Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 156 of 20 07
Rec'd 2-16 20 07
at 3 H 15 M PM
Attest Eugene C. Brune
Register

FOR REGISTRY USE ONLY

OWNERSHIP INFORMATION

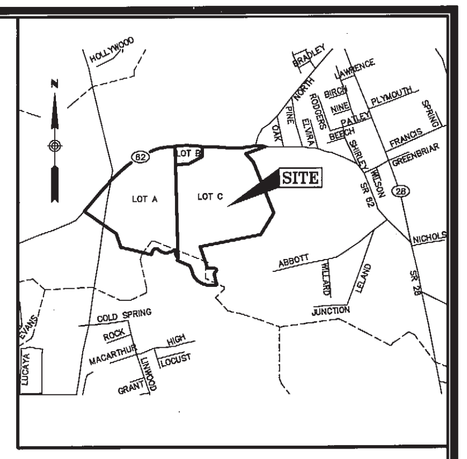
COMMONWEALTH OF MASSACHUSETTS

NORTH READING ASSESSORS:
MAP 14, LOT 9

M.S.R.D.:
BOOK 479, PAGE 132

LEGEND

- CBDH ■ CONCRETE BOUND DRILL HOLE FOUND
- SB ■ STONE BOUND FOUND
- SBDH ■ STONE BOUND DRILL HOLE FOUND
- IRF ● IRON ROD FOUND
- 1' CONTOURS
- 5' CONTOURS
- ZONING SETBACK
- WETLAND LINE
- 100 YR FLOOD LINE
- ZONE "X" "OTHER FLOOD AREAS"
- EXISTING BUILDING



LOCUS MAP
(N.T.S.)

PLAN REFERENCES

1. "ZONING MAP TOWN OF NORTH READING". DATED FEBRUARY 14, 2005. OBTAINED FROM THE NORTH READING GIS.

2. "TOWN CONSERVATION MAP (COMPOSITE OF MAPS 6, 7, 14, 15) NORTH READING MASSACHUSETTS". DATED DECEMBER 28, 2000.

3. "PLAN OF LAND IN NORTH READING MASS. OWNED BY THE COMMONWEALTH OF MASSACHUSETTS", PREPARED BY ROBERT E. ANDERSON, INC. DATED SEPTEMBER 2, 1992. RECORDED IN THE MIDDLESEX SOUTH REGISTRY OF DEEDS AS PLAN NO. 522 OF 1996. BOOK 26403, PAGE 134.

4. "NEW ENGLAND POWER SERVICE COMPANY PLAN SHOWING RIGHT OF WAY ACROSS LAND IN WILMINGTON, MASS. CONVEYED TO NEW ENGLAND POWER ENGINEERING & SERVICE CORPORATION", PREPARED BY MERVIN J. CURL. DATED NOVEMBER 17, 1937. RECORDED IN THE MIDDLESEX NORTH REGISTRY OF DEEDS PLAN BOOK 60, PLAN 990.

5. "PLAN OF TAKING FOR PROPOSED WELLFIELD IN WILMINGTON, MASS. (SHEETS 1 & 2 OF 2)", PREPARED BY WILMINGTON ENGINEERING DEPT. DATED APRIL 9, 1964.

6. "PLAN OF LAND IN WILMINGTON", PREPARED BY C.B. HUMPHREY, SURVEYOR FOR COURT. DATED JUNE 12, 1914. RECORDED IN THE MIDDLESEX NORTH REGISTRY OF DEEDS IN BOOK 57, PAGE 49. PLAN NO.'S 4415A & 4415C.

7. "PLAN OF LAND IN NO. READING, MASS. (SHEETS 1 & 2 OF 2)", PREPARED BY HAYES ENGINEERING, INC. DATED AUGUST 29, 1989 AND LAST REVISED OCTOBER 19, 1990. RECORDED IN THE MIDDLESEX SOUTH REGISTRY OF DEEDS AS PLAN NO. 430 OF 1991. BOOK 21222, PAGE 048.

8. "PLAN OF LOWELL ST. NORTH READING AS ORDERED BY THE COUNTY COMMISSIONERS (SHEETS NO. 1, 2 & 3 OF 5)". PREPARED BY ASPINWALL AND LINCOLN, ENGINEERS. DATED 1908.

9. "PLAN OF LAND NORTH READING MASS.", PREPARED BY BENCHMARK SURVEY. DATED OCTOBER 8, 1996. RECORDED IN THE MIDDLESEX SOUTH REGISTRY OF DEEDS AS PLAN NO. 794 OF 1997. BOOK 27538, PAGE 386.

10. "PLAN OF THE RELOCATION OF A PORTION OF SALEM STREET WILMINGTON AS ORDERED BY THE COUNTY COMMISSIONERS (SHEETS 1 & 2 OF 2)". DATED 1953.

11. "PLAN OF SALEM STREET WILMINGTON AS ORDERED BY THE COUNTY COMMISSIONERS (SHEETS NO 1 & 4)". DATED 1915.

12. "MAP OF THE UNDERGROUND WATER AND SEWER MAINS AT THE NORTH READING STATE SANATORIUM", PREPARED BY RICHARD D. KIMBALL CO. DATED OCTOBER 1919.

13. "PLAN OF LAND IN NORTH READING", PREPARED BY ROBERT E. ANDERSON, INC. DATED OCTOBER 6, 1971. RECORDED IN THE MIDDLESEX SOUTH REGISTRY OF DEEDS AS PLAN 37412A IN REGISTERED LAND BOOK 932, PAGE 131.

14. "EXISTING CONDITIONS SURVEY LOWELL ROAD (ROUTE 62) NORTH READING, MASSACHUSETTS", PREPARED BY CHAS. H. SELLS, INC. DATED JULY 18, 2005 AND LAST REVISED APRIL 28, 2006.

NOTES

1. THIS PLAN WAS PREPARED FROM AN ACTUAL ON-THE-GROUND FIELD SURVEY CONDUCTED BY CHAS. H. SELLS, INC. BETWEEN MAY 14, 2005 AND JUNE 13, 2005.

2. THE HORIZONTAL COORDINATE SYSTEM SHOWN HEREON REFERENCES NAD83 (MASSACHUSETTS MAINLAND ZONE)

3. THE VERTICAL DATUM SHOWN HEREON IS RELATIVE TO THE NAVD88 DATUM.

4. THE PORTION OF THE PARCEL THAT IS LOCATED IN NORTH READING IS AN AREA ZONED AS "INDUSTRIAL OFFICE".

5. THE PORTION OF THE PARCEL THAT IS LOCATED IN NORTH READING IS IN AN AQUIFER PROTECTION DISTRICT.

6. THE FLOOD INFORMATION SHOWN HEREON WAS TAKEN FROM FLOOD INSURANCE RATE MAPS FOR THE TOWN OF NORTH READING, MASSACHUSETTS NUMBERED 25020990005D AND 25020900060. THE LOCUS PARCEL LIES WITHIN ZONE "X" ("OTHER AREAS" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), ZONE "X" ("OTHER FLOOD AREAS" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AND ZONE "AE" ("SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD") ZONE "AE" IS DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED.

7. THE LOCATION OF THE PROPERTY BOUNDARIES ALONG MARTINS BROOK AND THE DITCH ARE NOT THE RESULT OF A FIELD SURVEY. DUE TO THE EXTREMELY HIGH WATER LEVELS DURING THE TIME OF THE FIELD SURVEY THE DITCH AND BROOK WERE BOTH INDISTINGUISHABLE. THE LOCATIONS SHOWN HEREON WERE SCALED FROM PLAN REFERENCE 3.

8. THE 100 YEAR FLOOD ELEVATION LINE SHOWN HEREON WAS DETERMINED BY SMMA TO BE 76.68'. THIS WAS DERIVED FROM DOCUMENTATION TITLED "FLOOD INSURANCE STUDY TOWN OF NORTH READING, MASSACHUSETTS", PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE STUDY NUMBER 250209V000A) LAST REVISED JUNE 16, 2004.

9. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 9 SHOWN ON THE NORTH READING ASSESSORS MAP 14 INTO 3 LOTS. SHOWN AS LOTS A, B, AND C HEREON.

10. ROAD FRONTAGE ON LOWELL ROAD (ROUTE 62):
LOT A= 1,794'
LOT B= 424'
LOT C= 989'

CERTIFICATION:

I FURTHER CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING AT THE REGISTRY OF DEEDS.

COMMONWEALTH OF MASSACHUSETTS
DAVID A. WEBBER
No. 30757
PROFESSIONAL LAND SURVEYOR

David A. Webber 6/13/06

DAVID A. WEBBER, P.L.S.
REG. NO. 30757
CHAS. H. SELLS, INC.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
TOWN OF NORTH READING COMMUNITY PLANNING COMMISSION.

Catrina Lomed
[illegible]
[illegible]

DATE: 6-20-06

GRAPHIC SCALE

160 0 80 160 320 640

(IN FEET)
1 inch = 160 ft.

TABLE OF DIMENSIONAL AND DENSITY REGULATIONS

DISTRICT	MINIMUM LOT AREA (SQ. FT)	FLOOR AREA RATIO	MINIMUM CONTINUOUS LOT FRONTAGE	MINIMUM YARDS (FT)			MAXIMUM HEIGHT	MAXIMUM STORIES	MAXIMUM BUILDING AREA (%)
				FRONT	SIDE	REAR			
INDUSTRIAL/OFFICE	40,000	2.0	200'	40	25	50	50'	4	50

APPROVAL NOT REQUIRED
PLAN OF LAND
LOWELL, ROAD (ROUTE 62)
NORTH READING, MASSACHUSETTS
PREPARED FOR
COMMONWEALTH OF MASSACHUSETTS

CHAS. H. SELLS, INC.
155 MAIN DUNSTABLE RD. SUITES 120 & 125
NASHUA, NH 03060 (603) 595-7900
CONSULTING ENGINEERS, SURVEYORS & PHOTOGRAMMETRISTS

Drawn By	JR	Date	Job No.
Surveyed by	MS, RS	JUNE 13, 2006	053043.002
Checked By	DAW	Scale	Sheet No.
Book No.	N194 & N194A	1"=160'	1 OF 1

053043.002-1.dwg

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