SUBJECT PROPERTY IS LOCATED IN R-10 & R20 RESIDENTIAL DISTRICT.
 - 2) THE SOLE INTENT OF THIS PLAN IS TO CREATE 4 LOTS (LOT 3A WITH AN AREA OF 41,499 SQ. FT., LOT 4 WITH AN AREA OF 27,619 SQ. FT.), LOT 5 WITH AN AREA OF 32,684 SQ. FT. AND LOT 6 (REMAINING LAND) WITH AN AREA OF 164,056 SQ. FT. FROM THE ORIGINAL LOT 3 (SEE PLAN BOOK 243, PLAN 103) WITH RECORD AREA OF 265,851 SQ. FT.
 - 3) ABUTTERS REFERENCES SHOWN HEREON WERE COMPILED FROM AVAILABLE CITY RECORDS AND DO NOT INDICATE AN OPINION OF TITLE OR OWNERSHIP.
 - 4) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 - 5) SEE ZONING BYLAWS SECTION 5.3.4, HAMMERHEAD LOT.

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
WILMINGTON PLANNING BOARD

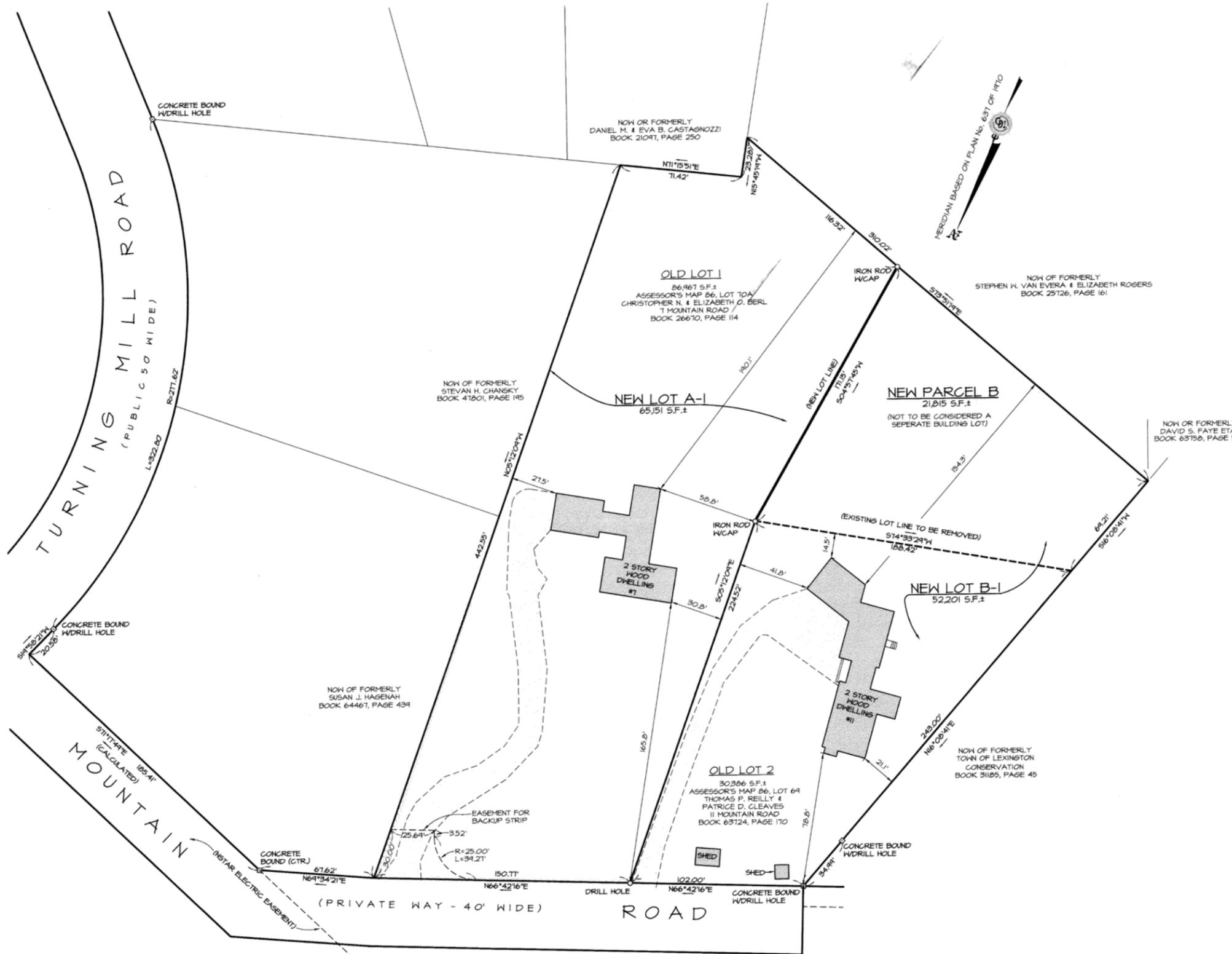
Michael A. Armentano
Randi R. Hollis
[Signature]
[Signature]

DATE: Feb 6, 2018
NO DETERMINATION OF COMPLIANCE WITH ALL ZONING REGULATIONS HAS BEEN MADE



PLAN OF LAND
LOCATED AT
BURLINGTON AVE & DELL DRIVE
WILMINGTON, MASSACHUSETTS
PREPARED FOR
GARLAND LLC
PREPARED BY
Cyprus Design Inc.
Land Surveying & Civil Engineering Services
501 Main Street Unit 24 Tewksbury, MA 01876
Tel: 978-840-1004, Fax: 978-840-1020
Web: CyprusDesign.com
Email: info@CyprusDesign.com

SCALE: 1"=40' DATE: 1-23-18 SHEET 1 OF 1



APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
 LEXINGTON PLANNING BOARD
Nancy Cremona Benchetti
John Hoag
W. James

Middlesex Registry of Deeds, Southern District
 Cambridge, Massachusetts
 Plan No. 53 of 2016
 Rec'd 01-21 2016
 at 01 H 24 M P M

Attest
Register

FOR REGISTRY OF DEEDS USE ONLY

DATE 7/22/15

"THE ENDORSEMENT ABOVE IS NOT A DETERMINATION BY THE PLANNING BOARD AS TO COMPLIANCE WITH THE ZONING BY-LAW"

I DECLARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Kevin E. Dunlop
 CYPRUS DESIGN INC.

LOT 1 - 7 MOUNTAIN ROAD

	LOT AREA	LOT FRONTAGE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
REQUIRED	30,000 SF.	150'	30'	15'	15'
EXISTING	86,967 S.F.	150.77'	165.8'	30.8'	185.6'
PROPOSED (LOT A-1)	65,151 SF.	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE

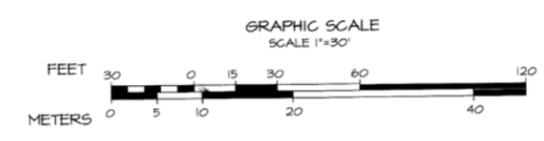
LOT 2 - 11 MOUNTAIN ROAD

	LOT AREA	LOT FRONTAGE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
REQUIRED	30,000 SF.	150'	30'	15'	15'
EXISTING	30,386 S.F.	102.01'	78.8'	21.1'	14.5'
PROPOSED (LOT B-1)	52,201 SF.	NO CHANGE	NO CHANGE	NO CHANGE	154.3'

NOTES:

- THE SUBJECT PROPERTY IS LOCATED IN SINGLE FAMILY RO ZONE.
- THE PURPOSE OF THIS PLAN IS TO:
 COMBINE LOT 2 AND PARCEL B TO CREATE ONE CONTIGUOUS NEW LOT B-1 (11 MOUNTAIN RD) HAVING AN AREA OF 52,201 SQUARE FEET MORE OR LESS.
 REMOVE PARCEL B FROM LOT 1 TO CREATE ONE CONTIGUOUS NEW LOT A-1 (7 MOUNTAIN RD), HAVING AN AREA OF 65,151 SQUARE FEET MORE OR LESS.
- ANY OFFSETS SHOWN HEREON ARE TO THE NEAREST ONE TENTH (1/10) OF A FOOT UNLESS SHOWN OTHERWISE.
- ABUTTERS REFERENCES SHOWN HEREON WERE COMPILED FROM AVAILABLE TOWN RECORDS AND DO NOT INDICATE AN OPINION OF TITLE OR OWNERSHIP.
- THIS PLAN DOES NOT SHOWN ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

ENDORSEMENT IS CONDITIONED UPON DELIVERY OF AN INSTRUMENT TO THE TOWN GRANTING IT THE RIGHT TO REGULATE PARKING IN FRONT OF 7 MOUNTAIN RD.



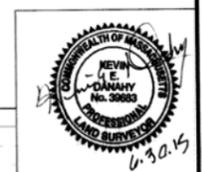
RECORD OWNERS:

ASSESSOR'S MAP 06, LOT 10A
 CHRISTOPHER N. & ELIZABETH O. BERL
 7 MOUNTAIN ROAD
 BOOK 26670, PAGE 114

ASSESSOR'S MAP 06, LOT 6A
 THOMAS P. REILLY &
 PATRICE D. CLEAVES
 11 MOUNTAIN ROAD
 BOOK 63124, PAGE 110

REFERENCES:

- DEED BOOK 26670, PG 114
 - DEED BOOK 51745, PG 527
 - PLAN #082 OF 1962
 - PLAN #523 OF 1972
 - PLAN #637 OF 1970
 - PLAN IN BK 0257, PG 311
 - PLAN IN BK 0569, PG 391
- *RECORDED AT MIDDLESEX SOUTH REGISTRY OF DEEDS



PLAN OF LAND

7 & 11 MOUNTAIN ROAD
 LEXINGTON, MASSACHUSETTS
 ASSESSOR'S MAP 06 LOTS 10A & 6A

PREPARED FOR
 PATRICE D. CLEAVES & THOMAS P. REILLY
 CHRISTOPHER N. & ELIZABETH O. BERL

PREPARED BY
 Cyprus Design Inc.
 501 Main Street Unit 24 Tisbury, MA 01970
 Tel: 413-640-1014, Fax: 413-640-1020
 Email: info@CyprusDesign.com

SCALE: 1"=30' SHEET 1 OF 1 DATE: 6-30-15

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 468 of 2017
Rec'd 5-25 2017
at 12 H 57 M P M

Attest
[Signature]
Register

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

[Signature]

LEXINGTON PLANNING BOARD
APPROVAL UNDER SUBDIVISION
CONTROL LAW NOT REQUIRED

Nancy Ciccamillo
[Signature]
[Signature]
[Signature]

DATE 5-24-17

THE ENDORSEMENT ABOVE IS NOT A DETERMINATION BY THE PLANNING BOARD AS TO COMPLIANCE WITH ZONING BY-LAWS

REFERENCES:

- ASSESSOR'S MAP 05, LOT 4
- ASSESSOR'S MAP 05, LOT 5
- DEED BOOK 66361, PG 16B
- DEED BOOK 61362, PG 231
- PLAN 1453 OF 1947
- PLAN 1464 OF 1947
- PLAN 203 OF 1938
- PLAN 021 OF 1947
- PLAN 1908 OF 1946
- LC PLAN 16922A
- LC PLAN 30299A
- LC PLAN 30300A
- LAYOUT OF WESTVIEW STREET 7-5-1938

LOT 1 - 75 WESTVIEW STREET

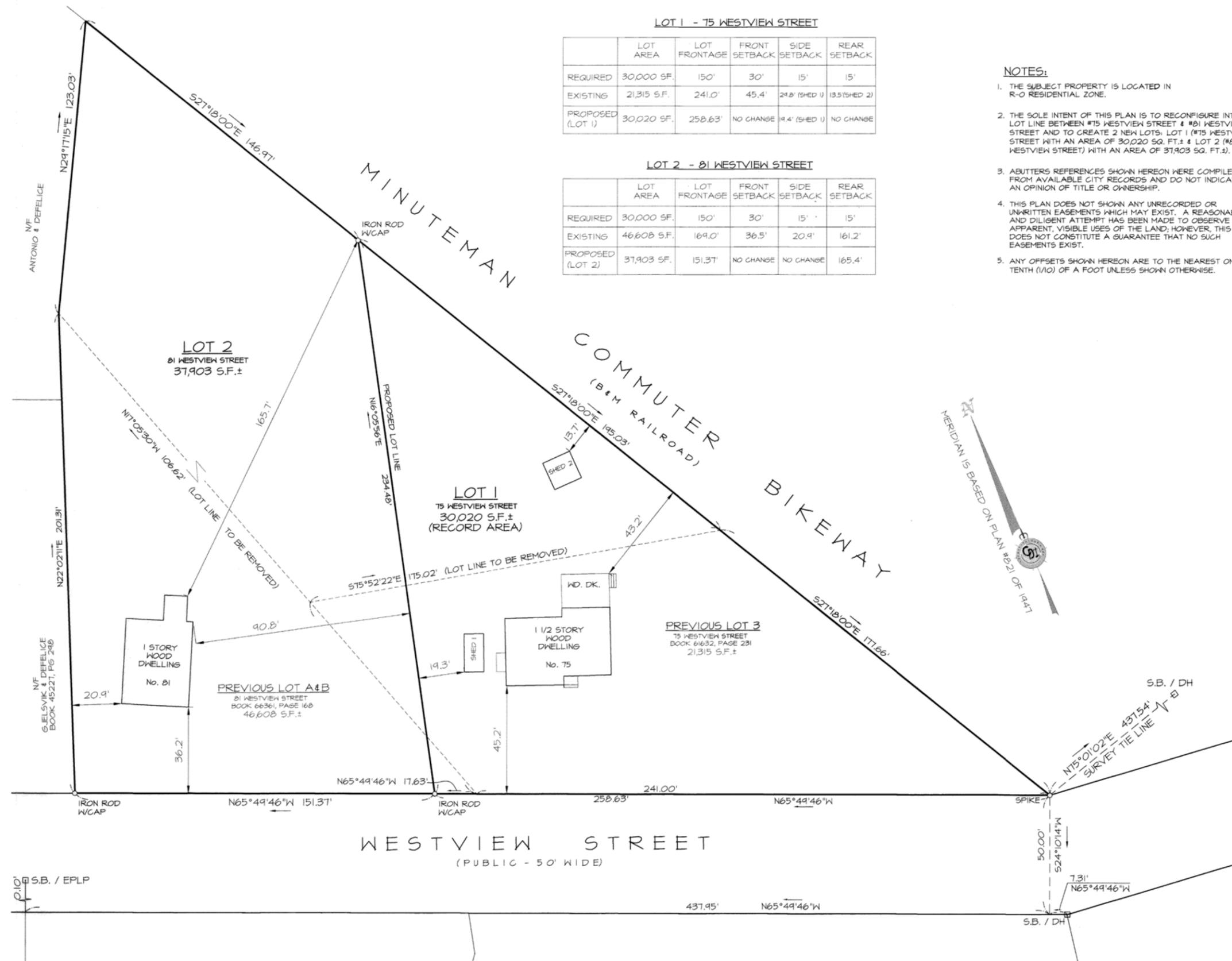
	LOT AREA	LOT FRONTAGE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
REQUIRED	30,000 SF.	150'	30'	15'	15'
EXISTING	21,315 S.F.	241.0'	45.4'	24.8' (SHED 1)	13.5' (SHED 2)
PROPOSED (LOT 1)	30,020 SF.	258.63'	NO CHANGE	19.4' (SHED 1)	NO CHANGE

LOT 2 - 81 WESTVIEW STREET

	LOT AREA	LOT FRONTAGE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
REQUIRED	30,000 SF.	150'	30'	15'	15'
EXISTING	46,608 S.F.	169.0'	36.5'	20.9'	161.2'
PROPOSED (LOT 2)	37,903 SF.	151.37'	NO CHANGE	NO CHANGE	165.4'

NOTES:

- THE SUBJECT PROPERTY IS LOCATED IN R-0 RESIDENTIAL ZONE.
- THE SOLE INTENT OF THIS PLAN IS TO RECONFIGURE INTERIOR LOT LINE BETWEEN #75 WESTVIEW STREET & #81 WESTVIEW STREET AND TO CREATE 2 NEW LOTS: LOT 1 (#75 WESTVIEW STREET WITH AN AREA OF 30,020 SQ. FT. & LOT 2 (#81 WESTVIEW STREET) WITH AN AREA OF 37,903 SQ. FT.).
- ABUTTERS REFERENCES SHOWN HEREON WERE COMPILED FROM AVAILABLE CITY RECORDS AND DO NOT INDICATE AN OPINION OF TITLE OR OWNERSHIP.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND, HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- ANY OFFSETS SHOWN HEREON ARE TO THE NEAREST ONE TENTH (1/10) OF A FOOT UNLESS SHOWN OTHERWISE.



468 OF 2017



PLAN OF LAND

75 & 81 WESTVIEW STREET
LEXINGTON, MASSACHUSETTS
(ASSESSORS MAP 05, PARCEL 4 & 5)

PREPARED FOR
CHERYLE WEST

PREPARED BY
Cyprus Design Inc.
Land Surveying & Civil Engineering Services
1501 High Street Unit 24 Tewksbury, MA 01876
Tel: 978-640-1014, Fax: 978-640-1020
Web: CyprusDesign.com
Email: info@CyprusDesign.com

SCALE: 1"=20' SHEET 1 OF 1 DATE: 05-17-17

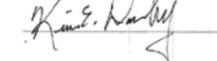
16747

REGISTRY OF DEEDS
 Northern District of Essex SS
 Received and Recorded
 July 13, 2012
 2 of Book 532
 PLAN NO. 16747
 Attest:

 Registrar of Deeds

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.


 K. S. Danahy

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED


 Joella Bysalco

DATE 6-14-12

OF THE TOWN CLERK'S OFFICE, HEREBY CERTIFY THAT AS OF THIS DATE, NO APPEAL HAS BEEN FILED IN THE OFFICE OF THE TOWN CLERK, ANDOVER, MASSACHUSETTS, AND THAT THE 20 DAY STATUTORY APPEAL PERIOD HAS ELAPSED.

TOWN OF ANDOVER TOWN CLERK DATE

OWNER / APPLICANT:

EILEEN M. SMALL
 TRUSTEE, SMALL REALTY TRUST
 37 SALISBURY ROAD
 BARRINGTON, R.I. 02806

REFERENCES:

LOCUS REFERENCES:

- DEED BOOK 836, PAGE 420*
- DEED BOOK 918, PAGE 205*
- DEED BOOK 915, PAGE 115*
- PLAN No. 4244*

ADDITIONAL REFERENCES:

- PLAN No. 6234*
- PLAN #104 ENTITLED PLAN OF GLEASON STREET ANDOVER, MASS. AS LAID OUT BY THE BOARD OF SELECTMEN TOWN OF ANDOVER, MASS. SCALE 1"=40', DATE JANUARY 1963 AND FILED AT THE ANDOVER DPH / ENGINEERING DEPARTMENT.

*RECORDED AT THE ESSEX NORTH REGISTRY OF DEEDS

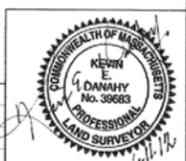
LOCUS MAP
 N.T.S.



DIMENSIONAL REQUIREMENTS

SINGLE RESIDENCE B	
DESCRIPTION	REQUIRED
LOT AREA	30,000 S.F.
FRONTAGE	150' (NOTE 6)
FRONT SETBACK	40'
SIDE SETBACK	25'
REAR SETBACK	30'

GRAPHIC SCALE
 SCALE: 1"=20'



PLAN OF LAND

LOCATED AT
 169 HIGH PLAIN ROAD
 ASSESSOR'S MAP 131, LOTS 15 & 14A
 ANDOVER, MA.

PREPARED FOR
 SMALL REALTY TRUST
 PREPARED BY

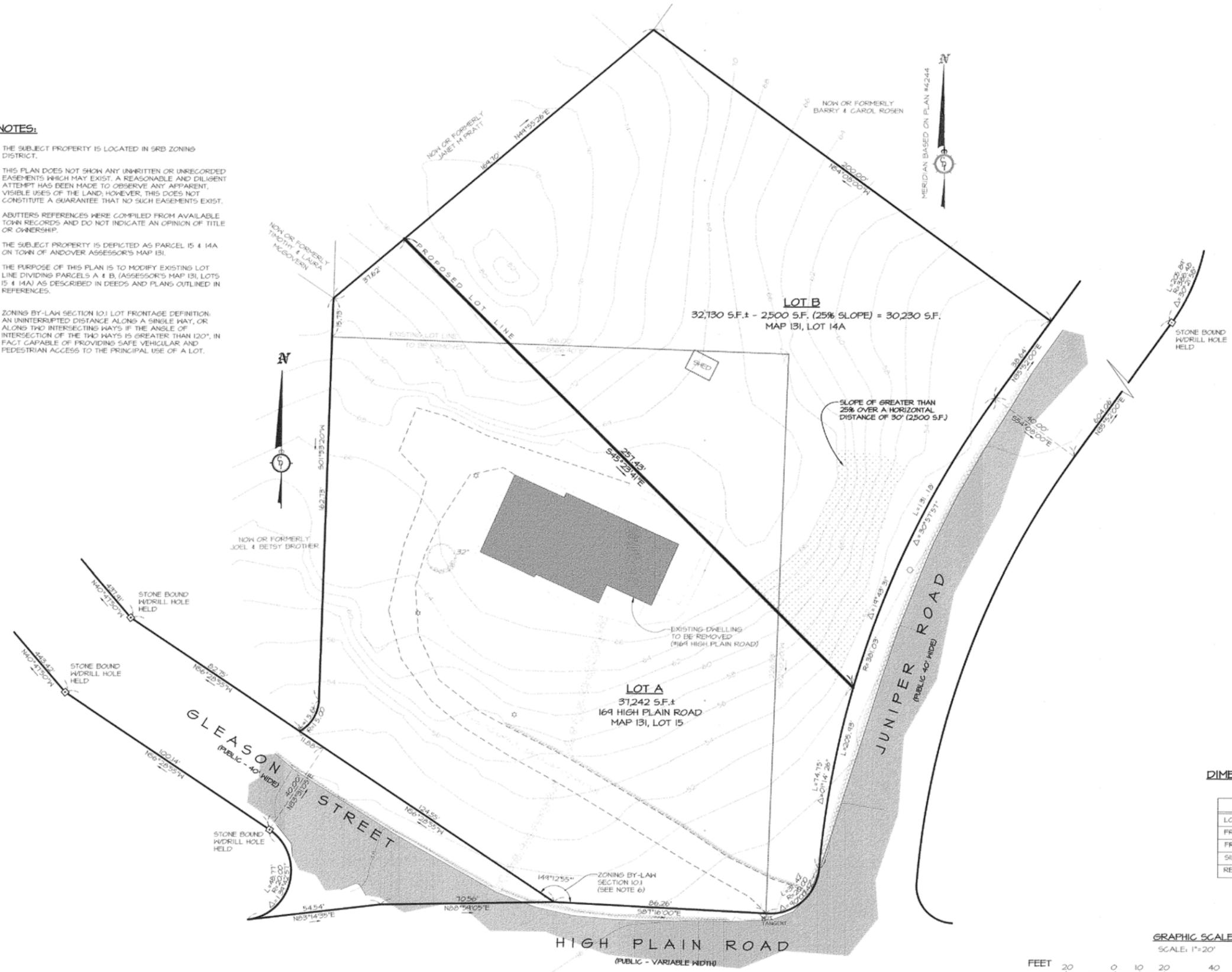
Cyprus Design, Inc.

Land Survey & Civil Engineering Services
 4 Barnag Street, Wilmington, MA 01897
 Tel: 978-640-0291 Fax: 978-640-0292
 Web: CyprusDesign.com

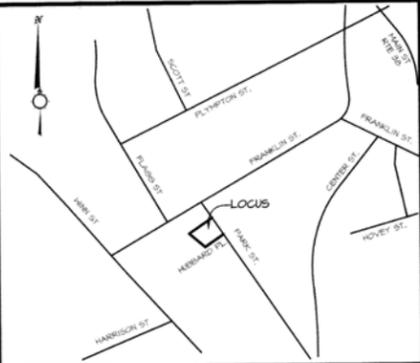
SCALE: 1"=20' SHEET 1 OF 1 DATE: 6-11-12

NOTES:

1. THE SUBJECT PROPERTY IS LOCATED IN SRB ZONING DISTRICT.
2. THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
3. ADJUTERS REFERENCES WERE COMPILED FROM AVAILABLE TOWN RECORDS AND DO NOT INDICATE AN OPINION OF TITLE OR OWNERSHIP.
4. THE SUBJECT PROPERTY IS DEPICTED AS PARCEL 15 & 14A ON TOWN OF ANDOVER ASSESSOR'S MAP 131.
5. THE PURPOSE OF THIS PLAN IS TO MODIFY EXISTING LOT LINE DIVIDING PARCELS A & B (ASSESSOR'S MAP 131, LOTS 15 & 14A) AS DESCRIBED IN DEEDS AND PLANS OUTLINED IN REFERENCES.
6. ZONING BY-LAW SECTION 10.1 LOT FRONTAGE DEFINITION: AN UNINTERRUPTED DISTANCE ALONG A SINGLE WAY, OR ALONG TWO INTERSECTING WAYS IF THE ANGLE OF INTERSECTION OF THE TWO WAYS IS GREATER THAN 120°, IN FACT CAPABLE OF PROVIDING SAFE VEHICULAR AND PEDESTRIAN ACCESS TO THE PRINCIPAL USE OF A LOT.



16747



LOCUS MAP
N.T.S.

NOTES:

1. THE SUBJECT PROPERTY IS LOCATED IN ZONE R-2.
2. THE PURPOSE OF THIS PLAN IS TO COMBINE ASSESSOR'S LOT 10 WITH ASSESSOR'S LOT 9 INTO ONE CONTIGUOUS LOT (LOT 1) HAVING AN AREA OF 16,154 SQUARE FEET MORE OR LESS.

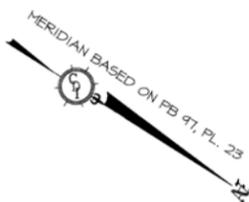
DIMENSIONAL REQUIREMENTS

RESIDENTIAL 2

DESCRIPTION	REQUIRED
LOT AREA	12,000 S.F.
FRONTAGE	100'
LOT WIDTH	60'
FRONT SETBACK	25'
SIDE SETBACK	12'
REAR SETBACK	30'

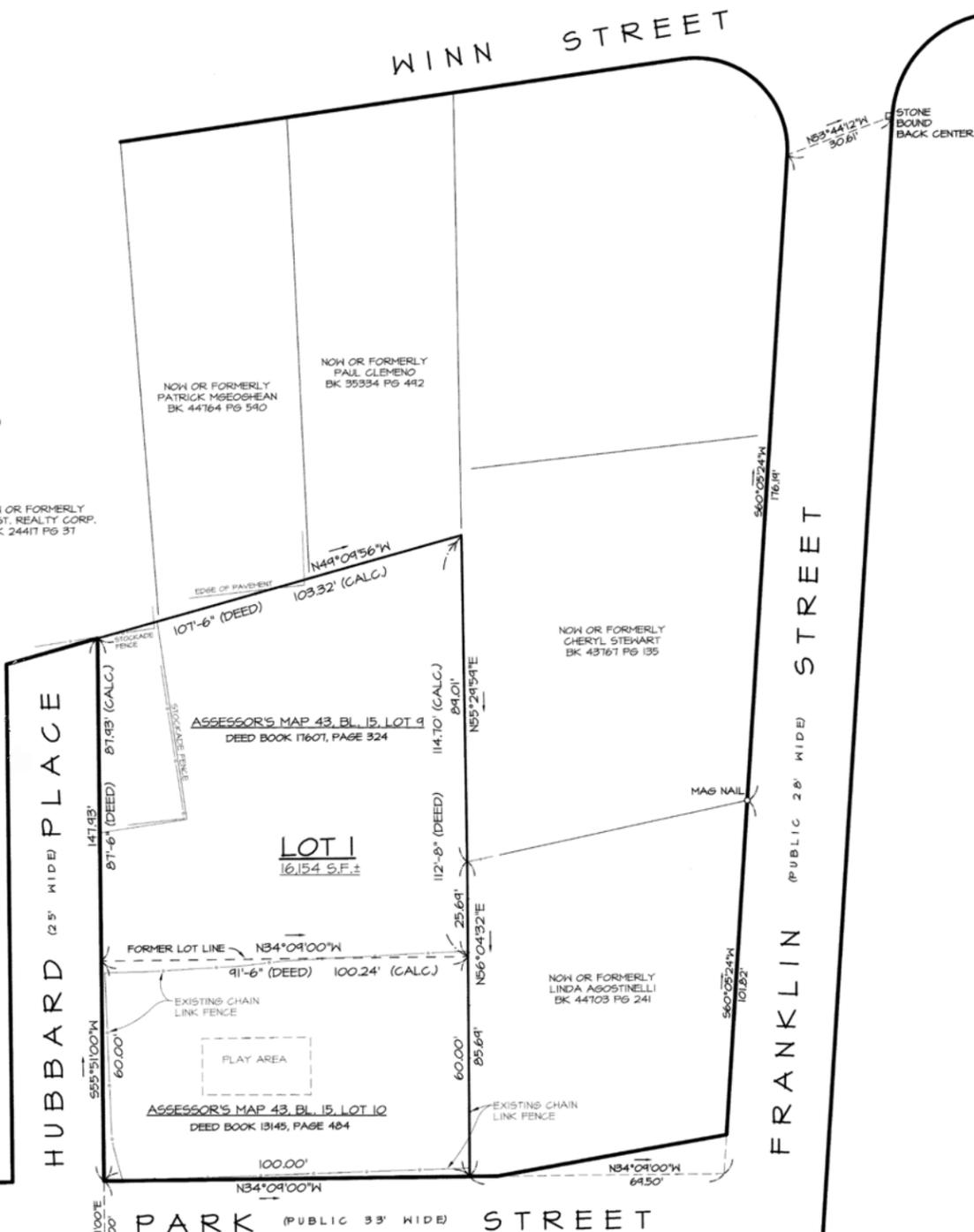
RESIDENTIAL 2 (2 FAMILY REQUIREMENTS)

- LOT AREA.....15,000 S.F.
- FRONTAGE.....100'
- LOT WIDTH.....60'
- FRONT SETBACK.....25'
- SIDE SETBACK.....20'
- REAR SETBACK.....30'



NOW OR FORMERLY
WINN ST. REALTY CORP.
BK 24417 PG 37

NOW OR FORMERLY
DAVID RYAN
BK 27855 PG 455



APPROVAL UNDER SUBDIVISION
CONTROL LAW NOT REQUIRED

WOBURN PLANNING BOARD
Robert J. O'Leary
Michael V. Stancica
John F. Egan
James F. Bellel
Charles H. Turner

DATE March 26, 2013

NO DETERMINATION OF COMPLIANCE WITH
ALL ZONING REGULATIONS HAS BEEN MADE

REFERENCES:

- BOOK 17607, PG 324
- BOOK 6714, PG 233
- BOOK 6403, PG 599
- BOOK 13145, PG 484
- BOOK 12994, PG 141, & 223
- BOOK 8863, PG 71
- BOOK 3531, PG 43
- BOOK 31942, PG 331
- PLAN NO. 1120 OF 2004
- PLAN NO. 718 OF 1990
- PLAN BOOK 173, PLAN 2B
- PLAN BOOK 342, PLAN 3B
- PLAN OF PARK STREET LAID OUT BY THE SELECTMAN JULY 15, 1846 ALTERED JUNE 9, 1853 BY C & SF THOMPSON FILED AT THE CITY OF WOBURN ENGINEERING OFFICE.
- *RECORDED AT MIDDLESEX SOUTH REGISTRY OF DEEDS

RECORD OWNER:

CITY OF WOBURN
10 COMMON STREET
WOBURN, MA. 01801

PLAN OF LAND

LOCATED AT
PARK STREET
WOBURN, MA.
(ASSESSOR'S MAP 43, BL. 15, LOTS 9 & 10)

PREPARED BY
Cyprus Design, Inc.

Land Survey & Civil Engineering Services
PO Box 355, Wilmington, MA 01897
1501 Main Street, Suite 24, Tewksbury, MA 01876
Tel: 978.640.1014 Fax: 978.640.1020
Web: CyprusDesignInc.com Email: Kfleming@CyprusDesignInc.com

SCALE: 1"=20' SHEET 1 OF 1 DATE: 03-14-13

Plan # 198 of 2013 4-2-2013 1:36 PM

FOR REGISTRY OF DEEDS USE ONLY

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 198 of 2013
Rec'd 4-2 2013
at 1 H. 36 M. P. M.
Attest
William C. Christy
Register

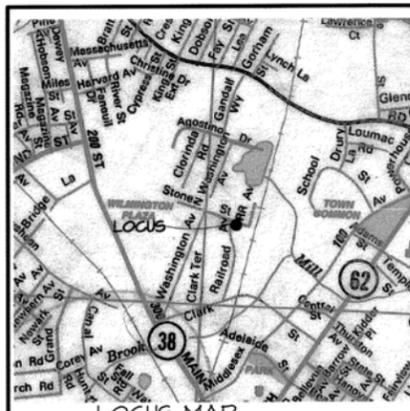
I DECLARE TO THE BEST OF KNOWLEDGE,
INFORMATION AND BELIEF, THAT THIS PLAN
WAS PREPARED IN ACCORDANCE WITH THE
RULES AND REGULATIONS OF THE REGISTERS
OF DEEDS

[Signature]

STONE BOUND
WDRILL HOLE

GRAPHIC SCALE
SCALE: 1"=20'





RECEIVED AND ENTERED
MIDDLESEX NORTH REGISTRY OF DEEDS
PLAN BOOK **233** PLAN **54**
SHEET **1** OF **3**
DATE: **August 29, 2011**
in Public Hearing

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

[Signature]

LOCUS MAP
1"=1000'

Definitive Subdivision Requested List of Waivers:

Section C.1 Definitive Subdivision General:
C.4 All elevations shall refer to the United States Coast and Geodetic Survey (Sea Level Datum of 1929), request utilizing an assumed datum.

Section C.2 Definitive Subdivision Contents:
R. locate all trees greater than 12" Dia. request showing existing tree line on plan.

Section IV. Design Requirements

A. Streets
3. Right-of-Way Width - Minor Streets: Request 25' for Railroad Ave. and 40' for Stone Street as these are existing rights-of-way.

H. Sidewalks, Grass Plots, Trees: Request no sidewalks as none currently exist. Request no grass plots or tree planting; existing tree line and vegetation to be maintained where possible.

I. Utilities: Request overhead electric; existing utility poles to be used.

J. Fire Alarm System: Request no fire alarm system in keeping with existing neighborhood.

K. Bikeways & Walkways: Request no bikeways or walkways in keeping consistent with existing neighborhood.

Section V. Construction Requirements

B. Streets & Roadways
2. Pavement Width of Minor Streets: Request reduction from 32' paved width for 50' rights-of-way to 22' paved width for Railroad Avenue to transition from existing 19' paved width in a 25' right-of-way; and 24' paved width for Stone Street to transition from existing 20' paved width in a 40' right-of-way.

C. Other Utilities
e.2. Underground Electric: Request overhead electric to utilize existing utility poles.

D. Sidewalks: Request no sidewalks in keeping consistent with existing neighborhood.

E. Curbs & Guard Rails: Request no granite curbing. Bituminous concrete curbing to be installed.

F. Grass Plots: Request no grass plots; existing vegetation to be utilized.

G. Trees: Request no tree planting; existing tree line to be maintained where possible.

H. Monuments: Request iron rods to be placed in lieu of granite markers.

I. Street Signs: Request no street signs as they already exist.

J. Street Lights: Request no street lights; utility poles with lights currently exist.

K. Fire Alarm System: Request no fire alarm system in keeping with existing neighborhood.

L. Bikeways & Walkways: Request no bikeways or walkways in keeping consistent with existing neighborhood.

DIMENSIONAL REQUIREMENTS

DESCRIPTION	RESIDENTIAL 20	
	REQUIRED	PROVIDED
LOT AREA	20,000 S.F.	21,032 S.F. / 23,684 S.F.
FRONTAGE	125'	214.88' / 157.58'
LOT WIDTH	125'	214.88' / 157.58'
FRONT SETBACK	40'	55' / 41'
SIDE SETBACK	20'	49' / 41'
REAR SETBACK	20'	61' / 40'

APPROVAL UNDER SUBDIVISION CONTROL LAW
WILMINGTON PLANNING BOARD

Michael A. Amatore
[Signature]
Randi R. Holland

DATE **August 2, 2011**

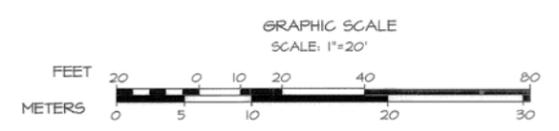
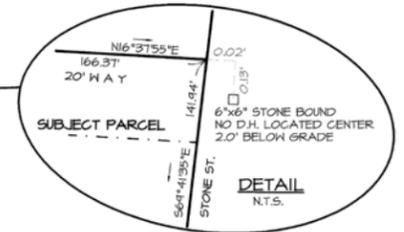
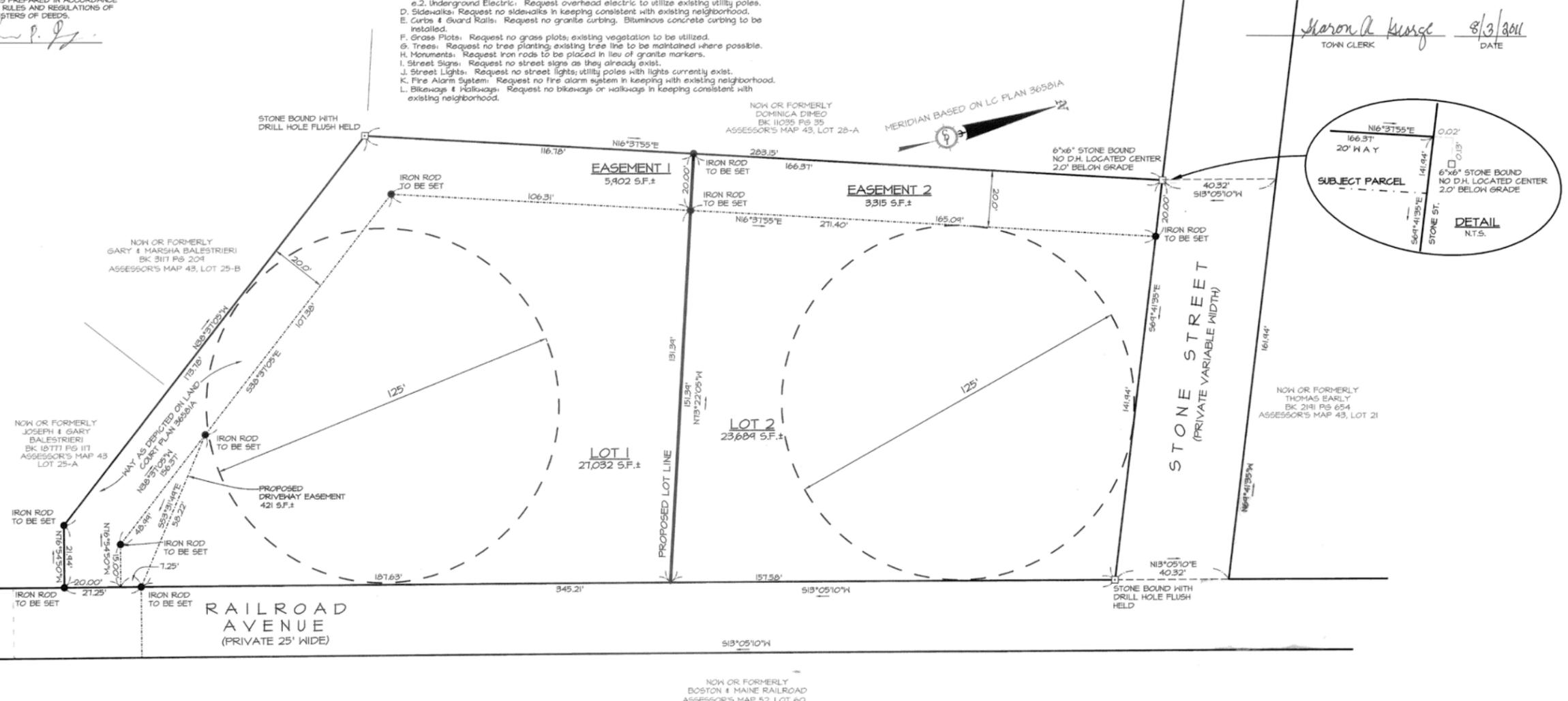
Sharon A. George
CLERK OF THE TOWN OF WILMINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE WILMINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Sharon A. George 8/3/2011
TOWN CLERK DATE

- NOTES:**
- THE SUBJECT PROPERTY IS LOCATED IN ZONE R-20.
 - THE SUBJECT PROPERTY IS NOT LOCATED IN GROUND WATER PROTECTION DISTRICT.
 - THE PURPOSE OF THIS PLAN IS TO ACCOMPANY DOCUMENTATION TO CREATE LOT 1 HAVING AN AREA OF 21,032 MORE OR LESS SQUARE FEET AND LOT 2 HAVING AN AREA OF 23,684 MORE OR LESS SQUARE FEET.

- REFERENCES:**
- LC PLAN 36581-A
 - REGISTRATION BOOK 202, PAGE 164
 - CERTIFICATE No. 34463
- *RECORDED AT MIDDLESEX NORTH REGISTRY OF DEEDS

RECORD OWNER:
15 RAILROAD AVE NOMINEE TRUST
MICHAEL TKACHUK, TRUSTEE
124 POND STREET
WILMINGTON, MA. 01801

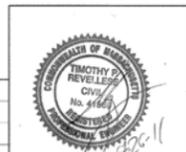


**DEFINITIVE SUBDIVISION PLAN
& STORMWATER PERMIT PLAN
18 RAILROAD AVENUE**

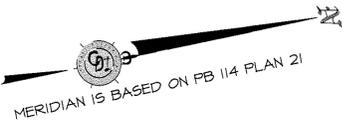
LOT LAYOUT & EASEMENT PLAN

LOCATED AT
18 RAILROAD AVENUE
WILMINGTON, MA.
ASSESSOR'S MAP 43, LOT 26

PREPARED BY
Cyprus Design, Inc.
Land Survey & Civil Engineering Services
1501 Main Street, Suite 24 Tewksbury, MA 01876
Tel: 978-840-1091 Fax: 978-840-1020
Web Page: CyprusDesign.com



1-18-B PER 6-21-11 DEF. SUBDIVISION DECISION
DATE: 8/26/11



WESTVIEW TERRACE

RECORD OWNER:
ROBERT AND PRESILLA ROBINSON
76 BOW STREET, WOBURN MA.

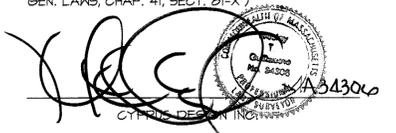
REFERENCES:
ASSESSOR'S MAP 37, BLOCK 9, LOT 4
1. DEED IN BOOK 37589, PG 173
2. DEED IN BOOK 4831 PAGE 494.
3. PL. 388 OF 1969
4. PL. 1385 OF 1977
5. PL. 1607 OF 1981
6. PL. 1828 OF 1947
7. PL. 21 IN PL BK 114
8. PL. 49 IN PL BK 89
9. PL. 1051 OF 1981

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 298 of 2015
Rec'd at 12:27 PM
at 12:27 PM
Attest
Register
FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

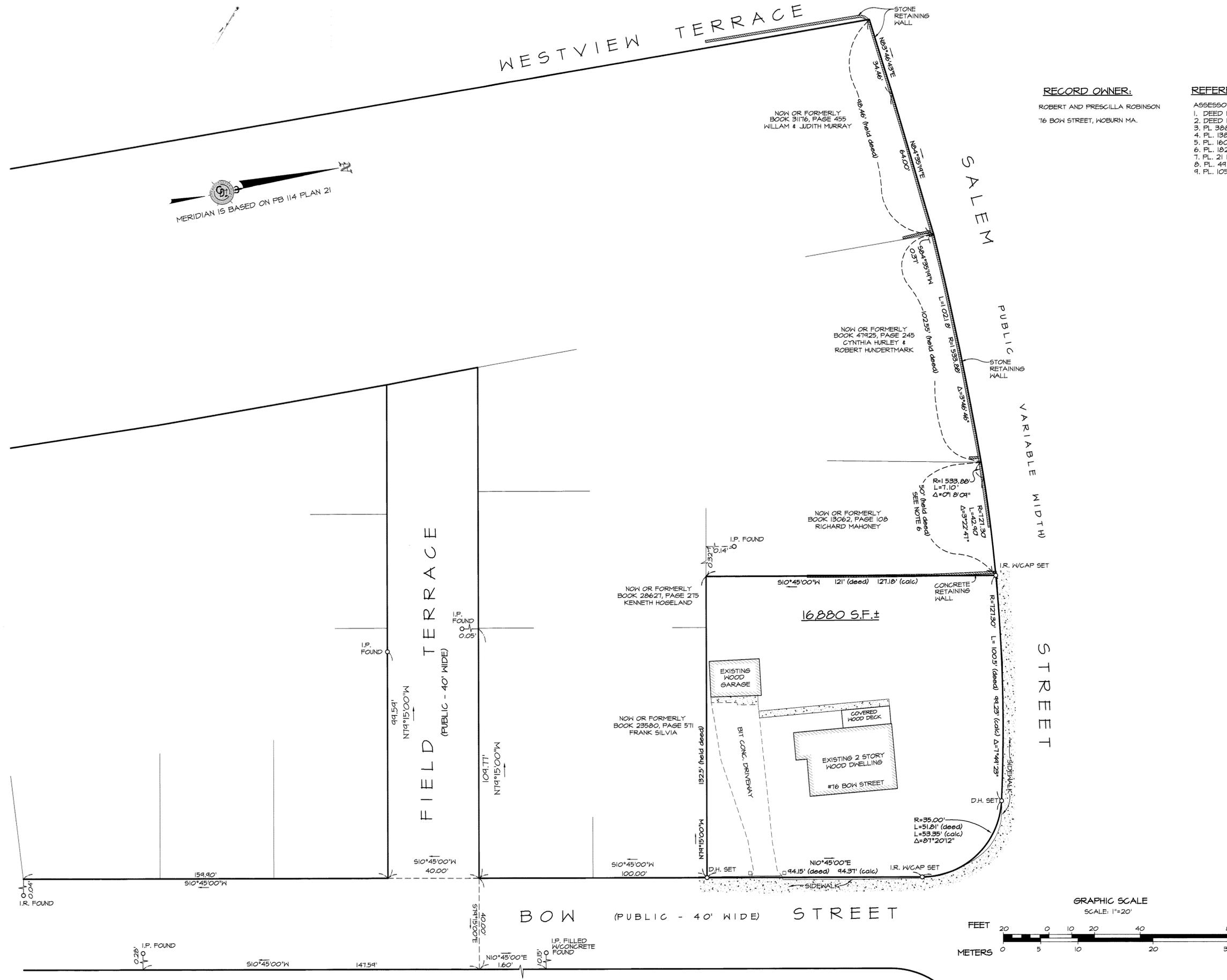
[Signature]
CYPRUS DESIGN INC.

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PROPERTY LINES DEPICTED ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS DEPICTED ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW STREETS AND WAYS ARE DEPICTED. (MASS. GEN. LAWS, CHAP. 41, SECT. 81-X)

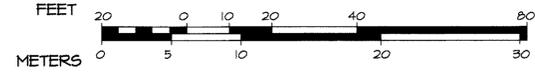


NOTES:

1. THE SUBJECT PROPERTY IS LOCATED IN R-1 RESIDENTIAL ZONE.
2. ANY OFFSETS SHOWN HEREON ARE TO THE NEAREST ONE TENTH (1/10) OF A FOOT UNLESS SHOWN OTHERWISE.
3. ABUTTERS REFERENCES SHOWN HEREON WERE COMPILED FROM AVAILABLE CITY RECORDS AND DO NOT INDICATE AN OPINION OF TITLE OR OWNERSHIP.
4. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
5. AS SALEM STREET IS A VARIABLE WIDTH RIGHT OF WAY AND THERE DOES NOT APPEAR TO BE A RECORD DESCRIPTION OF THE LAYOUT, THE SIDELINE OF THE STREET WAS RE-ESTABLISHED USING THE FIELD LOCATIONS OF THE EXISTING OLD STONE WALL AND THE BACK OF SIDEWALK. FOR REFERENCE TO SAID OLD STONE WALL, SEE PLAN BOOK 89, PLAN 49 AND PLAN 1385 OF 1977.
6. THE CURRENT DEED OF RECORD FOR LAND NON OR FORMERLY OF RICHARD J. MAHONEY, APPEARS TO CONTAIN A SCRIVENERS ERROR THAT DESCRIBES THE PROPERTY AS BEING 51 FEET IN WIDTH. THE ORIGINAL DEED TO THE PROPERTY, RECORDED IN BOOK 4831 AT PAGE 494, DESCRIBES THE PROPERTY AS BEING 50 FEET IN WIDTH AS DOES THE SUBSEQUENT DEED RECORDED IN BOOK 5521 AT PAGE 381.



GRAPHIC SCALE
SCALE: 1"=20'



PLAN OF LAND

LOCATED AT
76 BOW STREET
WOBURN, MASSACHUSETTS
PREPARED FOR
COLONIAL BUILDERS
PREPARED BY

Cyprus Design Inc.
Land Surveying & Civil Engineering Services
1501 Main Street Unit 24 Tewksbury, MA 01876
Tel: 978.640.1019, Fax: 978.640.1020
Web: CyprusDesign.com
Email: info@CyprusDesign.com

SCALE: 1"=20' DATE: 12-31-14 SHEET 1 OF 1

Plan # 298 of 2015 4-27-2015 12:07 PM

Middlesex Registry of Deeds,
 Southern District
 Cambridge, Massachusetts
 Plan No. 492 of 2016
 Rec'd 06-06 2016
 at 12 H 04 M D M

Attest
Robert J. ...
 Register

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES & REGULATIONS OF THE REGISTRY OF DEEDS.

Kevin E. Danahy 06-06-16
 DATE

I HEREBY DECLARE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION & BELIEF, THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OR EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. (MASS GENERAL LAWS, CHAP. 41, SEC B1-X)

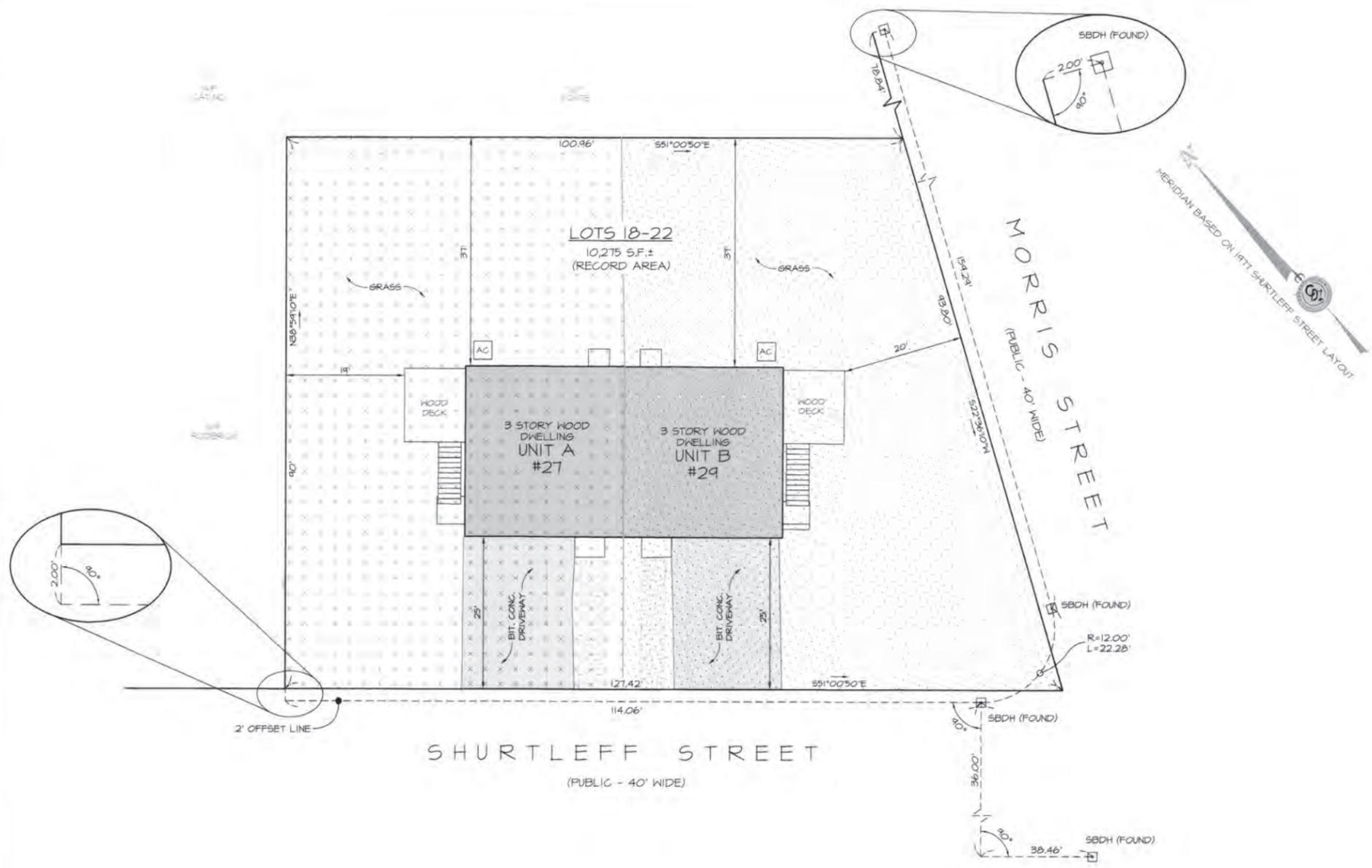
I ALSO DECLARE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THAT THIS PLAN FULLY & ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBER & DIMENSIONS OF THE UNITS NUMBERED A AND B INCLUSIVE IN THE 27-29 SHURTLEFF STREET CONDOMINIUM AS BUILT.



Kevin E. Danahy 06-06-16
 DATE

LEGEND:

- UNIT A #27 EXCLUSIVE USE AREA
- UNIT B #29 EXCLUSIVE USE AREA



NOTES:

THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS OR CONVEYANCE WHICH MAY EXIST. DURING FIELD SURVEY, AN ATTEMPT WAS MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER THIS DOES NOT CONSTITUTE THAT A GUARANTEE THAT NO SUCH EASEMENTS OR CONVEYANCE EXIST.

THIS PLAN IS BASED ON A PARTIAL FIELD SURVEY OF SURFACE CONDITIONS OF THE SUBJECT PROPERTY CONDUCTED BY CYPRUS DESIGN INC.

ADJOINERS' REFERENCES WERE COMPILED FROM AVAILABLE CITY RECORDS & DO NOT INDICATE AN OPINION OF TITLE OR OWNERSHIP.

OWNERS OF RECORD ARE JOSE & TAMMY MELO 27-29 SHURTLEFF STREET MALDEN, MA 02148.

REFERENCES:

- ASSESSORS 169 540 001
- DEED BOOK 58283, PAGE 519
- PLAN BOOK 265, PAGE 44
- PLAN IN DEED BOOK 22261, PAGE 398
- PLAN No. 949 OF 1991
- MORRIS STREET LAYOUT (1977)
- RECORDED IN DEED BOOK 13220, PAGE 179
- SHURTLEFF STREET LAYOUT (1977)
- RECORDED IN DEED BOOK 13220, PAGE 185

27-29 SHURTLEFF STREET
 CONDOMINIUM

SITE PLAN

27-29 SHURTLEFF STREET
 MALDEN, MASSACHUSETTS
 (ASSESSORS REF. 169 540 001)

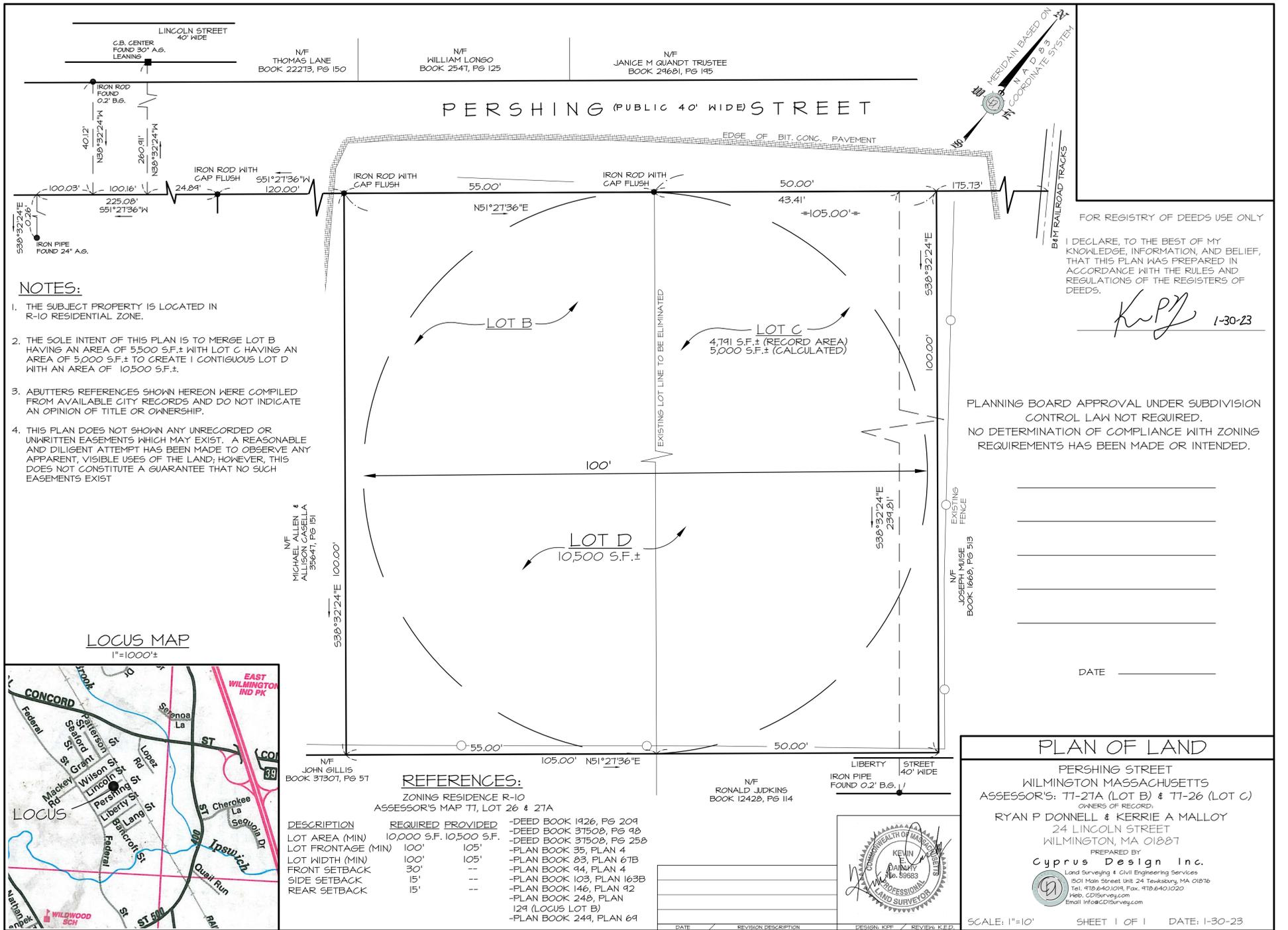
PREPARED FOR:
 JOSE MELO

PREPARED BY:
 Cyprus Design Inc.

1501 Main Street Unit 24, Tewksbury, MA 01876
 Tel: 978-840-0191 Fax: 978-840-1020
 www.CyprusDesign.com



SCALE: 1"=10' SHEET 1 OF 1 DATE: 06-03-16



NOTES:

1. THE SUBJECT PROPERTY IS LOCATED IN R-10 RESIDENTIAL ZONE.
2. THE SOLE INTENT OF THIS PLAN IS TO MERGE LOT B HAVING AN AREA OF 5,500 S.F.± WITH LOT C HAVING AN AREA OF 5,000 S.F.± TO CREATE 1 CONTIGUOUS LOT D WITH AN AREA OF 10,500 S.F.±.
3. ABUTTERS REFERENCES SHOWN HEREON WERE COMPILED FROM AVAILABLE CITY RECORDS AND DO NOT INDICATE AN OPINION OF TITLE OR OWNERSHIP.
4. THIS PLAN DOES NOT SHOWN ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

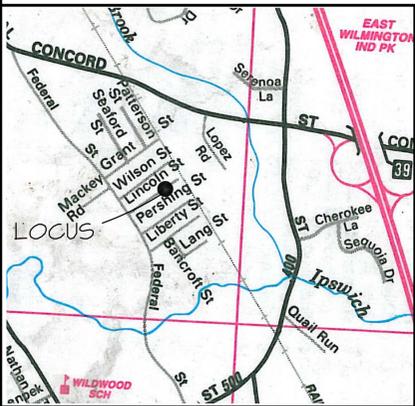
FOR REGISTRY OF DEEDS USE ONLY
 I DECLARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

K.P.J. 1-30-23

PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED.
 NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED.

DATE _____

LOCUS MAP
 1"=1000'±



REFERENCES:

ZONING RESIDENCE R-10
 ASSESSOR'S MAP T1, LOT 26 & 27A

DESCRIPTION	REQUIRED	PROVIDED
LOT AREA (MIN)	10,000 S.F.	10,500 S.F.
LOT FRONTAGE (MIN)	100'	105'
LOT WIDTH (MIN)	100'	105'
FRONT SETBACK	30'	--
SIDE SETBACK	15'	--
REAR SETBACK	15'	--

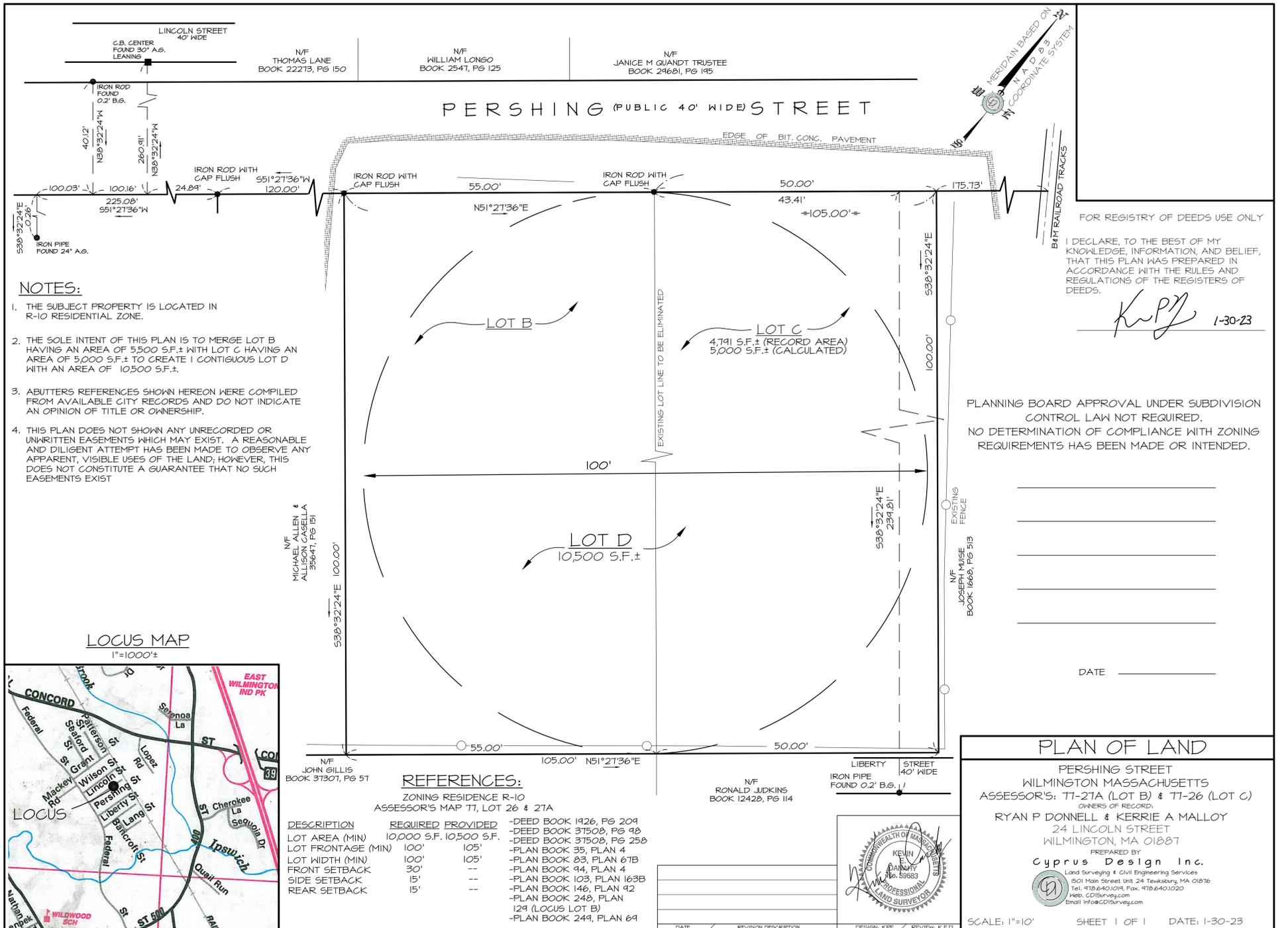
-DEED BOOK 1926, PG 204
 -DEED BOOK 3750B, PG 98
 -DEED BOOK 3750B, PG 25B
 -PLAN BOOK 35, PLAN 4
 -PLAN BOOK 83, PLAN 6TB
 -PLAN BOOK 94, PLAN 4
 -PLAN BOOK 103, PLAN 163B
 -PLAN BOOK 146, PLAN 42
 -PLAN BOOK 249, PLAN 129 (LOCUS LOT B)
 -PLAN BOOK 249, PLAN 69



PLAN OF LAND

PERSHING STREET
 WILMINGTON MASSACHUSETTS
 ASSESSOR'S: T1-27A (LOT B) & T1-26 (LOT C)
 OWNERS OF RECORD:
 RYAN P DONNELL & KERRIE A MALLOY
 24 LINCOLN STREET
 WILMINGTON, MA 01887
 PREPARED BY
Cyprus Design Inc.
 Land Surveying & Civil Engineering Services
 1501 Main Street Unit 24 Tewksbury, MA 01876
 Tel: 978-640-1014 Fax: 978-640-1020
 Web: CDISurvey.com
 Email: info@CDISurvey.com

SCALE: 1"=10' SHEET 1 OF 1 DATE: 1-30-23



NOTES:

1. THE SUBJECT PROPERTY IS LOCATED IN R-10 RESIDENTIAL ZONE.
2. THE SOLE INTENT OF THIS PLAN IS TO MERGE LOT B HAVING AN AREA OF 5,500 S.F.± WITH LOT C HAVING AN AREA OF 5,000 S.F.± TO CREATE 1 CONTIGUOUS LOT D WITH AN AREA OF 10,500 S.F.±.
3. ABUTTERS REFERENCES SHOWN HEREON WERE COMPILED FROM AVAILABLE CITY RECORDS AND DO NOT INDICATE AN OPINION OF TITLE OR OWNERSHIP.
4. THIS PLAN DOES NOT SHOWN ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

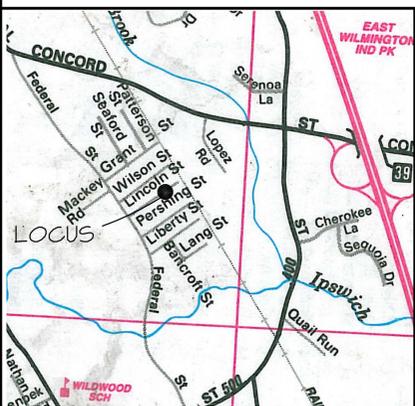
FOR REGISTRY OF DEEDS USE ONLY
 I DECLARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

K.P.J. 1-30-23

PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED.
 NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED.

DATE _____

LOCUS MAP
 1"=1000'±



REFERENCES:

ZONING RESIDENCE R-10
 ASSESSOR'S MAP T1, LOT 26 & 27A

DESCRIPTION	REQUIRED	PROVIDED
LOT AREA (MIN)	10,000 S.F.	10,500 S.F.
LOT FRONTAGE (MIN)	100'	105'
LOT WIDTH (MIN)	100'	105'
FRONT SETBACK	30'	--
SIDE SETBACK	15'	--
REAR SETBACK	15'	--

-DEED BOOK 1926, PG 204
 -DEED BOOK 3750B, PG 98
 -DEED BOOK 3750B, PG 25B
 -PLAN BOOK 35, PLAN 4
 -PLAN BOOK 83, PLAN 6TB
 -PLAN BOOK 94, PLAN 4
 -PLAN BOOK 103, PLAN 163B
 -PLAN BOOK 146, PLAN 42
 -PLAN BOOK 249, PLAN 129 (LOCUS LOT B)
 -PLAN BOOK 249, PLAN 69



PLAN OF LAND

PERSHING STREET
 WILMINGTON MASSACHUSETTS
 ASSESSOR'S: T1-27A (LOT B) & T1-26 (LOT C)
 OWNERS OF RECORD:
 RYAN P DONNELL & KERRIE A MALLOY
 24 LINCOLN STREET
 WILMINGTON, MA 01887
 PREPARED BY
Cyprus Design Inc.
 Land Surveying & Civil Engineering Services
 1501 Main Street Unit 24 Tewksbury, MA 01876
 Tel: 978-640-1014 Fax: 978-640-1020
 Web: CDISurvey.com
 Email: info@CDISurvey.com

SCALE: 1"=10' SHEET 1 OF 1 DATE: 1-30-23

PLAN BOOK 358 PLAN 31

ESSEX REGISTRY OF DEEDS, SO. DIST. SALEM, MASS.

Received April 4 20 02
with deed Sunset Rock Trust
Sterio, James TR to Northstar
Dev. LLC Rec. B 1855L P 350

Attest:
John G. Bland
Register of Deeds

NOTES:

31
358

1. THE SUBJECT PROPERTY IS LOCATED IN ZONING DISTRICT RB.
2. THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
3. ABUTTERS REFERENCES WERE COMPILED FROM AVAILABLE TOWN RECORDS AND DO NOT INDICATE AN OPINION OF TITLE OR OWNERSHIP.
4. THE SUBJECT PROPERTY IS DEPICTED AS LOT 14, ON THE TOWN OF GEORGETOWN ASSESSOR'S MAP 19.

ABBREVIATED SCHEDULE OF ZONING REQUIREMENTS

- ASSESSOR'S MAP 19, PARCEL 14
- ZONING DISTRICT: RB
 - REQUIRED LOT AREA= 40,000 SF
 - REQUIRED LOT FRONTAGE= 160.0'
 - REQUIRED LOT DEPTH= 150.0'
 - REQUIRED SETBACKS
FRONT= 30', SIDE= 20', REAR= 30'



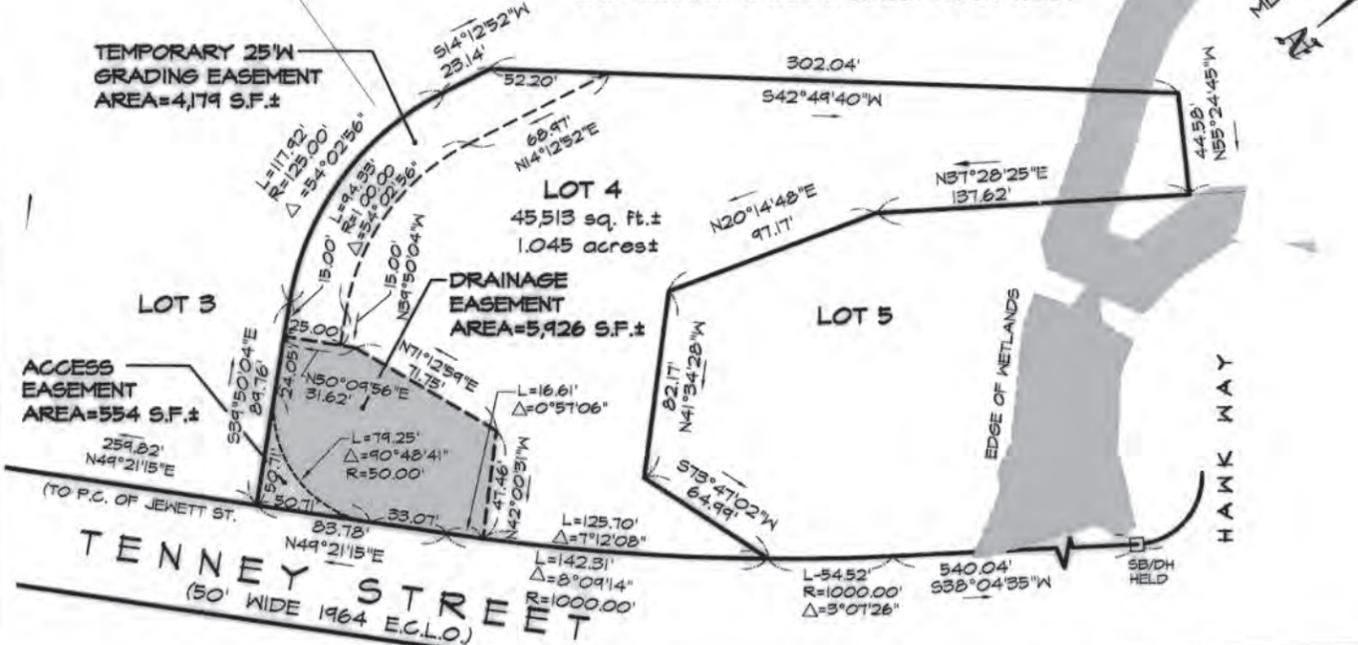
LOCUS MAP
N.T.S.

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

[Signature]

**PARCEL A
REMAINING LAND OF ELKHORN
DEVELOPMENT CORP. & SUNSET ROCK TRUST**

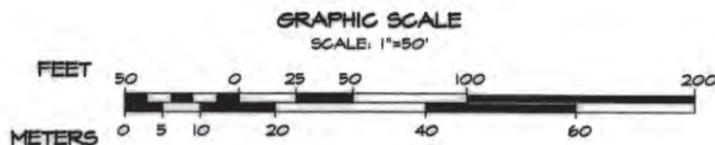


REFERENCES:

1. DEED IN BOOK 17271, AT PAGE 186*
2. PLAN BOOK 230, PLAN 70 *
3. PLAN BOOK 239, PLAN 35 *
4. PLAN BOOK 241, PLAN 21 *
5. PLAN BOOK 251, PLAN 64 *
6. PLAN BOOK 264, PLAN 26 *
7. PLAN BOOK 272, PLAN 36 *
8. PLAN BOOK 278, PLAN 22 *
9. 1964 E.C.L.O. OF TENNEY STREET No. 2946*
- *ESSEX COUNTY REGISTRY OF DEEDS SOUTHERN DISTRICT
10. PLAN BOOK 356, PLAN 76 *
11. PLAN BOOK 357, PLAN 57 *

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

[Signature] 4-1-02
G.R.E. SURVEYING DATE



OWNER

ELKHORN DEVELOPMENT CORP. /
SUNSET ROCK TRUST
143 DANIELS ROAD
ROWLEY, MA. 01969

APPLICANT

ELKHORN DEVELOPMENT CORP.
143 DANIELS ROAD
ROWLEY, MA. 01969

DWG. 0156EASE-LOT4

REVISIONS:



DESIGN: KFF/TDB DRAFT: KFF CHECK: MTC

G.R.E. SURVEYING
Professional Land Surveyors
24 RAYMOND PLACE
WINCHESTER, MA
TEL. (978) 721-1944

EASEMENT PLAN OF LAND
LOT 4 TENNEY STREET
GEORGETOWN, MA
PREPARED FOR:
ELKHORN DEVELOPMENT CORP.

DATE: 3-28-02
SCALE: 1" = 50'
SHEET 1 OF 1

PLAN BOOK 369 PLAN 18

ESSEX COUNTY REGISTERED IN DEEDS
 JULY 2, 2003
 RECORDED JULY 2, 2003
 BY PLED, SUNSET ROCK TRUST
 TRUST TO ELKHORN DEVELOPMENT CORP.
 FINAL REC. B. 1110 P. 25
 J. H. [Signature]
 Register of Deeds

FOR REGISTRY OF DEEDS USE ONLY
 I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

NOTES:

1. THE SUBJECT PROPERTY IS LOCATED IN ZONING DISTRICT RB.
2. THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
3. ADJUTERS REFERENCES WERE COMPILED FROM AVAILABLE TOWN RECORDS AND DO NOT INDICATE AN OPINION OF TITLE OR OWNERSHIP.
4. THE SUBJECT PROPERTY IS DEPICTED AS A PORTION OF LOT 14, ON THE TOWN OF GEORGETOWN ASSESSOR'S MAP 14.
5. LOT 5B TO BE COMBINED WITH REMAINING LAND OF ELKHORN DEVELOPMENT / SUNSET ROCK REALTY TO FORM ONE CONTIGUOUS LOT WITH AN AREA OF 841,120 S.F.±

ABBREVIATED SCHEDULE OF ZONING REQUIREMENTS

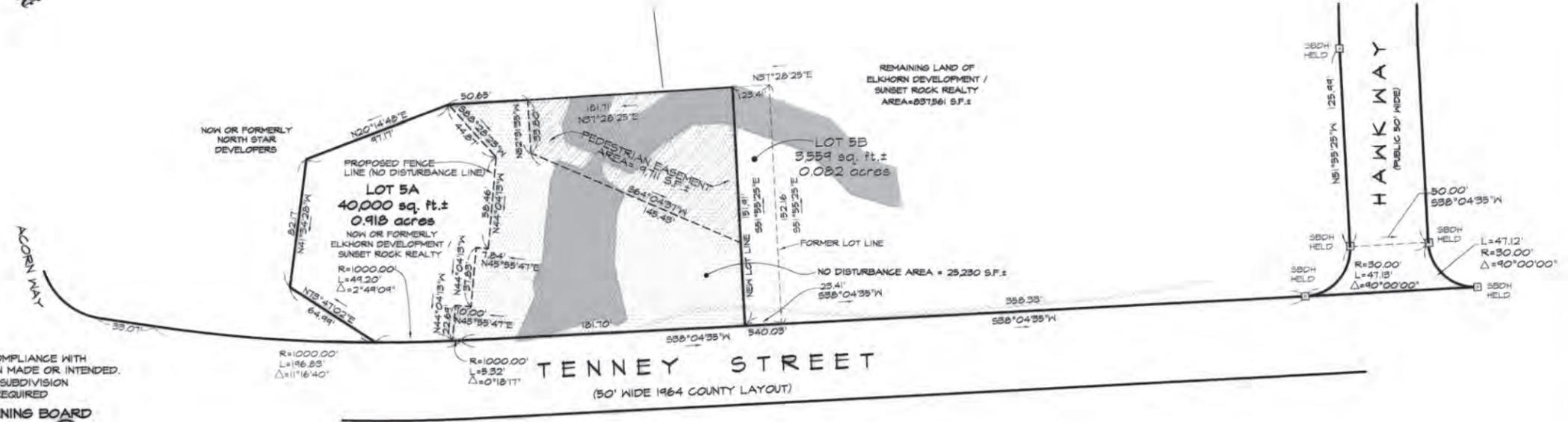
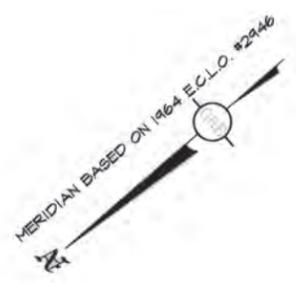
ASSESSOR'S MAP 14, PARCEL 14
 - ZONING DISTRICT: RB
 - REQUIRED LOT AREA= 40,000 SF
 - REQUIRED LOT FRONTAGE= 160.0'
 - REQUIRED LOT DEPTH= 150.0'
 - REQUIRED SETBACKS
 FRONT= 30', SIDE= 20', REAR= 30'

REFERENCES:

1. DEED IN BOOK 17271, AT PAGE 186*
 2. PLAN BOOK 230, PLAN 10 *
 3. PLAN BOOK 234, PLAN 35 *
 4. PLAN BOOK 241, PLAN 21 *
 5. PLAN BOOK 251, PLAN 64 *
 6. PLAN BOOK 264, PLAN 26 *
 7. PLAN BOOK 272, PLAN 36 *
 8. PLAN BOOK 278, PLAN 22 *
 9. 1964 E.C.L.O. OF TENNEY STREET No. 2946*
 10. PLAN BOOK 356, PLAN 16 *
 11. PLAN BOOK 357, PLAN 57 *
- *ESSEX COUNTY REGISTRY OF DEEDS SOUTHERN DISTRICT



LOCUS MAP N.T.S.

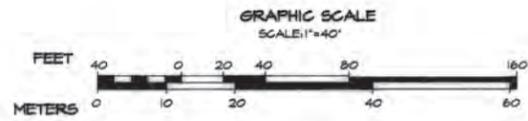


NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENT HAS BEEN MADE OR INTENDED. APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

GEORGETOWN PLANNING BOARD

[Signatures of board members]

DATE: May 14, 2003



DATE	REVISIONS DESCRIPTION



CHECK: MTS

CALC/DRAFT: KFF

GRE SURVEYING
 84 Raymond Place
 Georgetown, Massachusetts 01930
 Telephone: 781-721-1844

PLAN OF LAND
 TENNEY STREET - LOT 5A
 GEORGETOWN, MA
 PREPARED FOR:
 ELKHORN DEVELOPMENT CORP.

OWNER
 ELKHORN DEVELOPMENT CORP. /
 SUNSET ROCK TRUST
 143 DANIELS ROAD
 ROWLEY, MA. 01969

APPLICANT
 ELKHORN DEVELOPMENT CORP.
 143 DANIELS ROAD
 ROWLEY, MA. 01969

DATE: 4-22-03
 SCALE: 1" = 40'
 SHEET 1 OF 1

PLAN BOOK 368 PLAN 6

ESSEX REGISTRY OF DEEDS SO. DIST.
SALEM MASS

Received MAY 27, 2003

with EMNT

SUNSET ROCK TRUST

ETAL. Rec 020890P 419

Attests

Jed 30 B...

Register of Deeds

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

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



NOTES:

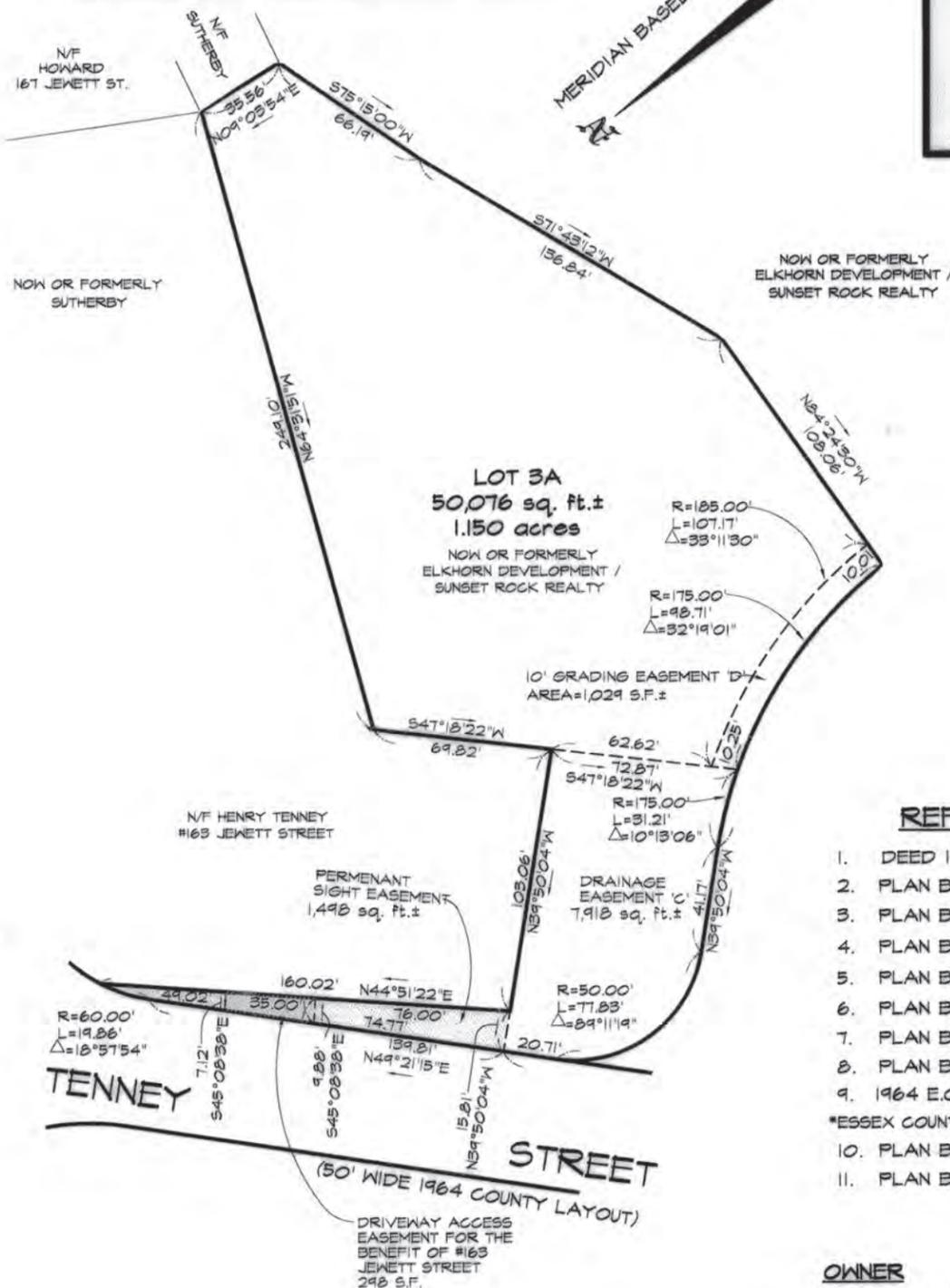
1. THE SUBJECT PROPERTY IS LOCATED IN ZONING DISTRICT RB.
2. THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
3. ABUTTERS REFERENCES WERE COMPILED FROM AVAILABLE TOWN RECORDS AND DO NOT INDICATE AN OPINION OF TITLE OR OWNERSHIP.
4. THE SUBJECT PROPERTY IS DEPICTED AS A PORTION OF LOT 14, ON THE TOWN OF GEORGETOWN ASSESSOR'S MAP 19.

ABBREVIATED SCHEDULE OF ZONING REQUIREMENTS

- ASSESSOR'S MAP 19, PARCEL 14
- ZONING DISTRICT: RB
- REQUIRED LOT AREA= 40,000 SF
- REQUIRED LOT FRONTAGE= 160.0'
- REQUIRED LOT DEPTH= 150.0'
- REQUIRED SETBACKS
FRONT= 30', SIDE= 20', REAR= 30'



LOCUS MAP
N.T.S.



REFERENCES:

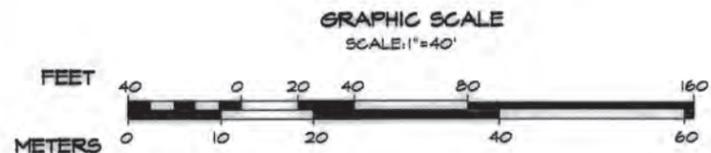
1. DEED IN BOOK 17271, AT PAGE 186*
 2. PLAN BOOK 230, PLAN 70 *
 3. PLAN BOOK 239, PLAN 35 *
 4. PLAN BOOK 241, PLAN 21 *
 5. PLAN BOOK 251, PLAN 64 *
 6. PLAN BOOK 264, PLAN 26 *
 7. PLAN BOOK 272, PLAN 36 *
 8. PLAN BOOK 278, PLAN 22 *
 9. 1964 E.C.L.O. OF TENNEY STREET No. 2946*
 10. PLAN BOOK 356, PLAN 76 *
 11. PLAN BOOK 357, PLAN 57 *
- *ESSEX COUNTY REGISTRY OF DEEDS SOUTHERN DISTRICT

OWNER

ELKHORN DEVELOPMENT CORP. /
SUNSET ROCK TRUST
143 DANIELS ROAD
ROWLEY, MA. 01969

APPLICANT

ELKHORN DEVELOPMENT CORP.
143 DANIELS ROAD
ROWLEY, MA. 01969



REVISIONS:

CHECK: MTS

CALC./DRAFT: K.P.F.

G R E
SURVEYING

24 Raymond Place
Winchester, Massachusetts 01890
Telephone 781-721-1944

EASEMENT PLAN OF LAND

LOT 3A TENNEY STREET
GEORGETOWN, MA

PREPARED FOR:
ELKHORN DEVELOPMENT CORP.

DATE: 4-22-03

SCALE: 1" = 40'

SHEET 1 OF 1

DWG. 0136PL-PUD

Middlesex Registry of Deeds
 Southern District
 Cambridge, Massachusetts
 Plan No. 544 of 2013
 Rec'd 7-19 2013
 at 9 H 36 M A M

Attest

 Register

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.


 CYPRUS DESIGN INC.

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PROPERTY LINES DEPICTED ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS DEPICTED ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW STREETS AND WAYS ARE DEPICTED.
 (MASS. GEN. LAWS, CHAP. 269A, § 21-X)


 CYPRUS DESIGN INC.

7-17-13
 DATE

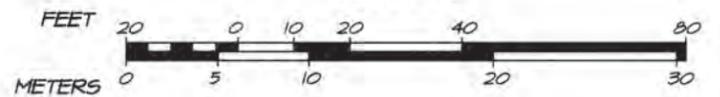
ZONING DATA:

ZONE: R-2
 REQUIRED SETBACKS
 FRONT= 25'
 SIDE= 12'
 REAR= 30'

REFERENCES:

DEED 25321, PG 465
 PL BK. 229, PL. 22
 PL. 35 OF 2001

GRAPHIC SCALE
 SCALE: 1"=20'



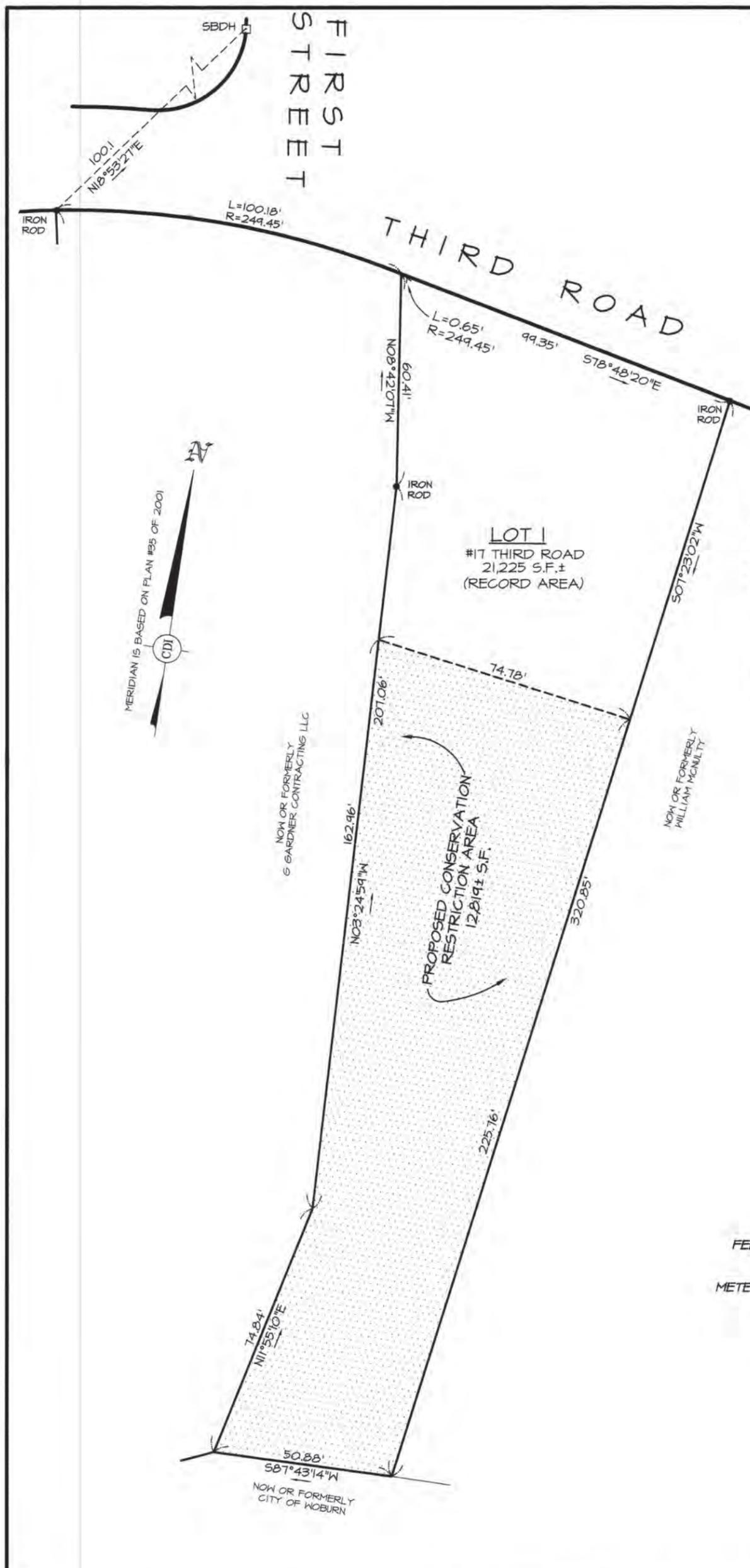
CONSERVATION RESTRICTION PLAN

LOCATED AT
 15 THIRD ROAD
 WOBURN, MA
 PREPARED FOR
 RICHARD MURRAY
 PREPARED BY

Cyprus Design, Inc.

Land Survey & Civil Engineering Services
 1501 Main Street Unit 24 Tewksbury MA 01876
 P.O. Box 355 Wilmington MA 01897
 Tel: 978.640.1019 Fax: 978.640.1020
 Web Page: CyprusDesign.com

SHEET 1 OF 1 DATE: 07-16-13



544 OF 2013

Middlesex Registry of Deeds,
 Southern District
 Cambridge, Massachusetts
 Plan No. 38 of 2017
 Rec'd 1/11 2017
 at 11 H 35 M A M

Attest
Alison A. Chastain
 Register

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

[Signature]
 CYPRUS DESIGN INC.

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PROPERTY LINES DEPICTED ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS DEPICTED ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW STREETS AND WAYS ARE DEPICTED.
 GEN. LAWS (MAP. 41, SECT. 27, 1)

[Signature]
 PROFESSIONAL LAND SURVEYOR
 No. 04308
 3-24
 MA 01810
 MA 34306

NOTE:
 THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONSERVATION RESTRICTION AREA FOR 19 THIRD ROAD (LOT 1).

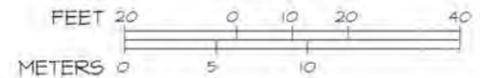
RECORD OWNER:

WILLIAM J. McNULTY,
 TRUSTEE OF THE WILLIAM J.
 McNULTY REVOCABLE TRUST
 831 MAIN STREET WOBURN MA.

REFERENCES:

- ZONE: R-2
 ASSESSOR'S MAP 14, BLOCK 12, LOT 04
 1. DEED 63938, PG 408
 2. PL. BK. 229, PL. 22
 3. PL. 1335 OF 1987
 4. PL. 900 OF 1996
 5. PL. 35 OF 2001
 6. PL. 548 OF 2001
 7. PL. 544 OF 2013
 8. PL. 550 OF 2013
 9. PL. 145 OF 2016

GRAPHIC SCALE
 SCALE: 1"=20'



CONSERVATION RESTRICTION PLAN

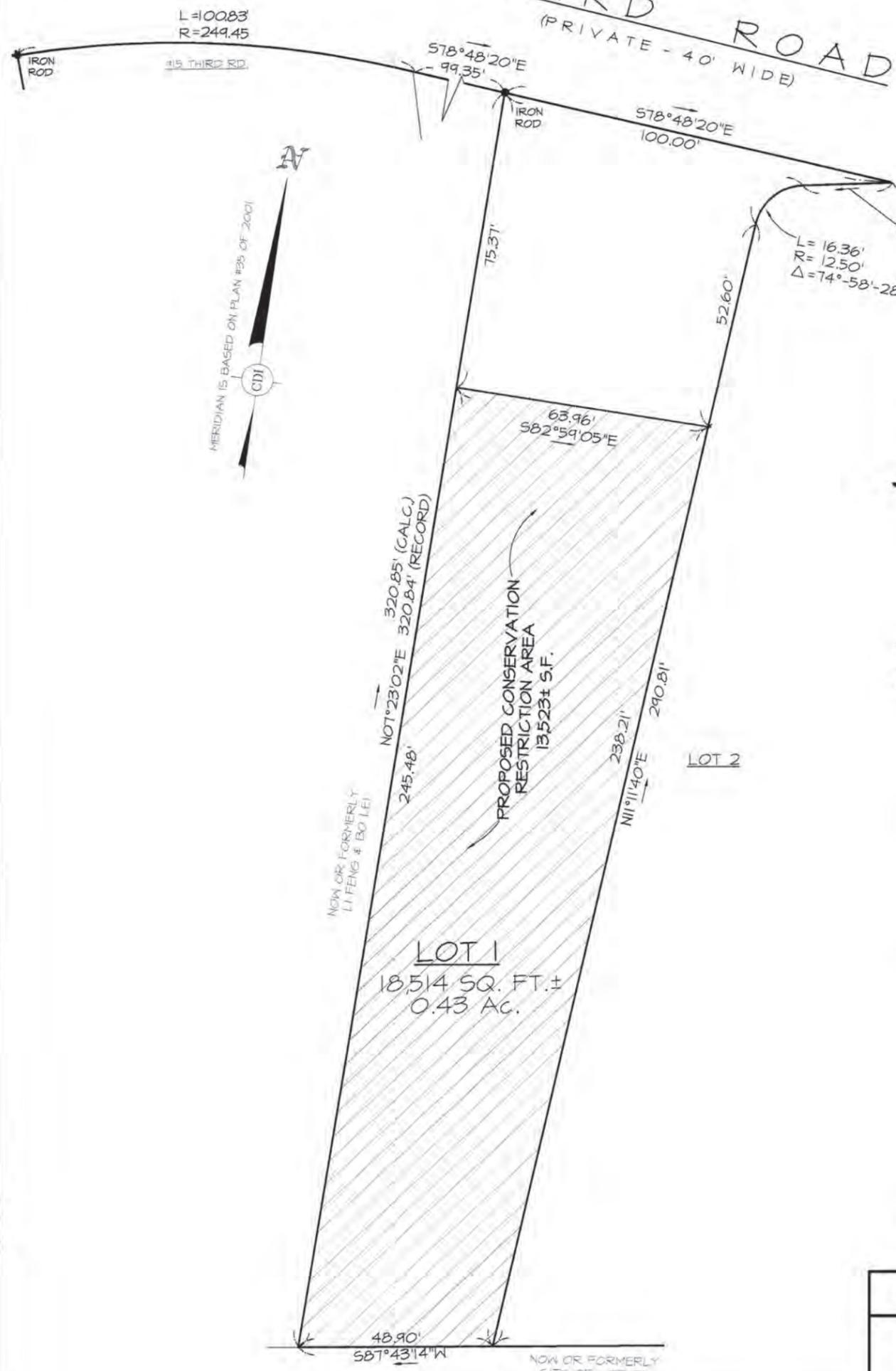
LOCATED AT
 19 THIRD ROAD (LOT 1)
 WOBURN, MA

PREPARED FOR
 RICHARD MURRAY

PREPARED BY
 Cyprus Design Inc.
 Land Surveying & Civil Engineering Services
 1801 Main Street Unit 24 Tewksbury, MA 01876
 Tel. 978.840.1019, Fax. 978.840.1020
 Web: CyprusDesign.com
 Email: info@cyprusdesign.com

SHEET 1 OF 1 DATE: 03-21-16

THIRD ROAD
 (PRIVATE - 40' WIDE)



L=10083
 R=249.45

MERIDIAN IS BASED ON PLAN #35 OF 2001
 CDI

L=16.36'
 R=12.50'
 Δ=74°-58'-28"

NOW OR FORMERLY
 LITFENG & BOYLE

PROPOSED CONSERVATION
 RESTRICTION AREA
 13,523± S.F.

LOT 1
 18,514 SQ. FT. ±
 0.43 AC.

LOT 2

NOW OR FORMERLY
 CITY OF WOBURN

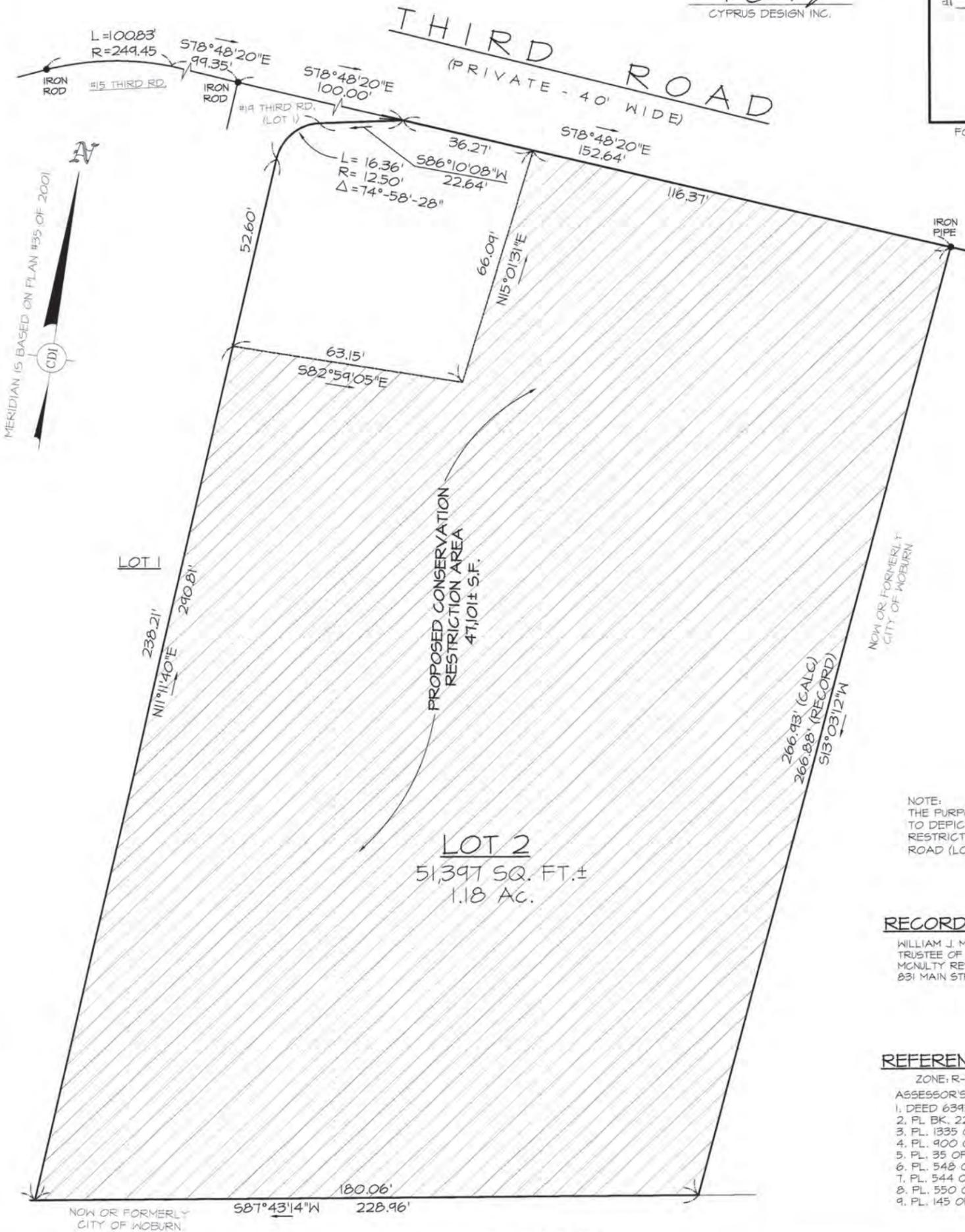
I DECLARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

K. P. J.
 CYPRUS DESIGN INC.

Middlesex Registry of Deeds,
 Southern District
 Cambridge, Massachusetts
 Plan No. 24 of 2017
 Rec'd 1-6 2017
 at 02 H 26 M P M

Attest
William J. McNulty
 Register

FOR REGISTRY OF DEEDS USE ONLY



NOTE:
 THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONSERVATION RESTRICTION AREA FOR 19 THIRD ROAD (LOT 2).

RECORD OWNER:

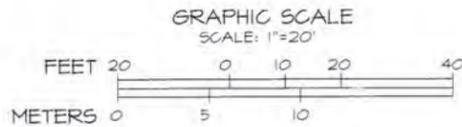
WILLIAM J. MCNULTY,
 TRUSTEE OF THE WILLIAM J. MCNULTY REVOCABLE TRUST
 831 MAIN STREET WOBURN MA.

REFERENCES:

- ZONE: R-2
 ASSESSOR'S MAP 14, BLOCK 12, LOT 04
 1. DEED 63938, PG 40B
 2. PL. BK. 229, PL. 22
 3. PL. 1335 OF 1987
 4. PL. 900 OF 1996
 5. PL. 35 OF 2001
 6. PL. 548 OF 2001
 7. PL. 544 OF 2013
 8. PL. 550 OF 2013
 9. PL. 145 OF 2016

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PROPERTY LINES DEPICTED ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS DEPICTED ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW STREETS AND WAYS ARE DEPICTED. (MASS. GEN. LAWS, CHAP. 41, SECTION 27B)

[Signature]
 K. P. J.
 CYPRUS DESIGN INC.



CONSERVATION RESTRICTION PLAN

LOCATED AT
 19 THIRD ROAD (LOT 2)
 WOBURN, MA

PREPARED FOR
 RICHARD MURRAY

PREPARED BY
 Cyprus Design Inc.
 Land Surveying & Civil Engineering Services
 1501 Main Street Unit 24 Tewksbury, MA 01876
 Tel. 978.640.1019, Fax. 978.640.1020
 Web: CyprusDesignInc.com
 Email: info@CyprusDesignInc.com

SHEET 1 OF 1 DATE: 03-21-16

24 of 2017

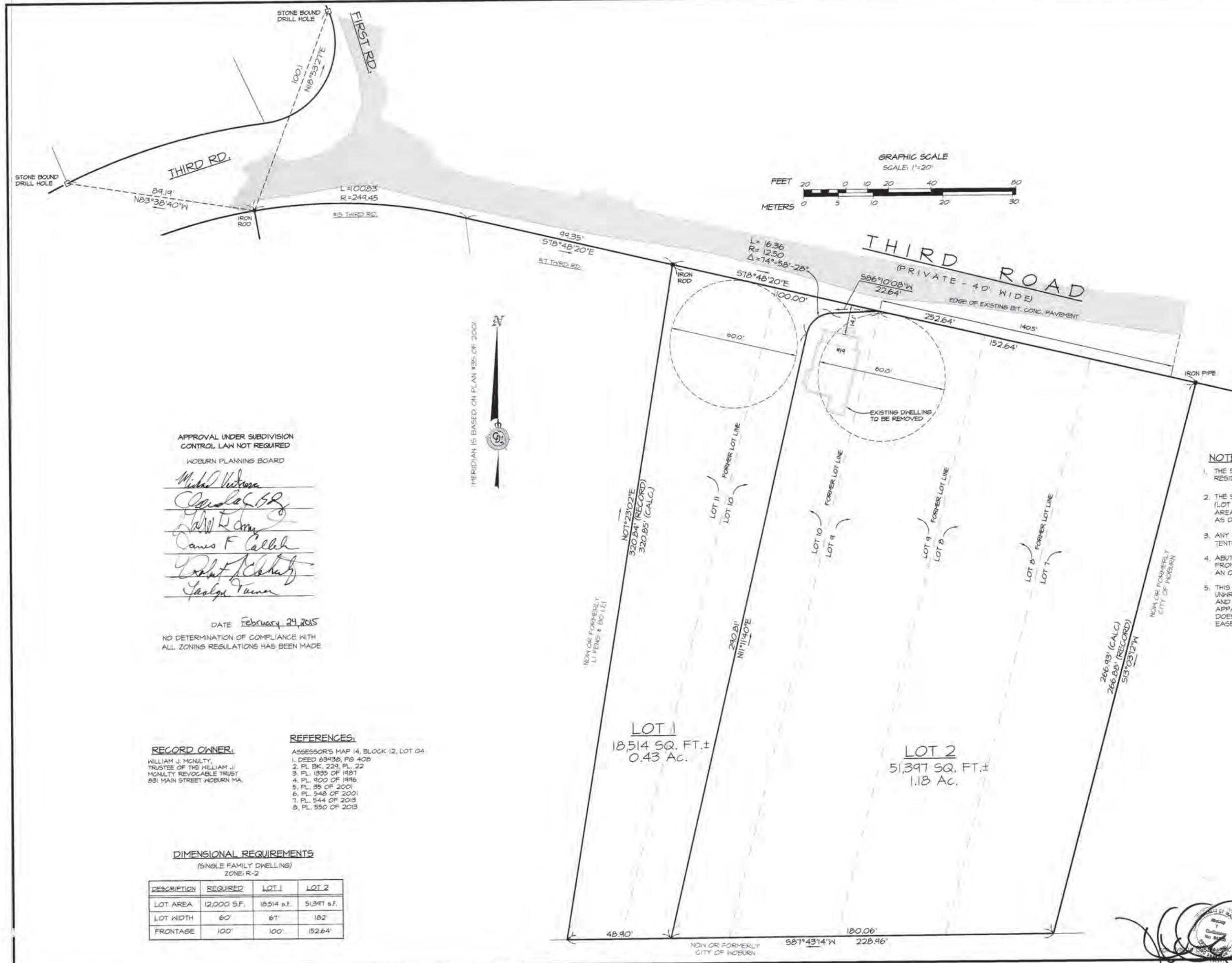
Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 145 of 2016
Rec'd 02-23 2016
at 2:30 P.M.

Attest
Matthew A. Register
Register

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY KNOWLEDGE,
INFORMATION, AND BELIEF, THAT THIS PLAN
WAS PREPARED IN ACCORDANCE WITH THE
RULES AND REGULATIONS OF THE REGISTERS
OF DEEDS.

[Signature]
CYPRUS DESIGN INC.



APPROVAL UNDER SUBDIVISION
CONTROL LAW NOT REQUIRED
WOBURN PLANNING BOARD

Michael Vetrozza
Carol A. Bly
John L. Conroy
James F. Callahan
Robert J. Chahay
Judith Turner

DATE February 24, 2015
NO DETERMINATION OF COMPLIANCE WITH
ALL ZONING REGULATIONS HAS BEEN MADE

RECORD OWNER:
WILLIAM J. McNULTY,
TRUSTEE OF THE WILLIAM J.
MCNULTY REVOCABLE TRUST
831 MAIN STREET WOBURN MA.

REFERENCES:
ASSESSOR'S MAP 14, BLOCK 12, LOT 04
1. DEED 63938, PG 408
2. PL BK. 229, PL. 22
3. PL. 1335 OF 1987
4. PL. 900 OF 1986
5. PL. 35 OF 2001
6. PL. 548 OF 2001
7. PL. 544 OF 2013
8. PL. 550 OF 2013

DIMENSIONAL REQUIREMENTS
(SINGLE FAMILY DWELLING)
ZONE: R-2

DESCRIPTION	REQUIRED	LOT 1	LOT 2
LOT AREA	12,000 S.F.	18,514 S.F.	51,397 S.F.
LOT WIDTH	60'	61'	182'
FRONTAGE	100'	100'	152.64'

NOTES:

- THE SUBJECT PROPERTY IS LOCATED IN R-2 RESIDENTIAL ZONE.
- THE SOLE INTENT OF THIS PLAN IS TO CREATE 2 NEW LOTS (LOT 1 WITH AN AREA OF 18,514 SQ. FT. & LOT 2 WITH AN AREA OF 51,397 SQ. FT.), FROM THE ORIGINAL LOTS 1 - II AS DEPICTED ON PLAN BOOK 229, PLAN NO. 22.
- ANY OFFSETS SHOWN HEREON ARE TO THE NEAREST ONE TENTH (1/10) OF A FOOT UNLESS SHOWN OTHERWISE.
- ABUTTERS REFERENCES SHOWN HEREON WERE COMPILED FROM AVAILABLE CITY RECORDS AND DO NOT INDICATE AN OPINION OF TITLE OR OWNERSHIP.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND, HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

PLAN OF LAND
LOCATED AT
19 THIRD ROAD
WOBURN, MASSACHUSETTS
PREPARED FOR
COLONIAL BUILDERS
PREPARED BY
Cyprus Design Inc.

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SCALE: 1"=20' DATE: 02-19-15 SHEET 1 OF 1

145 of 2016