

BENFIELD FARM (SOUTH STREET NOMINEE TRUST)

LAND TO BE PROTECTED

TOTAL AREA OF PROPERTIES +/- 178.15 ACRES
 TOTAL OPEN SPACE +/- 75.14 ACRES 42%
 TOTAL CR NON-BUILDABLE +/- 46.72 ACRES 26%
TOTAL PROTECTED +/- 121.86 ACRES 68%

TOTAL PARCELS "A", "B", "C", "D" & "E"

| | PARCEL A | PARCEL B | PARCEL C | PARCEL D | PARCEL E |
|------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| TOTAL AREA | +/- 45.23 ACRES | +/- 48.11 ACRES | +/- 56.31 ACRES | +/- 16.00 ACRES | +/- 12.50 ACRES |
| OPEN SPACE | +/- 14.63 ACRES | - | +/- 32.01 ACRES | +/- 16.00 ACRES | +/- 12.50 ACRES |
| CR/NON-BUILDABLE | +/- 12.80 ACRES | +/- 24.22 ACRES | +/- 9.70 ACRES | - | - |
| TOTAL PROTECTED | 27.43 ACRES | 24.22 ACRES | 41.71 ACRES | 16.00 ACRES | 12.50 ACRES |

PARCEL A

| HOMESITES | LOT # | LOT AREA (+/-) | (NON-BUILDABLE) CR AREA (+/-) | (NON-BUILDABLE) CR % OF LOT | % OPEN SPACE | TOTAL LAND AREA PROTECTED |
|---|-------|--------------------|-------------------------------|-----------------------------|--------------|---------------------------|
| 5 HOMESITES AVERAGE SIZE 6.12 ACRES | 1A | 6.54 ACRES | 2.70 ACRES | 41% | -- | 60% |
| | 2A | 4.74 ACRES | 0.40 ACRES | 8% | -- | |
| | 3A | 6.32 ACRES | 3.55 ACRES | 56% | -- | |
| | 4A | 5.94 ACRES | 1.99 ACRES | 33% | -- | |
| | 5A | 7.06 ACRES | 4.16 ACRES | 59% | -- | |
| O.S. | | 14.63 ACRES | -- | -- | 32% | |
| TOTAL | | 45.23 ACRES | 12.80 ACRES | 28% | 32% | 60% |

PARCEL B

| HOMESITES | LOT # | LOT AREA (+/-) | (NON-BUILDABLE) CR AREA (+/-) | (NON-BUILDABLE) CR % OF LOT | % OPEN SPACE | TOTAL LAND AREA PROTECTED |
|---|-------|--------------------|-------------------------------|-----------------------------|--------------|---------------------------|
| 5 HOMESITES AVERAGE SIZE 9.62 ACRES | 1B | 11.52 ACRES | 7.17 ACRES | 62% | 43% | 50% |
| | 2B | 9.43 ACRES | 4.92 ACRES | 52% | -- | |
| | 3B | 4.44 ACRES | -- | -- | -- | |
| | 4B | 7.08 ACRES | 2.96 ACRES | 42% | -- | |
| | 5B | 15.64 ACRES | 10.07 ACRES | 64% | -- | |
| TOTAL | | 48.11 ACRES | 24.22 ACRES | 50% | 50% | 50% |

PARCEL C

| HOMESITES | LOT # | LOT AREA (+/-) | (NON-BUILDABLE) CR AREA (+/-) | (NON-BUILDABLE) CR % OF LOT | % OPEN SPACE | TOTAL LAND AREA PROTECTED |
|---|-------|--------------------|-------------------------------|-----------------------------|--------------|---------------------------|
| 4 HOMESITES AVERAGE SIZE 6.08 ACRES | 1C | 4.01 ACRES | 1.44 ACRES | 36% | -- | 74% |
| | 2C | 5.61 ACRES | 1.78 ACRES | 32% | -- | |
| | 3C | 7.65 ACRES | 2.65 ACRES | 35% | -- | |
| | 4C | 7.03 ACRES | 3.83 ACRES | 54% | -- | |
| | O.S. | | 32.01 ACRES | -- | -- | |
| TOTAL | | 56.31 ACRES | 9.70 ACRES | 17% | 57% | 74% |

14 HOMESITES
AVERAGE SIZE
6.86 ACRES

ZONED: GENERAL RESIDENCE B
 MINIMUM AREA= 87,120 S.F. (2 AC.)
 MINIMUM FRONTAGE= 250'
 SETBACKS:
 FRONT YARD= 40 FT.
 SIDE YARD= 40 FT.
 REAR YARD= 40 FT.
 MAXIMUM HEIGHT= 2 1/2 STORIES/40 FT.
 MAXIMUM % BUILDING COVERAGE= 25

- NON BUILDABLE OPEN SPACE
- RESTRICTED NON BUILDABLE AREA
- PROPOSED BUILDABLE AREA
- TRAIL EASEMENT
- SPENCER BROOK
- ROAD
- ABUTTING CONSERVATION LAND/TOWN LAND

DEED REFERENCE

NOTE: NON-BUILDABLE OPEN SPACE ON PARCELS "A" and "C" TO BE DEEDED TO CARLISLE CONSERVATION FOUNDATION. SUBJECT TO A CONSERVATION RESTRICTION.

PARCEL A

MAP 5, BLOCK 7, LOT 0
 N/F SOUTH STREET NOMINEE TRUST
 BOOK 11322, PAGE 136
 LOT B AS SHOWN ON PLAN BOOK 82, PLAN 123
 LOT AREA = 45.23 ACRES
 1,973,920+1 - SQ. FT.

PARCEL B

MAP 5, BLOCK 51, LOT 0
 N/F SOUTH STREET NOMINEE TRUST
 BOOK 11322, PAGE 136 (PARCEL IV)
 PORTION OF LOT B AS SHOWN ON PLAN BOOK 68, PLAN 94
 LOT AREA = 48.11 ACRES
 2,122,346+1 - SQ. FT.

PARCEL C

MAP 5, BLOCK 17, LOT 0
 N/F SOUTH STREET NOMINEE TRUST
 BOOK 11322, PAGE 136
 CARLISLE CONSERVATION FOUNDATION
 BOOK 11263, PAGE 12
 LOT AREA = 56.31 ACRES
 2,452,929+1 - SQ. FT.

**LIMITED ANR PLAN
 IN
 CARLISLE, MASS.**

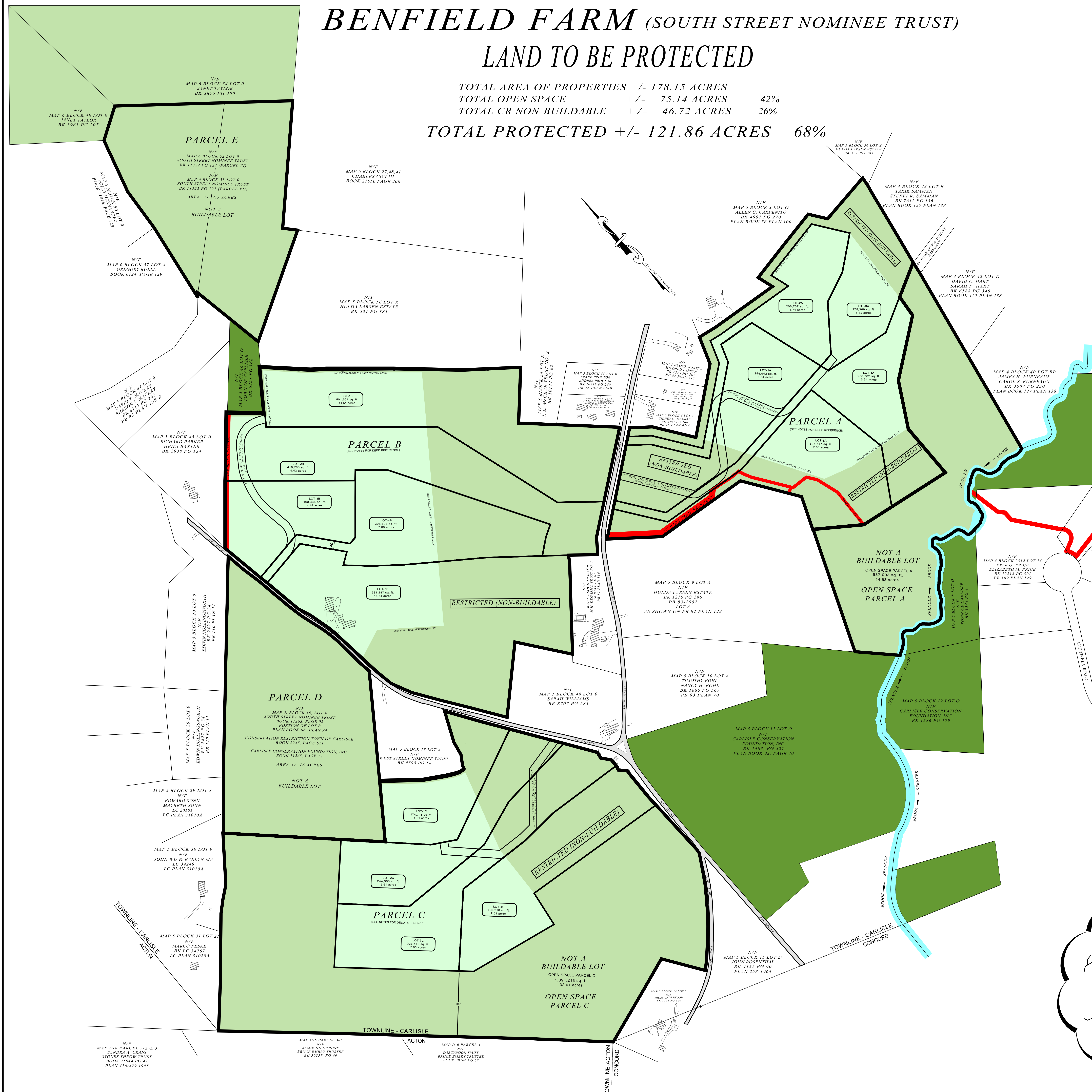
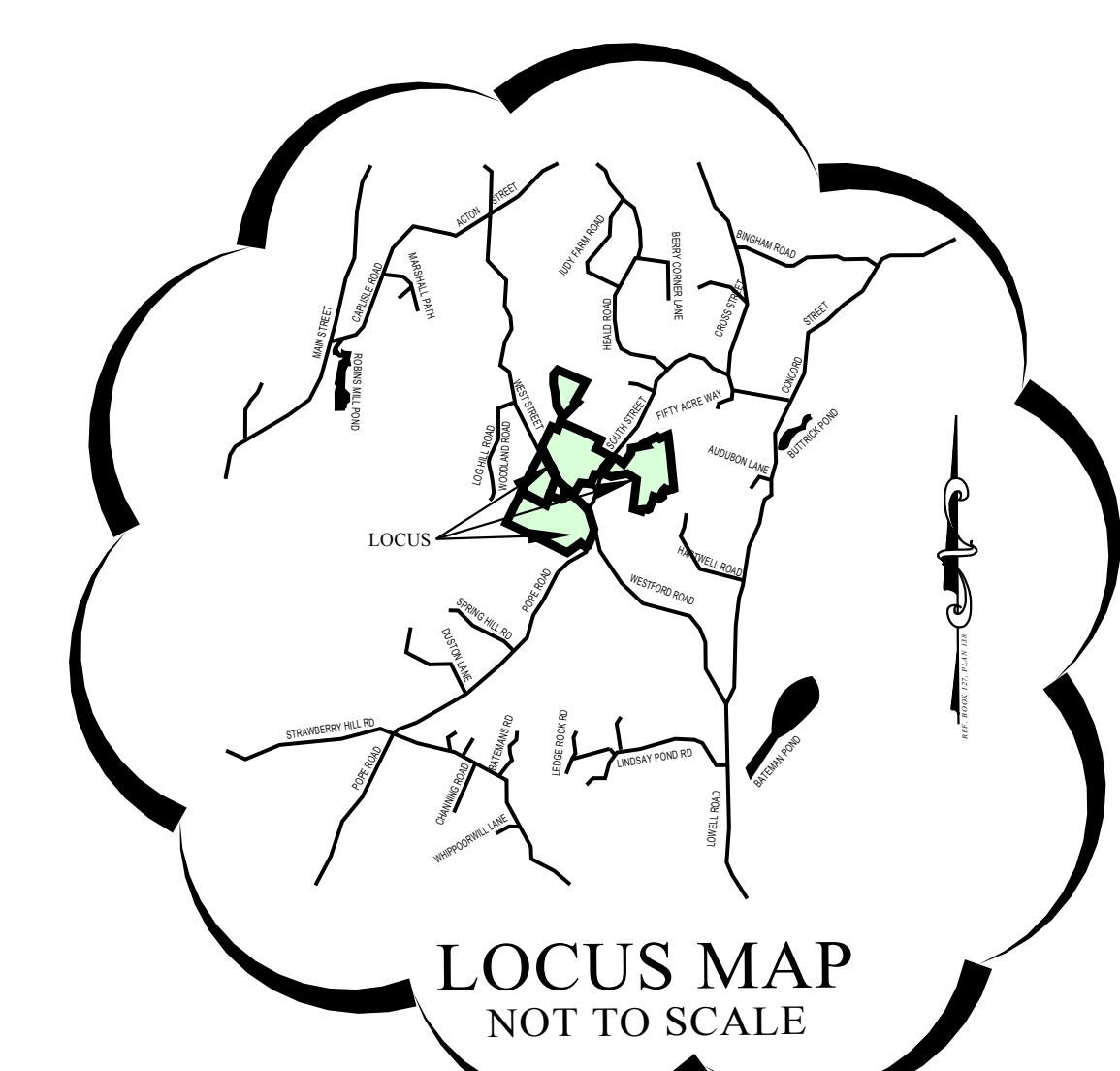
Prepared for:
SOUTH STREET NOMINEE TRUST
 C/O CHOATE, HALL & STEWART
 53 STATE STREET
 BOSTON, MA 02109-2804

Current Owner:
 SOUTH STREET NOMINEE TRUST
 C/O CHOATE, HALL & STEWART
 53 STATE STREET
 BOSTON, MA 02109-2804

Remainder Owner:
 CARLISLE CONSERVATION FOUNDATION
 CARLISLE, MA

Prepared by:
MWE Civil Engineers & Land Surveyors
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| | |
|------------|----------------------------------|
| SCALE | 1"=150' |
| DRAWN | JTC |
| CHECKED | JCF |
| FILE NAME | M:\Color\SUBDIVISION\48-16-2.dwg |
| PROJECT | CR1_WST |
| ISSUE DATE | AUGUST, 2003 |
| | 01/09/22/03 Changed Lot Areas |
| | Revisions |



MAP D-6, PARCEL 1, 2 & 3
 SANDRA A. CRAIG
 STONES FORD TRUST
 BOOK 25844 PG 47
 PLAN 4784/9-1995

MAP D-6, PARCEL 1-1
 JAMIE DEE TRUST
 BRUCE EMERY TRUSTEE
 BK 30373 PG 68

MAP D-6, PARCEL 3
 DARCYWOOD TRUST
 BRUCE EMERY TRUSTEE
 BOOK 30166 PG 67