

Kim Gorman

From: Richard Harrington <rjh@stamskiandmcnary.com>
Sent: Wednesday, June 01, 2016 2:46 PM
To: Kristen Guichard; Roland Bartl
Cc: Planning Department
Subject: Spring Hill Lane Record Plan & Lot 4 Deed
Attachments: bk 11214 pg 347.pdf; 5390 PLAN.pdf

Roland,

Attached please find the Record Plan which shows the potential for a longer dead-end length which was already recognized by the Planning Board. The Plan shows the potential for a 50.00 R.O.W. extension off the end of the cul-de-sac on Abutting Lot 3 for the benefit of Lot 4 (Bk 11214 pg 347).

We believe this provides additional support to the proposed Preliminary Plan layout.

Please feel free to call with any questions.

Thank you

Richard J. Harrington, P.E.
Stamski and McNary, Inc.
1000 Main Street
Acton, MA 01720
Tel. (978) 263-8585 ext. 211
Fax (978) 263-9883
rjh@stamskiandmcnary.com

From: Kristen Guichard [kguichard@acton-ma.gov]
Sent: Thursday, March 03, 2016 4:00 PM
To: Richard Harrington
Cc: Planning Department
Subject: Mohegan Lane Preliminary Subdivision Decision

Hi Rich,

A scanned copy of the preliminary decision is attached here. I did not have Aaron or Karrin's email but did mail the original out today.

Thank you,

Kristen

Kristen Guichard, AICP

Assistant Town Planner

Town of Acton

472 Main Street

Acton, MA 01720

P: 978-929-6631

18.50

OFFICE OF THE REGISTRAR

John W. Putnam of Acton, Middlesex County, Massachusetts, F. Hunter Rowley of Concord in said Middlesex County and George H. Kidder of said Concord, as they are trustees of Pope Road Land Trust under declaration of trust dated June 21, 1965, recorded with Middlesex South District Registry of Deeds in Book 10861, Page 40, by the power conferred by said declaration and every other power, for consideration paid, grant to the Town of Acton for conservation purposes a certain parcel of land in said Acton shown as Lot 4 on a plan of land entitled "Spring Hill Tract, Acton, Massachusetts" dated October 1965, David W. Perley, Engineer, recorded with said Deeds, Book 11107, Page 442, and being bounded and described according to said plan as follows:

SOUTHEASTERLY by Lots 5 and 3 as shown on said plan eight hundred twenty-one and 67/100ths feet (821.67'),

SOUTHWESTERLY by land now or formerly of Laurence E. Richardson one thousand two hundred thirty-nine and 50/100ths feet (1,239.50'),

NORTHWESTERLY by land now or formerly of Laurence E. Richardson three hundred eighty-five and 29/100ths feet (385.29'),

SOUTHWESTERLY again by said land now or formerly of Laurence E. Richardson fifty feet (50'),

NORTHWESTERLY again by said land now or formerly of Laurence E. Richardson four hundred eight and 34/100ths feet (408.34'); and

NORTHEASTERLY by land now or formerly of James Melvin one thousand two hundred eighty-five and 40/100ths feet (1,285.40').

Said Lot 4 contains according to said plan 22.76 acres.

Said Lot 4 is conveyed, together with the right and easement to use, for all such purposes for which roads and ways are now or may hereafter customarily be used in said Town of Acton, the way shown on

BK11214 PG348

the aforesaid plan as Spring Hill Road and the fifty-foot wide right-of-way across Lot 3 as shown on said plan and between said Lot 4 and the turning circle at the northwesterly end of said Spring Hill Road, and together with the right and easement to use and connect up to all utility lines, wires, poles and conduits at any time located therein, all in common with the Grantors and other owners from time to time of the remaining lots shown on said plan. The Grantors reserve, for the benefit of the remaining lots shown on said plan, the right to use said Spring Hill Road for the aforesaid purposes together with the right to grant to others rights and easements similar to those granted hereby.

For the Grantors' title, see Deed to them from John B. Coffey, et ux, dated June 30, 1965 and recorded with said Deeds in Book 10861, Page 50.

WITNESS our hands and seals this 27th day of July,

1966.



John W. Putnam
George H. Hadden
Trustees of Pope Road Land Trust as aforesaid and not individually.

THE COMMONWEALTH OF MASSACHUSETTS

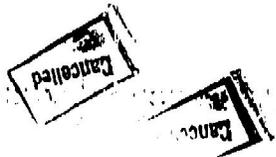
Suffolk ss.

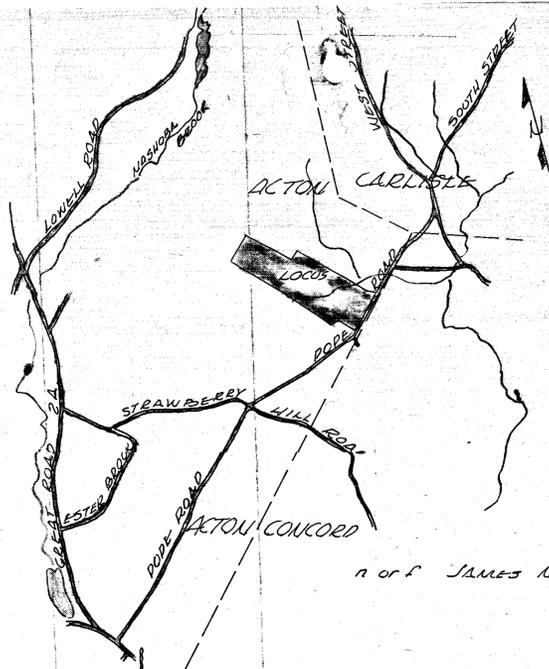
July 27, 1966

Then personally appeared the above named John W. Putnam, trustee of Pope Road Land Trust, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed as such trustee, before me

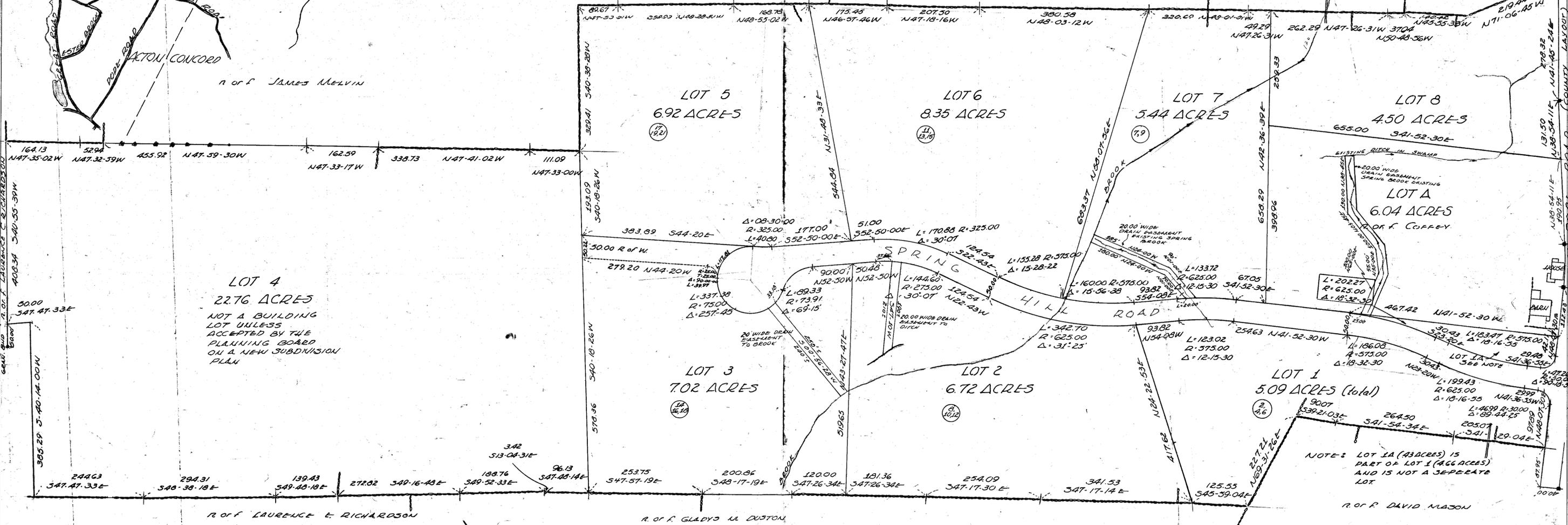
David H. Moore
Notary Public

My commission expires 10-6-87





LOCATION MAP
ONE INCH = TWO THOUSAND FEET



LOT 4
22.76 ACRES
NOT A BUILDING LOT UNLESS ACCEPTED BY THE PLANNING BOARD ON A NEW SUBDIVISION PLAN

NOTE: LOT 1A (43 ACRES) IS PART OF LOT 1 (66 ACRES) AND IS NOT A SEPARATE LOT.
R. OF F. DAVID MASON

Middlesex Registry of Deeds, So. Dist. CAMBRIDGE, MASS.
Plan Number 532 (A) of 1966
rec'd MAY 6 1966 at 10:03 AM
With AGMT Doc. No. 57
F. HUNTER ROWLEY, ET AL TRS.
Recorded, Book 11107 Page 442
Attest: [Signature] REGISTER

INDICATES EXISTING BOUNDS
INDICATES HOUSE NUMBER

FEE 18.00 BY N.L.

ACTON PLANNING BOARD
APPROVED: DATE: April 11, 1966
David P. Timpane
Charles D. O'Neil
Ellen C. Bryant
Charles E. O'Neil Jr.
Beatrice C. Perkins

I, CLERK OF THE TOWN OF ACTON, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE ACTON 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 RECORDED OF SAID NOTICE.
DATE: May 2, 1966
[Signature]

NOTE: FOR PERIMETER SURVEY SEE 'PLAN OF LAND IN EAST ACTON, MASS SURVEYED FOR JOHN B. COFFEY' DATED JUNE 3, 1964 SCALE: 1"=100' BY FRED W. HANACK, L.S. & P.E. 836 MAIN ST., ACTON, MASS.



DEFINITIVE PLAN

SPRING HILL TRACT
ACTON, MASSACHUSETTS

LOT LAYOUT PLAN

OWNER AND DEVELOPER: BOOK 10061 PAGE 50
POPE ROAD LAND TRUST
POPE ROAD, ACTON, MASSACHUSETTS
SCALE: ONE INCH = ONE HUNDRED FEET

OCTOBER 1966
David W. Peakey, Engineer
Concord, Massachusetts

SHEET 1 OF 6

PLAN NUMBER 532 (B) OF 1966
RECORDED, BOOK 11107 PAGE 442