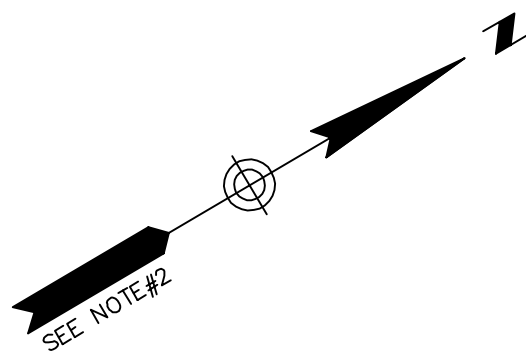


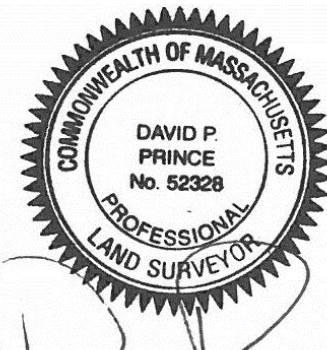


FOR REGISTRY USE ONLY

CERTIFICATION:

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

THIS PLAN ALSO DOES NOT MAKE ANY DETERMINATION AS TO ZONING



DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc.

OCTOBER 2, 2023

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
LITTLETON PLANNING BOARD

INTERSTATE ROUTE 495
(PUBLIC - VARIABLE WIDTH - 1959 STATE HIGHWAY LAYOUT)

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

PROPOSED LOT 2
NON-BUILDABLE LOT
AREA=10.75 ACRES±

PARCEL ID:R11 3 0
245 FOSTER STREET
NOW OR FORMERLY
SNS FOSTER LLC
BK:72045 PG:170
PLAN:435 OF 2011

AREA = 33.95 ACRES±

PROPOSED PROPERTY LINE
N22°1'36"W 990.93'

PROPOSED LOT 1
AREA=23.20 ACRES±

PROPOSED
ACCESS EASEMENT
AREA = 62,238 S.F.±
SEE EXHIBIT A

PARCEL ID:R11 3 5
263 FOSTER STREET
NOW OR FORMERLY
MASS BAY TRANS
AUTHORITY
BK:57072 PG:384
PLAN:435 OF 2011

DETAIL 2
N.T.S.

DETAIL 1
N.T.S.

FOSTER STREET
(PUBLIC - VARIABLE WIDTH)

PARCEL ID:R11 5 4
237 FOSTER STREET
NOW OR FORMERLY
PATRICIA A. NARGIZIAN
BK:70735 PG:467
PLAN:1167 OF 1957
PLAN:1674 OF 1959

PARCEL ID:R11 6 0
233 FOSTER STREET
NOW OR FORMERLY
MICHAEL J. CAREW
BK:79790 PG:39
PLAN:1167 OF 1957

PARCEL ID:R11 7 0
225 FOSTER STREET
NOW OR FORMERLY
TODD D. KIERNAN
BK:70009 PG:23
PLAN:228 OF 1954

PARCEL ID:R11 3 4
221 FOSTER STREET
NOW OR FORMERLY
JULIE DAHLBERG GRACE
BK:68675 PG:61
PLAN:245 OF 1997
PLAN:46 OF 2000

PARCEL ID:R11 3 3
219 FOSTER STREET
NOW OR FORMERLY
GEORGE A. TJONAS
BK:75069 PG:240
PLAN:481 OF 1995

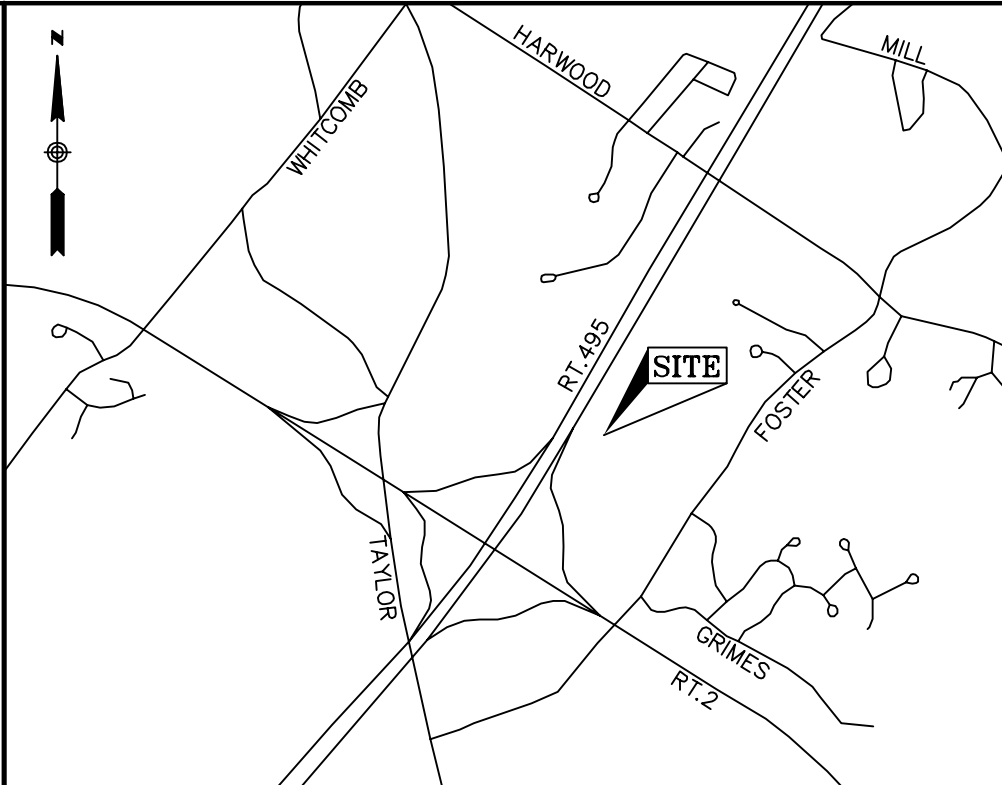
PARCEL ID:R11 3 2
217 FOSTER STREET
NOW OR FORMERLY
CHRISTOPHER J.
LAUFFENBURGER
BK:67134 PG:561
PLAN:481 OF 1995

DETAIL 3
N.T.S.

DETAIL 4
N.T.S.

DETAIL 5
N.T.S.

EXHIBIT A
PROPOSED ACCESS
EASEMENT
AREA = 62,238 S.F.±



LOCUS MAP
(N.T.S.)

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP R11 LOT 3 INTO TWO LOTS, 1 AND 2, WITH AN ACCESS EASEMENT TO LOT 2 AS SHOWN HEREON. LOT 2 IS A NON-BUILDABLE LOT. THIS PLAN WAS PREPARED FROM A COMBINATION OF AERIAL MAPPING AND AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP IN FEBRUARY AND MARCH OF 2023.

2. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, MASSACHUSETTS STATE PLANE MAINLAND COORDINATE SYSTEM AND WAS ESTABLISHED UTILIZING RTK GPS SURVEY TECHNIQUES REFERENCING THE MACORS GPS NETWORK.

LEGEND

- CBDH □ CONCRETE BOUND WITH DRILL HOLE
- CB □ CONCRETE BOUND
- DHF @ DRILL HOLE FOUND
- IPF @ IRON PIPE FOUND
- SBDH □ STONE BOUND WITH DRILL HOLE
- ABUTTERS LOT LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- PROPOSED EASEMENT
- CHAIN LINK FENCE
- STONE WALL

LOCUS OWNER INFORMATION
PARCEL ID:R11 3 0
ADDRESS: 245 FOSTER STREET
OWNER: SNS FOSTER, LLC
DEED BOOK: 72045 PAGE: 170
RECORD PLAN: 435 OF 2011

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

REVISION

DATE DESCRIPTION

10/02/2023 ALTERED LOTS 1 AND 2

APPROVAL NOT REQUIRED
SUBDIVISION PLAN
MAP R11 LOT 3
245 FOSTER STREET
LITTLETON, MASSACHUSETTS
PREPARED FOR
SNS FOSTER, LLC.



WSP USA Inc.
10 Al Paul Lane, Suite 103
Merrimack, NH 03054
603-324-0894

Drawn By	MS	Date	October 2, 2023	Job No.	30902423.001
Surveyed By	CH, MA	Scale	1"=100'	Sheet No.	1 OF 1
Checked By	DPP				
Book No.	M-20				

30902423-001-2 ANR-rev1.dwg