East Street

Third Street
(40-FEET WIDE)

FND. CB W/DH

218.80'

N41°11'02"E

FND. CB W/DH

APPROXIMATE LOCATION EXISTING WATERLINE

PAVEMENT | GRAVEL

Third Street A/K/A Pulpit Rock Road
(25-FEET WIDE) (SEE NOTE)

SIDEWALK

FND. SB W/DH

100.00'

S48°44'37"E

338.00'

100.00'

138.00'

PLAN NO.403 OF 2019

Marshall Street

EXISTING SEWER MANHOLE

EX. PAVED DRIVEWAY

EX. HOUSE (TO BE REMOVED)

100.67'

S41°15'22"W

Remaining Land
34,200 ± SQ. FT

S17°15'23"W

204'±

100-FOOT WETLAND BUFFER

FENCE

LOT 1
24,500 ± SQ. FT

LOT 2
24,100 ± SQ. FT

Gregory M. & Kelly A. Robinson
BK.44578-571

248'±

S41°15'22"W

249'±

S41°15'22"W

APPROX. LOCATION EXISTING SEWER LINE

S15°55'12"E

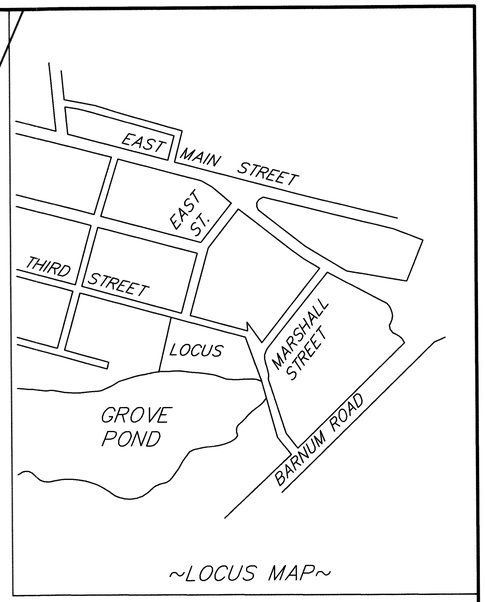
113'±

EXISTING SEWER MANHOLE

A1 100'± A2 A3 A4 A5 A6 198'± A7 A8 EDGE OF WETLANDS A9 A10 196'± A11

BRIDGE

Grove Pond



~LOCUS MAP~

ZONING DISTRICT: RESIDENCE A-2

MIN. LOT AREA=12,000 S.F.
MIN. FRONTAGE=100-FEET
MIN. SIDE YARD=15-FEET
MIN. FRONT YARD=20-FEET
MIN. REAR YARD=25-FEET

OWNER/APPLICANT

THIRD STREET NOMINEE TRUST,
DANIEL AHO TRUSTEE
PO BOX 54 RINDGE, NH 03461

ASSESSOR'S MAP 34 PARCEL 136

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.

NOTES:
LOTS 1 & 2 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 INSPECTOR 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).

SURV: SPM	CALC: KRC	DRAFTED: KRC	CK'D: RTC	NB: 845-29	DEED: 81584-506	REF: L-13829

1"=20'

0 10 20 30 40 50 60 FEET

0 2 4 6 8 10 12 14 16 18 METERS

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

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

9/29/2023 Robert T. Conway
DATE SURVEYOR

PLAN OF LAND IN
Ayer, Mass.
PREPARED FOR
Third Street Nominee Trust

SCALE: 1"=20' SEPTEMBER, 2023

David E. Ross Associates, Inc.
CIVIL ENGINEERS - LAND SURVEYORS
ENVIRONMENTAL CONSULTANTS
PO BOX 795-6 LANCASTER COUNTY RD, HARVARD, MA 01451
(TEL. NO. 978-772-6232)

JOB NO. 34367 SHEET 1 OF 1 PLAN NO. L-14695