

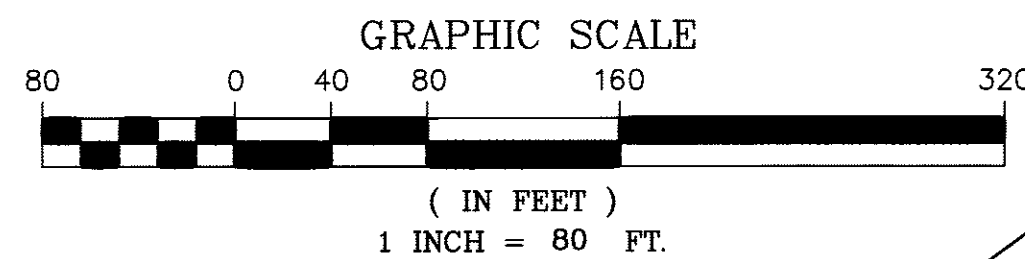
PLAN REFERENCES:

- 1) "SEWER MAIN EXTENSION RECORD PLANS - GROTON SCHOOL ROAD EASEMENT" SHEET 89 & 90, DATED JUNE 1971.
- 2) "LAND IN AYER, MASS." SURVEYED FOR CALVIN E. MOORE BY CHARLES A. PERKINS CO. INC. DATED JULY 1988. JOB NO. 8898, PLAN NO. M-9598. MIDDLESEX SOUTH REGISTRY OF DEEDS PLAN NO. 1049 OF 1988.
- 3) "PLAN OF LAND IN AYER, MASS." PREPARED FOR COWFIELD TRUST BY DAVID E. ROSS ASSOCIATES, INC. DATED OCTOBER, 1993. JOB NO. 5241, PLAN NO. L-2290. MIDDLESEX SOUTH REGISTRY OF DEEDS PLAN NO. 949 OF 1993.
- 4) "LAND IN AYER, MASS." SURVEYED FOR GEORGE V. MOORE BY CHARLES A. PERKINS CO. INC. DATED JANUARY, 1981. JOB NO. 7070, PLAN NO. 4713. MIDDLESEX REGISTRY OF DEEDS PLAN NO. 225 OF 1982.
- 5) "DEFINITIVE SUBDIVISION - NASHUA STREET EXTENSION" PREPARED FOR MOLUMCO BY GOLDSMITH, PREST & RINGWALL, INC. DATED MARCH, 2014. JOB NO. 111099A.
- 6) "PLAN OF LAND IN AYER, MASS." OWNED BY TODD MOORE & COWFIELD TRUST AT NASHUA STREET EXTENSION BY GOLDSMITH, PREST & RINGWALL, INC. DATED JUNE 20, 2012. JOB NO. 111099A. MIDDLESEX SOUTH REGISTRY OF DEEDS PLAN 704 OF 2012.
- 7) "WPA FORM 4B - ORDER OF RESOURCE AREA DELINEATION FOR 114 PLEASANT STREET (PARC. 1 & 106 (MAP 12) & PARC. 9 (MAP 13); DEP FILE NUMBER 100-0372" ISSUED TO RILEY JAYNE FARM LLC, CJ MOORE MANAGER, BY THE TOWN OF AYER CONSERVATION COMMISSION. DATED JUNE 12, 2014.

NOTES:

- 1) THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF WAY, RESTRICTIONS, COVENANTS OR OTHER LIMITATIONS WHICH MAY BE DISCLOSED BY A TITLE EXAMINATION.
- 2) A PORTION OF THE PROPERTY SHOWN IS CLASSIFIED AS FOREST LAND UNDER THE PROVISIONS OF GENERAL LAWS CHAPTER 61.
- 3) WETLAND AREAS SHOWN ARE BASED ON PLAN REFERENCE 7, HEREON.

CURVE	LENGTH	RADIUS
C1	72.82	315.61
C2	36.66	25.00
C3	34.83	25.00
C4	37.27	25.00
C5	20.13	25.00
C6	44.96	425.00
C7	16.40	425.00
C8	28.56	425.00
C9	27.55	315.61
C10	45.27	315.61
C11	24.37	375.00
C12	17.98	275.00
C13	108.38	375.00
C14	91.84	275.00
C15	190.98	225.00
C16	233.42	275.00
C17	272.10	60.00
C18	116.61	225.00

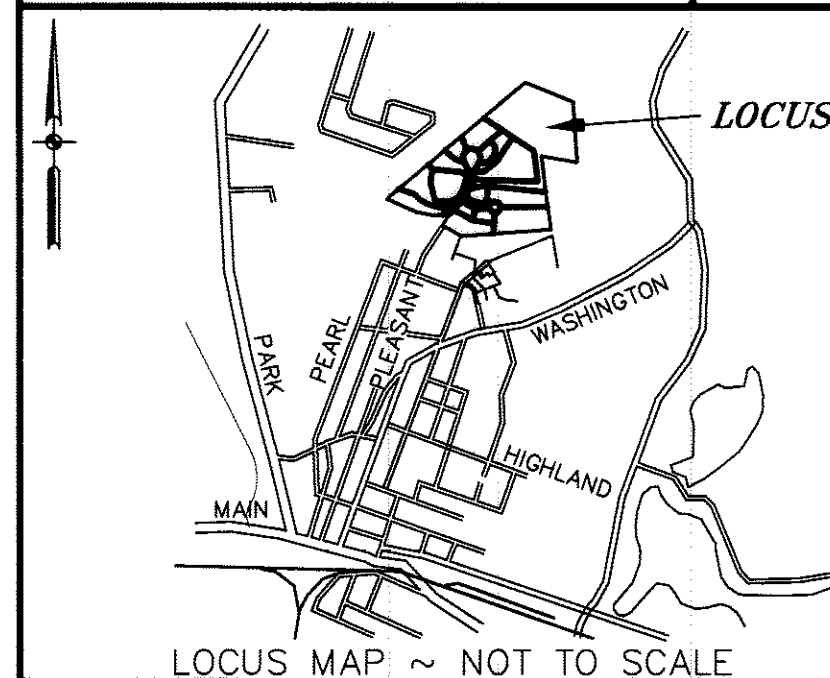


MAP 4/PARC. 39
N/F
COWFIELD TRUST

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 747 1/2 of 2016
Rec'd 8-18 2016
at 11 H 12 M A M

Attest
[Signature]
Register

FOR REGISTRY USE ONLY



ZONING CLASSIFICATION
ZONING DISTRICT.....Res A-2
AREA.....12,000 S.F.
CONTINUOUS FRONTAGE.....100'
MINIMUM FRONT.....20'
YARD SIDE.....15'
DIMENSIONS REAR.....25'

RECORD OWNERS:
ASSESSOR'S MAP 12 PARC. 1
COWFIELD TRUST (BOOK 25124 PG. 39)
ASSESSOR'S MAP 12 PARC. 106
RILEY JAYNE FARM, LLC (BOOK 63193 PG. 593)
ASSESSOR'S MAP 13 PARC. 9
RILEY JAYNE FARM, LLC (BOOK 63193 PG. 593)

LEGEND

N/F	NOW OR FORMERLY	CTR	CENTER
1111/111	DEED BOOK/PAGE	DH	DRILL HOLE
(F)	FOUND	□	PIPE/ROD
(S)	SET	□	STONE BOUND
IP	IRON/STEEL PIPE	●	DRILL HOLE
SB	STONE BOUND	∞	STONE WALL

1	5/23/16	DSB	DJD	REVIEW COMMENTS (LOT 14-16)
NO.	DATE	BY	APP.	REVISION DESCRIPTION

GPR Engineering Solutions
for Land & Structures

GOLDSMITH, PREST & RINGWALL, INC.

39 MAIN ST., SUITE 301, AYER, MA 01432
CIVIL & STRUCTURAL ENGINEERING • LAND SURVEYING & LAND PLANNING
VOICE: 978.772.1590 FAX: 978.772.1591
www.gpr-inc.com

DEFINITIVE RESIDENTIAL SUBDIVISION

LOTING PLAN

RILEY JAYNE FARM
114 PLEASANT STREET
AYER, MA

PREPARED FOR:
RILEY JAYNE FARM, LLC
12 LAWTON ROAD
SHIRLEY, MA 01464

DES. BY: NP	DATE: APR. 9, 2016	JOB 111099B	C3.1
CHK. BY: DSB			

APPROVAL IS REQUIRED UNDER THE
SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

[Signature]
[Signature]

BEING A MAJORITY
DATE APPROVED: 7-7-16
DATE ENDORSED:

[Signature] CLERK OF THE TOWN
OF AYER, HEREBY CERTIFY THAT THE
NOTICE OF THE APPROVAL OF THIS PLAN BY
THE PLANNING BOARD HAS BEEN RECEIVED
AND RECORDED BY THIS OFFICE AND NO
APPEAL WAS RECEIVED DURING THE 20 DAYS
NEXT AFTER RECEIPT AND RECORDING OF
SAID NOTICE.

[Signature]
AYER TOWN CLERK
DATE 8/16/2016

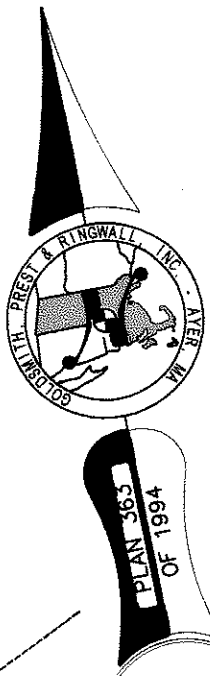
THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS.

DAVID J. DEBAY, P.L.S. # 33887
DATE 5/23/16

747 of 2016 1/2

LINE TABLE		
LINE	LENGTH	BEARING
L1	51.28	N19°21'27"E
L2	30.74	N03°30'44"W
L3	17.92	N18°23'47"E
L4	20.15	N78°34'00"W
L5	12.08	N18°23'47"E
L6	17.46	N03°30'44"W
L7	25.73	N03°30'44"W
L8	55.33	N19°21'27"E
L9	78.20	S19°21'27"W
L10	33.53	N33°01'29"E
L11	14.54	N10°28'15"W
L12	12.90	N10°28'15"W
L13	10.08	S89°41'09"W
L14	10.08	S89°41'09"W
L15	65.83	S44°35'14"W
L16	39.70	S44°35'14"W
L17	24.33	S39°58'51"E
L18	20.08	S40°25'10"E
L19	20.45	S57°24'30"W
L20	50.65	S46°10'23"W
L21	66.91	S50°19'51"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	1.62	97.00
C2	10.05	60.00
C3	10.05	60.00
C4	15.07	97.00
C5	15.05	97.00

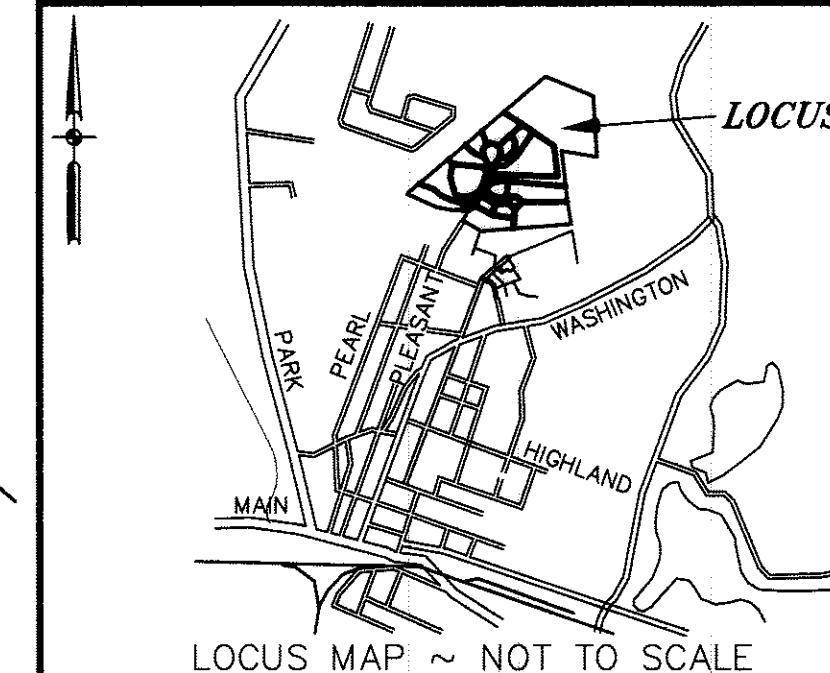


MAP 4/PARC. 39
N/F
COWFIELD TRUST

PLAN NO. **747** OF **2016**
SHEET **2** OF **2**

JOB NO. **111099B**

FOR REGISTRY USE ONLY

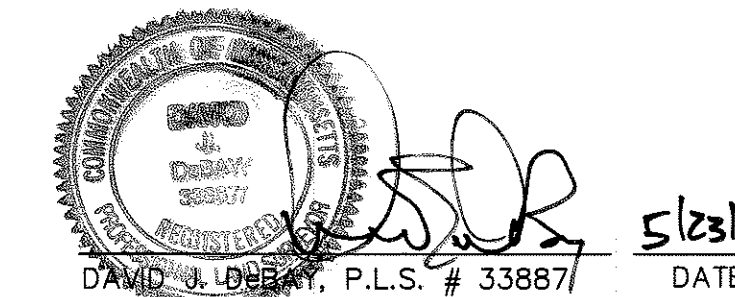


NOTES:

1) SEE SHEET C3.1 FOR LOT DIMENSIONS, GENERAL NOTES AND REFERENCES.

RECORD OWNERS:
ASSESSOR'S MAP 12 PARC. 1
COWFIELD TRUST (BOOK 25124 PG. 39)
ASSESSOR'S MAP 12 PARC. 106
RILEY JAYNE FARM, LLC (BOOK 63193 PG. 593)
ASSESSOR'S MAP 13 PARC. 9
RILEY JAYNE FARM, LLC (BOOK 63193 PG. 593)

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



NO.	DATE	BY	APP.	REVISION DESCRIPTION
1	5/23/16	DSB	DJD	REVIEW COMMENTS (LOT 14-16)

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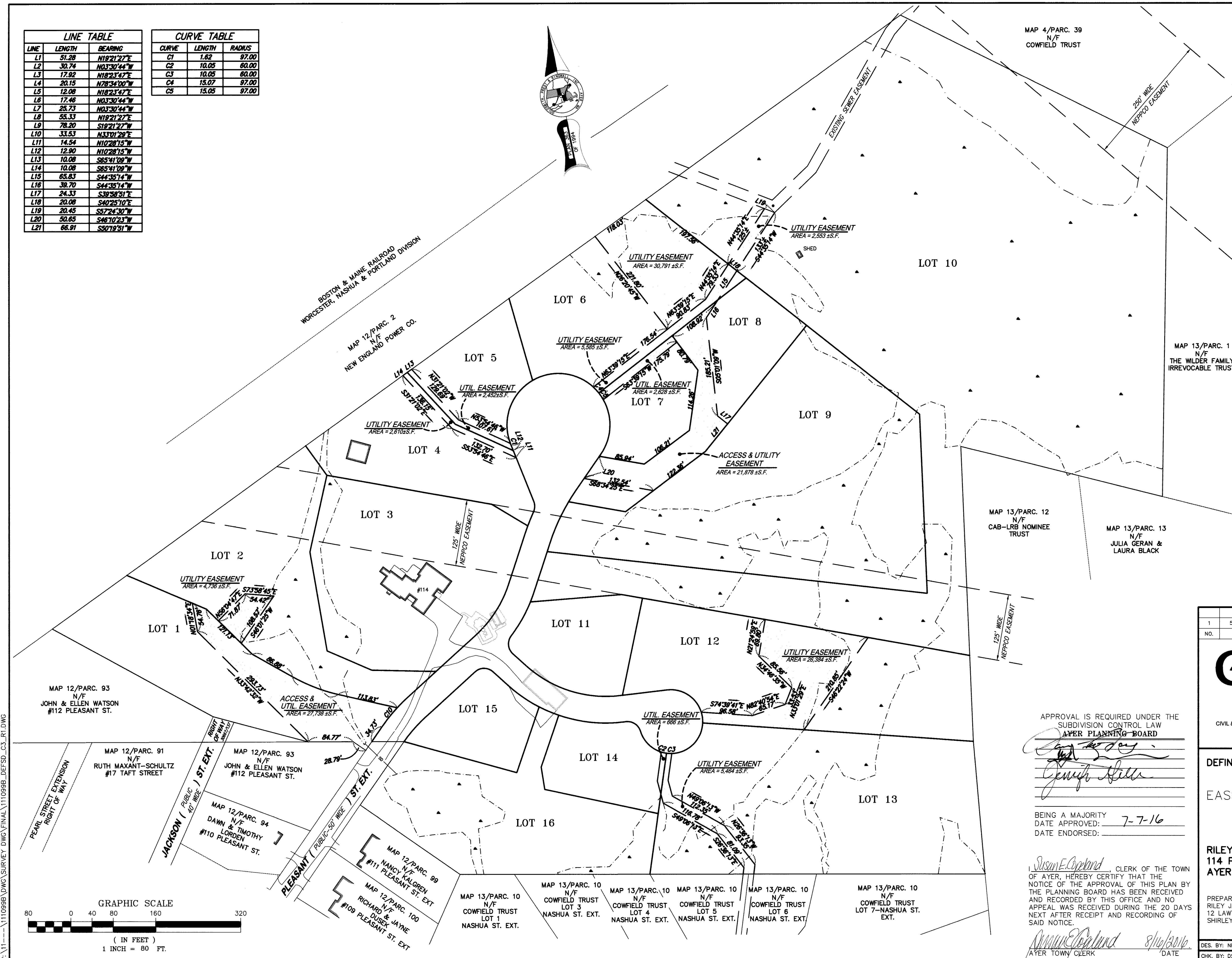
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EASEMENT PLAN

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DES. BY: NP	DATE: APR. 9, 2016	JOB 111099B	C3.2
CHK. BY: DSB			



APPROVAL IS REQUIRED UNDER THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

[Signature]
[Signature]

BEING A MAJORITY
DATE APPROVED: **7-7-16**
DATE ENDORSED:

[Signature] CLERK OF THE TOWN OF AYER, HEREBY CERTIFY THAT THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED BY THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER RECEIPT AND RECORDING OF SAID NOTICE.

[Signature] 8/16/2016
AYER TOWN CLERK DATE

747 of 2016 2/2