Exhibit A

Middlesex Registry of Deeds, - Southern District
Cambridge, Massachusetts
Plan No. 136 of 2007
Rec'd 10-17 20 07
at 1 M 25 M
Attest

GENERAL NOTES:

ZONING DISTRICT – RESIDENCE B (R-B)
(ZONING MAP – AMENDED APRIL 2005)

	REQUIRED	EXISTING LOT 3	LOT 3A	PARCEL 38
MINIMUM LOT SIZE:	80,000 S.F.	745,126 S.F.± (17.11 AC.±)	200,379 S.F.± (4.60 AC.±)	544,749 S.F.± (12.72 AC.±)
MINIMUM FRONTAGE	200 FEET	80.00 FEET	80.00 FEET	NONE
MINIMUM LOT WIDTH	50 FEET	20 FEET±	20 FEET±	

TOWN ATLAS REFERENCE: TOWN ATLAS MAP D-4 PARCEL 37
(TOWN ASSESSOR'S MAPS – AMENDED JANUARY 1, 2006)

GROUNDWATER PROTECTION DISTRICT – ZONE 4
(AQUIFER PROTECTION MAP – FIGURE NO. 1 – JANUARY 1989)

F.E.M.A. FLOOD PLAIN DISTRICT – ZONE X
(FLOOD INSURANCE RATE MAP – PANEL NO. 250176-0004C – REVISED JANUARY 6, 1988)

WETLANDS WERE SKETCHED ON THIS PLAN FROM THE TOWN ATLAS SHOWING FLOOD PLAIN ZONES AS DELINEATED BY F.E.M.A. EFFECTIVE JANUARY 6, 1988 & WETLANDS AREAS AS DELINEATED BY I.E.P. IN 1980.

PARCEL 38 WAS APPROVED FOR PURCHASE BY THE TOWN OF ACTON UNDER ARTICLE 33-4 OF THE 2007 ANNUAL TOWN MEETING AS OPEN SPACE

PARCEL 38 IS NOT TO BE CONSIDERED A BUILDING LOT

LOT 3A IS A HAMMERHEAD LOT AND SHALL NOT BE FURTHER DIVIDED TO REDUCE ITS AREA OR TO CREATE ADDITIONAL BUILDING LOTS

DEED REFERENCE:

DEED BOOK 13730 PAGE 438 – 191 NAGOG HILL ROAD – LOT 3

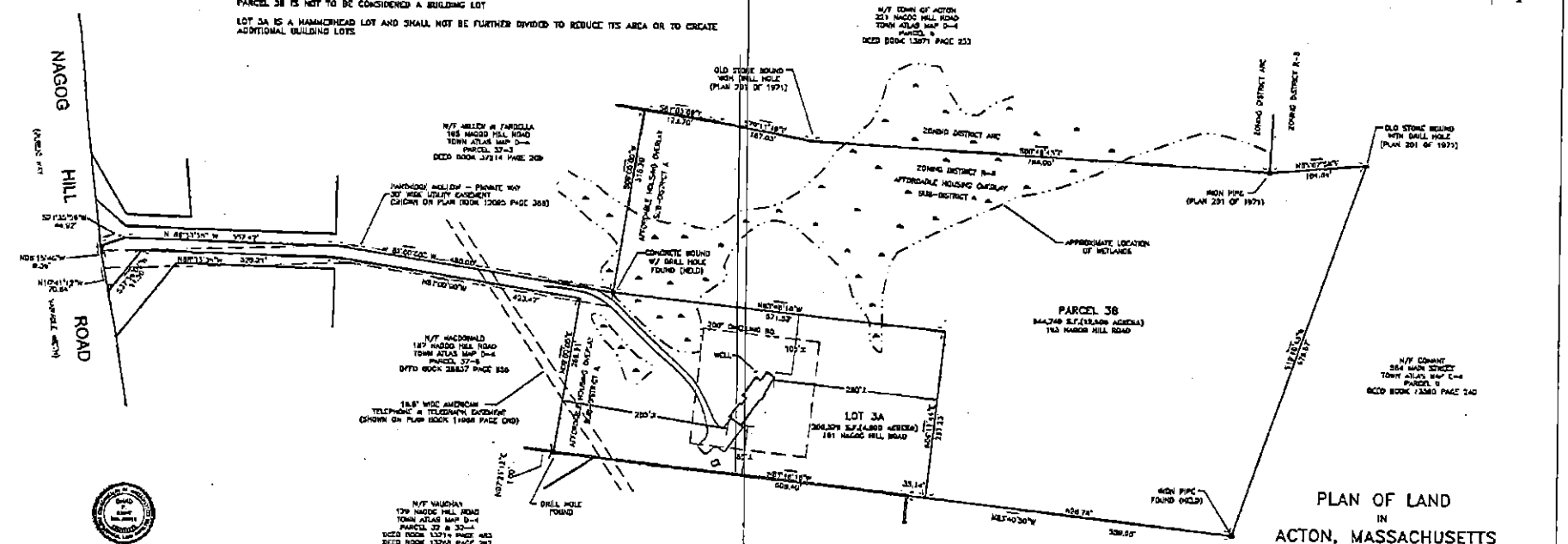
PLAN REFERENCES:

SEE THE FOLLOWING PLANS RECORDED IN THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS:

1. BOOK 11868 PAGE END – PLAN 201 OF 1971
2. BOOK 12093 PAGE 366 – PLAN 1204 OF 1971
3. BOOK 11758 PAGE 377 – PLAN 1134 OF 1969

SEE ALSO THE FOLLOWING PLAN IN THE TOWN OF ACTON ENGINEERING DEPARTMENT FILES:

SURVEY WORKSHEET ENTITLED "NAGOG HILL ROAD – ACTON, 1"=40'" – ENG PLAN #1965



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

DAVID F. ABBIT, P.L.S. #28011

DATE: July 18, 2007

ACTON PLANNING BOARD

"APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED"

DATE: July 17, 2007

PLAN OF LAND
IN
ACTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
OWNED BY E. JOHN & JILL GROENER
191 NAGOG HILL ROAD
SCALE: 1" = 80' MAY 18, 2007

PREPARED BY
THE TOWN OF ACTON ENGINEERING DEPARTMENT
472 MAIN STREET ACTON, MA 01720

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

ACTON ENGINEERING DEPT. – FILENAME: NAGOG HILL ROAD – HOUSE 191.DWG – 2007 – PREPARED BY C. YORK

Plan #136 of 2007 10-18-2007 1:23 PM

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