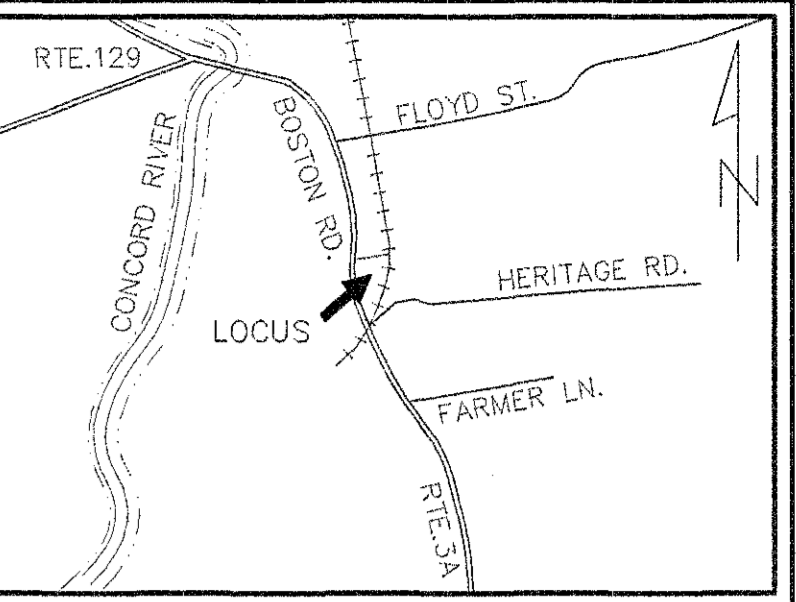


SYMBOL LEGEND

MECO	MASSACHUSETTS ELECTRIC COMPANY
U.POLE	UTILITY POLE
DH/CB FND.	DRILL HOLE IN CONCRETE BOUND FOUND
DH/SB FND.	DRILL HOLE IN STONE BOUND FOUND
OHW	OVERHEAD TRANSMISSION / UTILITY WIRES
123.45'(R)	RECORD PLAN OR DEED RECITATION OF LOT DIMENSION
100.11'(C)	LOT DIMENSION CALCULATED BY THIS SURVEY
104.23' LC	LOT DIMENSION BY LAND COURT DECREE PLAN
N/F	NOW OR FORMERLY
R.O.W.	RIGHT OF WAY
P.T.	POINT OF TANGENT
P.C.	POINT OF CURVE
STA ****	RAILROAD BASELINE STATIONING



LOCUS MAP
TOWN OF BILLERICA

REGISTRY USE ONLY

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
TOWN OF BILLERICA PLANNING BOARD

DATE: _____

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

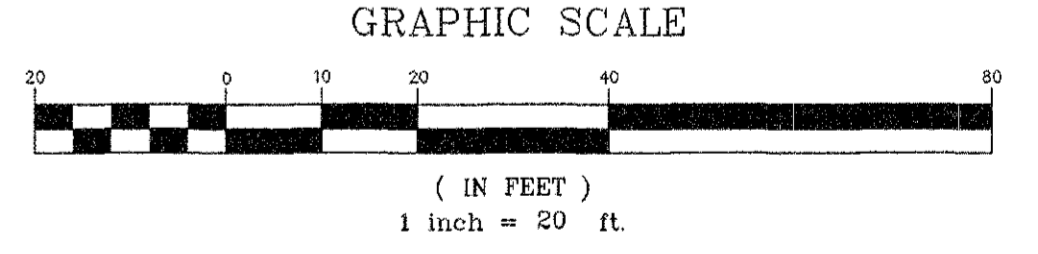
TOWN ZONING DISTRICT
GENERAL BUSINESS
OFFICIAL TOWN ZONING MAP - MAY 8, 2021.

TAX PARCEL I.D. 41-60-1
#348 BOSTON RD.
RECORD PLAN BOOK 106 PLAN 51
N/F
NAVIN C. PATEL, TRUSTEE
A & R REALTY TRUST
LAND SHOWN AS 'GERARDA VISCO'
DEED BOOK 20009 PAGE 167

PROPOSED RAIL TRAIL
6,078 S.F.± AREA WITHIN PREMISES
0.139 ACRE

SURVEYED BY
NORDE-EAST SURVEY
27 CONGRESS STREET, SUITE 120B, SALEM, MA 01970
TEL. (978)5421920 E-MAIL: NORDE-EAST@VERIZON.NET

FIELD SURVEY: P.McCORMACK, PLS
CALC. & DRAWN BY: P.McCORMACK, PLS
PROJECT NUMBER: 804



RECORD DOCUMENTS AND PLAN REFERENCES

GRANT OF LAND FROM JANE L. FARMER TO BOSTON & LOWELL RAILROAD CORPORATION, BOOK 169 PAGE 380, RECORDED OCTOBER 13, 1884, MIDDLESEX NORTH DISTRICT REGISTRY OF DEEDS.

LOCATION PLAN OF THE 'BEDFORD AND BILLERICA BRANCH OF THE BOSTON & LOWELL R.R.' OCTOBER 1884, FILED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSIONERS FOR THE COUNTY OF MIDDLESEX, ON THE TWENTY EIGHT DAY OF NOVEMBER 1884. ATTESTED AND SIGNED BY CLERK JOHN L. AMBROSE.

'RIGHT-OF-WAY AND TRACK MAP BOSTON AND LOWELL R.R. CORP. OPERATED BY THE BOSTON & MAINE R.R.' VALUATION SECTION PLAN V13.3 SHEETS 6 & 7, DATED JUNE 30, 1914.

REVISION DATE DECEMBER 1, 1975 'TRUSTEES OF THE PROPERTY OF THE BOSTON AND MAINE CORPORATION TO THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY'

FIELD RETRACEMENT SURVEY OF THE BOSTON & MAINE CORPORATION VALUATION SECTION 13.3, 1915 FIELD BOOK, BEDFORD & BILLERICA BRANCH, PROVIDED BY PAN AM RAILWAYS, IRON HORSE PARK, BILLERICA, MA.

AGREEMENT BETWEEN ROBERT W. MESERVE AND BENJAMIN H. LACY, TRUSTEES OF THE PROPERTY OF THE BOSTON AND MAINE CORPORATION AND THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY, ATTESTED AND SIGNED DECEMBER 24, 1976 BY BOARD OF DIRECTORS, RECORDED IN BOOK 2226 PAGE 326, DECEMBER 27, 1976.

ORDER OF TAKING BY THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY OF LAND IN FEE SIMPLE, EXECUTED FEBRUARY 16, 1977 BY BOARD OF DIRECTORS, RECORDED IN BOOK 2236 PAGE 418 MARCH 24, 1977.

AGREEMENT BETWEEN THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY AND NEW ENGLAND POWER COMPANY, FOR CONSTRUCTION, USE, AND MAINTENANCE OF TRANSMISSION FACILITIES ON LAND AND CROSSINGS OF RAILROAD, APRIL 8, 1986, RECORDED IN BOOK 5524 PAGE 66, MAY 10, 1991.

PLAN BOOK 214 PLAN 33 - APRIL 27, 2004 SUBDIVISION OF SUBJECT LAND & #340 BOSTON RD.
PLAN BOOK 106 PLAN 51 - NOV. 21, 1967 HERITAGE HEIGHTS SUBDIVISION SHEETS 1-4.
PLAN BOOK 64 PLAN 61 - NOV. 18, 1941 LAND OF MRS. MABEL S. WHITE
MIDDLESEX NORTH REGISTRY OF DEEDS - LOWELL MA

FLOOD ZONE:
FEMA COMMUNITY FLOOD MAP 25017C0259F, EFFECTIVE 07/07/2014
SUBJECT PARCEL OF LAND IS LOCATED IN ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TOWN ZONING:
GENERAL BUSINESS DISTRICT

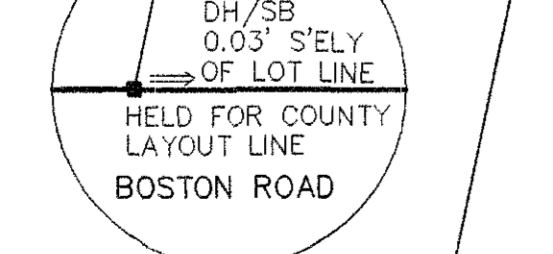
SURVEYOR CERTIFICATION:
THIS PLAN IS DERIVED FROM FIELD INSTRUMENT RETRACEMENT SURVEYS PERFORMED BETWEEN OCTOBER 2015 AND JUNE 2017.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

[Signature]
10/15/21

PATRICK J. McCORMACK
PROFESSIONAL LAND SURVEYOR, MA LICENSE NO.38715

DATE
10/15/21



BOSTON ROAD - RTE. 3A
1918 COUNTY LAYOUT
75 FT. WIDE
(A.K.A. MAIN STREET)
(F.K.A. LOWELL STREET)

**PLAN OF LAND IN BILLERICA, MA
MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
TO
NSD REAL ESTATE, LLC.**
SCALE 1" = 20'
JULY 10, 2018