

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

ZONING DISTRICT: RESIDENCE A-2

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

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: 11/14/23

*[Signatures]*

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.

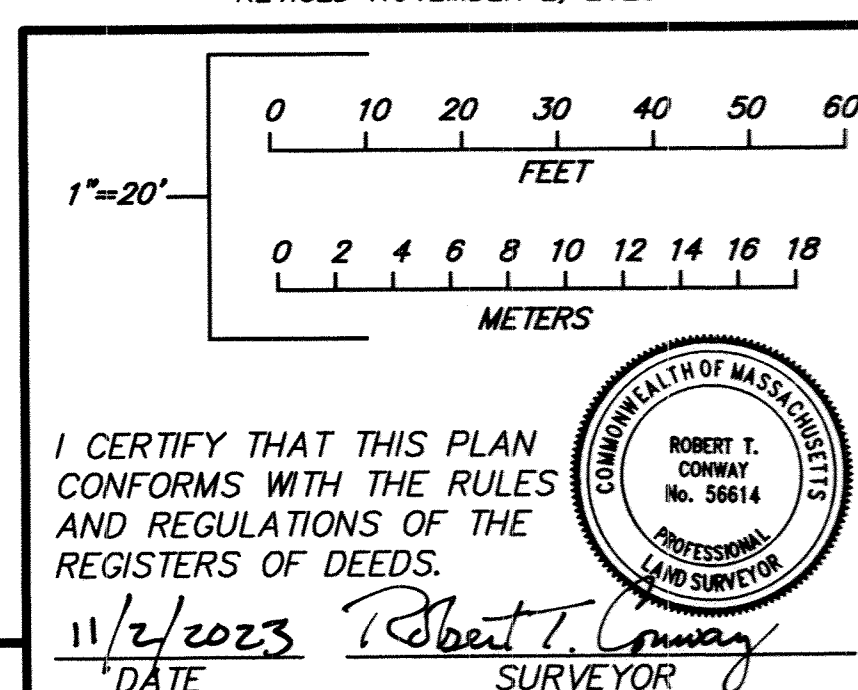
SURV: SPM CALC: KRC DRAFTED: KRC CK'D: RTC NB: 845-29 DEED: 81584-506 REF: L-13829

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



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

11/2/2023 DATE 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

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