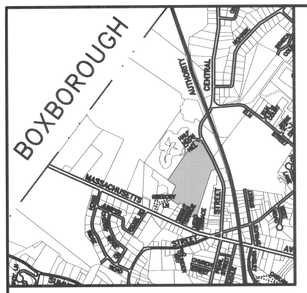

LOCUS NOT TO SCALE

RECORD OWNER

WRIGHT HILL ASSOCIATION, LLC
3 GREGORY LANE
ACTON, MASSACHUSETTS

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
L.C. CERTIFICATE 254327
LAND REG. BOOK 1437 PAGE 71
L.C. CASE 10306

NOTES:

1.) ALL TRAVERSE LINES WERE MEASURED WITH AN ELECTRONIC MEASURING INSTRUMENT. (ACCURACY = 2mm + 2ppm)
2.) PRECISION = 1 : 17,614
CLOSURE ERROR = 0.203' ERROR DIRECTION = N76°49'49"E
3.) THE MONUMENTS SHOW ON THIS PLAN WERE FOUND, AS SHOWN, ON JANUARY 6, 2014.

PLAN 10306J

CENTRAL STREET (VARIABLE WIDTH)
S45°44'00"E 316.70'
314.49'
S45°44'00"E 49.92'
S44°15'10"W 20.00'
S17°50'29"E 205.93'
S45°44'00"E 313.85'
(5" SQUARE, UP 0.4' FROM EXISTING GRADE, BOUND IS IN GOOD CONDITION)
CENTER BACK STONE BOUND FOUND
S16°49'18"E 63.49'
"MV" AS SHOWN ON L.C. PLAN 10306A
50'
GROUNDWATER PROTECTION DISTRICT ZONE LINE
S46°58'47"W 116.84'
S60°31'34"W 156.37'
(5" SQUARE, UP 0.3' FROM EXISTING GRADE, BOUND IS IN GOOD CONDITION)
CONCRETE BOUND/ BRASS DISC FOUND
CB/DISC
DRILL HOLE FOUND – HELD (5/8" DIAM. ON WALL, 1.5' UP FROM EXISTING GRADE)
S39°52'22"W 267.37'
DRILL HOLE SET (3/8" DIAM. ON BASE ROCK)
S87°24'58"E 66.05'
S04°46'04"W 161.30'
DRILL HOLE SET (3/8" DIAM., 1' ABOVE EXISTING GRADE)
N26°22'01"E 882.75'
L=185.20'
R=689.62'
L=48.00'
S33°02'43"E 103.51'
S65°48'30"W 38.92'
S15°31'37"E 185.96'
S60°00'13"W 69.88'
DRILL HOLE FOUND (3/4" DIAM. IN LEDGE, .8' BELOW EXISTING GRADE)
N67°47'55"E 21.25'
2009 0.000 CAICOH
S05°37'57"E 164.75'
2007 0.000 CAICOH
DRILL HOLE FOUND (3/4" DIAM. IN BASE ROCK, 0.3' UP FROM EXISTING GRADE)
NON-TANGENT
RADIAL S55°44'13"W 100.00'
N/F ROBERT J. TABOR & VICTORIA N. TABOR (CERT. 168143 – LAN REG. BOOK 970 PAGE 104) (LOT 11 ON LAND COURT DECREE PLAN 10306J) (TOWN ATLAS MAP F2A PARCEL 1–1)
N03°24'12"E 350.98'
480.48'
N22°05'03"W 192.66'
N18°43'02"E 113.39'
EXISTING CART PATH
N
ACCESS AND UTILITY EASEMENT AS SHOWN ON L.C. PLAN 10306J
STONE RETAINING WALL
N05°25'13"W 367.38'
N04°31'02"E 15.02'
N04°28'03"E 69.10'
N04°28'03"E 423.70'
S04°28'03"W 997.20'
516.72'
PROPOSED ACCESS EASEMENT
15'
S40°36'06"E 102.74'
171.92'
N40°36'06"W
86.8'±
81.9'±
PROPOSED ACCESS EASEMENT
1½ STORY DWELLING #18
GARAGE
S40°02'28"E 234.95'
S82°48'40"E 270.99'
155.77'
129.63'
N82°48'40"W
15'
LOT 14
160,421 S.F.±.
3.6828 AC.±
(LOT 14 IS A FRONTAGE EXCEPTION LOT UNDER SECTION 5.3.3.1 OF THE TOWN OF ACTON ZONING BYLAW)
S34°59'13"W 139.06'
145.10'
N34°59'13"E
N24°36'56"E 375.47'
S24°36'56"W 117.60'
138.08'
25'
S12°38'04"W 32.17'
S47°37'01"E 183.02'
S47°37'01"E 162.99'
N47°37'03"W 166.72'
S15°59'57"E 97.73'
S33°40'22"E 130.39'
PROPOSED ACCESS EASEMENT
OLD FOUNDATION
OLD SHED
CORN CRIB
15" SPRUCE
S70°03'13"E 184.53'
S68°03'33"W 146.72'
S38°39'17"W 126.62'
N77°21'56"W 207.50'
N12°38'04"E 17.68'
N15°12'19"E 146.16'
(1/2" DIAM. ON WALL, 1.5' UP FROM EXISTING GRADE)
DRILL HOLE FOUND – HELD
S74°47'41"E 25.00'
S15°12'19"W 40.00'
66.62'
STONE BOUND FOUND
(5" X 6", TOP IS .2' ABOVE EXISTING GRADE, BOUND IS IN GOOD CONDITION.) BOUND IS S15°12'19"W 2.8' FROM LOT CORNER
WRIGHT TERRACE (PUBLIC – 40' WIDE)
DRILL HOLE FOUND – HELD (1/2" DIAM. ON WALL)
8.18'
S75°46'14"W 42.10'
DRILL HOLE FOUND – HELD (1/2" DIAM. ON WALL, 1.2" UP FROM EXISTING GRADE)
APPROXIMATE LOCATION DWELLING EXCLUSION AREA B AS DESCRIBED IN LAND REGISTRATION BOOK 1082 PAGE 84
S26°49'04"E 233.64'
(5" SQUARE, TOP FLUSH WITH EXISTING GRADE, BOUND IS IN GOOD CONDITION)
CONCRETE BOUND/ BRASS DISC FOUND
CB/DISC
S04°18'09"E 189.54'
DRILL HOLE FOUND – HELD (1/2" DIAM. ON WALL, 2" UP FROM EXISTING GRADE)
S00°45'07"W 187.76'
S05°00'49"E 131.04'
S07°57'14"W 194.96'
HELD RECORD DISTANCE ON WALL 297.94'
N12°03'24"E
HELD RECORD DISTANCE ON WALL 216.83'
N7°00'19"W
DRILL HOLE NOT FOUND
N64°49'45"W 241.61'
S61°17'13"W 217.27'
DRILL HOLE FOUND – HELD (1/2" DIAM. ON WALL)
N/F NEW VIEW CONDOMINIUM (MASTER DEED IN DEED BOOK 25588 PAGE 448)
N/F GEOFFREY P. MAMLET & HANNAH G. MAMLET BLOCH (DEED BOOK 30218 PAGE 370)
N/F NANCY E. STILLMAN (DEED BOOK 47783 PAGE 103)
N/F PAUL HARRISON, JR. & JEANNE F. ABBOUD (CERT. 194637 – LAND REG. BOOK 1103 PAGE 87) (LOT A ON LAND COURT DECREE PLAN 3058B) (LOT B1 ON LAND COURT DECREE PLAN 3058C) TOWN ATLAS MAP f2A PARCEL 31)
N/F EMMETT H. REID (CERT. 130499 – LAND REG. BOOK 782 PAGE 149) (LOT 1 ON LAND COURT DECREE PLAN 10306E) (TOWN ATLAS MAP F2A PARCEL 55)
N/F MU-CHENG WANG (CERT. 224674 – LAND REG. BOOK 1253 PAGE 124) (LOT 2 ON LAND COURT DECREE PLAN 10306E) (TOWN ATLAS MAP F2A PARCEL 48)
APPROXIMATE LOCATION DWELLING EXCLUSION AREA A AS DESCRIBED IN LAND REGISTRATION BOOK 1082 PAGE 84
ZONE LINE R-2 R-8/4
S78°22'25"E 186.87'
N78°23'25"W 271.65'
DRILL HOLE FOUND (3/4" DIAM. IN BASE ROCK, 0.3' UP FROM EXISTING GRADE)
STONE BOUND/ DRILL HOLE FOUND (7" X 5" TOP IS 1.3' ABOVE EXISTING GRADE, BOUND IS LOOSE/LEANING)
S82°24'03"E 162.14'
S82°25'57"E 177.16'
S55°20'15"E 197.26'
(6" SQUARE, TOP FLUSH WITH EXISTING GRADE, BOUND IS IN FAIR CONDITION, TIPPED)
CONCRETE BOUND/ DRILL HOLE FOUND (TIPPED)
(6" SQUARE, TOP IS .6' ABOVE EXISTING GRADE, BOUND IS IN GOOD CONDITION)
STONE BOUND FOUND
S25°28'13"E 16.65'
S00°52'49"W 30.76'
MEAD TERRACE (PUBLIC – 33' WIDE)
S89°04'16"E 33.78'
S88°45'19"E 37.64'
126.50'
S03°38'13"E 99.29'

ZONING DISTRICT

RESIDENCE 8/4
AFFORDABLE HOUSING OVERLAY DISTRICT SUB-DISTRICT A
GROUNDWATER PROTECTION DISTRICT
ZONES 3 & 4
TOWN ATLAS MAP F2A PARCEL 1

LEGEND

AC.	ACRES
D.H.	DRILL HOLE
FND.	FOUND
H/T	HUB/TACK
MN	MAGNETIC NAIL
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
○○○○○	STONE WALL

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REQUIREMENTS.

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

ACTON PLANNING BOARD

DATE

"I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN JANUARY 16, 2014 AND MARCH 6, 2014

7/25/14
DATE
REGISTERED PROFESSIONAL LAND SURVEYOR

"I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY."

7/25/14
DATE
REGISTERED PROFESSIONAL LAND SURVEYOR

"I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY PERFORMED ON OR BETWEEN JANUARY 16, 2014 AND MARCH 6, 2014."

7/25/14
DATE
REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
JOSEPH MARCH
36384
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAN OF LAND
IN
ACTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
No. 18 WRIGHT TERRACE
BEING A DIVISION OF A PORTION OF LOT A SHOWN ON LAND COURT PLAN 10306A
(CREATING 2 LOTS)
SCALE: 1"=50' MARCH 27, 2014

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING
PHONE: (978) 263-8585
RESPONSIBLE SURVEYOR – JOSEPH MARCH No. 36384

0 25 50 100 150 200 FT

(5090LANDCOURT.dwg) 18 WRIGHT TERRACE SM-5090