



CONTROL POINT ASSOCIATES, INC.

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AUGUST 10, 2016
03-120034

METES AND BOUNDS DESCRIPTION
PROPOSED LOT 1
PORTION OF LOT 118-2 AND LOT 127, MAP 3F
TOWN OF ACTON
MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

THAT PROPERTY IN THE TOWN OF ACTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND ON THE SOUTHERLY LINE OF A MASSACHUSETTS AVENUE (A.K.A. ROUTE 111 – PUBLIC 60' WIDE), BEING THE NORTHWESTERLY CORNER OF LOT 127 AND A COMMON CORNER WITH LOT 118, MAP 3F (N/F NORTHERN BANK AND TRUST COMPANY), RUNNING THENCE;

1. ALONG THE SOUTHERLY LINE OF MASSACHUSETTS AVENUE, SOUTH 67 DEGREES - 16 MINUTES - 23 SECONDS EAST, A DISTANCE OF 410.27 FEET TO A POINT, THENCE, THE FOLLOWING FOUR (4) COURSES THROUGH THE INTERIOR OF LOT 118-2 AND LOT 127 AND THE FOLLOWING THREE (3) COURSES ALSO ALONG THE WESTERLY LINE OF THE PROPOSED RIGHT OF WAY
2. DEPARTING SAID SOUTHERLY LINE OF MASSACHUSETTS AVENUE WITH A CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 74 DEGREES - 00 MINUTES - 12 SECONDS, AN ARC LENGTH OF 32.29 FEET, A CHORD BEARING OF SOUTH 30 DEGREES - 16 MINUTES - 17 SECONDS EAST, A CHORD LENGTH OF 30.09 FEET TO A POINT, THENCE;
3. SOUTH 06 DEGREES - 43 MINUTES - 49 SECONDS WEST, A DISTANCE OF 193.32 FEET TO A POINT, THENCE;
4. WITH A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 47 DEGREES - 17 MINUTES - 39 SECONDS, AN ARC LENGTH OF 61.91 FEET, A CHORD BEARING OF SOUTH 16 DEGREES - 55 MINUTES - 01 SECONDS EAST, A CHORD LENGTH OF 60.17 FEET TO A POINT, THENCE;
5. NORTH 83 DEGREES - 16 MINUTES - 11 SECONDS WEST, A DISTANCE OF 103.02 FEET TO A POINT, CONTINUING THROUGH LOT 118-2 TO THE DIVIDING LINE BETWEEN EXISTING LOTS 118-2 AND LOT 127, RUNNING THENCE ALONG SAID DIVIDING LINE THE FOLLOWING SIX (6) COURSES:
6. NORTH 06 DEGREES - 43 MINUTES - 49 SECONDS EAST, A DISTANCE OF 12.00 FEET TO A POINT, THENCE;
7. NORTH 83 DEGREES - 16 MINUTES - 11 SECONDS WEST, A DISTANCE OF 152.93 FEET TO A POINT, THENCE;
8. NORTH 06 DEGREES - 43 MINUTES - 33 SECONDS EAST, A DISTANCE OF 13.50 FEET TO A POINT, THENCE;
9. NORTH 83 DEGREES - 16 MINUTES - 27 SECONDS WEST, A DISTANCE OF 43.42 FEET TO A POINT, THENCE;
10. NORTH 06 DEGREES - 43 MINUTES - 49 SECONDS EAST, A DISTANCE OF 112.62 FEET TO A POINT, THENCE;
11. NORTH 67 DEGREES - 16 MINUTES - 23 SECONDS WEST, A DISTANCE OF 200.12 FEET TO AN IRON BAR FOUND, THENCE;
12. ALONG THE DIVIDING LINE OF LOT 118, MAP 3F (N/F LANDS OF NORTHERN BANK AND TRUST COMPANY) NORTH 22 DEGREES - 43 MINUTES - 37 SECONDS EAST, A DISTANCE OF 200.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 116,114 SQUARE FEET OR 2.666 ACRES

THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

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Professional Land Surveying, Geospatial and Consulting Services



AUGUST 10, 2016
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METES AND BOUNDS DESCRIPTION
PROPOSED LOT 2
PORTION OF LOT 118-2 AND LOT 127, MAP 3F
TOWN OF ACTON
MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

THAT PROPERTY IN THE TOWN OF ACTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF A MASSACHUSETTS AVENUE (A.K.A. ROUTE 111 – PUBLIC 60' WIDE), BEING THE NORTHEASTERLY CORNER OF LOT 118-2, MAP 3F AND A CORNER IN COMMON WITH LOT 10-1, MAP 3G (N/F LANDS OF THE TOWN OF ACTON), RUNNING THENCE;

1. SOUTH 06 DEGREES - 43 MINUTES - 49 SECONDS WEST, A DISTANCE OF 398.73 FEET ALONG THE DIVIDING LINE WITH LOT 10-1 TO A POINT, THENCE;
2. SOUTH 28 DEGREES - 58 MINUTES - 26 SECONDS WEST, A DISTANCE OF 7.84 FEET TO A POINT, THENCE;
3. NORTH 72 DEGREES - 57 MINUTES - 20 SECONDS WEST, A DISTANCE OF 712.49 FEET TO A STAKE SET, THENCE;
4. NORTH 22 DEGREES - 43 MINUTES - 37 SECONDS EAST, A DISTANCE OF 261.63 FEET TO AN IRON BAR FOUND, THENCE; ALONG THE DIVIDING LINE WITH EXISTING LOTS 118-2 AND LOT 127, THE FOLLOWING SEVEN (7) COURSES:
5. SOUTH 67 DEGREES - 16 MINUTES - 23 SECONDS EAST, A DISTANCE OF 200.12 FEET TO A POINT, THENCE;
6. SOUTH 06 DEGREES - 43 MINUTES - 49 SECONDS WEST, A DISTANCE OF 112.62 FEET TO A POINT, THENCE;
7. SOUTH 83 DEGREES - 16 MINUTES - 27 SECONDS EAST, A DISTANCE OF 43.42 FEET TO A POINT, THENCE;
8. SOUTH 06 DEGREES - 43 MINUTES - 33 SECONDS WEST, A DISTANCE OF 13.50 FEET TO A POINT, THENCE;
9. SOUTH 83 DEGREES - 16 MINUTES - 11 SECONDS EAST, A DISTANCE OF 152.93 FEET TO A POINT, THENCE;
10. SOUTH 06 DEGREES - 43 MINUTES - 49 SECONDS WEST, A DISTANCE OF 12.00 FEET TO A POINT, THENCE;
11. SOUTH 83 DEGREES - 16 MINUTES - 11 SECONDS EAST, A DISTANCE OF 103.02 FEET TO A POINT, THENCE, ALONG THE DIVIDING LINE WITH A PROPOSED RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES:
12. WITH A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 75.00 FEET A CENTRAL ANGLE OF 222 DEGREES - 42 MINUTES - 21 SECONDS, AN ARC LENGTH OF 291.52 FEET, A CHORD BEARING OF NORTH 28 DEGREES - 04 MINUTES - 59 SECONDS EAST, A CHORD LENGTH OF 139.70 FEET TO A POINT, THENCE;
13. WITH A REVERSE CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS, AN ARC LENGTH OF 39.27 FEET, A CHORD BEARING OF NORTH 38 DEGREES - 16 MINUTES - 11 SECONDS WEST, A CHORD LENGTH OF 35.36 FEET TO A POINT, THENCE;
14. NORTH 06 DEGREES - 43 MINUTES - 49 SECONDS EAST, A DISTANCE OF 64.65 FEET TO A POINT, THENCE;
15. WITH A CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 105 DEGREES - 59 MINUTES - 48 SECONDS, AN ARC LENGTH OF 46.25 FEET, A CHORD BEARING OF NORTH 59 DEGREES - 43 MINUTES - 43 SECONDS EAST, A CHORD LENGTH OF 39.93 FEET TO A POINT, THENCE;
16. SOUTH 67 DEGREES - 16 MINUTES - 23 SECONDS EAST, A DISTANCE OF 85.66 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 139,608 SQUARE FEET OR 3.205 ACRES

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