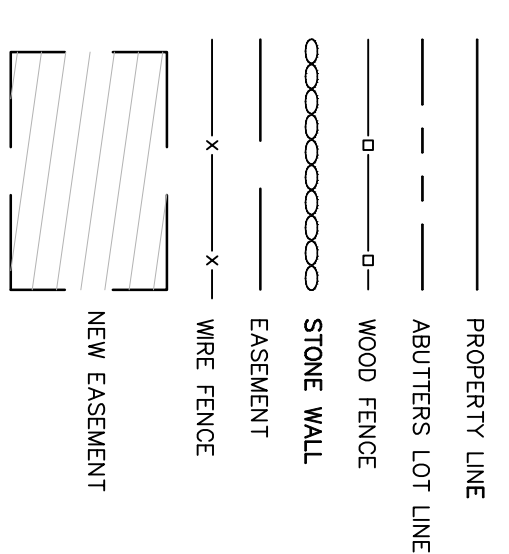
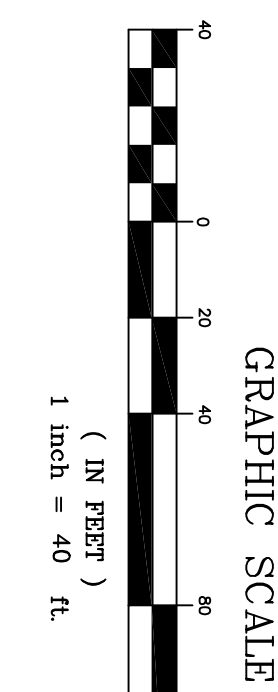
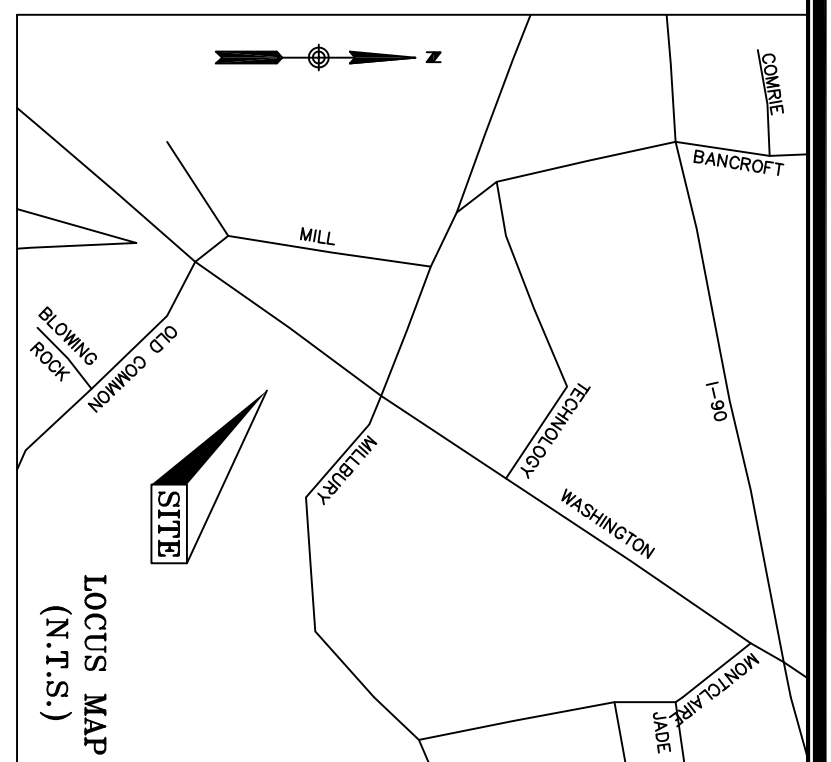


- LEGEND**
- PROPERTY LINE
  - - - ABUTTERS LOT LINE
  - WOOD FENCE
  - STONE WALL
  - EASEMENT
  - WIRE FENCE
  - NEW EASEMENT
  - MASS HIGHWAY BOUND FOUND
  - CONCRETE BOUND DRILL HOLE FOUND
  - IRON ROD FOUND

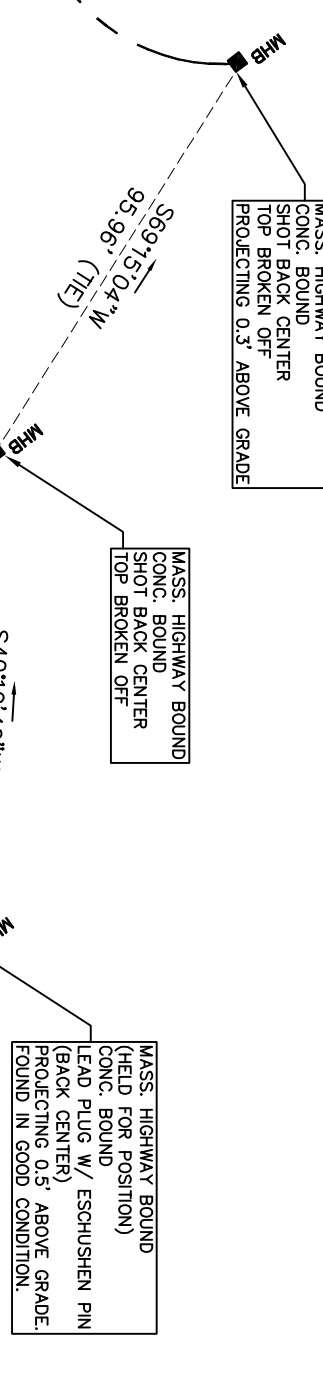


- NOTES**
1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE FOLLOWING LOT:  
"MAP 42 LOT 31"  
DEED BOOK 9152, PAGE 158  
OWNED BY DEVELOPMENT LIMITED PARTNERSHIP  
R&I DEVELOPMENT LIMITED PARTNERSHIP
  2. THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY CHAS. H. SELLS, INC. BETWEEN OCTOBER 3, 2005 AND OCTOBER 7, 2005.
  3. THE BEARING SYSTEM SHOWN HEREON IS BASED ON PLAN REFERENCE NO. 1.
  4. THE HORIZONTAL COORDINATE SYSTEM SHOWN HEREON IS ASSUMED AND ARBITRARY.
  5. THE SUBJECT PARCEL IS ENCLINDED BY A SLOPE EASEMENT ALONG WASHINGTON ST. (SEE BOOK 9152, PAGE 158 RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS).

- PLAN REFERENCES**
1. "LAND IN AUBURN, MASSACHUSETTS OWNED BY SYLVIA C. POST (SHEETS 1 & 2 OF 2)" PREPARED BY ALLEN F. PAGE, DATED NOVEMBER 10, 1995 "700, PAGE 12, RECORDED IN THE WORCESTER COUNTY REGISTRY OF DEEDS PLAN BOOK 912, PAGE 12.
  2. "PLAN OF LAND IN AUBURN MASSACHUSETTS OWNED BY OLD COMMON REALTY CORP." PREPARED BY ALLEN F. PAGE, DATED AUGUST 14, 2000, RECORDED IN THE WORCESTER COUNTY REGISTRY OF DEEDS PLAN BOOK 928, PAGE 117.
  3. "AUBURN - 1931 STATE HIGHWAY LAYOUT - SHEETS 13 & 14 OF 21 (UNBOUND 2819) - NO FURTHER INFORMATION NEEDED.
  4. "HILLCREST DAIRY INC., MILLBURY STREET, AUBURN, MASSACHUSETTS", PREPARED BY COLLINAN ENGINEERING CO., INC., DATED JULY 23, 1965, RECORDED IN THE WORCESTER COUNTY REGISTRY OF DEEDS PLAN BOOK 391, PAGE 117.
  5. "HILLCREST DAIRY INC. WASHINGTON STREET, AUBURN, MASSACHUSETTS", PREPARED BY COLLINAN ENGINEERING CO., INC., DATED JULY 23, 1965, RECORDED IN THE WORCESTER COUNTY REGISTRY OF DEEDS PLAN BOOK 292, PAGE 63.
  6. "PLAN OF PROPERTY OWNED BY HILLCREST DAIRY INC.," PREPARED BY COLLINAN ENGINEERING CO., INC., DATED APRIL 30, 1973, RECORDED IN THE WORCESTER COUNTY REGISTRY OF DEEDS PLAN BOOK 414, PAGE 116.
  7. ASSESSORS MAPS FROM THE CITY OF AUBURN BOARD OF ASSESSORS, PREPARED BY COLLINAN ENGINEERING CO., INC. DATED JANUARY 1972 AND LATEST REVISION DATE 05, 1980.



FOR REGISTRY USE ONLY



**WASHINGTON ST. (ROUTE 20)**  
(PUBLIC - 1931 STATE HIGHWAY LAYOUT - 80' WIDE)

**DRAINAGE AND UTILITY EASEMENT "A"**  
TOTAL AREA = 45,087 S.F. (1.035± ACRES)

**"LOT A"**  
TOTAL AREA = 387,033 S.F. (8.885± ACRES)

**DRAINAGE AND UTILITY EASEMENT "A"**  
TOTAL AREA = 13,706 S.F. (0.315± ACRES)

**"LOT B"**  
TOTAL AREA = 78,908 S.F. (1.811± ACRES)

NOW OR FORMERLY  
OLD COMMON  
REALTY CORP.  
MAP 50 LOT 5  
BOOK 14902 PAGE 77

NOW OR FORMERLY  
ANTHONY H. &  
MELISSA A. MILLER  
MAP 50 LOT 6  
BOOK 24633 PAGE 083

EXISTING UTILITY MAINTENANCE EASEMENT  
(IN BENEFIT OF NEW ENGLAND POWER COMPANY)  
BOOK 2030, PAGE 586  
BOOK 2224, PAGE 326

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH  
THE RULES AND REGULATIONS FOR RECORDING AT THE REGISTRY OF  
DEEDS

DATE \_\_\_\_\_  
DAVID A. WEBBER, P.L.S.  
REG. NO. 30757  
CHAS. H. SELLS, INC.

NOW OR FORMERLY  
SYLVIA C. POST FAMILY  
LIMITED PARTNERSHIP III  
MAP 42 LOT 38  
BOOK 17560 PAGE 248

**AUBURN PLANNING BOARD**  
APPROVAL UNDER THE SUBDIVISION CONTROL  
LAW NOT REQUIRED.  
CHAIRMAN \_\_\_\_\_  
MEMBERS \_\_\_\_\_  
DATE \_\_\_\_\_

**ANR SUBDIVISION PLAN**  
**MILLBURY & WASHINGTON ST.**  
**AUBURN, MASSACHUSETTS**  
PREPARED FOR THE  
**R & I DEVELOPMENT LIMITED**  
PARTNERSHIP

**CHAS. H. SELLS, INC.**  
165 MAIN DUNSTABLE RD. SUITES 120 & 125  
NASRUA, NH 03060 (603) 966-7900  
CONSULTING ENGINEERS, SURVEYORS & PHOTOGRAMMETRISTS

Drawn By: JR  
Surveyed by: MS, MF  
Checked by: DAW  
Date: JANUARY 9, 2006  
Scale: 1" = 40'  
Job No.: 053105  
Sheet No.: 1 OF 1

NOW OR FORMERLY  
R.S. HOLDINGS, INC.  
MAP 42 LOT 4  
BOOK 28030 PAGE 347