

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 143 (10F3) 2017
Rec'd 8-13-17 20 17
at 1 H 43 M P M
Attest
[Signature]
Register

- NOTES:**
- ALL RECORDING CITATIONS HEREINAFTER REFERENCE THE MIDDLESEX SOUTHERN DISTRICT REGISTRY OF DEEDS.
 - THE PRELIMINARY SUBDIVISION PLAN FOR "RIDGE VIEW HEIGHTS" WAS SUBMITTED TO THE TOWN OF AYER PLANNING BOARD ON JANUARY 29, 1999 AND APPROVED ON FEBRUARY 4, 1999. THE DEFINITIVE SUBDIVISION PLAN FOR "RIDGE VIEW HEIGHTS" WAS SUBMITTED TO THE TOWN OF AYER PLANNING BOARD ON MARCH 4, 1999, ENDORSED ON AUGUST 5, 2004, AND RECORDED AS PLAN 164 OF 2005.
 - PLAN 164 (SHEET 1) OF 2005 STATES THAT THE PLANNING BOARD'S RULES AND REGULATIONS ARE WAIVED AS FOLLOWS:
SECTION IV.A.2.A.: THE MINIMUM ROADWAY WIDTH FOR MINOR STREETS MAY BE REDUCED FROM THIRTY-SIX (36') FEET TO TWENTY-FOUR (24') FEET ... SIDEWALKS SHALL BE REQUIRED ... ON ONE SIDE OF EACH MINOR STREET.
SECTION V.A.: HIGH-DENSITY POLYETHYLENE (HDPE) PIPE MAY BE SUBSTITUTED FOR REINFORCED CONCRETE PIPE (RCP) WITH A MINIMUM COVER OF TWO FEET, WITH THE CONCURRENCE OF THE SUPERINTENDENT OF PUBLIC WORKS.
 - THE AYER PLANNING BOARD ISSUED A CERTIFICATE OF APPROVAL OF A DEFINITIVE SUBDIVISION FOR "RIDGE VIEW HEIGHTS" ON APRIL 28, 2004, RECORDED IN BOOK 50157, PAGE 19.
 - THE AYER PLANNING BOARD ISSUED A CERTIFICATE OF APPROVAL OF A DEFINITIVE SUBDIVISION MODIFICATION FOR "RIDGE VIEW HEIGHTS" ON JULY 12, 2007, RECORDED IN BOOK 50157, PAGE 169.
 - DEER RUN, HICKORY WAY, LOTS 69, 82-84, 87, PARCEL C, ASSOCIATED EASEMENTS, AND APPROVED PORTIONS OF HEMLOCK DRIVE AND WOODLAND WAY ARE SHOWN IN THEIR ENTIRETY ON THE AFOREMENTIONED PLAN 164 (SHEETS 8, 9, 10, 11, 13, AND 15) OF 2005.
 - LOTS Q AND R ARE SHOWN IN THEIR ENTIRETY ON A PLAN RECORDED AS PLAN 549 (SHEET 1) OF 2009.
 - PARCEL "D-2" IS SHOWN IN ITS ENTIRETY ON A PLAN RECORDED AS PLAN 119 (SHEETS 1 AND 2) OF 2011.
 - LOT 86A IS SHOWN IN ITS ENTIRETY ON A PLAN RECORDED AS PLAN 119 (SHEET 5) OF 2011.
 - EXISTING DRAINAGE EASEMENTS ON LOTS 80A AND 81A ARE SHOWN IN THEIR ENTIRETY ON THE PLAN RECORDED AS PLAN 1046 (SHEET 6) OF 2007.
 - PURSUANT TO M.G.L. CHAPTER 40A, SECTION 6; ACTS OF 2010, CHAPTER 240, SECTION 173; AND ACTS OF 2012, CHAPTER 238, SECTIONS 74 AND 75, THE LAND SHOWN HEREIN, WHICH IS A PORTION OF THE LAND SHOWN ON THE "RIDGE VIEW HEIGHTS" DEFINITIVE SUBDIVISION PLAN, IS GOVERNED BY THE APPLICABLE PROVISIONS OF THE TOWN OF AYER ZONING BY-LAWS IN EFFECT ON JANUARY 29, 1999.
 - PURSUANT TO M.G.L. CHAPTER 41, SECTION 81W, THIS PLAN IS GOVERNED BY THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN THE TOWN OF AYER IN EFFECT ON JANUARY 29, 1999.
 - THIS PLAN FURTHER MODIFIES "RIDGE VIEW HEIGHTS" DEFINITIVE SUBDIVISION BY CREATING LOTS 70B, 71A-76A, 77B-79B, 80A, 81A, 130A, 131B-133B, 134A, 135B-141B, 142A-146A, AND P-1, PARCEL "I", WOODLAND WAY RELOCATION, AND HEMLOCK DRIVE EXTENSION (HEREINAFTER COLLECTIVELY "THE MODIFIED PREMISES") FROM A REDIVISION OF LOTS 70A, 71-76, 77A-79A, 80, 81, 130, 131A-133A, 134, 135A-141A, 142, 143, AND P, AND WOODLAND WAY, WHICH ARE SHOWN IN THEIR ENTIRETY ON PLANS RECORDED AS PLANS 164 (SHEETS 8, 10, 11, AND 13) OF 2005, 549 (SHEET 1) OF 2009, AND 119 (SHEETS 5 AND 6) OF 2011.
 - "THE MODIFIED PREMISES" ARE A PORTION OF THE PREMISES DESCRIBED IN A DEED TO RIDGE VIEW REALTY TRUST, RECORDED IN BOOK 53432, PAGE 250. THEY CONSTITUTE PARCELS 112 TO 123, 172 TO 185, AND 200 ON TOWN OF AYER TAX ASSESSORS MAP 36.
 - PARCEL "I" IS TO BE CONVEYED TO AND ANNEXED WITH ADJOINING PARCEL "C" TO FORM ONE UNDIVIDED PARCEL "C-1" CONTAINING 18.79 ACRES.
 - ALL EASEMENTS PROPOSED HEREIN ON LAND REDIVIDED BY THIS PLAN ARE INTENDED TO SUPERSEDE THE EXISTING EASEMENTS ON SAID LAND SHOWN ON THE AFOREMENTIONED PLANS.
 - ON OCTOBER 9, 2007, THE AYER ZONING BOARD OF APPEALS APPROVED USE VARIANCES FOR LOTS 72-75 SHOWN ON PLAN 164 (SHEET 10) OF 2005, CASE FILE NUMBERS 30-4-72, 30-4-73, 30-3-74, AND 30-3-75, RESPECTIVELY. EACH VARIANCE ALLOWS ON THE LOT A DETACHED SINGLE FAMILY DWELLING AS A PRINCIPAL USE.
 - THE AYER CONSERVATION COMMISSION ISSUED AN ORDER OF RESOURCE AREA DELINEATION ON NOVEMBER 6, 2014, RECORDED IN BOOK 64482, PAGE 500, ESTABLISHING THE WETLAND BOUNDARIES SHOWN HEREIN.

Ayer Planning Board APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED DATE OF APPROVAL: 8/4/2016 DATE OF ENDORSEMENT: 9/1/2016 SUBJECT TO COVENANT DATED: 9/1/2016 [Signatures] THREE MEMBERS CONSTITUTE A MAJORITY		AUGUST 29, 2016 DATE I, SUSAN E. COPELAND, CLERK OF THE TOWN OF AYER, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE, AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE. [Signature] TOWN CLERK		I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS. 8/5/2016 DATE [Signature] SURVEYOR		LEGEND --- ZONING DISTRICT LINE --- PROPERTY LINE --- LOCUS --- EASEMENT LINE --- EDGE OF VEGETATED WETLANDS --- STONE WALL --- FOUND CONCRETE BOUND W/ DRILL HOLE --- PERMANENT MONUMENT TO BE SET IN ACCORDANCE WITH THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN THE TOWN OF AYER, §V.I.1. SURV: M.S.B. CALC: M.K.W. DRAFT: S.J.M./M.K.W. CK'D: M.K.W. REF: L-5020, L-9189, L-9806, L-10700, L-10703, L-10704 DEED: BK 53432-250 NB: 212 SERIES		MODIFICATION OF DEFINITIVE SUBDIVISION OF LAND IN Ayer, Mass. OWNED BY Ridge View Realty Trust SCALE: 1" = 40' APRIL, 2016 David E. Ross Associates, Inc. CIVIL ENGINEERS - LAND SURVEYORS ENVIRONMENTAL CONSULTANTS P.O. BOX 368-111 FITCHBURG RD.-AYER, MASS. 01432 (TEL. NO. 978-772-6232) JOB NO. 10044 SHEET 1 OF 3 PLAN NO. L-12917		S. J. MULLANEY ENGINEERING, INC. CIVIL SITE DESIGN & PERMITTING 305 WHITNEY ST. - SUITE G3 - P.O. BOX 752 - LEOMINSTER, MA 01453-0752 TEL: 978 534-3131 - FAX: 978 534-3197 - EMAIL: info@sjmullaney.com MODIFICATION OF DEFINITIVE SUBDIVISION OF LAND AT WOODLAND WAY, AYER, MA PREPARED FOR OWNER AND APPLICANT RIDGE VIEW REALTY TRUST P.O. BOX 863 AYER, MA 01432-0863 TEL: 978 772-4281 FAX: 978 772-4341		LOT PLAN SHEET 2 OF 28 PLAN NO. 2-D-68 RECORDABLE SHEET 1 OF 3	
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143 OF 2017 (10F3)

FOR REGISTRY USE ONLY

2 OF 3

REVISION: 8/5/2016
NO REVISIONS THIS SHEET

LOT PLAN

143 OF 2017 (2 OF 3)

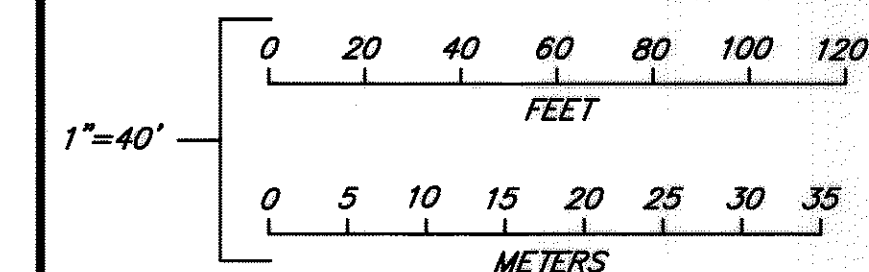
EFFECTIVE ZONING CRITERIA:

RESIDENCE A-1 LIGHT INDUSTRIAL

MINIMUM LOT SIZE:	40,000 S.F.	20,000 S.F.
MAXIMUM BUILDING HEIGHT:	35'	40'
MAXIMUM NO. STORIES:	2.5	3
MINIMUM SIDE SETBACK:	15'	25'
MINIMUM SIDE SETBACK TO A RESIDENTIAL DISTRICT:	N/A	50'
MINIMUM FRONT SETBACK:	35'	25'
MINIMUM REAR SETBACK:	30'	30'
MINIMUM FRONTAGE:	150'	100'

Parcel 'C'
Ridge View Realty Trust
(BK 53423-250; PL 164-15 OF 2005)

EXISTING DRAINAGE EASEMENT
~ ENTIRE PARCEL ~



I CERTIFY THAT THIS PLAN
CONFORMS WITH THE RULES
AND REGULATIONS OF THE
REGISTERS OF DEEDS.

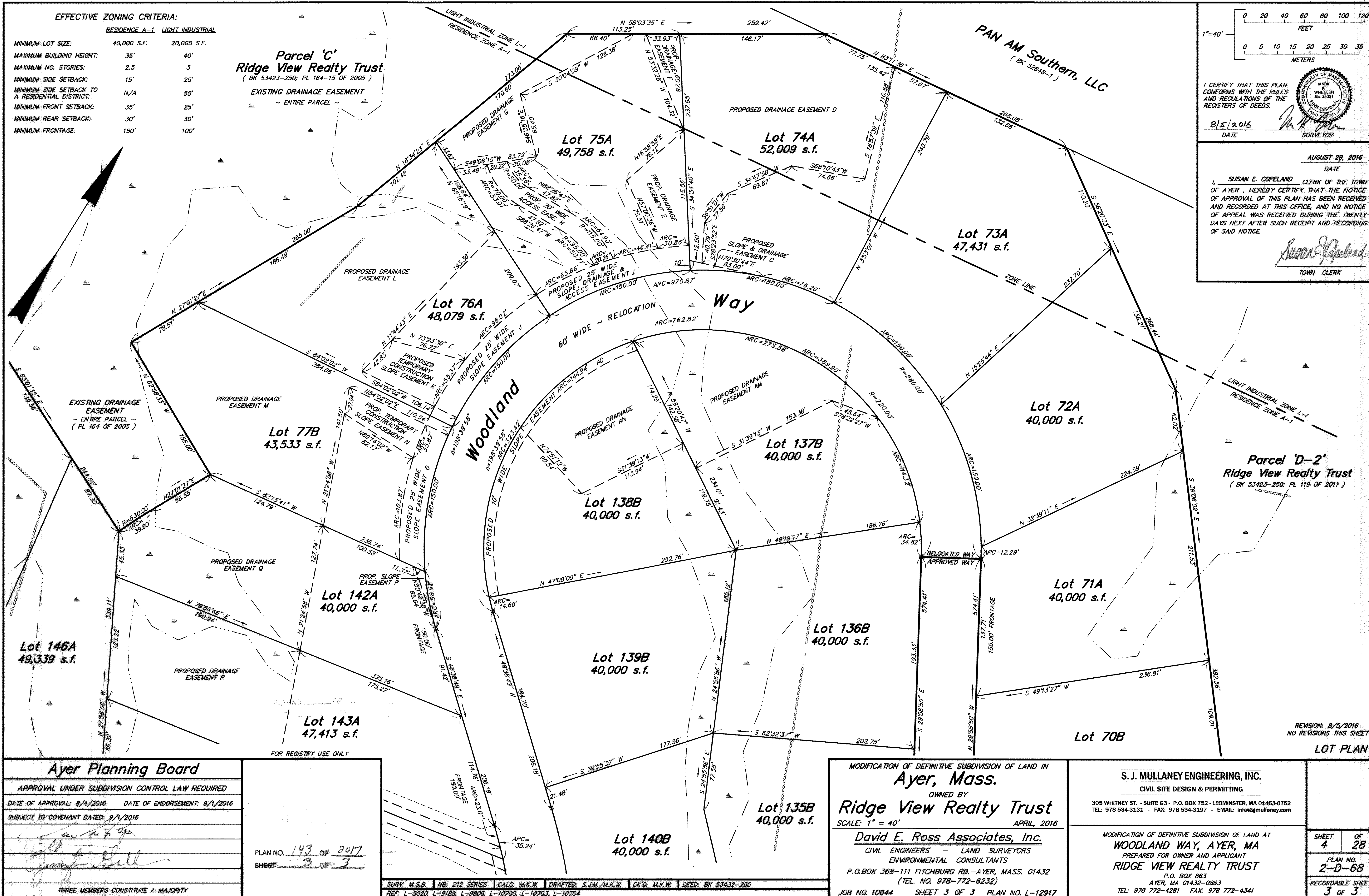
8/5/2016
DATE

MARK K. WHEELER
No. 34851
PROFESSIONAL
LAND SURVEYOR
SURVEYOR

AUGUST 28, 2016
DATE

I, SUSAN E. COPELAND, CLERK OF THE TOWN
OF AYER, HEREBY CERTIFY THAT THE NOTICE
OF APPROVAL OF THIS PLAN HAS BEEN RECEIVED
AND RECORDED AT THIS OFFICE, AND NO NOTICE
OF APPEAL WAS RECEIVED DURING THE TWENTY
DAYS NEXT AFTER SUCH RECEIPT AND RECORDING
OF SAID NOTICE.

Susan E. Copeland
TOWN CLERK



Ayer Planning Board

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED

DATE OF APPROVAL: 8/4/2016 DATE OF ENDORSEMENT: 9/1/2016

SUBJECT TO COVENANT DATED: 9/1/2016

PLAN NO. 143 OF 2017
SHEET 3 OF 3

THREE MEMBERS CONSTITUTE A MAJORITY

SURV: M.S.B. NB: 212 SERIES CALC: M.K.W. DRAFTED: S.J.M./M.K.W. CK'D: M.K.W. DEED: BK 53432-250
REF: L-5020, L-9189, L-9806, L-10700, L-10703, L-10704

MODIFICATION OF DEFINITIVE SUBDIVISION OF LAND IN
Ayer, Mass.

OWNED BY

Ridge View Realty Trust

SCALE: 1" = 40'

APRIL, 2016

David E. Ross Associates, Inc.

CIVIL ENGINEERS - LAND SURVEYORS
ENVIRONMENTAL CONSULTANTS

P.O. BOX 368-111 FITCHBURG RD.-AYER, MASS. 01432
(TEL. NO. 978-772-6232)

JOB NO. 10044 SHEET 3 OF 3 PLAN NO. L-12917

S. J. MULLANEY ENGINEERING, INC.

CIVIL SITE DESIGN & PERMITTING

305 WHITNEY ST. - SUITE G3 - P.O. BOX 752 - LEOMINSTER, MA 01453-0752
TEL: 978 534-3131 - FAX: 978 534-3197 - EMAIL: info@sjmullaney.com

MODIFICATION OF DEFINITIVE SUBDIVISION OF LAND AT

WOODLAND WAY, AYER, MA

PREPARED FOR OWNER AND APPLICANT

RIDGE VIEW REALTY TRUST

P.O. BOX 863

AYER, MA 01432-0863

TEL: 978 772-4281 FAX: 978 772-4341

SHEET 4 OF 28

PLAN NO. 2-D-68

RECORDABLE SHEET 3 OF 3

143 OF 2017 (3 OF 3)