



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

Ayer Planning Board	
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED	
CH. 41, S. 81-P.	DATE: 11/28/23
3 members constitutes a majority	

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 BY 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

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

ROBERT T. CONWAY
No. 56814
PROFESSIONAL LAND SURVEYOR

PLAN OF LAND IN
Ayer, Mass.
PREPARED FOR
North Country Developers, LLC
SCALE: 1"=40'
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. 34325 SHEET 1 OF 1 PLAN NO. L-14717