

SURVEY OF LAND
in
LENOX, MASSACHUSETTS
Prepared for
THE MONUMENT NOMINEE REALTY TRUST
July 29, 2014

BEING THAT LAND DESCRIBED IN
MIDDLE BERKSHIRE REGISTRY OF DEEDS:

LOT 1

BOOK: 3624 ~ PAGE: 343
GRANTOR: Daniel C. & Paula Kahn Almgren
GRANTEE: The Monument Nominee Realty Trust
GRANTEE: Daniel C. Almgren - Trustee
DATED: February 1, 2006

LOT 2 & LOT 3

BOOK: 951 ~ PAGE: 264
GRANTOR: Robert & Jean K. Smith
GRANTEE: Robert Smith
DATED: June 16, 1974

Note: all parcels are subject to and with the benefit of all rights, conditions, restrictions, easements, leases, encumbrances 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.

TABLE OF COURSES

#	BEARING	RADIUS	LENGTH	ARC LENGTH
L1	S18 35'23"W		10.13'	
L2	S71 07'06"W		126.18'	
L3	S25 06'54"W		22.62'	
L4	N15 18'02"E		65.20'	
L5	N18 52'38"E		43.65'	
L6	N48 24'55"W		11.39'	
L7	S28 13'54"W		51.39'	

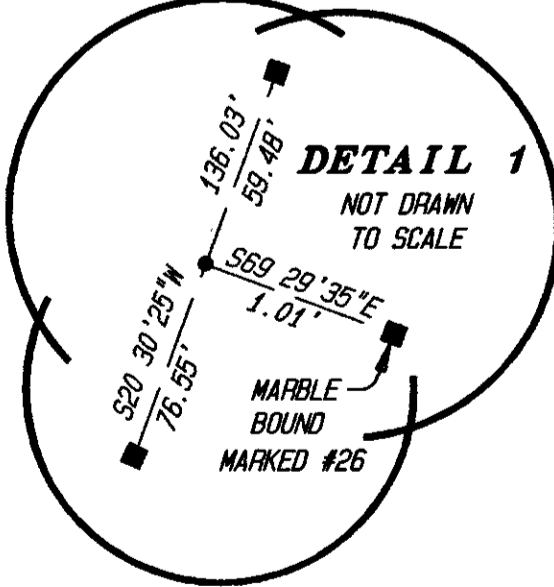
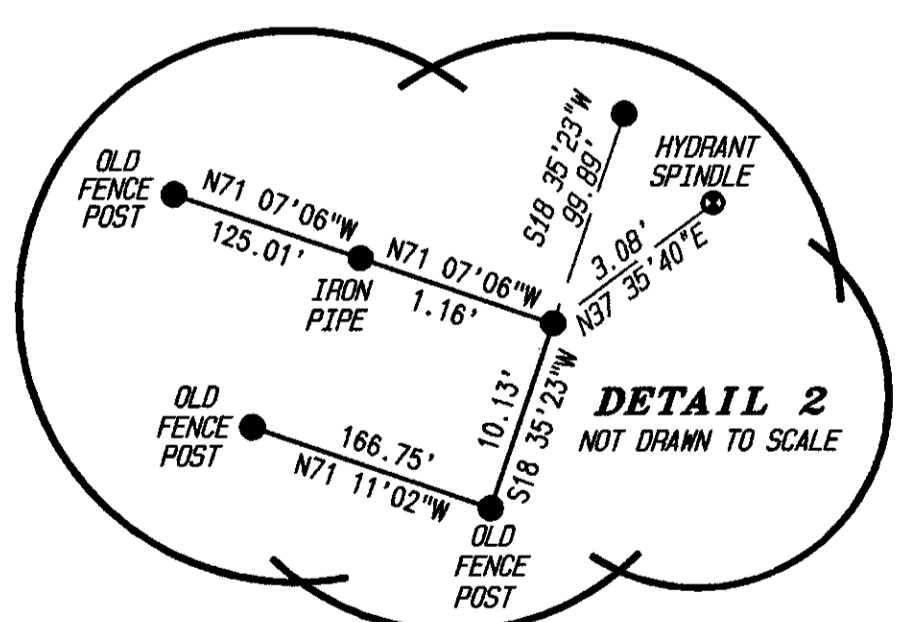
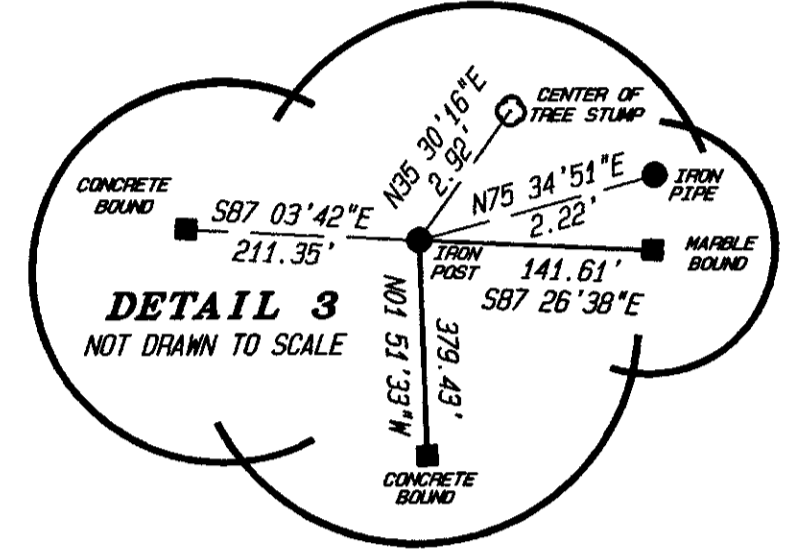
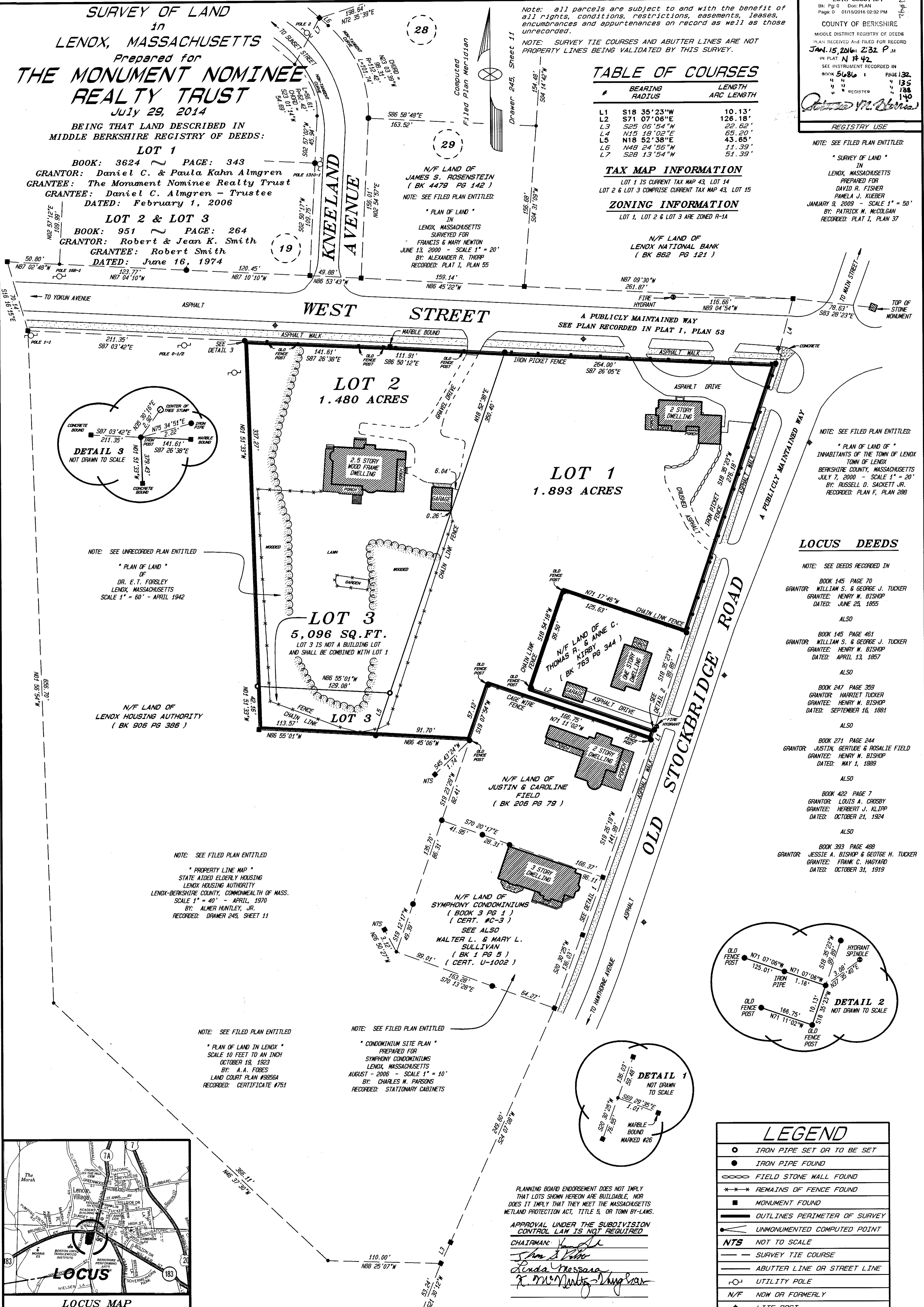
TAX MAP INFORMATION

LOT 1 IS CURRENT TAX MAP 43, LOT 14
LOT 2 & LOT 3 COMPRISE CURRENT TAX MAP 43, LOT 15

ZONING INFORMATION

LOT 1, LOT 2 & LOT 3 ARE ZONED R-1A

2018 00001404
BK: Pg 0 Doc: PLAN
Page: 0 01/15/2014 02:32 PM
COUNTY OF BERKSHIRE
MIDDLE DISTRICT REGISTRY OF DEEDS
PLAN RECEIVED AND FILED FOR RECORD
JAN. 15 2014 2:32 P.M.
IN PLAT N # 42
SEE INSTRUMENT RECORDED IN
BOOK 5486 PAGE 132
" " " " " " 136
" " " " " " 138
" " " " " " 140
REGISTRY USE
NOTE: SEE FILED PLAN ENTITLED:
" SURVEY OF LAND " IN LENOX, MASSACHUSETTS PREPARED FOR DAVID R. FISHER PAMELA J. KUEBER JANUARY 9, 2009 - SCALE 1" = 50' BY: PATRICK M. MCCOLGAN RECORDED: PLAT I, PLAN 37



LOCUS DEEDS

- NOTE: SEE DEEDS RECORDED IN
- BOOK 145 PAGE 70
GRANTOR: WILLIAM S. & GEORGE J. TUCKER
GRANTEE: HENRY M. BISHOP
DATED: JUNE 25, 1865
 - ALSO
 - BOOK 145 PAGE 461
GRANTOR: WILLIAM S. & GEORGE J. TUCKER
GRANTEE: HENRY M. BISHOP
DATED: APRIL 13, 1867
 - ALSO
 - BOOK 247 PAGE 359
GRANTOR: HARRIET TUCKER
GRANTEE: HENRY M. BISHOP
DATED: SEPTEMBER 16, 1861
 - ALSO
 - BOOK 271 PAGE 244
GRANTOR: JUSTIN, GERTRUDE & ROSALIE FIELD
GRANTEE: HENRY M. BISHOP
DATED: MAY 1, 1869
 - ALSO
 - BOOK 422 PAGE 7
GRANTOR: LOUIS A. CROSBY
GRANTEE: HERBERT J. KLIPP
DATED: OCTOBER 21, 1924
 - ALSO
 - BOOK 393 PAGE 488
GRANTOR: JESSIE A. BISHOP & GEORGE H. TUCKER
GRANTEE: FRANK C. HAGYARD
DATED: OCTOBER 31, 1919

NOTE: SEE UNRECORDED PLAN ENTITLED
" PLAN OF LAND " OF DR. E. T. FORSLEY LENOX, MASSACHUSETTS SCALE 1" = 60' - APRIL 1942

N/F LAND OF LENOX HOUSING AUTHORITY (BK 906 PG 386)

NOTE: SEE FILED PLAN ENTITLED
" PROPERTY LINE MAP " STATE AIDED ELDERLY HOUSING LENOX HOUSING AUTHORITY LENOX-BERKSHIRE COUNTY, COMMONWEALTH OF MASS. SCALE 1" = 40' - APRIL, 1970 BY: ALMER HUNTLEY, JR. RECORDED: DRAWER 245, SHEET 11

NOTE: SEE FILED PLAN ENTITLED
" PLAN OF LAND IN LENOX " SCALE 10 FEET TO AN INCH OCTOBER 19, 1923 BY: A. A. FORBES LAND COURT PLAN #9856A RECORDED: CERTIFICATE #751

NOTE: SEE FILED PLAN ENTITLED
" CONDOMINIUM SITE PLAN " PREPARED FOR SYMPHONY CONDOMINIUMS LENOX, MASSACHUSETTS AUGUST - 2006 - SCALE 1" = 10' BY: CHARLES M. PARSONS RECORDED: STATIONARY CABINETS

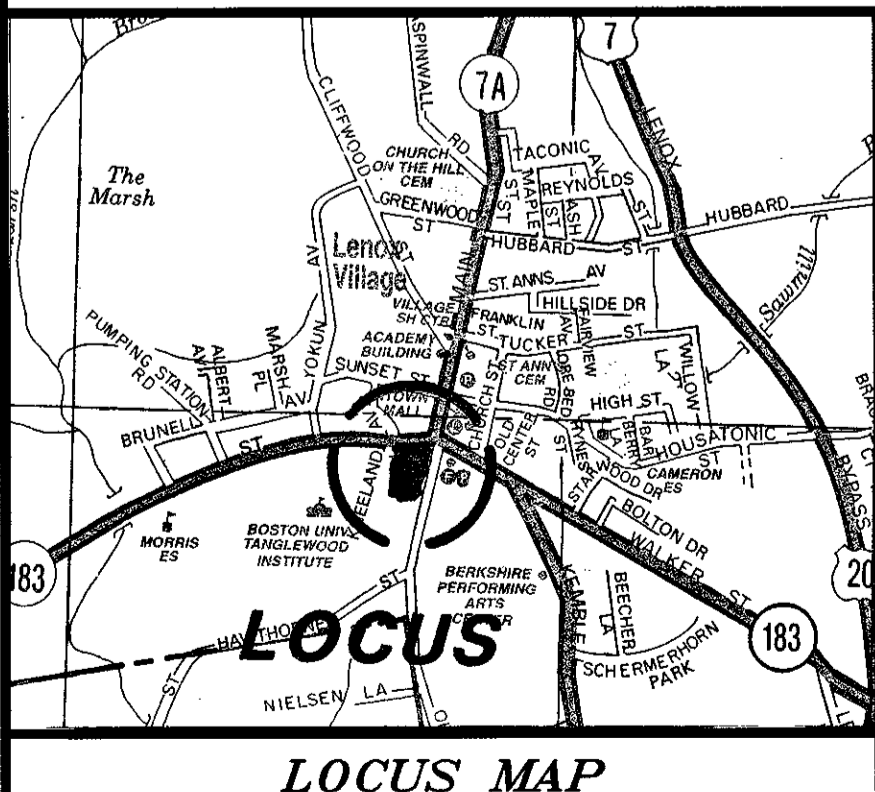
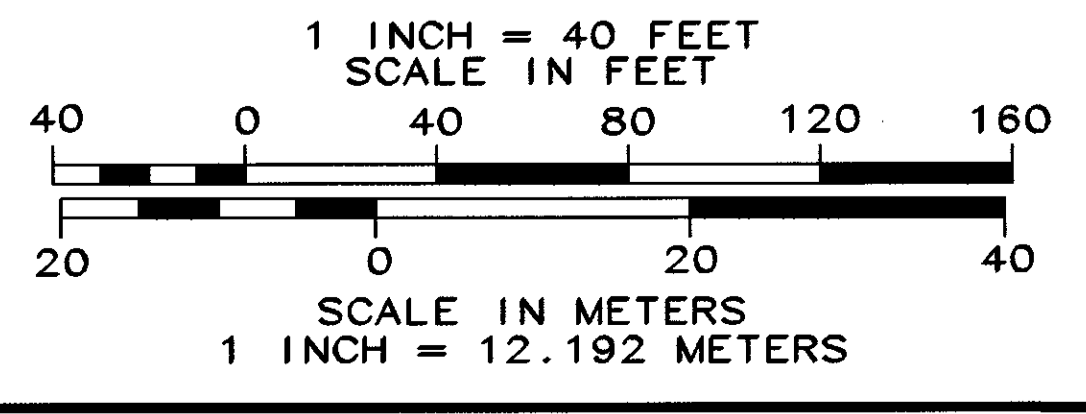
PLANNING BOARD ENDORSEMENT DOES NOT IMPLY THAT LOTS SHOWN HEREON ARE BUILDABLE, NOR DOES IT IMPLY THAT THEY MEET THE MASSACHUSETTS WETLAND PROTECTION ACT, TITLE 5, OR TOWN BY-LAWS.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED

CHAIRMAN: *[Signature]*
DATE: 8-12-14
TOWN OF LENOX PLANNING BOARD

LEGEND

- IRON PIPE SET OR TO BE SET
- IRON PIPE FOUND
- FIELD STONE WALL FOUND
- *** REMAINS OF FENCE FOUND
- MONUMENT FOUND
- OUTLINES PERIMETER OF SURVEY
- UNMONUMENTED COMPUTED POINT
- NTS NOT TO SCALE
- SURVEY TIE COURSE
- ABUTTER LINE OR STREET LINE
- UTILITY POLE
- N/F NOW OR FORMERLY
- ◆ LITE POST



TACONIC LAND CONSULTANTS
LAND SURVEYORS & GEOLOGISTS
ENVIRONMENTAL CONSULTANTS
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LANESBOROUGH, MA 01237
(413) 499-9976 - 499-1512 FAX

JOB NUMBER: 08-006-5
COMPUTED BY: PMM
FIELD CREW: PMM & MJB
DRAFTED BY: PMM
EQUIPMENT USED: NIKON TOPGUN 4" TOTAL STATION & STEEL TAPE

CHECKED BY: PMM
DEED RESEARCH BY: PMM
FIELD NOTE BOOK: JOB FOLDER
DATA DISK: 08-006

SURVEYOR SEAL

Patrick M. McCollan
MASSACHUSETTS LICENSED LAND SURVEYOR

SURVEYOR CERTIFICATIONS

I declare that this plan conforms to the Rules and Regulations of the Register of Deeds.

Patrick M. McCollan
DATE: JULY 29, 2014
MASSACHUSETTS LICENSED LAND SURVEYOR

57414 #45