

## PLAN OF LAND

LOCATED IN  
**GEORGETOWN, MASS.**

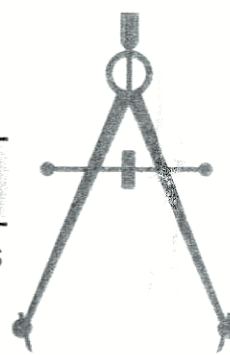
PREPARED FOR  
**EAST-WEST REALTY TRUST &  
EAST-WEST MIRRA REALTY LLC**

DATE: October 30, 2020 SCALE: 1"=60'



**The Morin-Cameron  
GROUP, INC.**

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS  
LAND SURVEYORS | LAND USE PLANNERS  
25 KENOSIA AVE., HAVENHILL, MASSACHUSETTS 01830  
P: 978-373-0310, F: 978-372-3960, W: WWW.MORINCAMERON.COM



## REFERENCE PLANS

1. 1951 MASSACHUSETTS HIGHWAY LAYOUT NO.3904 SHEET 8 OF 24 RECORDED AT SOUTH ESSEX PLAN BOOK 82 PLAN 47.
2. 1974 MASSACHUSETTS HIGHWAY ALTERATION NO.5995 SHEET 10 OF 24 RECORDED AT SOUTH ESSEX PLAN BOOK 130 PLAN 19.
3. JULY 1931 ESSEX COUNTY LAYOUT NO.2476 OF EAST MAIN STREET RECORDED AT SOUTH ESSEX PLAN BOOK 60 PLAN 6.
4. PLAN OF LAND IN GEORGETOWN MA. OWNER EAST WEST REALTY TRUST BY PRECISION LAND SURVEYING, INC. DATED 1/8/2004 RECORDED AT SOUTH ESSEX PLAN BOOK 374 PLAN 34.
5. PLAN OF LAND IN GEORGETOWN MA. PREPARED FOR BARRY ENOS PREPARED BY CHARLES/DONALD ASSOC. DATED NOVEMBER 1987 RECORDED AT SOUTH ESSEX PLAN BOOK 234 PLAN 30.
6. PLAN OF LAND IN GEORGETOWN MA. AS MADE FOR JAMES N.TOLMAN PREPARED BY CLINTON F.GOODWIN DATED APRIL 16, 1973 RECORDED AT SOUTH ESSEX PLAN 186 OF 1973.
7. PLAN OF LAND ON SPAULDING ROAD IN GEORGETOWN PREPARED FOR BARRY ENOS PREPARED BY BASELINE SURVEYING & ENGINEERING, INC. DATED 10/23/89 RECORDED AT SOUTH ESSEX PLAN BOOK 261 PLAN 38.
8. SEE UNRECORDED PLAN OF LAND IN GEORGETOWN, MA. PREPARED FOR BARRY ENOS BY DONOHUE SURVEY, INC. DATED MARCH 10, 2014 AND REVISED OCTOBER 29, 2014.

## REFERENCE DEEDS

1. DEED BOOK 17059 PAGE 401 RECORDED AT SOUTH ESSEX 4/10/01 FROM RUTH M.HANSON TO EAST-WEST REALTY TRUST.
2. TAKING RECORDED AT SOUTH ESSEX BOOK 3858 PAGE 521 NOVEMBER 14, 1951.
3. TAKING RECORDED AT SOUTH ESSEX BOOK 2887 PAGE 390 JULY 10, 1931.
4. TAKING RECORDED AT SOUTH ESSEX BOOK 6069 PAGE 556 MAY 30, 1974.
5. DEED BOOK 658 PAGE 124 RECORDED AT SOUTH ESSEX DECEMBER 13, 1863 FROM THE HEIRS OF JOSEPH LITTLE TO LUTHER MOODY.
6. DEED BOOK 18149 PAGE 578 RECORDED AT SOUTH ESSEX 1/7/02 FROM EAST-WEST REALTY TRUST TO EAST-WEST MIRRA REALTY LLC.
7. DEED BOOK 327 PAGE 55 RECORDED AT SOUTH ESSEX 9/2/1841 FROM CHARLES S. TENNEY ETAL TO LUCY H. DOLE.
8. DEED BOOK 4097 PAGE 600 SOUTH ESSEX REGISTRY OF DEEDS.
9. DEED BOOK 4266 PAGE 217 SOUTH ESSEX REGISTRY OF DEEDS.
10. DEED BOOK 37974 PAGE 544 RECORDED AT SOUTH ESSEX 10/28/19 FROM HEIRS OF JOHN C. TRAVERS TO EAST-WEST MIRRA, LLC.

APPROVAL UNDER THE SUBDIVISION  
CONTROL LAW NOT REQUIRED

M.G.L. CHAPT. 41 SEC. 81P

TOWN OF GEORGETOWN

DATE:

THE PLANNING BOARD'S ENDORSEMENT OF THE  
PLAN AS NOT REQUIRING APPROVAL UNDER  
SUBDIVISION CONTROL LAW DOES NOT GIVE  
LOTS ANY STANDING UNDER THE ZONING  
BYLAW OF THE TOWN OF GEORGETOWN.

N/F  
CARLETON REALTY, LLC  
BARRY M. ENOS TRUSTEE  
BOOK 16130 PAGE 121  
MAP 15 LOT 29A

I CERTIFY THAT THIS PLAN CONFORMS TO  
THE RULES AND REGULATIONS OF THE  
REGISTER OF DEEDS

*Michael* 10/30/20  
DATE

N/F  
CARLETON REALTY, LLC  
BARRY M. ENOS TRUSTEE  
BOOK 16130 PAGE 121  
MAP 15 LOT 29B

N/F  
B & R REALTY TRUST  
BARRY M. ENOS & JOHN ENOS  
TRUSTEES  
BOOK 8287 PAGE 310  
MAP 15 LOT 45

N/F  
B & R REALTY TRUST  
BARRY M. ENOS & JOHN ENOS  
TRUSTEES  
BOOK 8287 PAGE 310  
MAP 15 LOT 68

**LOT 1**

A=634,572 S.F.  
A=14.5678 AC.

PARCEL A  
A=284,898 S.F.  
A=6.5404 AC.  
BK. 17059 PG. 401

PARCEL B  
A=35,253 S.F.  
A=0.8093 AC.  
BK. 37974 PG. 544

PARCEL C  
A=314,421 S.F.  
A=7.2181 AC.  
BK. 18149 PG. 578

N/F  
LEE C. & LEAH A. CRAIG  
BOOK 11478 PAGE 383  
MAP 15 LOT 27

## INTERSTATE ROUTE 95

425' WIDE-PUBLIC-1951 MASS. HIGHWAY LAYOUT  
1974 MASS. HIGHWAY ALTERATION-NO ACCESS

## NOTES

1. THE PURPOSE OF THIS PLAN IS TO COMBINE PARCEL A, B & C TO CREATE LOT 1.
2. ACCESS AND UTILITY EASEMENT PER BOOK 6069 PAGE 556. ORIGINALLY GRANTED TO JOHN TRAVERS TO PROVIDE ACCESS TO CARLETON DRIVE FROM PARCELS B & C.
3. BOOK 3717 PAGE 562 DESCRIBES THE RIGHT TO MAINTAIN A 12' ROADWAY ACROSS PARCEL B GRANTED FROM MANUEL TRAVERS TO JOHN TRAVERS. THIS EASEMENT WAS EXTINGUISHED BY A MERGER OF TITLE.
4. SEE DESCRIPTION OF LANE IN BOOK 995 PAGE 62. APPROXIMATELY 21' +/- TO SPAULDING ROAD.
5. ORIENTATION TO 1974 MASS. HIGHWAY ALTERATION.

