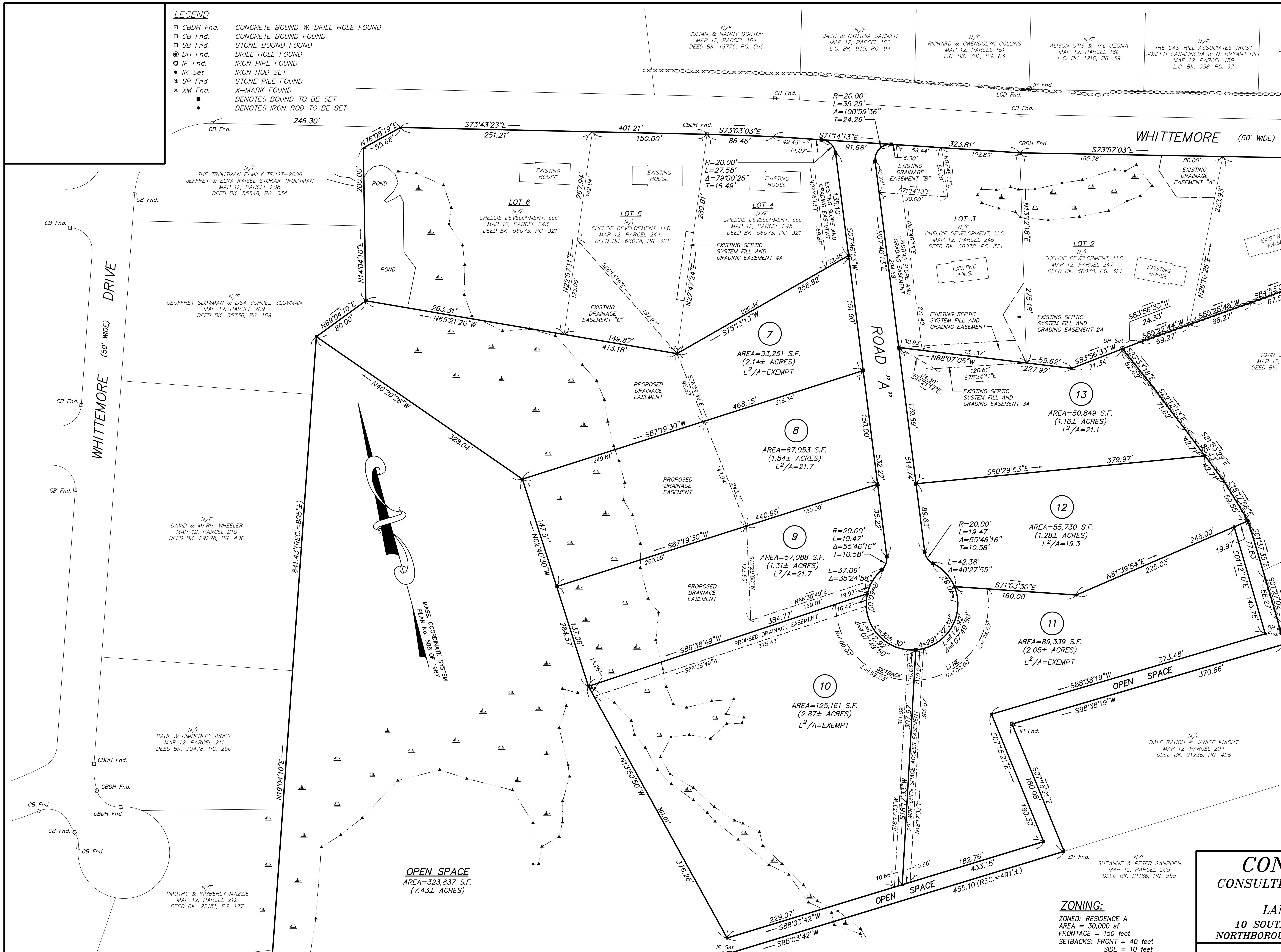

LEGEND

- CBDH Fnd. — CONCRETE BOUND W. DRILL HOLE FOUND
- CB Fnd. — CONCRETE BOUND FOUND
- SB Fnd. — STONE BOUND FOUND
- DH Fnd. — DRILL HOLE FOUND
- IP Fnd. — IRON PIPE FOUND
- IR Set — IRON ROD SET
- SP Fnd. — STONE PILE FOUND
- XM Fnd. — X-MARK FOUND
- ■ — DENOTES BOUND TO BE SET
- ● — DENOTES IRON ROD TO BE SET

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
ASHLAND PLANNING BOARD

DATE: ____________

I, ____________ CLERK OF THE TOWN OF ASHLAND RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD OF THIS PLAN ON ____________ AND NO APPEAL WAS TAKEN FOR TWENTY (20) DAYS THEREAFTER.

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

VAROUJAN H. HAGOPIAN, P.L.S. 49665

ASSESSORS MAP 12, PARCEL 207
DEED BOOK 66078, PAGE 321
PLAN No. 119 of 2015
PLAN No. 734 of 2014
PLAN No. 301 of 2014
PLAN No. 588 of 1987
PLAN No. 500 of 1946
PLAN No. 122 of 2009
PLAN No. 1094 of 1950
PLAN No. 930 of 1998
PLAN No. 310 of 1990
PLAN No. 1707 of 1952
PLAN No. 247 of 1992
L.C. PLANS, CASE#33150

NOTES:
1) THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF ASHLAND ASSESSORS RECORDS.
2) THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY CONNORSTONE ENGINEERING INC. ON JANUARY 8, 2014.
3) THE WETLANDS SHOWN HEREON WERE FLAGGED BY GODDARD CONSULTING AND LOCATED ON-THE-GROUND BY CONNORSTONE ENGINEERING INC.
4) THE LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.

OWNER, DEVELOPER
& SUBDIVIDER:
CHELCIE DEVELOPEMNT, LLC
83 SPEEN STREET
NATICK, MA 01760

GRAPHIC SCALE: 1"=60'

ZONING:
ZONED: RESIDENCE A
AREA = 30,000 sf
FRONTAGE = 150 feet
SETBACKS: FRONT = 40 feet
SIDE = 10 feet
REAR = 30 feet

MINIMUM 90% OF REQUIRED LOT AREA TO BE UPLAND. LOTS OVER 2 ACRES ARE EXEMPT FROM THE RULE OF 22.

LOT FRONTAGE CAN BE MEASURED AT THE REQUIRED SETBACK LINE, PROVIDED 75% OF THE REQUIRED FRONTAGE IS MET AT THE STREET LINE.

CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND
LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532

DESIGNED BY: REM
CHECKED BY: VHH
COMPUTED BY: REM
FIELD SURVEY: SMC,RLS
DRAWN BY: VHH
SCALE: 1"=60'
SHEET 2 OF 2

DEFINITIVE SUBDIVISION
WHITTEMORE ESTATES
IN
ASHLAND, MASS.

FEB. 3, 2016
REVISIONS
DATE: NOV. 13, 2015