

PLAN NO. 1192(2-2) OF 1895
RECORDED BOOK 25938 PAGE 590

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	11.42'	5.87'	11.27'	S75°32'23"W	32°43'06"
C2	60.00'	57.22'	31.00'	55.08'	S71°03'27"W	54°38'36"
C3	30.00'	28.66'	15.53'	27.59'	S16°21'50"W	54°44'39"
C4	15.00'	11.38'	5.98'	11.11'	N52°48'43"E	43°29'15"
C5	40.00'	16.63'	8.44'	16.51'	N86°28'03"E	23°49'25"
C6	46.50'	24.06'	12.31'	23.80'	N75°54'35"W	29°39'00"
C7	14.50'	10.05'	5.23'	9.85'	N41°14'13"W	39°41'44"
C8	99.50'	18.18'	9.12'	18.16'	S08°35'59"W	10°28'17"
C9	100.92'	96.61'	52.37'	92.96'	S86°23'35"W	54°50'52"
C10	98.45'	31.58'	15.93'	31.45'	S08°00'38"E	18°22'48"
C11	18.50'	20.03'	11.13'	19.07'	S44°08'15"E	62°02'49"
C12	64.50'	47.80'	25.06'	46.72'	N69°30'11"W	42°27'48"
C13	33.50'	8.13'	4.08'	8.11'	S55°13'17"E	13°53'59"
C14	110.00'	49.04'	24.94'	48.64'	S05°30'01"W	25°32'44"
C15	143.50'	7.38'	3.69'	7.38'	S67°51'09"E	02°56'44"
C16	56.50'	104.49'	74.92'	90.22'	S13°24'03"E	105°57'30"
C17	106.50'	42.43'	21.50'	42.15'	S89°24'43"E	22°49'38"
C18	137.97'	37.89'	19.07'	37.77'	S82°44'32"E	15°44'09"
C19	116.50'	63.64'	32.63'	62.85'	S08°00'41"E	31°17'53"
C20	163.50'	32.57'	16.34'	32.52'	N17°57'12"W	11°24'50"
C21	173.50'	80.20'	40.83'	79.49'	N00°59'45"E	26°29'04"
C22	105.00'	18.47'	9.26'	18.44'	S47°12'37"E	10°04'38"
C23	30.00'	44.09'	27.11'	40.23'	S41°38'54"E	84°12'30"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S11°00'30"E	12.14'
L2	S11°00'30"E	33.37'
L3	N71°43'38"W	40.00'
L4	S81°37'15"E	32.89'
L5	S45°40'58"E	10.94'
L6	S40°15'05"W	16.44'
L7	S28°37'41"E	27.24'
L8	N75°09'39"W	21.00'
L9	S14°50'21"W	19.60'
L10	N71°43'38"W	9.00'
L11	S45°32'41"W	26.86'
L12	S06°53'40"W	22.19'
L13	S35°08'17"E	28.11'
L14	N45°33'06"E	28.78'
L15	S45°25'06"W	30.08'
L16	N45°25'06"E	28.02'
L17	N55°54'36"E	25.58'
L18	N73°07'12"E	27.82'
L19	S59°30'14"E	10.77'
L20	N62°07'54"E	38.84'
L21	S17°05'27"W	24.85'
L22	S86°19'07"W	12.27'
L23	N39°57'57"E	6.16'
L24	N70°08'27"E	31.76'
L25	N25°08'27"E	31.92'
L26	N44°35'42"W	9.76'
L27	N70°08'27"E	11.43'
L28	N15°08'10"E	16.36'
L29	N01°13'35"W	23.89'
L30	S89°38'17"E	26.45'
L31	N77°45'13"E	10.00'
L32	S78°58'42"W	11.16'
L33	N33°34'51"W	29.57'
L34	N25°28'55"E	33.36'
L35	N00°04'40"W	6.96'

RECORD OWNER:

NEW VIEW DEVELOPMENT CORPORATION

N/F
TOWN OF ACTON
BK 13381 PG 6

RECORD REFERENCES:

BK 23887 PG 581 (MAP F2A PCL 11-1)
BK 25202 PG 74 (LOT 3B)
CERTIFICATE OF TITLE No. 618255 (MAP E2 PCL 239)
LAND COURT PLAN No. 4352-I
SPECIAL PERMIT DECISION: BK 21160 PG 302
AMENDMENT TO SPECIAL PERMIT DECISION: BK 21160 PG 311
DECLARATION OF COVENANTS & RESTRICTIONS: BK 21160 PG 314
PCRC APPLICATION TO BE RECORDED HERewith

ZONING DISTRICT:

RESIDENCE- 8/4 (AFFORDABLE HOUSING OVERLAY SUBDISTRICT A & B)
(GROUNDWATER PROTECTION OVERLAY DISTRICT ZONES 3 & 4)
(FLOOD PLAIN OVERLAY DISTRICT)
(OPEN SPACE SPECIAL PERMIT OVERLAY DISTRICT)

ASSESSOR'S MAP & PARCEL

MAP F2A PARCEL 11-1
MAP E2 PARCEL 239

N/F
GREGORY LANE HOMEOWNER'S ASSOCIATION
PARCEL "A"

N/F
JANICE R. TORPPA

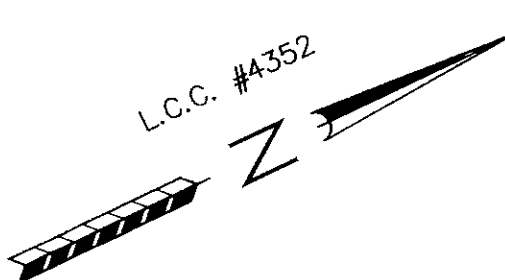
N/F
HATCHER
LOT 2

N/F
FEYNMAN
LOT 1

LOT 3A

PARCEL 1G/LOT 3B
AREA=86,990±sf
=2.00 AC
Not a Buildable Lot

ACTON MEAD NOMINEE TRUST
(L.C. BK 1064-162)



EDGE OF WETLANDS

SEPTIC SYSTEM,
SLOPE & FILL
EASEMENT

LIMIT OF UNREGISTERED LAND

LIMIT OF REGISTERED LAND

SEE SHEET
1 of 2

I HEREBY CERTIFY:

THAT THIS PLAN WAS PREPARED IN ACCORDANCE
WITH THE RULES AND REGULATIONS OF THE REGISTERS
OF DEEDS.

DATE: OCT. 30, 1995

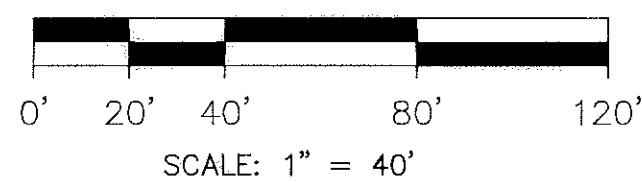
David D. Lanata
DAVID D. LANATA P.L.S.
PROFESSIONAL
LAND SURVEYOR

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
NOT REQUIRED

ACTON PLANNING BOARD

Roland Butte

DATE: October 31, 1995



1192 (2-2)

PLAN OF LAND
for
New View Condominium
Half Moon Hill
Acton, MA

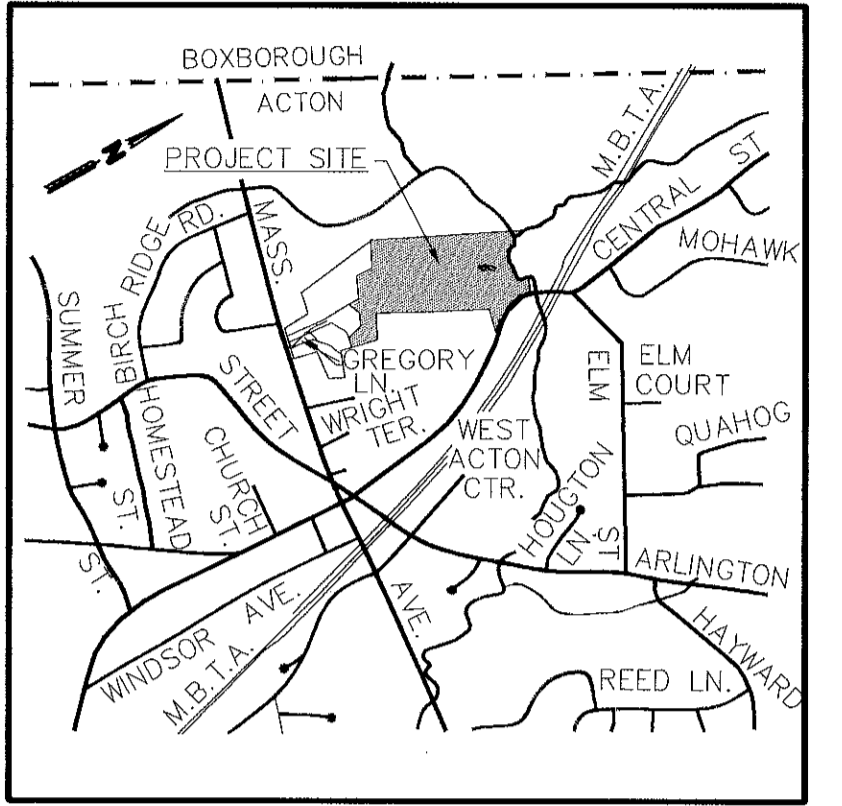
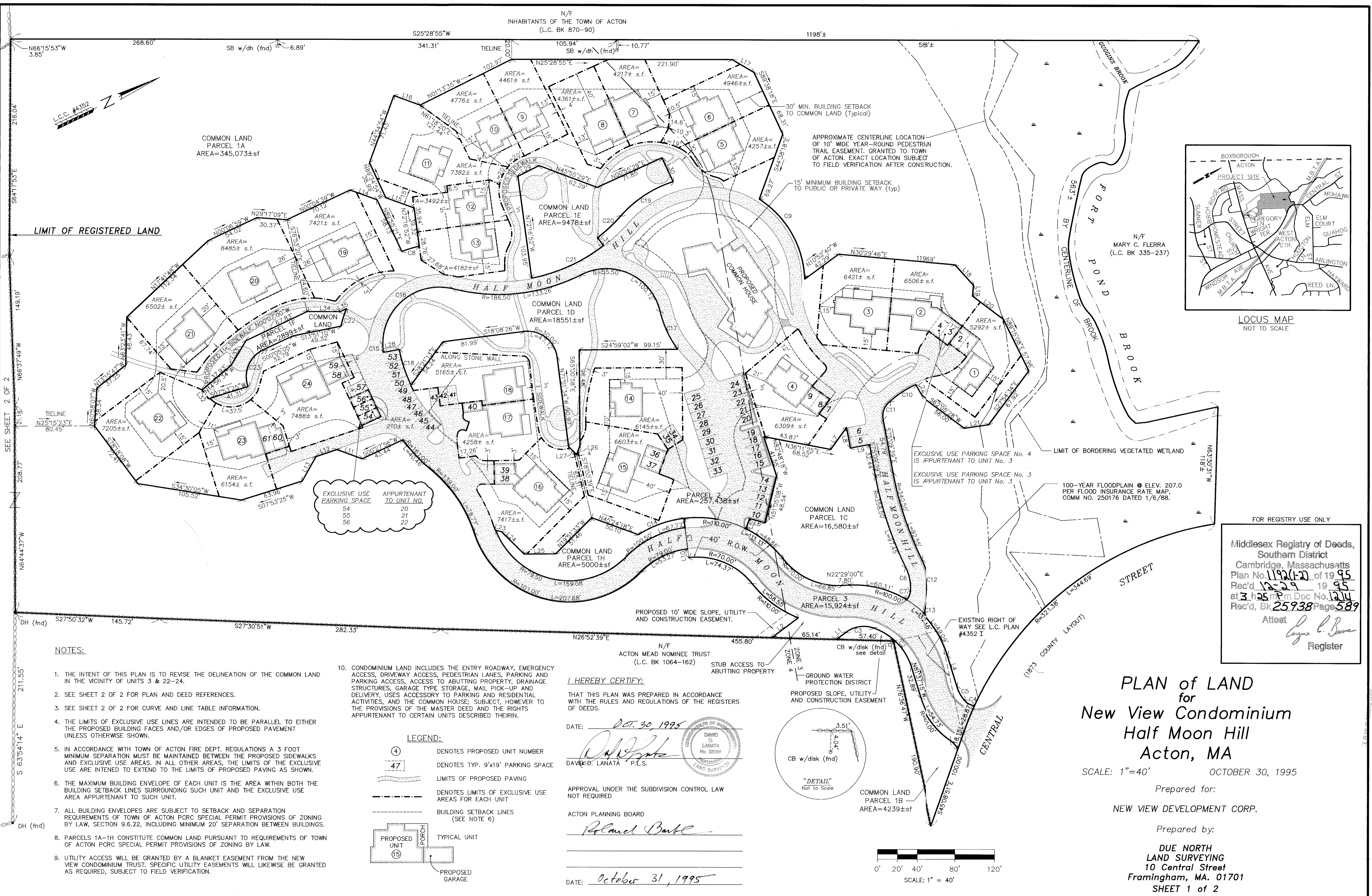
SCALE: 1"=40' OCTOBER 30, 1995

Prepared for:

NEW VIEW DEVELOPMENT CORP.

Prepared by:

DUE NORTH
LAND SURVEYING
10 Central Street
Framingham, MA. 01701
SHEET 2 of 2



LOCUS MAP
NOT TO SCALE

FOR REGISTRY USE ONLY

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 1192(1-2) of 19 95
Rec'd 12-29 19 95
at 3:25 PM Doc No. 1214
Rec'd, Bk 25938 Page 589

Attest
Logan L. Bove
Register

PLAN of LAND
for
New View Condominium
Half Moon Hill
Acton, MA

SCALE: 1"=40' OCTOBER 30, 1995

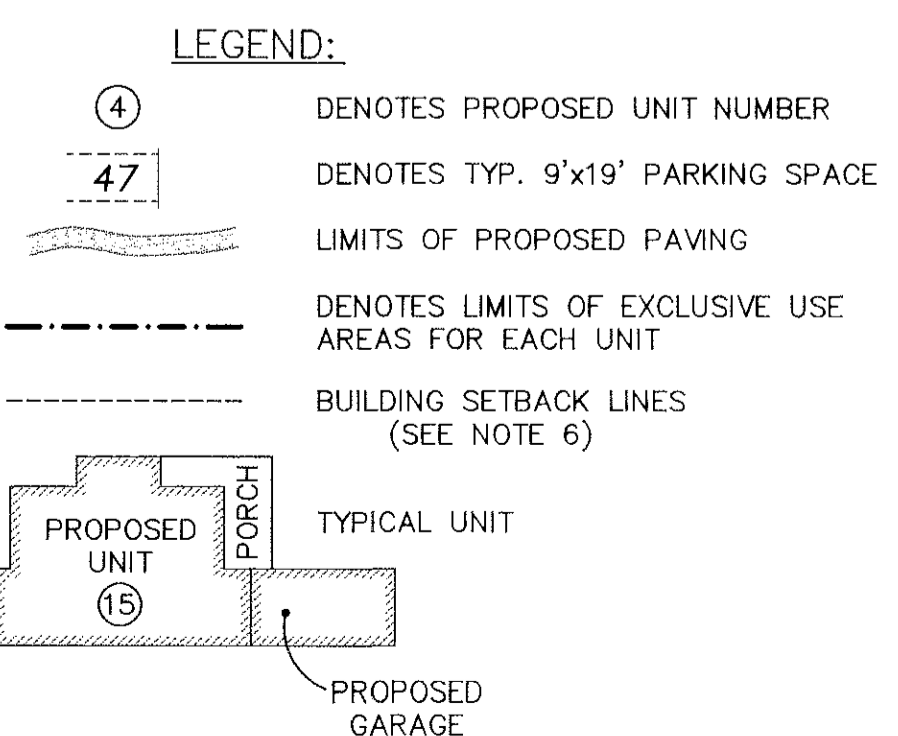
Prepared for:
NEW VIEW DEVELOPMENT CORP.

Prepared by:

DUE NORTH
LAND SURVEYING
10 Central Street
Framingham, MA. 01701
SHEET 1 of 2

- NOTES:**
- THE INTENT OF THIS PLAN IS TO REVISE THE DELINEATION OF THE COMMON LAND IN THE VICINITY OF UNITS 3 & 22-24.
 - SEE SHEET 2 OF 2 FOR PLAN AND DEED REFERENCES.
 - SEE SHEET 2 OF 2 FOR CURVE AND LINE TABLE INFORMATION.
 - THE LIMITS OF EXCLUSIVE USE LINES ARE INTENDED TO BE PARALLEL TO EITHER THE PROPOSED BUILDING FACES AND/OR EDGES OF PROPOSED PAVEMENT UNLESS OTHERWISE SHOWN.
 - IN ACCORDANCE WITH TOWN OF ACTON FIRE DEPT. REGULATIONS A 3 FOOT MINIMUM SEPARATION MUST BE MAINTAINED BETWEEN THE PROPOSED SIDEWALKS AND EXCLUSIVE USE AREAS; IN ALL OTHER AREAS, THE LIMITS OF THE EXCLUSIVE USE ARE INTENDED TO EXTEND TO THE LIMITS OF PROPOSED PAVING AS SHOWN.
 - THE MAXIMUM BUILDING ENVELOPE OF EACH UNIT IS THE AREA WITHIN BOTH THE BUILDING SETBACK LINES SURROUNDING SUCH UNIT AND THE EXCLUSIVE USE AREA APPURTENANT TO SUCH UNIT.
 - ALL BUILDING ENVELOPES ARE SUBJECT TO SETBACK AND SEPARATION REQUIREMENTS OF TOWN OF ACTON PCRC SPECIAL PERMIT PROVISIONS OF ZONING BY LAW, SECTION 9.6.22, INCLUDING MINIMUM 20' SEPARATION BETWEEN BUILDINGS.
 - PARCELS 1A-1H CONSTITUTE COMMON LAND PURSUANT TO REQUIREMENTS OF TOWN OF ACTON PCRC SPECIAL PERMIT PROVISIONS OF ZONING BY LAW.
 - UTILITY ACCESS WILL BE GRANTED BY A BLANKET EASEMENT FROM THE NEW VIEW CONDOMINIUM TRUST. SPECIFIC UTILITY EASEMENTS WILL LIKEWISE BE GRANTED AS REQUIRED, SUBJECT TO FIELD VERIFICATION.

- CONDOMINIUM LAND INCLUDES THE ENTRY ROADWAY, EMERGENCY ACCESS, DRIVEWAY ACCESS, PEDESTRIAN LANES, PARKING AND PARKING ACCESS, ACCESS TO ADJUTING PROPERTY, DRAINAGE STRUCTURES, GARAGE TYPE STORAGE, MAIL PICK-UP AND DELIVERY, USES ACCESSORY TO PARKING AND RESIDENTIAL ACTIVITIES, AND THE COMMON HOUSE; SUBJECT, HOWEVER TO THE PROVISIONS OF THE MASTER DEED AND THE RIGHTS APPURTENANT TO CERTAIN UNITS DESCRIBED THEIRIN.



I HEREBY CERTIFY:

THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE: OCT. 30, 1995

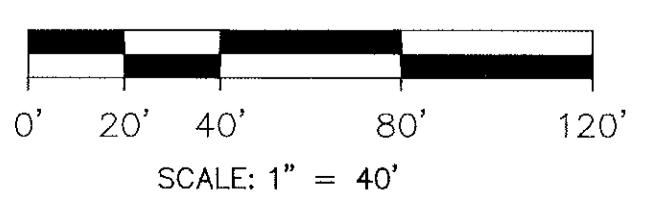
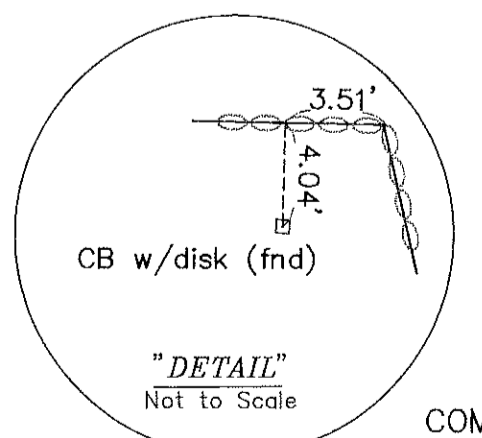
David D. Lanata
DAVID D. LANATA P.L.S.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

ACTON PLANNING BOARD

Roland Barte

DATE: October 31, 1995



12/29/95 09:23:09 12.14 59.98

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