

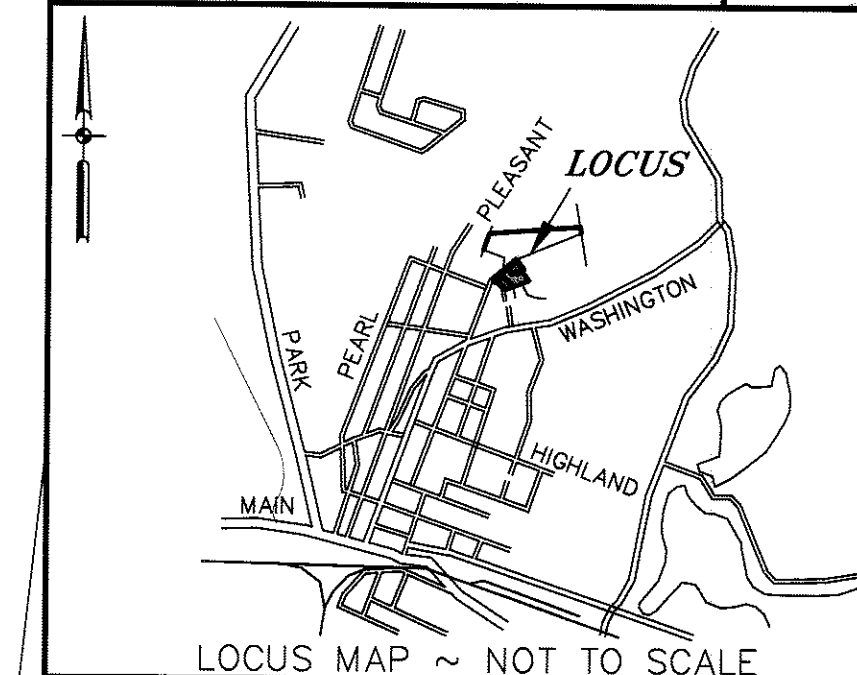
RECORD OWNER: COWFIELD TRUST
ASSESSOR'S MAP 13 PARCELS 9 & 10
DEEDS 28062/114 & 43024/136

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 249 of 2016
Rec'd 3-24 2016
at 2 H 18 M P M

111099A

Attest
Matthew O. Chastain
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'

N/F
MARVIN SILVER &
DENNIS M. GERAN
30854/128

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	2/25/15	DSB	DJD	LOT 6 & 7 EASEMENT ADDED
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 SUBDIVISION PLANS

LOTING PLAN

NASHUA STREET EXTENSION
AYER, MA

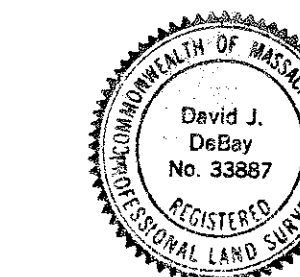
OWNER:
MOLUNCO DEVELOPMENT
39 MAIN ST., SUITE 204
AYER, MA 01432

DES. BY: DSB	DATE: MAR. 5, 2014	JOB 111099	C2.1
CHK. BY: DJD			

NOTES:

- A PORTION OF NASHUA STREET EXT. TO BE REALIGNED, CREATING PARCEL A, B, & C TO BE COMBINED WITH ABUTTING LANDS.
- LIMIT OF 1910 LAYOUT AND PORTION OF NASHUA ST. EXT. BEYOND L.O. TAKEN FROM PLAN 363 OF 1994.

EASEMENT CURVE TABLE			EASEMENT LINE TABLE		
CURVE	LENGTH	RADIUS	LINE	LENGTH	BEARING
C1	56.72	60.00	L1	8.18	S70°26'03"E
C2	7.85	40.00	L2	12.15	N19°33'57"E
C3	30.30	40.00	L3	16.65	S70°26'03"E
C4	83.97	108.00	L4	12.15	S19°33'57"W
C5	69.30	93.00	L5	11.98	S70°26'03"E
C6	4.83	93.00	L6	12.15	N19°33'57"E
C7	34.46	47.00	L7	15.22	S69°52'20"E
C8	13.93	33.00	L8	12.00	S19°33'57"W
C9	19.82	48.00	L9	9.84	S70°26'03"E



DAVID J. DeBAY, P.L.S. # 33887

2/24/15
DATE

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

N/F
PLEASANT STREET
REALTY TRUST
19246/173

LOT 5
AREA = 18,587± S.F.
= 0.43± ACRES

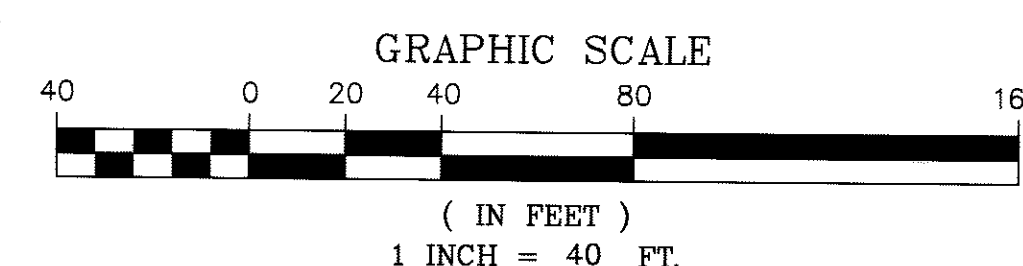
LOT 6
AREA = 17,472± S.F.
= 0.40± ACRES

LOT 7
AREA = 54,528± S.F.
= 1.25± ACRES

LOT 8
AREA = 18,771± S.F.
= 0.43± ACRES

REMAINING LAND
= 9.0± ACRES
COWFIELDS REALTY
TRUST
28062/114

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	24.63	100.00
C2	34.48	140.00
C3	24.77	140.00
C4	9.71	140.00
C5	18.66	280.00
C6	57.67	280.00



PLAN REFERENCES:

PLANS ON FILE AT THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS

- PLAN 704 of 2012 "PLAN OF LAND IN AYER, MA" BY GPR, INC.; JUNE 2012
- PLAN 225 of 1982 "LAND IN AYER, MA" BY CHARLES PERKINS; JAN 1981
- PLAN 653 of 1997 "LAND IN AYER, MA" BY DAVID ROSS, ASSOC; JUL 1996
- PLAN 363 of 1994 "LAND IN AYER, MA" BY DAVID ROSS, ASSOC; APR 1994
- PLAN 1049 of 1988 "LAND IN AYER, MA" BY CHARLES PERKINS; JUL 1988
- PLAN 1394 of 2000 "LAND IN AYER, MA" BY DAVID ROSS, ASSOC; OCT. 2000
- PLAN 949 of 1993 "LAND IN AYER, MA" BY DAVID ROSS, ASSOC; OCT. 1993
- PLAN 1394 of 2000 "LAND IN AYER, MA" BY DAVID ROSS, ASSOC; OCT. 2000
- PLAN 1015 of 1970 "PLAN/SEWER EASEMENT" BY CHARLES PERKINS; AUG. 1970
- PL.BK. 131, PL 19 "PLAN ABRAHAM STONES FARM" BY FRANK FLETCHER; NOV. 1868
- PL.BK. 58, PL 3 "PLAN OF LOTS" BY HORACE HOVEY; JAN. 1889
- PL.BK. 404, PL 9 "PLAN SHOWING LAND" BY N.E. POWER CONST. CO; SEPT. 1927

THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, OR OTHER LIMITATIONS WHICH MAY BE DISCLOSED BY A TITLE EXAMINATION.

P:\111099A\DWG\SURVEY DWG\FINAL\111099A_DEFSB_2B.DWG