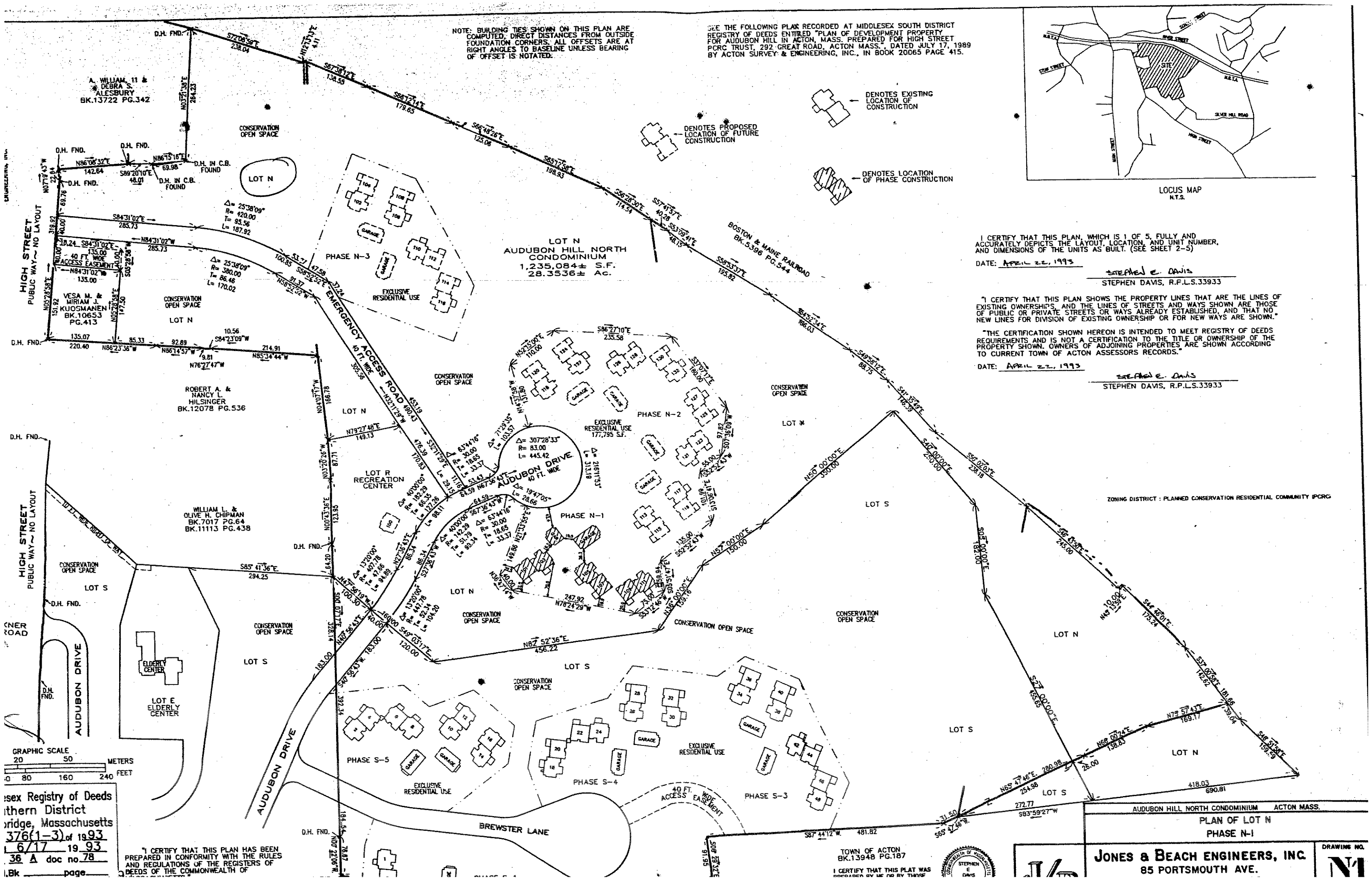


I CERTIFY THAT THIS PLAN, WHICH IS 1 OF 5, FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, AND UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT. (SEE SHEET 2-5)

DATE: APRIL 22, 1993

STEPHEN E. DAVIS
STEPHEN DAVIS, R.P.L.S.33933

"I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS, AND THE LINES OF 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."

"THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF ACTON ASSESSORS RECORDS."

DATE: APRIL 22, 1993

STEPHEN E. DAVIS
STEPHEN DAVIS, R.P.L.S.33933

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF

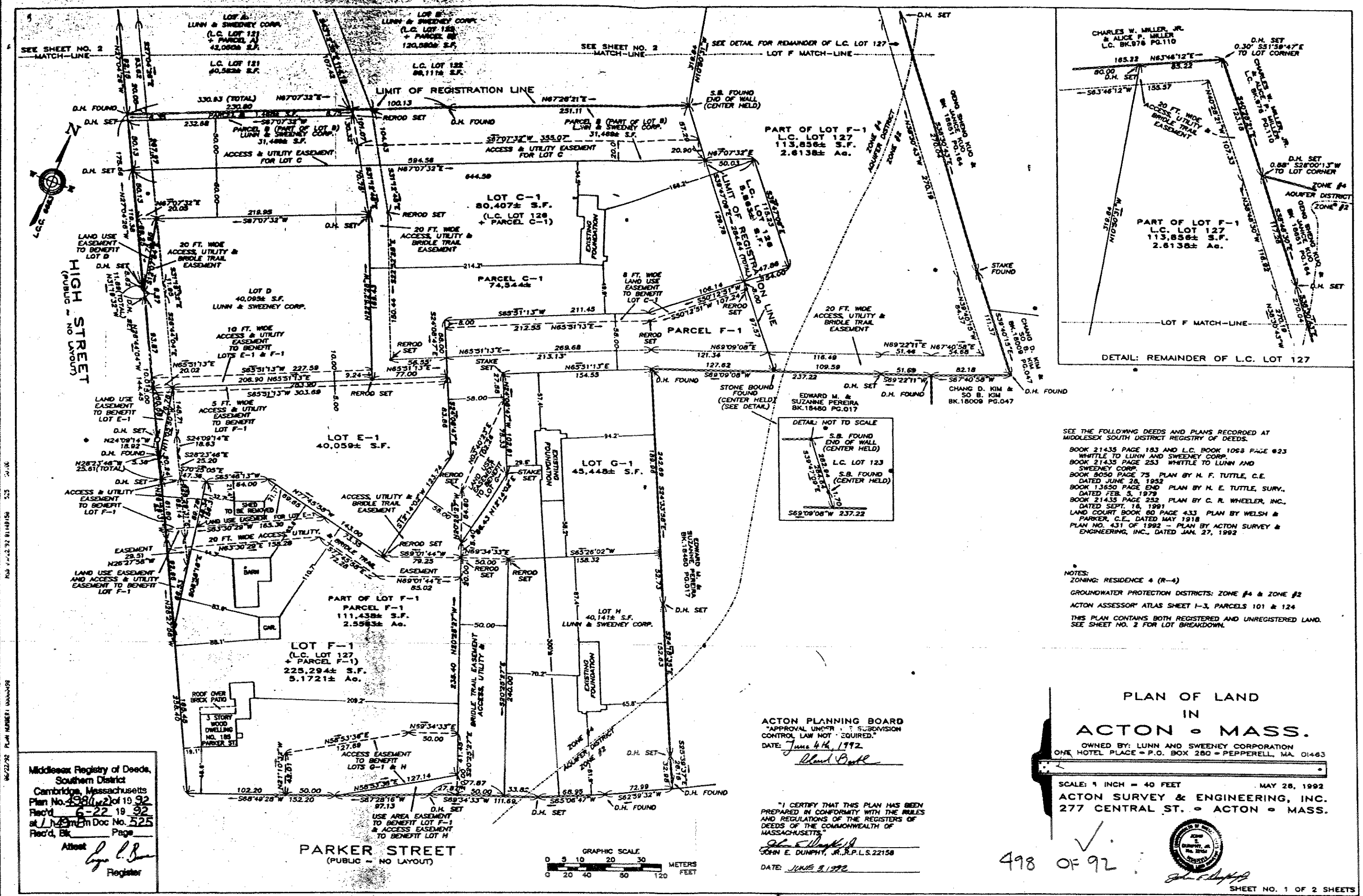
...sex Registry of Deeds
...thern District
...ridge, Massachusetts
376(1-3) of 1993
6/17 1993
36 A doc no. 78
...Bk ____ page ____

AUDUBON HILL NORTH CONDOMINIUM ACTON MASS.

PLAN OF LOT N
PHASE N-1

JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVE.

DRAWING NO. N1



SEE THE FOLLOWING DEEDS AND PLANS RECORDED AT MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.

BOOK 21435 PAGE 183 AND L.C. BOOK 1068 PAGE #23 WHITTLE TO LUNN AND SWEENEY CORP.
BOOK 21435 PAGE 253 WHITTLE TO LUNN AND SWEENEY CORP.
BOOK 8050 PAGE 75 PLAN BY H. F. TUTTLE, C.E. DATED JUNE 28, 1952
BOOK 13650 PAGE END PLAN BY H. E. TUTTLE, SURV., DATED FEB. 5, 1979
BOOK 21435 PAGE 252 PLAN BY C. R. WHEELER, INC., DATED SEPT. 18, 1991
LAND COURT BOOK 60 PAGE 433 PLAN BY WELSH & PARKER, C.E., DATED MAY 1918
PLAN NO. 431 OF 1992 – PLAN BY ACTON SURVEY & ENGINEERING, INC., DATED JAN. 27, 1992

NOTES:
ZONING: RESIDENCE 4 (R-4)
GROUNDWATER PROTECTION DISTRICTS: ZONE #4 & ZONE #2
ACTON ASSESSOR' ATLAS SHEET I-3, PARCELS 101 & 124
THIS PLAN CONTAINS BOTH REGISTERED AND UNREGISTERED LAND. SEE SHEET NO. 2 FOR LOT BREAKDOWN.

Middlesex Registry of Deeds, Southern District
Cambridge, Massachusetts
Plan No. 498 (of 92) of 19 92
Rec'd 6-22 19 92
at 1:49 pm Doc No. 525
Rec'd, Bk. ____ Page ____
Attest
Register

ACTON PLANNING BOARD
"APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED."
DATE: June 4th, 1992

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."
JOHN E. DUNPHY, JR., R.P.L.S. 22158
DATE: JUNE 3, 1992

PLAN OF LAND IN ACTON • MASS.

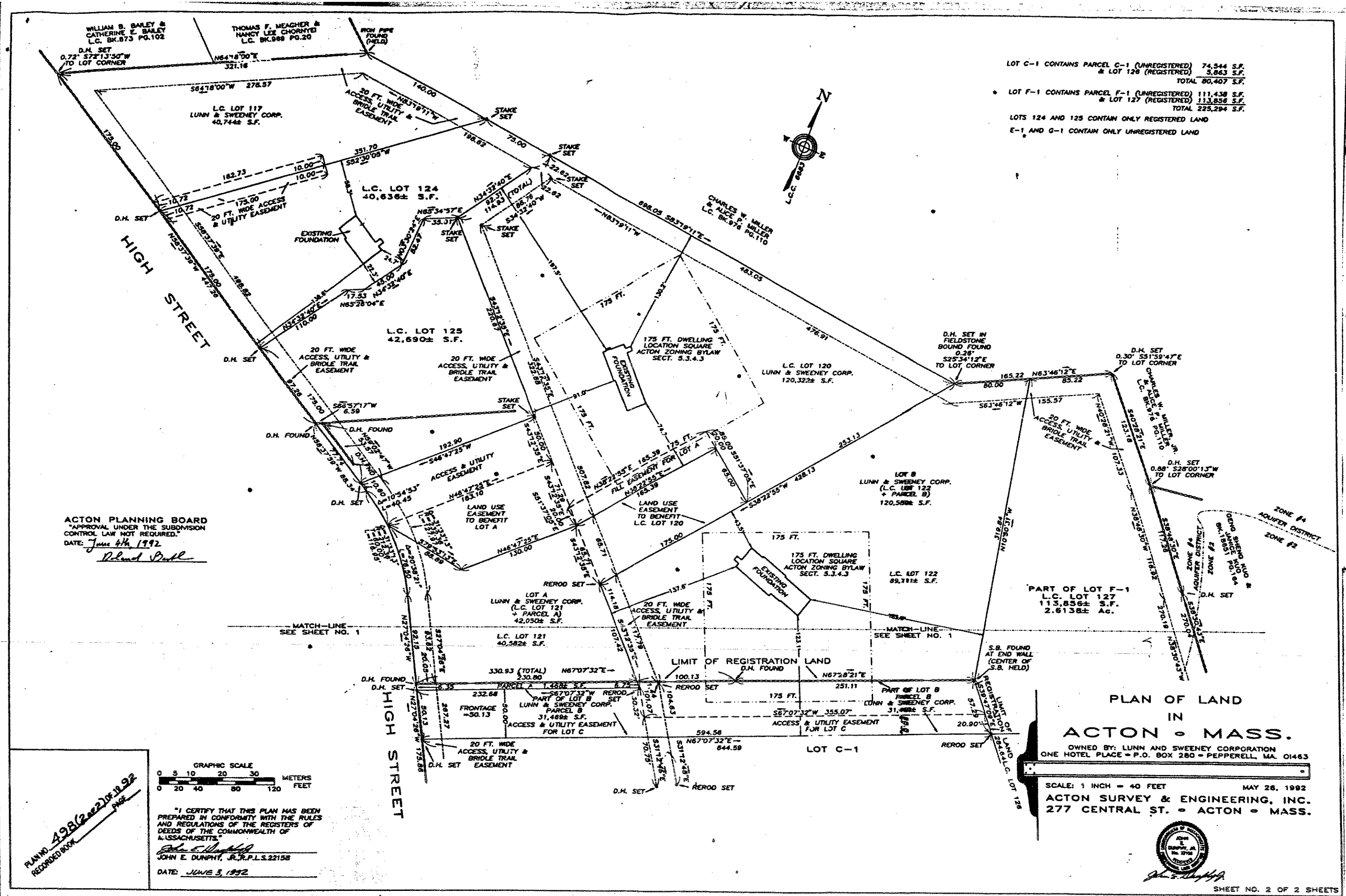
OWNED BY: LUNN AND SWEENEY CORPORATION
ONE HOTEL PLACE • P.O. BOX 280 • PEPPERELL, MA. 01463

SCALE: 1 INCH = 40 FEET
MAY 28, 1992

ACTON SURVEY & ENGINEERING, INC.
277 CENTRAL ST. • ACTON • MASS.

498 OF 92

SHEET NO. 1 OF 2 SHEETS
FILE NO. 2584



ACTON PLANNING BOARD
"APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED."
DATE: June 4th, 1992
Deborah Buell

GRAPHIC SCALE
0 5 10 20 30 METERS
0 20 40 80 120 FEET

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."
John E. Dunphy
JOHN E. DUNPHY, JR. R.P.L.S. 22158
DATE: JUNE 3, 1992

PLAN NO. 498(sheet 2) OF 1992
RECORDED BOOK PAGE

PLAN OF LAND IN ACTON • MASS.

OWNED BY: LUNN AND SWEENEY CORPORATION
ONE HOTEL PLACE • P.O. BOX 280 • PEPPERELL, MA. 01463

SCALE: 1 INCH = 40 FEET MAY 26, 1992

ACTON SURVEY & ENGINEERING, INC.
277 CENTRAL ST. • ACTON • MASS.

SHEET NO. 2 OF 2 SHEETS

FILE NO. 2584

498 OF 1992

998 of 1989 (4 of 5)

05/11/89 PLAN NUMBER: 0000998

REC 05/11/89 09:53:05 136 125.00

SEE THE FOLLOWING PLANS, DEEDS, AND DOCUMENTS RECORDED AT MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.

PLAN REFERENCES:
BOOK 5396 PAGE 344 ~ PLAN BY BOSTON AND MAINE RAILROAD, W.F. CUMMINGS, ASST. CHIEF ENGR., DATED APRIL 1929.
BOOK 7717 PAGE 5 ~ PLAN BY MERRILL A. BROWN, R.L.S., DATED JUNE 24, 1946.
BOOK 9491 PAGE 590 ~ PLAN BY HORACE F. TUTTLE, C.E., DATED OCT. 30, 1952.
BOOK 9692 PAGE END ~ PLAN BY WALE SHAPIRO & JAMES C. NOONAN, R.P.C.E. & R.L.S., DATED MARCH 5, 1960.
BOOK 11113 PAGE 438 ~ PLAN BY EVERETT M. BROOKS CO., C.E., DATED APRIL 11, 1966.
BOOK 11657 PAGE 242 ~ PLAN BY EVERETT M. BROOKS CO., C.E., DATED DEC. 28, 1966.
BOOK 12079 PAGE 57 ~ PLAN BY EVERETT M. BROOKS CO., C.E., DATED SEPT. 7, 1971.
BOOK 12349 PAGE 595 ~ PLAN BY ACTON SURVEY & ENGINEERING, INC., DATED SEPT. 15, 1972.
BOOK 13948 PAGE 187 ~ PLAN BY ACTON SURVEY & ENGINEERING, INC., DATED JAN. 10, 1980.
BOOK 14785 PAGE 132 ~ PLAN BY JOHN R. SNELLING, R.L.S., DATED SEPT. 24, 1982.
L.C. BOOK 794 PAGE 11 ~ PLAN BY CHARLES A. PERKINS CO., INC., SURV., DATED APRIL 1970.
L.C. BOOK 934 PAGE 121 ~ PLAN BY JOHN R. SNELLING ASSOCIATES, SURV., DATED JAN. 30, 1982.
L.C. BOOK 983 PAGE 183 ~ PLAN BY JOHN R. SNELLING ASSOCIATED, SURV., DATED NOV. 15, 1982.

DEED AND DOCUMENT REFERENCES:
BOOK 18811 PAGE 437 ~ NORMAN R. VEENSTRA TO ROY C. SMITH, TRUSTEE, HIGH STREET PCRC TRUST.
BOOK 18811 PAGE 445 ~ ROY C. SMITH TO ROY C. SMITH, TRUSTEE, HIGH STREET PCRC TRUST.
L.C. DOC. 758060, CERT. OF TITLE 181329, L.C. BOOK 1038 PAGE 179 ~ NORMAN R. VEENSTRA TO ROY C. SMITH, TRUSTEE, HIGH STREET PCRC TRUST.
L.C. DOC. 795848, BOOK 19722 PAGE 505 ~ ORDER OF CONDITIONS, AUDUBON HILL.
L.C. DOC. 795847, BOOK 19722 PAGE 511 ~ PLANNED CONSERVATION RESIDENTIAL COMMUNITY SPECIAL PERMIT.

THE LOCUS SITE CONTAINS 71.2442 ACRES AND CONSISTS OF THE FOLLOWING LOTS.

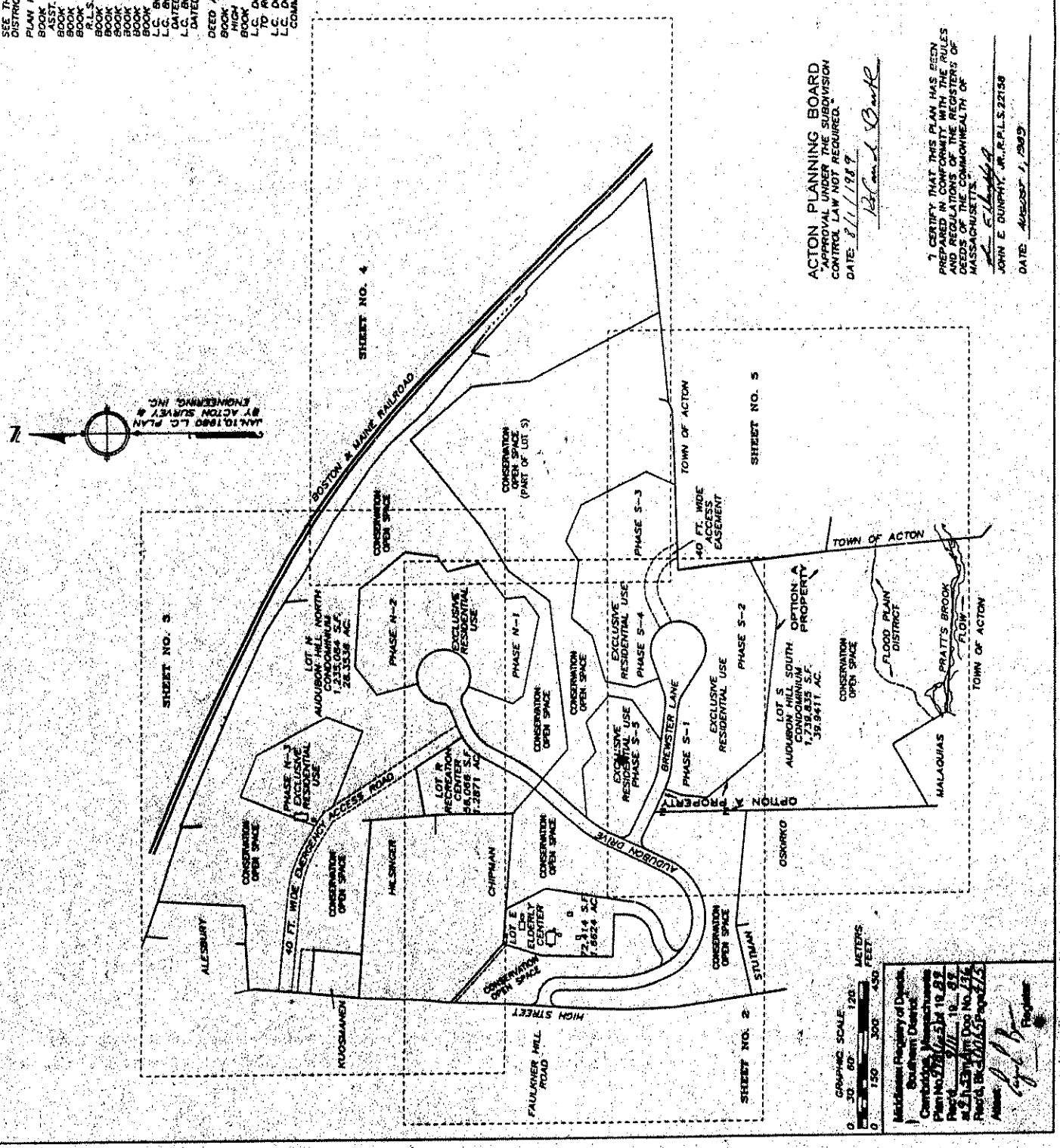
LOT E	1.6624 AC.
LOT N	28.3538 AC.
LOT R	1.2871 AC.
LOT S	39.9411 AC.
	72.2442 ACRES

THE SITE WAS ISSUED A "SPECIAL PERMIT" AS A PLANNED CONSERVATION RESIDENTIAL COMMUNITY BY THE ACTON PLANNING BOARD ON MARCH 4, 1982.
L.C. DOC. 795847, BOOK 19722 PAGE 511.

NOTES:
THE FOLLOWING NOTES REFER TO A COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN ROY C. SMITH, TRUSTEE, HIGH STREET PCRC TRUST AND THE TOWN OF ACTON, DATED JUNE 23, 1989, TO BE RECORDED HEREWITH.

THE OPTION A PROPERTY REFERRED TO IN THE ABOVE AGREEMENT IS SHOWN ON SHEET NO. 5 OF 5, THE OPTION B PROPERTY IS THE BALANCE OF THE LOCUS SITE.

THE LAND SUBJECT TO THE CONSERVATION RESTRICTION REFERED TO IN THE ABOVE AGREEMENT IS LOT N EXCLUDING PHASE N-1, N-2, AND N-3; AND LOT S EXCLUDING PHASE S-1, S-2, S-3, S-4, AND S-5.
AUDUBON DRIVE, BREWSTER LANE, THE 40 FT. WIDE EMERGENCY ACCESS ROAD, THE 40 FT. WIDE ACCESS EASEMENT AT THE END OF BREWSTER LANE ARE NOT INCLUDED IN THE CONSERVATION RESTRICTION.



ACTON PLANNING BOARD
"APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED."
DATE: 8/11/1989

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
JOHN E. DUNPHY, JR., R.P.L.S. 22158
DATE: AUGUST 1, 1989

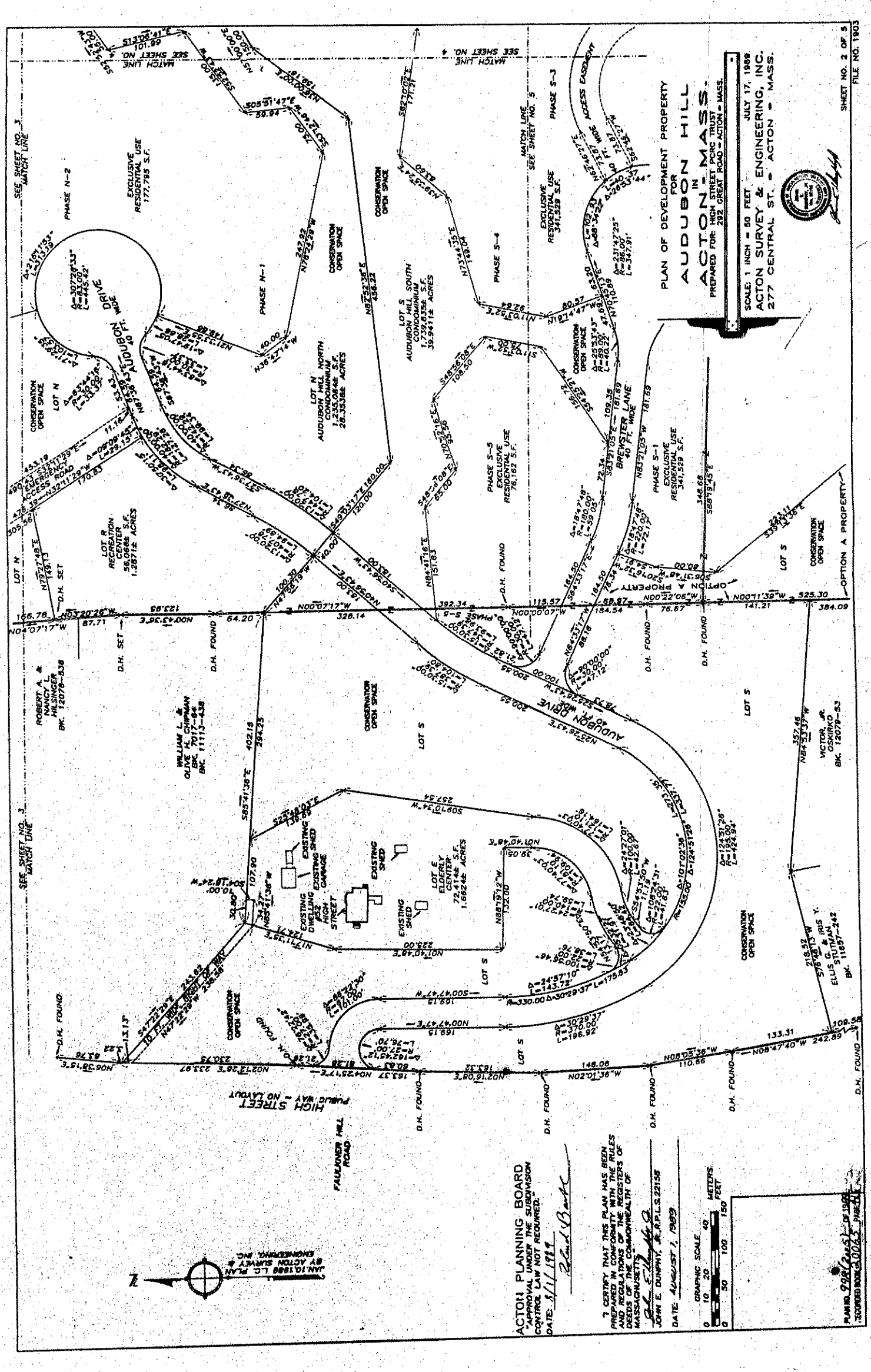
PLAN OF DEVELOPMENT PROPERTY
FOR
AUDUBON HILL
IN
ACTON - MASS.
PREPARED FOR: HIGH STREET PCRC TRUST
292 GREAT ROAD • ACTON • MASS.

SCALE: 1 INCH = 150 FEET JULY 17, 1988
ACTON SURVEY & ENGINEERING, INC.
277 CENTRAL ST. • ACTON • MASS.

INDEX SHEET
SHEET NO. 1 OF 5
FILE NO: 1903

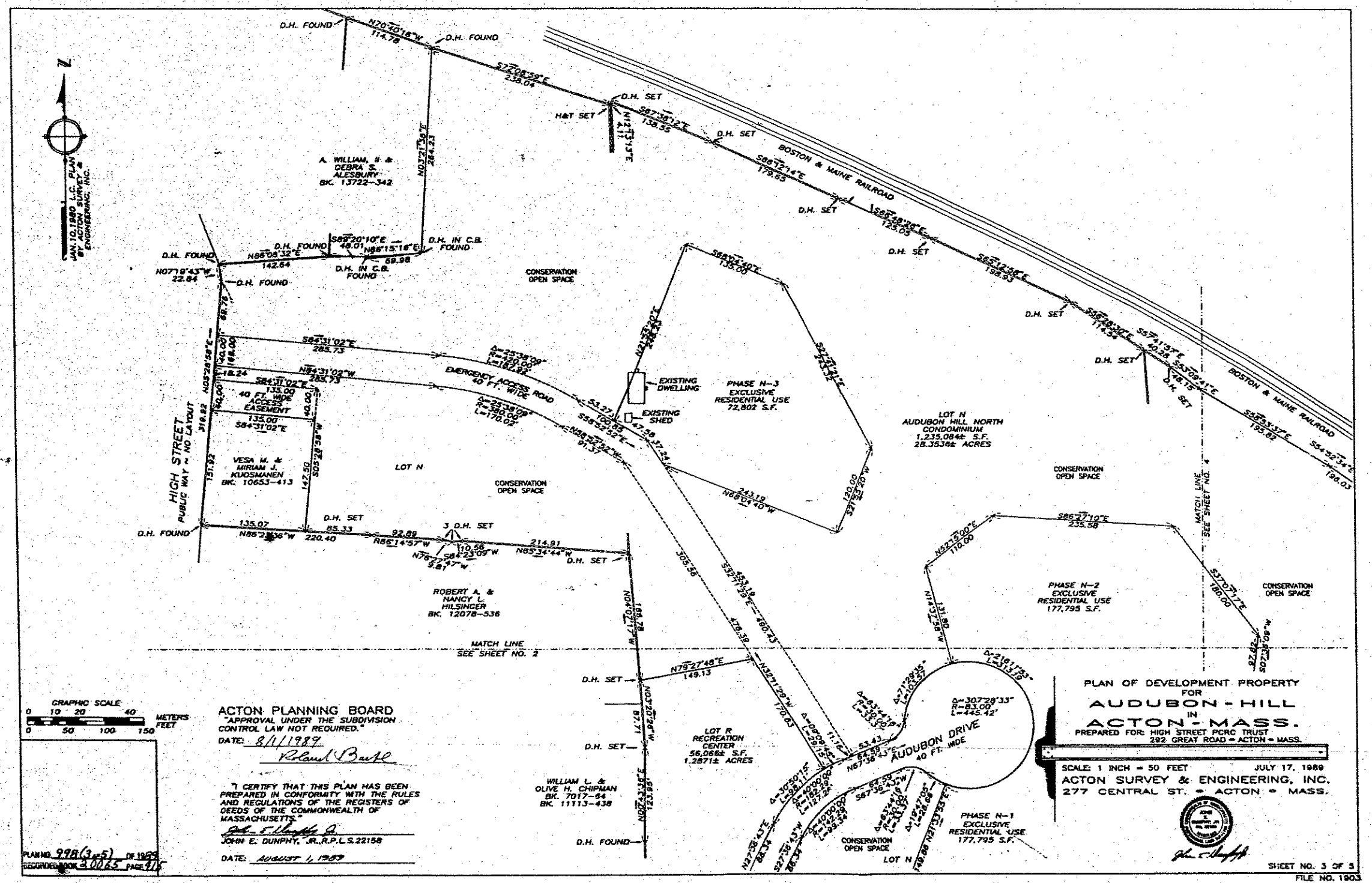
Middlesex Registry of Deeds, Southern District
Cambridge, Massachusetts
Plan No. 998 of 5 for 19 89
Recd. 9/11 19 89
at 8 h 53 m Doc No. 136
Recd. Bk. 27015 Page 275
Attest: Register

998 of 1989 (8 of 5)

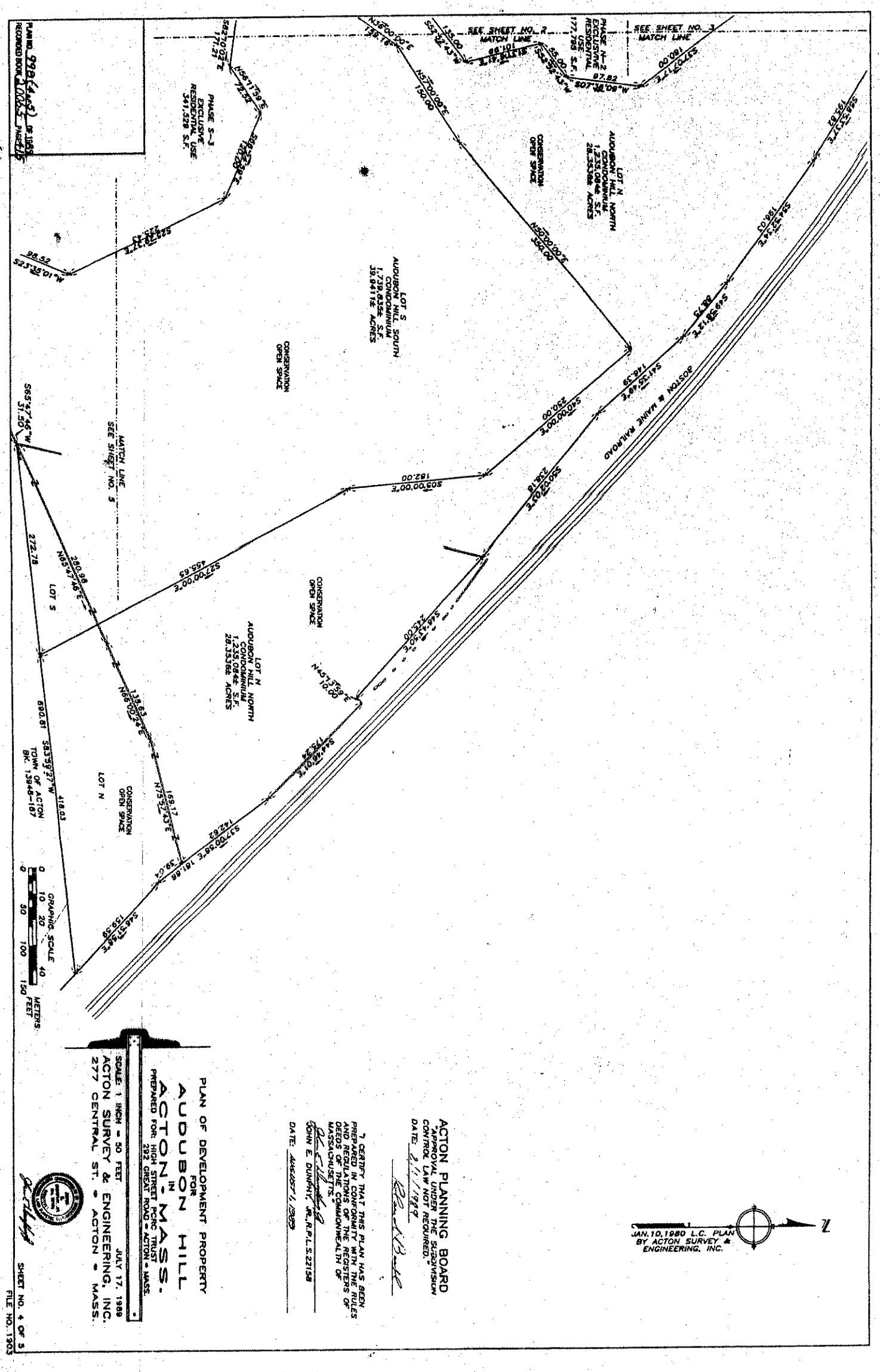


998(2)

998 OF 1989 (COF 3)

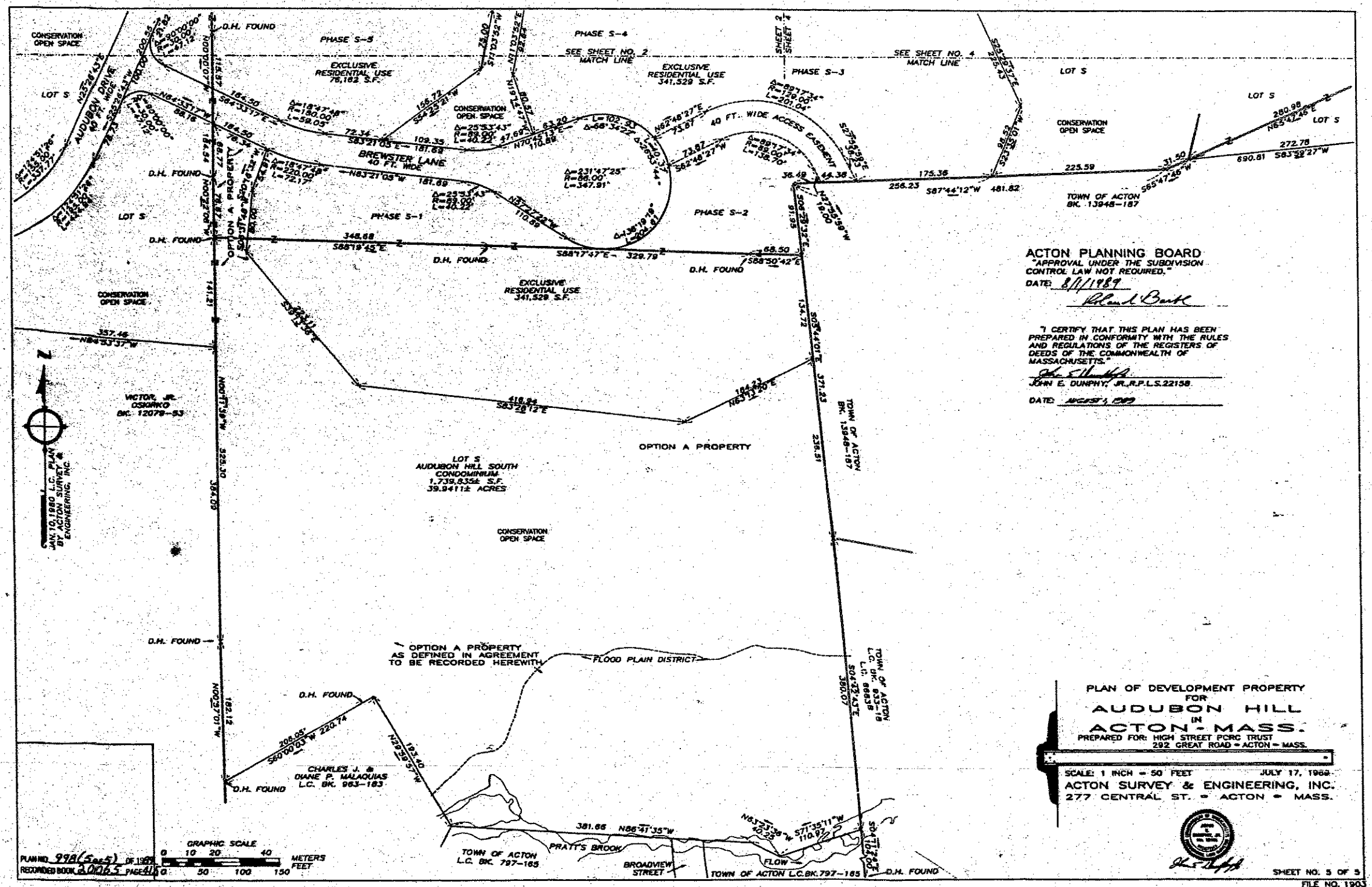


998(3)



998 OF 1989 (D of 5)

998 OF 1989 (5 OF 5)



ACTON PLANNING BOARD
"APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED."
DATE: 8/1/1989

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."
JOHN E. DUNPHY, JR. R.P.L.S. 22158
DATE: AUGUST 1, 1989

PLAN OF DEVELOPMENT PROPERTY
FOR
AUDUBON HILL
IN
ACTON - MASS.
PREPARED FOR: HIGH STREET PCRC TRUST
292 GREAT ROAD - ACTON - MASS.

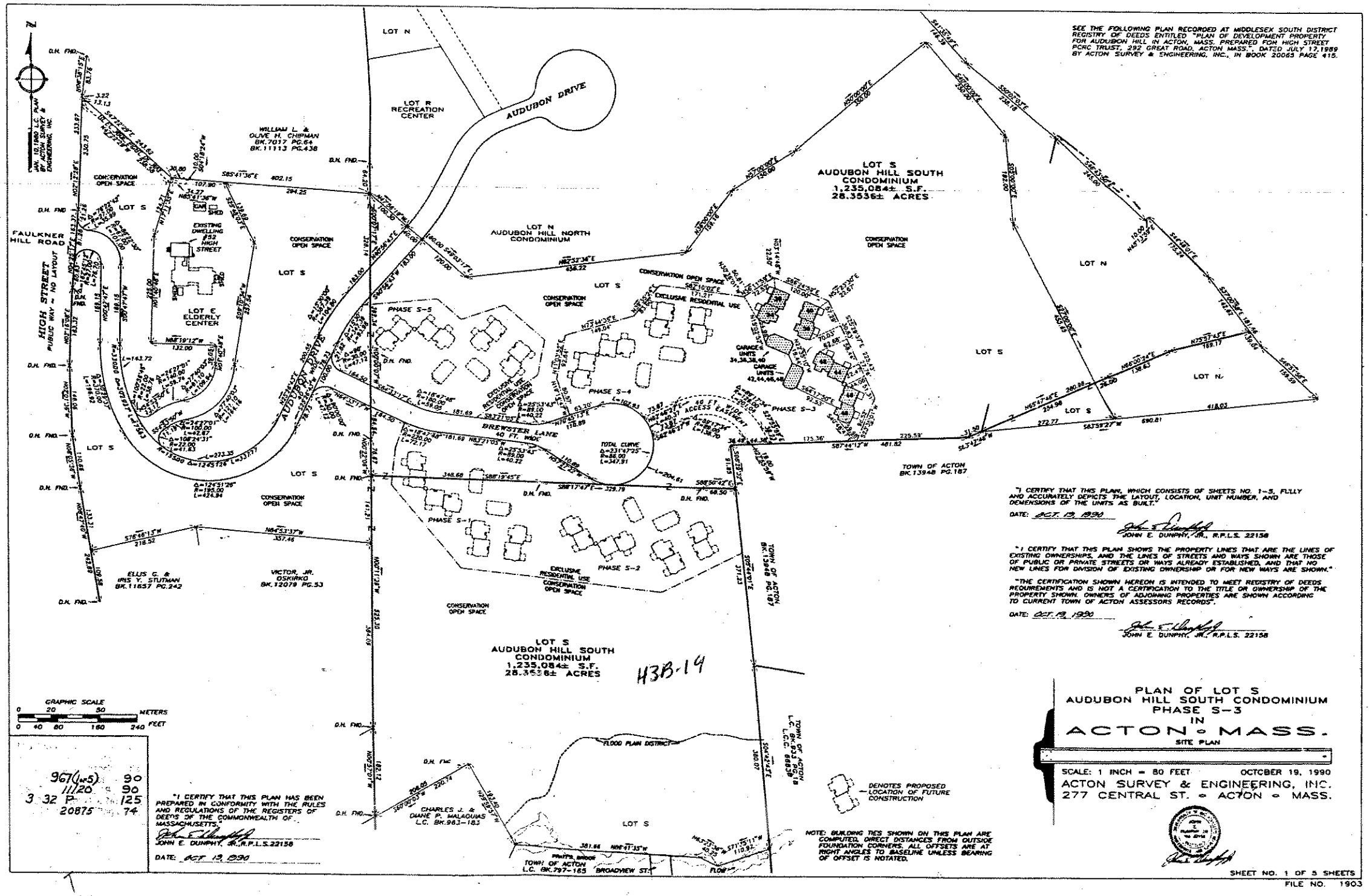
SCALE: 1 INCH = 50 FEET JULY 17, 1989
ACTON SURVEY & ENGINEERING, INC.
277 CENTRAL ST. - ACTON - MASS.

SHEET NO. 5 OF 5
FILE NO. 1903

PLAN NO. 998(5 of 5) OF 1989
RECORDED BOOK 20065 PAGE 416

998(5)

SEE THE FOLLOWING PLAN RECORDED AT MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS ENTITLED "PLAN OF DEVELOPMENT PROPERTY FOR AUDUBON HILL IN ACTON, MASS. PREPARED FOR HIGH STREET PORC TRUST, 292 GREAT ROAD, ACTON MASS.", DATED JULY 17,1989 BY ACTON SURVEY & ENGINEERING, INC., IN BOOK 20065 PAGE 415.



967(1-5) 90
11/20 90
3 32 P 125
20875 74

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

JOHN E. DUNPHY, JR., R.P.L.S. 22158

DATE: OCT. 19, 1990

NOTE: BUILDING TIES SHOWN ON THIS PLAN ARE COMPUTED. DIRECT DISTANCES FROM OUTSIDE FOUNDATION CORNERS. ALL OFFSETS ARE AT RIGHT ANGLES TO BASELINE UNLESS BEARING OF OFFSET IS NOTATED.

"I CERTIFY THAT THIS PLAN, WHICH CONSISTS OF SHEETS NO. 1-5, FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBER, AND DEMENSIONS OF THE UNITS AS BUILT."

DATE: OCT. 19, 1990

JOHN E. DUNPHY, JR., R.P.L.S. 22158

"I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS, AND THE LINES OF 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."

"THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF ACTON ASSESSORS RECORDS".

DATE: OCT. 19, 1990

JOHN E. DUNPHY, JR., R.P.L.S. 22158

PLAN OF LOT S
AUDUBON HILL SOUTH CONDOMINIUM
PHASE S-3
IN
ACTON • MASS.

SITE PLAN

SCALE: 1 INCH = 80 FEET OCTOBER 19, 1990

ACTON SURVEY & ENGINEERING, INC.
277 CENTRAL ST. • ACTON • MASS.

SHEET NO. 1 OF 5 SHEETS

FILE NO. 1903

967 of 1990
(A of 5)