



NO CERTIFICATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED.

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

NOTES:  
LOTS 1, 2 & PARCEL "A" ARE A DIVISION OF PROPERTY DESCRIBED IN A DEED TO NORTH COUNTRY DEVELOPERS, LLC AND RECORDED DEED BK.81572-347 AND SHOWN AS LOT 1 ON A PLAN ENTITLED "PLAN OF LAND IN AYER, MASS. PREPARED MARK VELARDI" DATED AUGUST 2006 PREPARED BY DAVID E. ROSS ASSOCIATES, INC. AND RECORDED AS PLAN NO.1593 OF 2006.  
PARCEL "A" IS NOT A BUILDING LOT.  
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.

ZONING DISTRICT: RESIDENCE A-2  
MIN. LOT AREA=12,000 S.F.  
MIN. LOT AREA=24,000 S.F.(TWO FAMILY)  
MIN. FRONTAGE=100-FEET  
MIN. SIDE YARD=15-FEET  
MIN. FRONT YARD=20-FEET  
MIN. REAR YARD=25-FEET  
OWNER/APPLICANT  
NORTH COUNTRY DEVELOPERS, LLC  
11 HARVARD ROAD  
AYER, MASS. 01432  
ASSESSOR'S MAP 28 PARCEL 29.1

1"=40'	0 20 40 60 80 100 120 FEET
0 5 10 15 20 25 30 35 METERS	
I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.	
11/21/2023	Robert T. Conway
DATE	SURVEYOR

PLAN OF LAND IN <b>Ayer, Mass.</b>	
PREPARED FOR <b>North Country Developers, LLC</b>	
SCALE: 1"=40' NOVEMBER, 2023	
<b>David E. Ross Associates, Inc.</b>	
CIVIL ENGINEERS - LAND SURVEYORS ENVIRONMENTAL CONSULTANTS PO BOX 795-6 LANCASTER COUNTY RD, HARVARD, MA 01451 (TEL. NO. 978-772-6232)	
JOB NO. 34325	SHEET 1 OF 1 PLAN NO. L-14717

SURV: SPM CALC: KRC DRAFTED: KRC CK'D: RTC NB: 844-30 DEED: BK.81572-348 REF: L-10156, L-14703