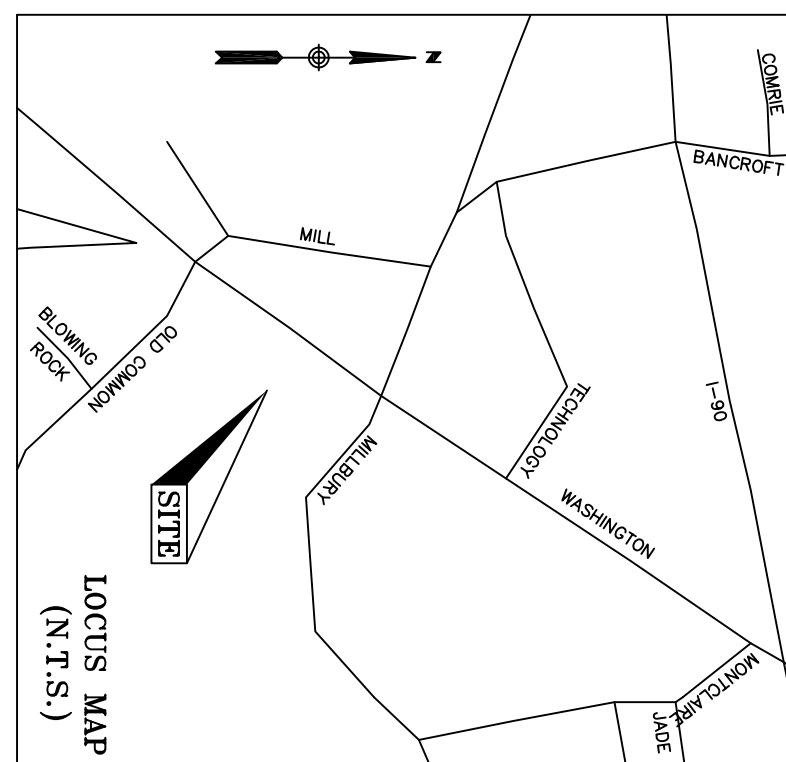
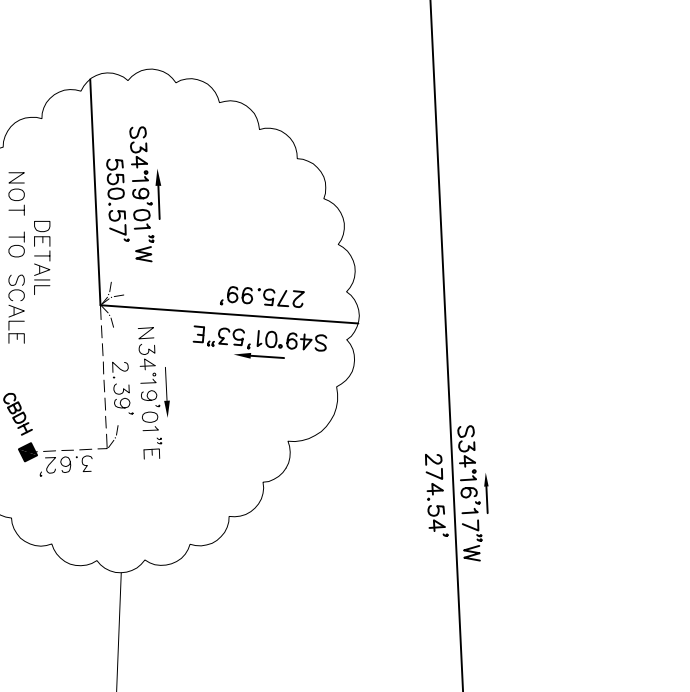
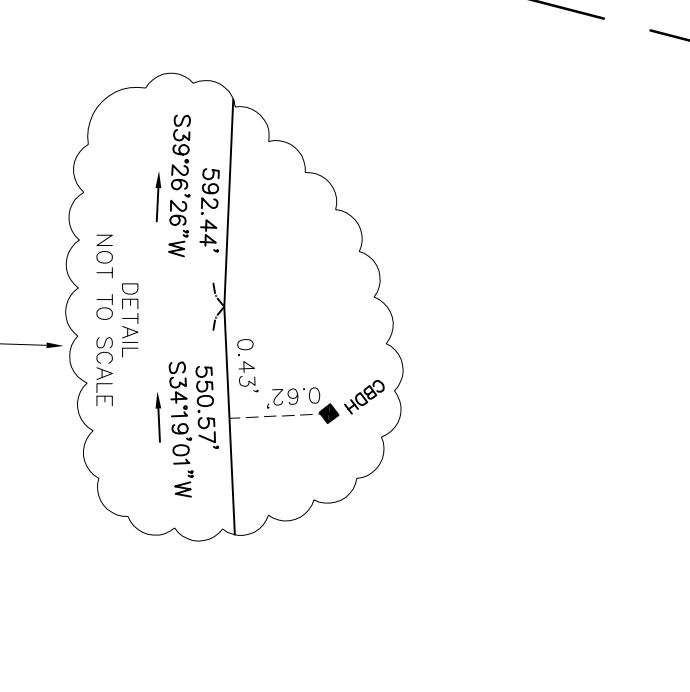
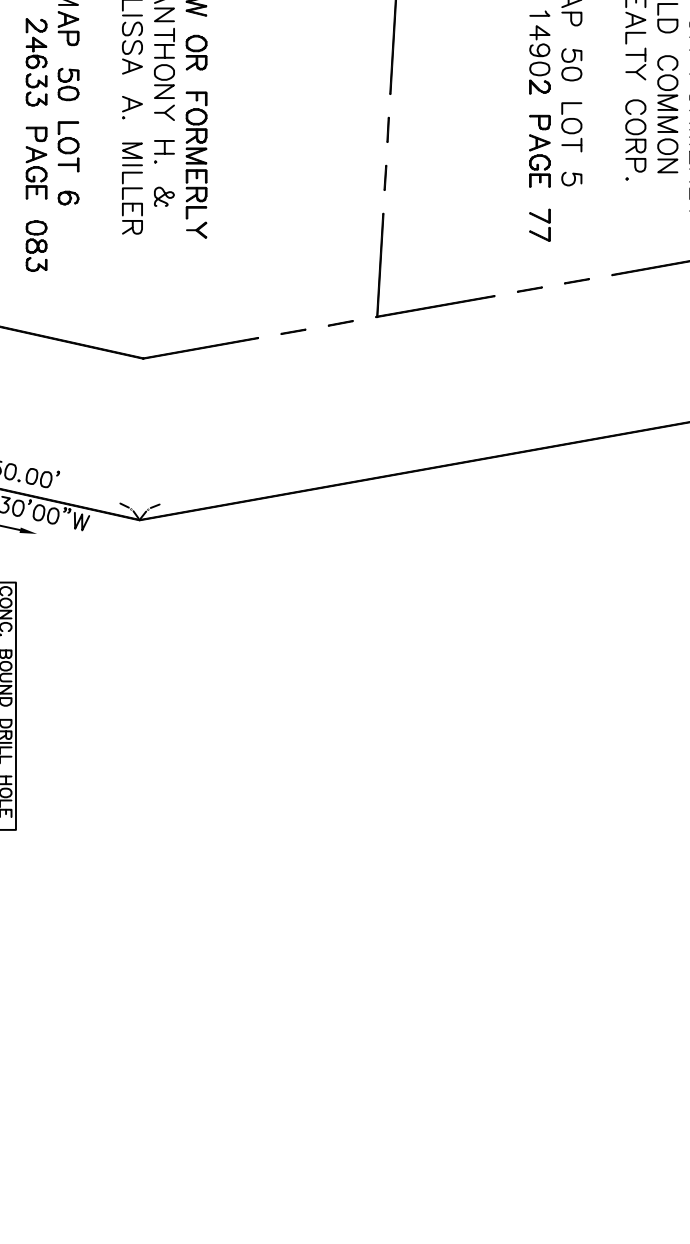
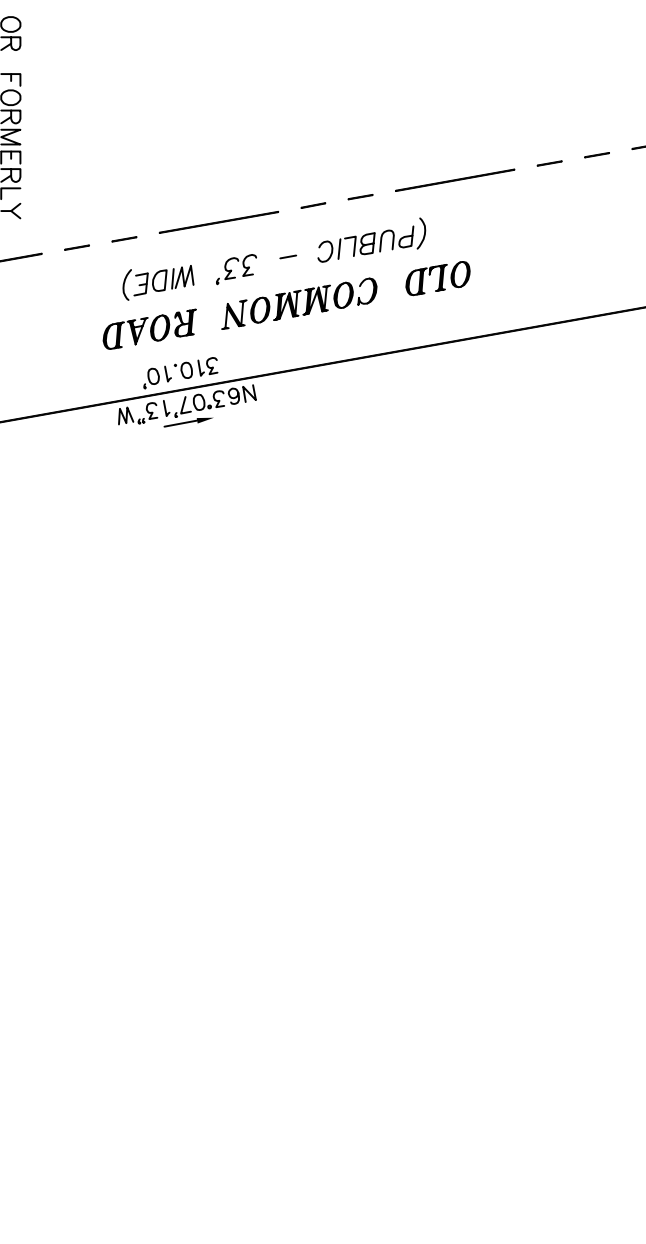
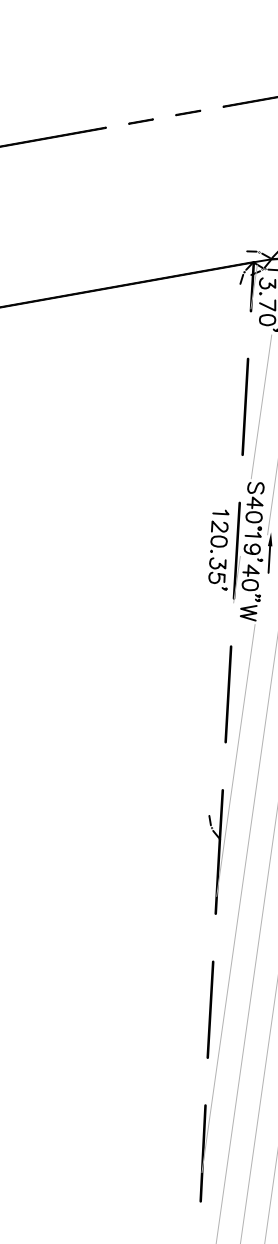
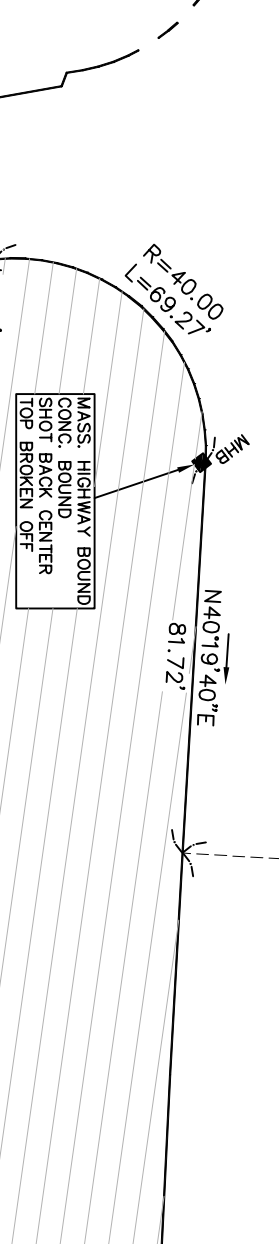
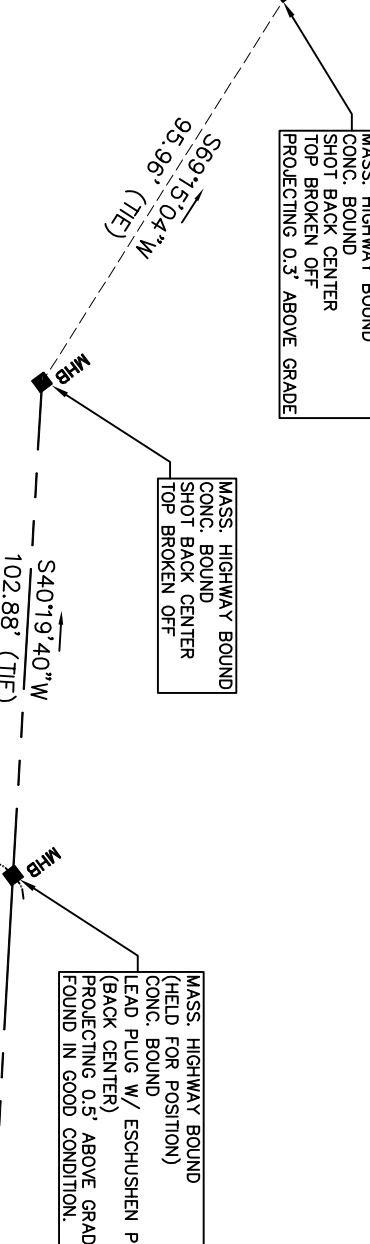


- NOTES**
1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE FOLLOWING LOT:
"MAP 42 LOT 31"
DEED BOOK 9152, PAGE 158
OWNED BY DEVELOPMENT LIMITED PARTNERSHIP
R&I DEVELOPMENT LIMITED PARTNERSHIP
 2. THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY CHAS. H. SELLS, INC. BETWEEN OCTOBER 3, 2005 AND OCTOBER 7, 2005.
 3. THE EASING 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 ENCUMBERED 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," RECORDED IN THE WORCESTER COUNTY REGISTRY OF DEEDS PLAN BOOK 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 758, 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," 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, 1995, 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, 1986.



FOR REGISTRY USE ONLY



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)

EXISTING UTILITY MAINTENANCE EASEMENT (IN BENEFIT OF NEW ENGLAND POWER COMPANY) BOOK 2030, PAGE 986 BOOK 2224, PAGE 326

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

MILLBURY ST.
(PUBLIC - 40' WIDE)

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

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

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

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
MILLSBURY, NH 03060 (603) 956-7900
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

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

SELLS-ANR-019105.dwg
N-133