

R. Wilson & Associates, Inc.
Civil Engineers and Land Surveyors
676 Great Road, P.O. Box 236
Littleton, MA 01460
Ph: (978) 486-0203 Fax: (978) 486-0644

September 16, 2011
Amended Sept. 22, 2011 with easement language

Littleton Planning Board
Attn: Maren Toohill
37 Shattuck Street
Littleton, MA 01460

RECEIVED

SEP 22 2011

LITTLETON
PLANNING BOARD

Re: 1 Lake Drive
Map U-17, Parcel 238A & Map U-12, Parcel 38
Easement narrative for Town Meeting Warrant

Dear Maren,

The purpose of this letter is to provide a brief description of the two easements necessary for the property above. Please see the attached Easement Plan to complement this narrative.

The first easement is a 125 SF House Easement. This is to account for the existing encroachment of the north east (right rear) corner of the house which currently extends into the Woodland Drive right of way approximately three feet. This easement has been sized to allow for general maintenance that would normally be required to maintain a dwelling.

Easement language: This easement is to be conveyed with the right to use, maintain and repair the existing dwelling (1 Lake Drive), for all such purposes for which a dwelling is customarily used, maintained and repaired. In the event the existing house is to be torn down to construct a new dwelling (in its entirety), this easement shall expire so that no new structure may be constructed within the Woodland Drive right of way.

The second easement is a 549 SF Septic System Easement, ten feet wide, to cross the Lake Drive right of way. This property consists of two parcels (see above). The septic system design requires a force main to come from the house (Parcel 238A) and traverse across Lake Drive to the proposed leach field located at the rear of the garage (Parcel 38). This portion of land is the only place a septic system could be constructed to service this property.

Easement language: This easement is to be conveyed with the right to use, maintain and repair the proposed force main, as a part of the proposed septic system to service 1 Lake Drive.

Please do not hesitate to contact me if there are any further questions regarding project.

Sincerely,



Drew Garvin

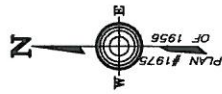
cc: File#1747

DEED REFERENCE: BOOK 57007, PAGE 217
PLAN BOOK 362, PLAN 26

PLAN REFERENCE: PLAN 1975 OF 1956
1952 COUNTY LAYOUT OF GOLDSMITH STREET

ASSESSOR'S REFERENCE:
MAP U-12, PARCEL 3B
MAP U-17, PARCEL 238A

ZONING DISTRICT: RESIDENTIAL



GOLDSMITH STREET
1952 COUNTY LAYOUT
PUBLIC - 50' WIDE

WOODLAND DRIVE

LAKE DRIVE
PUBLIC - 40' WIDE

HOUSE EASEMENT
5' WIDE
125 SF±

EXISTING DWELLING
DECK

PARCEL 238A
3,289 SF±

EXISTING DWELLING
DECK

PARCEL 3B
7,372 SF±

EXISTING GARAGE #1

SEPTIC SYSTEM
EASEMENT 10' WIDE
249 SF±

HOUSE EASEMENT
5' WIDE
125 SF±

EXISTING DWELLING
DECK

PARCEL 238A
3,289 SF±

EXISTING DWELLING
DECK

PARCEL 3B
7,372 SF±

EXISTING GARAGE #1

SEPTIC SYSTEM
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PARCEL 238A
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EXISTING DWELLING
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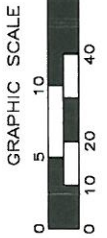
PARCEL 3B
7,372 SF±

EXISTING GARAGE #1

SEPTIC SYSTEM
EASEMENT 10' WIDE
249 SF±

HOUSE EASEMENT
5' WIDE
125 SF±

EXISTING DWELLING
DECK



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.

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS 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 LITTLETON ASSESSORS RECORDS.

RUSSELL D. WILSON, P.L.S. 34628 DATE

RECEIVED

SEP 22 2011

LITTLETON
PLANNING BOARD
EASEMENT
FOR
1 LAKE DRIVE

LITTLETON, MASS.

PREPARED FOR: JAMES ESSARY
1 LAKE DRIVE, LITTLETON, MA 01460

SCALE: 1 INCH = 20 FEET DATE: SEPTEMBER 20, 2011

R. WILSON & ASSOCIATES, INC.

LAND SURVEYORS AND CIVIL ENGINEERS
676 GREAT ROAD P.O. BOX 236 LITTLETON, MA 01460

PHONE: 978-486-0203 FAX: 978-486-0644
FILE NO. 1747 DWG NO. 1747WP SHEET NO. 1 OF 1