

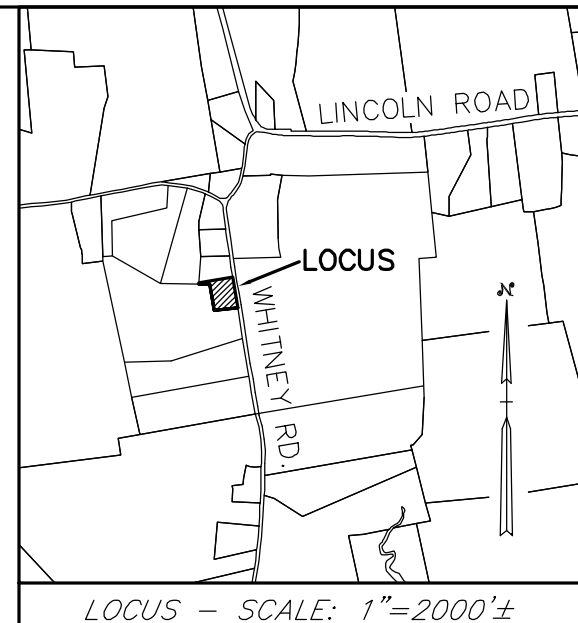
LOCUS PROPERTY:

#50 WHITNEY ROAD
 ASSESSOR'S MAP/LOT ID: 22-1
 OWNER(S): JEFFREY R HOWARD & JANICE R HOWARD
 DEED REFERENCE: WORCESTER REGISTRY DEED
 BOOK 6802, PAGE 388 (1979)

#225 LINCOLN ROAD
 N/F
 NORMAN E EGGERT & CHERYL L TURNER
 DEED BOOK 11037-192 (1987)
 DEED BOOK 11158-313 (1988)
 DEED BOOK 16622-76 (1994)
 PLAN BOOK 466-93 (1979), LOT A
 PLAN BOOK 587-32 (1987), LOT 10
 PLAN BOOK 629-125 (1989), LOT 2

#30 WHITNEY ROAD
 N/F
 WILLIAM J AYERS & MARIA AYERS
 DEED BOOK 51592-296 (2013)
 PLAN BOOK 903-37 (2013), PARCEL A

#205 LINCOLN ROAD
 N/F
 JUDITH C HARPELL & HERBERT C
 ADAMS
 DEED BOOK 28564-358 (2002)
 PLAN BOOK 682-63 (1994)



NOTES:

(1) THE PURPOSE OF THIS PLAN IS TO CREATE A BUILDABLE LOT, SHOWN AS "LOT 6", CONTAINING 80,000 SQ.FT.± (1.83 ACRES±). THE REMAINING LAND, WITH THE HOUSE AND STRUCTURES THEREON, CONFORM WITH ZONING REGULATIONS.

(2) THE SUBJECT PREMISES ARE LOCATED IN THE RESIDENTIAL-AGRICULTURE (R-A) ZONING DISTRICT WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:

- MIN. LOT AREA: 80,000 SQ.FT.
- MIN. LOT FRONTAGE: 200'
- MIN. FRONT YARD SETBACK: 35'
- MIN. SIDE YARD SETBACK: 20'
- MIN. REAR YARD SETBACK: 35'
- MAX. BUILDING COVERAGE: 25%
- MAX. BUILDING HEIGHT: 35'

(3) THE SUBJECT PREMISES IS NOT GRAPHICALLY SITUATED IN 100-YEAR FLOOD ZONE PER FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL 250328-0010B, DATED JULY 16, 1984.

REMAINING LOT AREA
 939,560 SQ.FT.±
 (21.57 ACRES ±)

BEING THE SAME AS AND HAVING
 THE SAME DIMENSION AS LOT 5
 AS SHOWN ON
 PLAN BOOK 587, PLAN 32 (1987)

ANR PLANNING BOARD ENDORSEMENT, UNDER THE SUBDIVISION CONTROL LAW, IS NOT A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS OR BUILDING CODE REGULATIONS. ENDORSEMENT DOES NOT SIGNIFY COMPLIANCE WITH ZONING REQUIREMENTS FOR LAND USE OR BUILDING PURPOSES, NOR DOES IT CONVEY THE RIGHT TO DEVELOP THE PROPERTY.

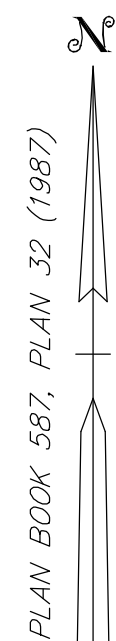
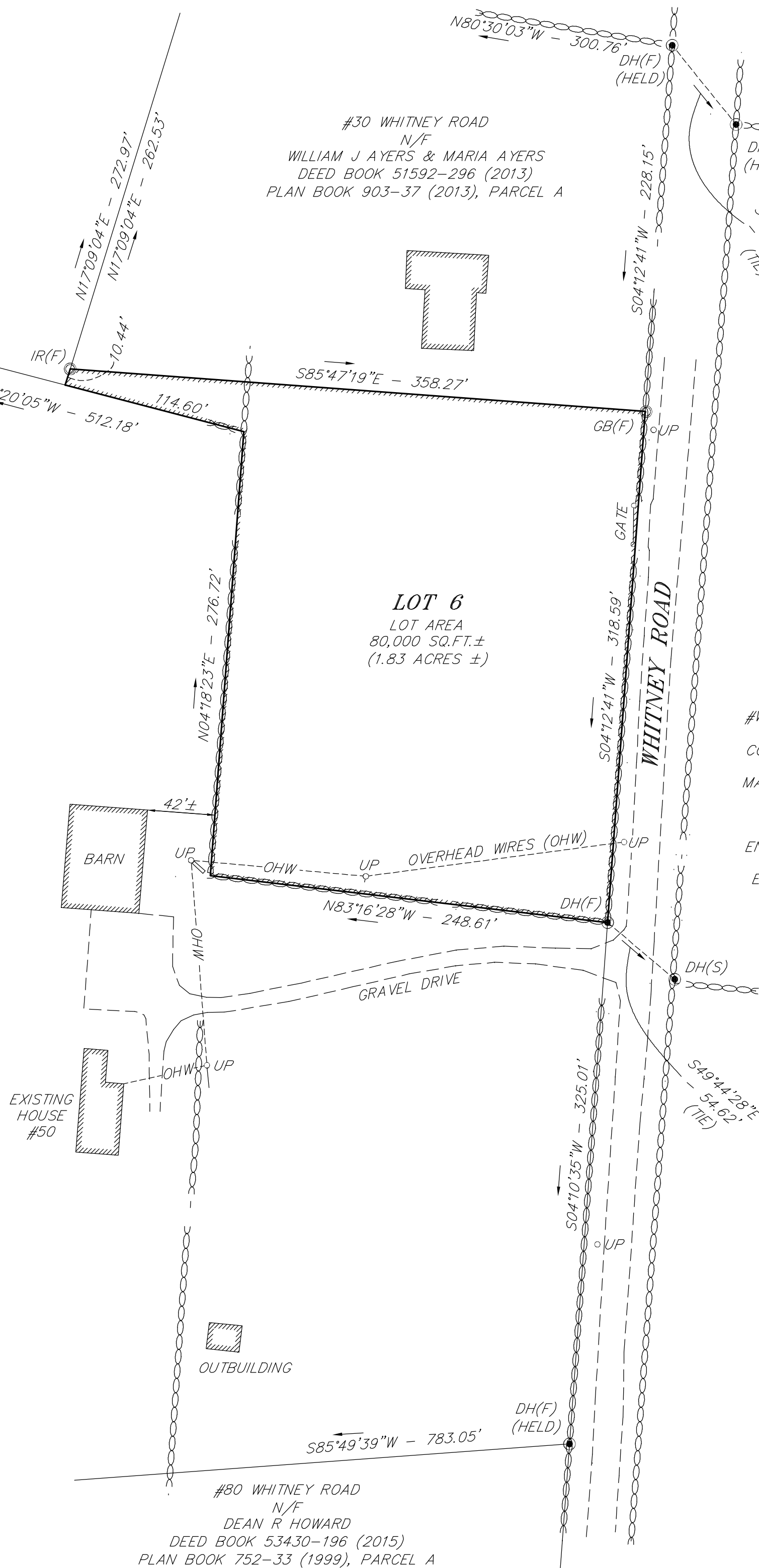
BLOCK RESERVED FOR REGISTRY USE

APPROVAL UNDER THE
 SUBDIVISION CONTROL LAW NOT REQUIRED

TOWN OF PHILLIPSTON PLANNING BOARD

DATE: _____

BOARD MEMBERS SIGNATURES (OR AUTHORIZED AGENT)



LEGEND:

- (S) OR (F) - SET OR FOUND
- DH - DRILL HOLE
- IP - IRON PIPE
- IR - IRON ROD
- GB - GUN BARRELL
- DISTANCE (M)/(D)/(R)/(P) - DISTANCE MEASURED/DEED/RECORD/PLAN
- N/F - NOW OR FORMERLY

#WHITNEY ROAD
 N/F
 COMMONWEALTH OF MASSACHUSETTS,
 DIVISION OF FISHERIES,
 WILDLIFE & ENVIRONMENTAL
 LAW ENFORCEMENT
 DEED BOOK 16376-218
 (1994)

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE COMMONWEALTH OF MASSACHUSETTS REGISTERS OF DEEDS.



CHRISTOPHER P. PERA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MASSACHUSETTS REGISTRATION #48396

PLAN OF LAND IN
 PHILLIPSTON, MASSACHUSETTS

PREPARED FOR

JEFFREY & JANICE HOWARD

JULY 31, 2020



PERA LAND SURVEYING, LLC
 REGISTERED PROFESSIONAL LAND SURVEYOR
 24 LOVEWELL STREET - GARDNER, MASS. 01440
 978-410-9775 - PeraSurveying.com

ORIGINAL PLAN SIZE: 18"x24"