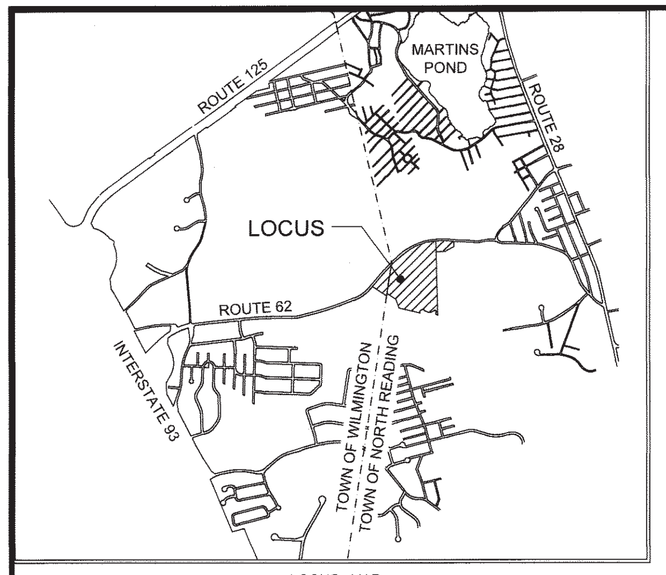

LOCUS MAP
NOT TO SCALE

WILMINGTON
PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

Dec 1, 2015
DATE

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 975 (1 of 2) of 2015
Rec'd 12-03-2015
at 11 H 44 M A M

Attest
Register

FOR REGISTRY USE ONLY

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

Nov 23, 2015
DATE

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH UNIFORM INSTRUCTIONS FOR THE PREPARATION OF PLANS AS SET FORTH BY THE REGISTERS OF DEEDS.

11/23/15
REGISTERED PROFESSIONAL LAND SURVEYOR DATE

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SB/DH FOUND
LOWELL ROAD (ROUTE 62)
(1917 COUNTY LAYOUT ~ 40'-WIDE)
N83° 39' 26"E
183.56'
R=554.61'
L=217.92'
N61° 08' 36"E
218.03'
SB/DH
R=1196.22'
L=298.54'
S01° 42' 00"E
285.00'
LOT B
102 LOWELL ROAD
N
W
E
S
N45° 48' 56"E
262.38'
N08° 28' 04"E
16.11'
SB/DH FOUND
SALEM STREET (ROUTE 62)
(1953 RELOCATION COUNTY LAYOUT ~ 50'-WIDE)
R=1568.96'
L=177.46'
SB/DH FOUND
N40° 21' 06"E
419.57'
N/F
COMMONWEALTH OF MASSACHUSETTS
659.92'
S08° 37' 44"W
SB/DH FOUND
358.76'
N55° 17' 57"W
607.43'
SB/DH FOUND
LOT A-2
SALEM STREET
MAP: R1 PARCEL: 27
AREA=108,716 SF ±
(2.50 ACRES ±)
N/F
TOWN OF WILMINGTON
248.67'
SB/DH
N18° 43' 50"W
223.04'
TOWN OF WILMINGTON
TOWN OF NORTH READING
N/F
TOWN OF NORTH READING
SB/DH
R=10623.45'
L=216.06'
SB/DH
270'±
N75° 47' 20"W
PROPERTY LINE ALONG
CENTERLINE OF BROOK
607'±
(SEE PLAN REFERENCE 1)
MARTINS BROOK
419.07' (TIE)
N81° 39' 02"W
N/F
TOWN OF NORTH READING
LOT A-1
104 LOWELL ROAD
MAP: 7 PARCEL: 2
AREA=1,490,149 SF ± (34.21 ACRES ±)
S01° 35' 29"E
1460.46'
1000.00'
N/F
LINCOLN NORTH READING LLC
SB/DH
(STONE BOUND/DRILL
HOLE TYPICAL)

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

PLAN REFERENCES:

1. "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.
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5. "PLAN OF THE RELOCATIONS OF A PORTION OF SALEM STREET WILMINGTON AS ORDERED BY THE COUNTY COMMISSIONERS, DATED 1953.
6. "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.
7. "APPROVAL NOT REQUIRED PLAN OF LAND, LOWELL ROAD (ROUTE 62) NORTH READING, MASSACHUSETTS, PREPARED FOR COMMONWEALTH OF MASSACHUSETTS", PREPARED BY CHAS. H. SELLS, INC. DATED JUNE 13, 2006. RECORDED IN THE MIDDLESEX SOUTH REGISTRY OF DEEDS AS PLAN NO. 156 OF 2007.
8. "EASEMENT PLAN, LOWELL ROAD (ROUTE 62) NORTH READING, MASSACHUSETTS, PREPARED FOR LINCOLN NORTH READING, LLC", PREPARED BY CHAS. H. SELLS, INC. DATED JANUARY 15, 2007. RECORDED IN THE MIDDLESEX SOUTH REGISTRY OF DEEDS AS PLAN NO. 157 OF 2007.
9. "GAS EASEMENT PLAN, LOWELL ROAD (ROUTE 62), NORTH READING, MASSACHUSETTS, PREPARED FOR LINCOLN NORTH READING LLC", PREPARED BY WSP-SELLS, DATED FEBRUARY 27, 2009. RECORDED IN THE MIDDLESEX SOUTH REGISTRY OF DEEDS AS PLAN NO. 649 OF 2011.

EASEMENT REFERENCE LEGEND:

1. LOT B SOUTHERLY EASEMENT FOR THE BENEFIT OF LINCOLN (SD&UA 2.1.5) ~ BOOK 49004, PAGE 462.
2. TEMPORARY ROAD WIDENING CONSTRUCTION EASEMENT TO THE BENEFIT OF LINCOLN (SD&UA 2.1.6) ~ BOOK 49004, PAGE 462.
3. WASTEWATER DISPOSAL FIELD EASEMENT TO THE BENEFIT OF THE TOWN (DWECCR ARTICLE II) ~ BOOK 49004, PAGE 418.
4. WASTEWATER DISPOSAL FIELD EASEMENT TO THE BENEFIT OF LINCOLN (DWECCR ARTICLE II) ~ BOOK 49004, PAGE 418.
5. COMMONWEALTH RESERVED WASTEWATER DISPOSAL FIELD AREA (DWECCR ARTICLE II) ~ BOOK 49004, PAGE 418.
6. ROAD WIDENING EASEMENT (SD&UA 2.3.4) ~ BOOK 49004, PAGE 462
7. APPROXIMATE LOCATION FUTURE TOWN WATER EASEMENT TO THE BENEFIT OF THE TOWN (UEA) ~ BOOK 51877, PAGE 447.
8. SHARED MAIN ACCESS DRIVE (AREA 1) (SD&UA 2.1.1 & 2.3.1) ~ BOOK 49004, PAGE 462.
9. SHARED MAIN ACCESS DRIVE (AREA 2) TO THE BENEFIT OF THE COMMONWEALTH (SD&UA 2.2.1) ~ BOOK 49004, PAGE 462.
10. GAS UTILITY EASEMENT – DEFAULT LOCATION (SD&UA 2.1.4) ~ BOOK 49004, PAGE 462.
11. GAS UTILITY EASEMENT – ALTERNATE LOCATION (SD&UA 2.1.4) ~ BOOK 49004, PAGE 462.
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13. APPROXIMATE LOCATION FUTURE 40-R OPEN SPACE RESTRICTION TO THE BENEFIT OF THE TOWN ~ BOOK 51877, PAGE 468.
14. TOWN FACILITIES EASEMENT #2 TO THE BENEFIT OF THE TOWN (SD&UA 2.3.3.) ~ BOOK 49004, PAGE 462.
15. LOT A EASEMENT AREA (SD&UA 2.1.2) & LOT B EASEMENT AREA (SD&UA 2.1.3) ~ BOOK 49004, PAGE 462.
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17. CONNECTION FACILITY EASEMENT TO THE BENEFIT OF LINCOLN (DWECCR ARTICLE II) ~ BOOK 49004, PAGE 418
18. TOWN FACILITIES EASEMENT #1 TO THE BENEFIT OF THE TOWN (SD&UA 2.3.2) ~ BOOK 49004, PAGE 462.
19. APPROXIMATE LOCATION FUTURE ROAD WIDENING EASEMENT (RWA) ~ BOOK 51877, PAGE 459
20. GAS EASEMENT A, PLAN 649 OF 2011 ~ BOOK 57534, PAGE 362.
21. GAS EASEMENT B, PLAN 649 OF 2011 ~ BOOK 57534, PAGE 362.

EASEMENT NOTES:

1. ALL REGISTRY REFERENCES REFER TO THE MIDDLESEX SOUTH REGISTRY OF DEEDS.
2. DWECCR: DECLARATION OF WASTEWATER EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS.
3. SD&UA: SHARED MAIN ACCESS DRIVE, ROADWAY WIDENING, AND UTILITY EASEMENTS AGREEMENT.
4. UEA: UTILITY EASEMENT AGREEMENT TO TOWN FROM LINCOLN AS PER THE 40-R PLAN APPROVAL ~ BOOK 51877, PAGE 447.
5. CR: CONSERVATION RESTRICTION AGREEMENT TO TOWN FROM LINCOLN AS PER THE 40-R PLAN APPROVAL ~ BOOK 51877, PAGE 468.
6. RWA: ROAD WIDENING EASEMENT AGREEMENT TO TOWN FROM LINCOLN AS PER THE 40-R PLAN APPROVAL ~ BOOK 51877, PAGE 459.
7. COMMONWEALTH: COMMONWEALTH OF MASSACHUSETTS.
8. LINCOLN: LINCOLN NORTH READING LLC.
9. TOWN: TOWN OF NORTH READING.

COMMONWEALTH OF MASSACHUSETTS
GREGORY R. CORCORAN
No. 38034
REGISTERED PROFESSIONAL LAND SURVEYOR
PROFESSIONAL LAND SURVEYOR

APPROVAL NOT REQUIRED
PLAN OF LAND
NORTH READING, MASSACHUSETTS
WILMINGTON, MASSACHUSETTS

SCALE: 1" = 100' | DATE: NOVEMBER 23, 2015 | JOB NO. 51821 | SHEET 1 OF 2

DANA F. PERKINS, inc.
Consulting Engineers & Land Surveyors
1049 EAST STREET ~ TEWKSBURY, MASSACHUSETTS 01876
TEL: 978-858-0680 FAX: 978-640-0237
DANAFPERKINS.COM

PREPARED FOR:
TOWN OF NORTH READING
235 NORTH STREET
NORTH READING, MA 01864

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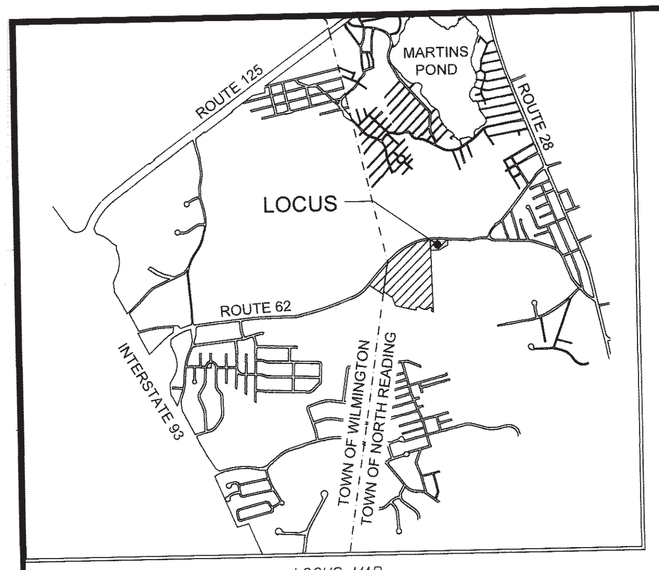
975 of 2015 (1 of 2)



LOCUS MAP
NOT TO SCALE

N
W
E
S

WILMINGTON
PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE Dec. 1, 2015

PLAN NO. 975 OF 2015
SHEET 2 OF 2

FOR REGISTRY USE ONLY

APPROVAL UNDER THE SUBDIVISION
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TOWN OF NORTH READING
COMMUNITY PLANNING COMMISSION

DATE Nov 23 2015

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11/23/15
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LOWELL ROAD (ROUTE 62)
(1917 COUNTY LAYOUT ~ 40'-WIDE)

R=754.72'
L=159.72'
N83° 39' 26"E
98.75'
183.56'
S84° 13' 04"E
165.55'
190.31'
SB/DH
S01° 42' 00"E
157.52'
SB/DH
249.60'
S62° 09' 26"W
197.88'
S88° 18' 00"W
SB/DH
SB/DH
(STONE BOUND/DRILL HOLE TYPICAL)
S01° 42' 00"E
285.00'
SB/DH

LOT A-1
104 LOWELL ROAD

LOT B
102 LOWELL ROAD
MAP: 14 PARCEL: 148
AREA=108,631 SF ± (2.49 ACRES ±)

N/F
LINCOLN NORTH READING LLC

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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COMMONWEALTH OF MASSACHUSETTS
GREGORY R. DORCORAN
No. 36034
PROFESSIONAL LAND SURVEYOR

APPROVAL NOT REQUIRED
PLAN OF LAND
NORTH READING, MASSACHUSETTS
WILMINGTON, MASSACHUSETTS

SCALE: 1" = 20' | DATE: NOVEMBER 23, 2015 | JOB NO. 51821 | SHEET 2 OF 2

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PREPARED FOR:
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235 NORTH STREET
NORTH READING, MA 01864

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