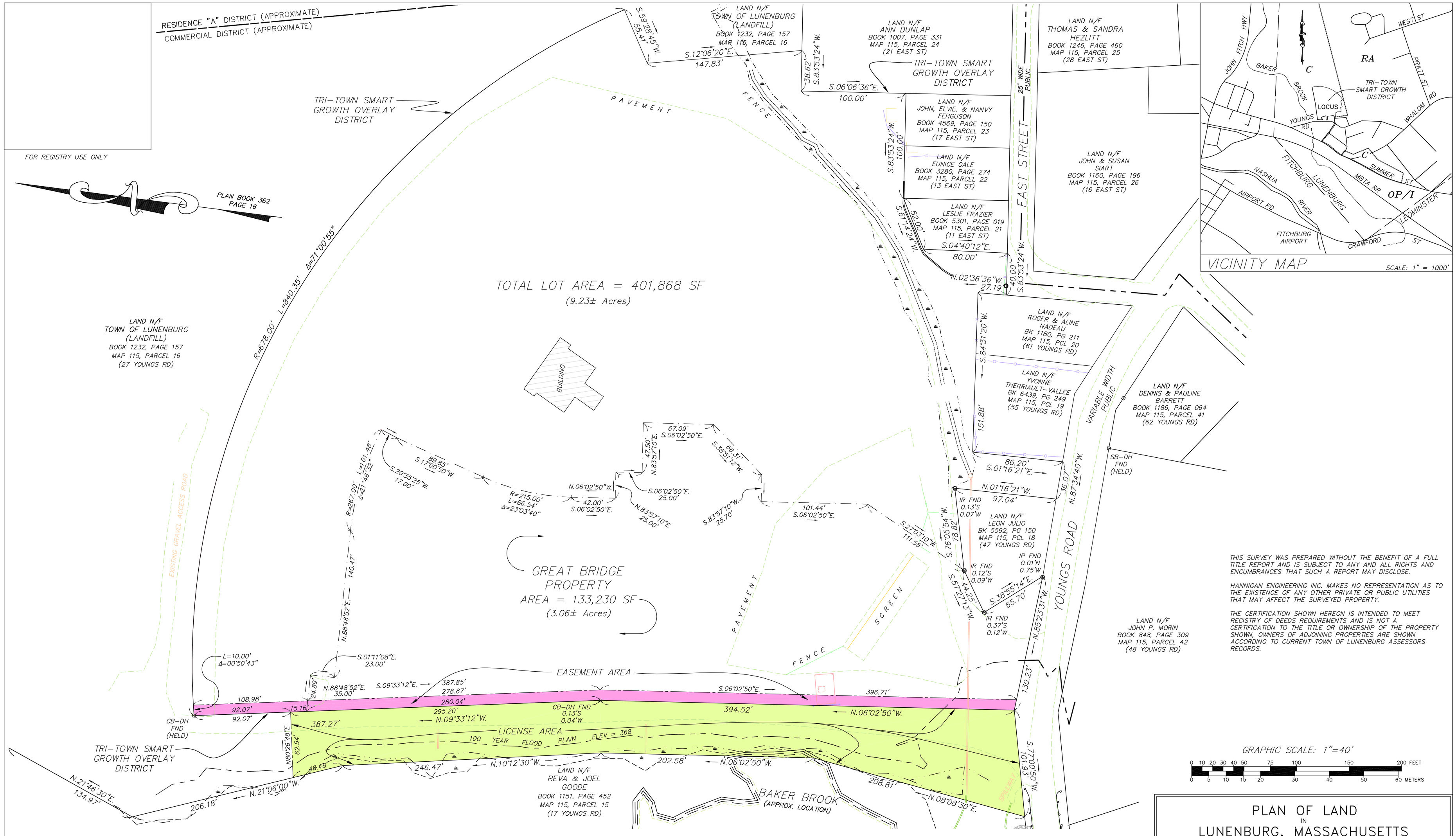

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS AND ENCUMBRANCES THAT SUCH A REPORT MAY DISCLOSE.

HANNIGAN ENGINEERING INC. MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER PRIVATE OR PUBLIC UTILITIES THAT MAY AFFECT THE SURVEYED PROPERTY.

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF LUNENBURG ASSESSORS RECORDS.

MGL CH41 S81-X SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

LARRY R. SABEAN, PLS 34625

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

LARRY R. SABEAN, P.L.S. 34625 DATE:

ZONING DISTRICT: COMMERCIAL

LOT AREA = 40,000 SF
FRONTAGE = 100 FEET
LOT WIDTH = 150 FEET
SETBACKS: FRONT = 40'
SIDE = 20'
REAR = 20'

NOTE: SMART GROWTH OVERLAY DISTRICT ENCOMPASSES PROPERTY IN ITS ENTIRETY.

PLAN REFERENCE:

PLAN BOOK 1, PAGE 10
PLAN BOOK 9, PAGE 25
PLAN BOOK 38, PAGE 14
PLAN BOOK 49, PAGE 3
PLAN BOOK 72, PAGE 23
PLAN BOOK 72, PAGE 24
PLAN BOOK 101, PAGE 14
PLAN BOOK 236, PAGE 11
PLAN BOOK 362, PAGE 16
PLAN BOOK 468, PAGE 7

REFERENCE:

ASSESSORS MAP 115, PARCEL 17
DEED BOOK 6731, PAGE 347

OWNER:

TRI TOWN LANDING LIMITED PARTNERSHIP
476 JOHN FITCH HIGHWAY
FITCHBURG, MA 01420

APPLICANT:

GREAT BRIDGE PROPERTIES
814 ELM STREET, SUITE 400
MANCHESTER, NH 03101

PLAN OF LAND
IN
LUNENBURG, MASSACHUSETTS

PREPARED FOR: GREAT BRIDGE PROPERTIES, WILLIAM CASELDEN, 814 ELM STREET – SUITE 400, MANCHESTER, NH 03101, TEL: (603) 666-0666	CALC: LRS	DRWN: LRS/WDH
	CHKD: LRS/WDH	SCALE: 1" = 40'
	APPD: LRS	DATE: SEP 14, 2009
DWG: LICENSE	HANNIGAN ENGINEERING, INC. CIVIL ENGINEERS & LAND SURVEYORS, 8 MONUMENT SQUARE, LEOMINSTER, MASSACHUSETTS 01453, (978) 534-1234 FAX (978) 534-6060	JOB NO: 1822
SRV: DJH/JEF		SHEET 1 OF 1
FB: 26/98		PLAN NO:C-4-10