



Ayer Planning Board	
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED	
CH. 41, S. 81-P.	DATE:

NOTES: PROPERTY LOCATED WITHIN SECTION 8.1 AQUIFER PROTECTION OVERLAY DISTRICT.	
THE PREPARATION OF THIS PLAN IS NOT INTENDED TO BE A CONFIRMATION TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN.	
PROPERTIES SHOWN MAY BE SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.	
THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANYTHING ONE MIGHT REVEAL.	
NO CERTIFICATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED.	
SURV: SPM	CALC: KRC
DRAFTED: KRC	CK'D: RTC
NB: 845-29	DEED: 81584-506
REF: L-13829	

NOTES: LOTS 1, 2 & 3 ARE A DIVISION OF PROPERTY DESCRIBED IN A DEED TO THIRD STREET NOMINEE TRUST, DANIEL AHO TRUSTEE-BK.81584-506.	
A PORTION OF THIRD STREET (A/K/A PULPIT ROCK ROAD) IS DEPICTED AS A 25-WIDE TAKING BY THE TOWN OF AYER AS SHOWN ON A PLAN DATED SEPTEMBER 1906 AND RECORDED AT THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN PL. BK.159-47.	
IN ADDITION, THE TOWN OF AYER BUILDING COMMISSIONER HAS ISSUED THE FOLLOWING DETERMINATION REGARDING THE STATUS OF THIS PORTION OF THIRD STREET: IT IS MY OPINION, THAT ALL WAYS (PAPER STREETS) ARE PRE-EXISTING NON-CONFORMING AND THAT THEY MAY BE USED FOR FRONTAGE AS LONG AS THE TOWN HAS NEVER VOTED TO RESCIND THE WAYS (PAPER STREETS) AND THAT THE PLANNING BOARD APPROVES CONSTRUCTION OF THE WAY (PAPER STREET).	

REVISED NOVEMBER 2, 2023

0 10 20 30 40 50 60
FEET

0 2 4 6 8 10 12 14 16 18
METERS

1"=20'

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

11/2/2023 *Robert T. Conway*
DATE SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
ROBERT T. CONWAY
No. 56614
PROFESSIONAL LAND SURVEYOR

PLAN OF LAND IN
Ayer, Mass.
PREPARED FOR
Third Street Nominee Trust
SCALE: 1"=20' NOVEMBER, 2023

David E. Ross Associates, Inc.
CIVIL ENGINEERS - LAND SURVEYORS
ENVIRONMENTAL CONSULTANTS
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JOB NO. 34367 SHEET 1 OF 1 PLAN NO. L-14695