

SURVEY OF LAND in LENOX, MASSACHUSETTS Prepared for **BLACKWATER REALTY TRUST** August 25, 2020

BEING THAT LAND DESCRIBED IN
MIDDLE BERSHIRE REGISTRY OF DEEDS:

BOOK: 8565 PAGE: 33
GRANTOR: Anthony J. Salvatore, Jr. & Victoria P. Salvatore
GRANTEE: Blackwater Realty Trust - Lynda M. Shaferoff - Trustee
DATED: January 22, 2020

TAX MAP & ZONING INFORMATION
LOT 5 COMPRISES TAX MAP 43, LOT 139
LOT 6 COMPRISES TAX MAP 43, LOT 137
LOTS 3 & 6 COMPRISE TAX MAP 43, LOT 138
LOTS 1 THRU 6 ARE ZONED R-1S

HAYNES STREET
HAYNES STREET IS BELIEVED TO BE A PRIVATE WAY
HAYNES STREET PREVIOUS SUBMISSION CONTROL MAP

LEGEND	
○	IRON PIPE SET OR TO BE SET
●	IRON PIPE FOUND
◌	FIELD STONE WALL FOUND
—	REMAINS OF FENCE FOUND
—	MONUMENT FOUND
—	OUTLINES REQUIREMENT OF SURVEY
—	UNMARKED COMPUTED POINT
—	NOT TO SCALE
—	SURVEY TIE COURSE
—	ABUTTER LINE OR STREET LINE
—	UTILITY POLE
—	NOV. NOW OR FORMERLY
—	SEWER MANHOLE

PLANNING BOARD ENDORSEMENT DOES NOT IMPLY
DOES IT IMPLY THAT THEY MEET THE MASSACHUSETTS
METAL PROTECTION ACT, TITLE 9, OR TOWN BY-LAWS.
APPROVAL UNDER THE SUBDIVISION
CONTROL MAP IS NOT REQUIRED
CHARTMAN *Florida Florida*

DATE: 08/14/2020
TOWN OF LENOX
PLANNING BOARD

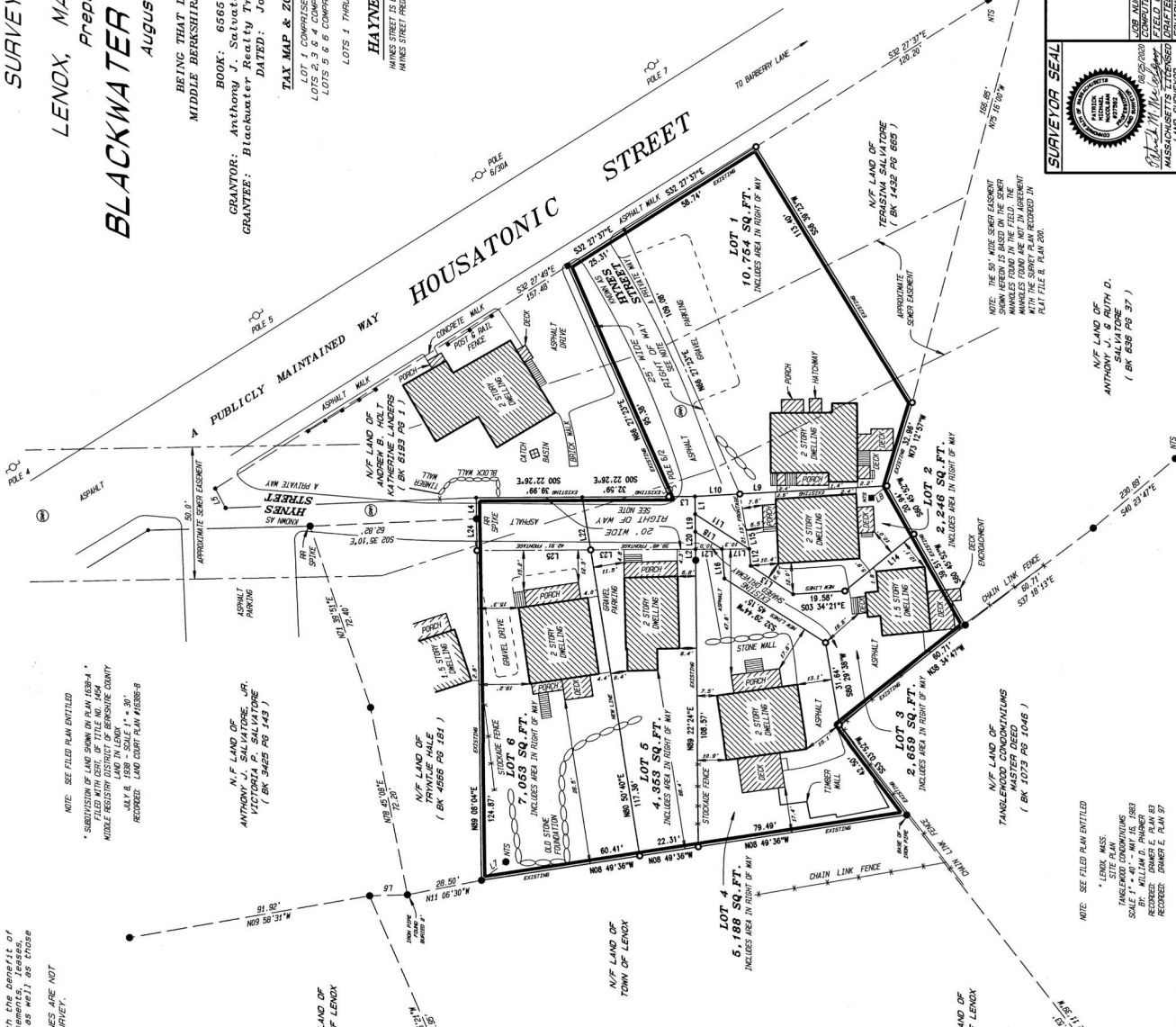
SURVEYOR CERTIFICATIONS
I, *Robert J. Shaferoff*, REGISTERED TO THE RULES AND
REGULATIONS OF THE REGISTER OF DEEDS.

DATE: AUGUST 25, 2020
MASSACHUSETTS LICENSED LAND SURVEYOR



TACONIC LAND CONSULTANTS
LAND SURVEYORS & GEOLOGISTS
ENVIRONMENTAL CONSULTANTS

44 IMPERIAL STREET
LANESBOROUGH, MA 01837
(413) 459-5076
OFFICE: 44 IMPERIAL STREET
LANESBOROUGH, MA 01837
FIELD OFFICE: 100-01 E. 19-50E
LANESBOROUGH, MA 01837
EQUIPMENT: LEICA, TRIMBLE, TOPCON, J. TOULOU, SATELLITE & STREET VIEW



Note: all parcels are subject to and with the benefit of all rights, conditions, restrictions, easements, leases, mortgages, and appurtenances on record as well as those unrecorded.

NOTE: SURVEY TIE COURSES AND ABUTTER LINES ARE NOT PROPERTY LINES BEING VALIDATED BY THIS SURVEY.

BEARING	LENGTH	ARC RADIUS
N89 22'24"E	6.86'	
S00 22'28"E	9.88'	
N89 08'04"E	7.89'	
N01 42'00"W	74.20'	
N01 42'00"W	6.34'	
S09 56'00"E	5.74'	
N03 13'24"W	55.85'	
N03 13'24"W	24.34'	
S11 52'51"24"W	24.34'	
N03 13'24"W	19.25'	
S84 04'13"W	19.25'	
N03 13'24"W	33.89'	
S89 35'48"E	11.18'	
N89 11'59"W	11.18'	
S33 77'25"W	12.05'	
N89 22'24"E	6.86'	
N89 22'24"E	10.00'	
N00 22'28"W	10.00'	
N00 22'28"W	39.44'	
N89 08'04"E	12.02'	
N00 22'28"W	42.91'	

RIGHT OF WAY NOTE

THE 25' WIDE RIGHT OF WAY SHOWN HEREIN IS EXPANDED TO 6' FROM THE CENTERLINE OF THE ROAD AND BOOK 269, PAGE 474.

THE 25' WIDE RIGHT OF WAY SHOWN HEREIN IS LAID OUT FOR THE BENEFIT OF LOTS 2, 3, 4, 5, 6 & 6 AS SHOWN HEREON.

NOTE: SEE FILED PLAN ENTITLED "PLAN OF LAND" IN THE TOWN OF LENOX, MASS. MAP NO. 180 BY: ROBERT J. SALVATORE RECORDED: JUNE 18, PLAN 47

NOTE: SEE FILED PLAN ENTITLED "PLAN OF LAND" IN THE TOWN OF LENOX, MASS. MAP NO. 180 BY: WILLIAM D. PHAMER RECORDED: JUNE 18, PLAN 47

NOTE: SEE FILED PLAN ENTITLED "PLAN OF LAND" IN THE TOWN OF LENOX, MASS. MAP NO. 180 BY: WILLIAM D. PHAMER RECORDED: JUNE 18, PLAN 47

NOTE: SEE FILED PLAN ENTITLED "PLAN OF LAND" IN THE TOWN OF LENOX, MASS. MAP NO. 180 BY: WILLIAM D. PHAMER RECORDED: JUNE 18, PLAN 47

NOTE: SEE FILED PLAN ENTITLED "PLAN OF LAND" IN THE TOWN OF LENOX, MASS. MAP NO. 180 BY: WILLIAM D. PHAMER RECORDED: JUNE 18, PLAN 47

NOTE: SEE FILED PLAN ENTITLED "PLAN OF LAND" IN THE TOWN OF LENOX, MASS. MAP NO. 180 BY: WILLIAM D. PHAMER RECORDED: JUNE 18, PLAN 47

NOTE: SEE FILED PLAN ENTITLED "PLAN OF LAND" IN THE TOWN OF LENOX, MASS. MAP NO. 180 BY: WILLIAM D. PHAMER RECORDED: JUNE 18, PLAN 47

NOTE: SEE FILED PLAN ENTITLED "PLAN OF LAND" IN THE TOWN OF LENOX, MASS. MAP NO. 180 BY: WILLIAM D. PHAMER RECORDED: JUNE 18, PLAN 47

NOTE: SEE FILED PLAN ENTITLED "PLAN OF LAND" IN THE TOWN OF LENOX, MASS. MAP NO. 180 BY: WILLIAM D. PHAMER RECORDED: JUNE 18, PLAN 47

NOTE: SEE FILED PLAN ENTITLED "PLAN OF LAND" IN THE TOWN OF LENOX, MASS. MAP NO. 180 BY: WILLIAM D. PHAMER RECORDED: JUNE 18, PLAN 47

NOTE: SEE FILED PLAN ENTITLED "PLAN OF LAND" IN THE TOWN OF LENOX, MASS. MAP NO. 180 BY: WILLIAM D. PHAMER RECORDED: JUNE 18, PLAN 47

NOTE: SEE FILED PLAN ENTITLED "PLAN OF LAND" IN THE TOWN OF LENOX, MASS. MAP NO. 180 BY: WILLIAM D. PHAMER RECORDED: JUNE 18, PLAN 47

NOTE: SEE FILED PLAN ENTITLED "PLAN OF LAND" IN THE TOWN OF LENOX, MASS. MAP NO. 180 BY: WILLIAM D. PHAMER RECORDED: JUNE 18, PLAN 47

NOTE: SEE FILED PLAN ENTITLED "PLAN OF LAND" IN THE TOWN OF LENOX, MASS. MAP NO. 180 BY: WILLIAM D. PHAMER RECORDED: JUNE 18, PLAN 47

NOTE: SEE FILED PLAN ENTITLED "PLAN OF LAND" IN THE TOWN OF LENOX, MASS. MAP NO. 180 BY: WILLIAM D. PHAMER RECORDED: JUNE 18, PLAN 47

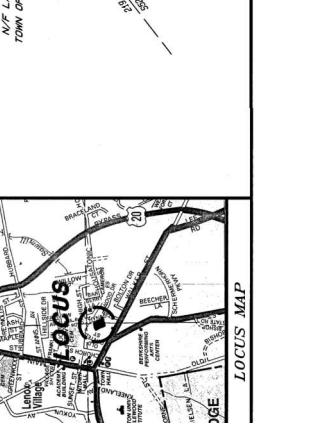
NOTE: SEE FILED PLAN ENTITLED "PLAN OF LAND" IN THE TOWN OF LENOX, MASS. MAP NO. 180 BY: WILLIAM D. PHAMER RECORDED: JUNE 18, PLAN 47

NOTE: SEE FILED PLAN ENTITLED "PLAN OF LAND" IN THE TOWN OF LENOX, MASS. MAP NO. 180 BY: WILLIAM D. PHAMER RECORDED: JUNE 18, PLAN 47

NOTE: SEE FILED PLAN ENTITLED "PLAN OF LAND" IN THE TOWN OF LENOX, MASS. MAP NO. 180 BY: WILLIAM D. PHAMER RECORDED: JUNE 18, PLAN 47

NOTE: SEE FILED PLAN ENTITLED "PLAN OF LAND" IN THE TOWN OF LENOX, MASS. MAP NO. 180 BY: WILLIAM D. PHAMER RECORDED: JUNE 18, PLAN 47

NOTE: SEE FILED PLAN ENTITLED "PLAN OF LAND" IN THE TOWN OF LENOX, MASS. MAP NO. 180 BY: WILLIAM D. PHAMER RECORDED: JUNE 18, PLAN 47



1 INCH = 20 FEET
SCALE IN FEET

1 INCH = 6.096 METERS
SCALE IN METERS

LOCUS MAP