

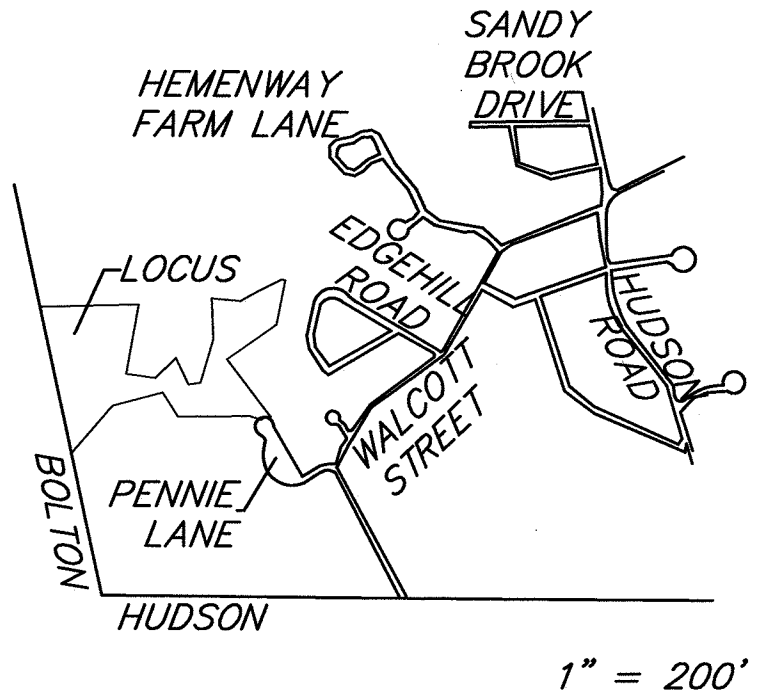
PLAN REFERENCES

PL. 1860 OF 1949 (M.S.R.D.)
PL. 1359 OF 1973 (M.S.R.D.)
PL. 355 OF 1979 (M.S.R.D.)
PL. 1313 OF 1994 (M.S.R.D.)
PL. 565 (SH. 1 OF 3) OF 2016 (M.S.R.D.)
PL. 677 OF 2016 (M.S.R.D.)
PL. 171 (SH. 4 OF 6) OF 2017 (M.S.R.D.)
PL. BK. 681 PL. 12 (1994) (W.S.R.D.)
PL. BK. 688 PL. 22 (1994) (W.S.R.D.)
STOW ASSESSOR'S MAP R-1

NOTES:

- PARCEL "A" AND PARCEL "B" ARE A DIVISION OF PARCEL "B1" DESCRIBED IN A DEED TO ALICE A. CUSHING (BK. 25093-356) SEE "PLAN OF LAND IN STOW, MASSACHUSETTS, PLAN REFERENCE 565 OF 2016, SHEET 1. STOW ASSESSOR'S MAP R-1 PARCEL 27B-1.
- PARCEL "A" AND PARCEL "B" ARE NOT BUILDING LOTS.
- THE PREPARATION OF THIS PLAN IS NOT INTENDED TO BE A CONFIRMATION TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANYTHING ONE MIGHT REVEAL.
- 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.
- NO DETERMINATION OF COMPLIANCE WITH THE ZONING REQUIREMENTS HAS BEEN MADE OR IS INTENDED. ENDORSEMENT OF THIS PLAN SHALL NOT BE AN INDICATION, EXPRESSED OR IMPLIED, THAT THE PARCELS OR STRUCTURES SHOWN ON THIS PLAN CONFORM TO APPLICABLE ZONING REQUIREMENTS.
- WETLANDS SHOWN ON THESE PLANS REFER TO PLAN 677 OF 2016, WHICH DISCLOSES AN ORDER OF RESOURCE AREA DELINEATION PREPARED BY STAMSKI AND MCNARY.
- THIS PLAN IS MEANT AND INTENDED TO SUPERSEDE ALL PLANS WHICH PREDATE THE ENDORSEMENT.
- THE LAND OUTSIDE OF THE PROPOSED ANR SHALL NOT BE CONSIDERED AS PART OF THIS ENDORSEMENT.
- PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION PURSUANT TO THE DEFINITION CONTAINED IN G.L. C.41, S.81-L AND DOES NOT INDICATE THAT THE LOT IS BUILDABLE, OR THAT IT COMPLIES WITH THE STOW ZONING BYLAWS, RULES AND REGULATIONS GOVERNING WASTEWATER DISPOSAL, WETLANDS PROTECTION OR ANY GENERAL BYLAW IN THE TOWN OF STOW.
- THAT ANY FURTHER DEVELOPMENT OR DIVISION OF LAND, WHICH WILL RESULT IN THE CREATION OF A TOTAL OF SIX (6) OR MORE DWELLING UNITS ON THE PROPERTY SHOWN ON THIS PLAN, SHALL REQUIRE A SPECIAL PERMIT FROM THE PLANNING BOARD IN ACCORDANCE WITH SECTION 8.9 (INCLUSION OF AFFORDABLE HOUSING) OF THE ZONING BYLAWS.
- THERE ARE NO DECISIONS BY THE ZONING BOARD OF APPEALS REGARDING THE LOCUS.

LOCUS



STOW
BOLTON

PARCEL "A"
1,058,283 SQ. FT.
24.29 ACRES
INDEX OF REGULARITY = 0.28
NOT A BUILDING LOT SEE NOTE 2

PARCEL "B"
217,931 SQ. FT.
5.00 ACRES
INDEX OF REGULARITY = 0.76
NOT A BUILDING LOT
SEE NOTE 2

Stow Planning Board		APPLICANT: REAL ESTATE MARKETPLACE 2 JILLIAN'S LANE STOW, MA 01775		ZONING DISTRICT: Residential		1"=100' 0 50 100 150 200 250 FEET 0 20 40 60 80 METERS		PLAN OF LAND IN Stow, Mass. PREPARED FOR Real Estate Marketplace SCALE: 1"=100' SEPTEMBER 2021	
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED		RECORD OWNER: ALICE A. CUSHING P.O. BOX 418 STOW, MA 01775		CONVENTIONAL LOTS MINIMUM AREA: 65,340 SQ. FT. MINIMUM FRONTAGE: 200' OPEN SPACE (MIN.): 10% MINIMUM SET BACK FRONT: 30' SIDE: 25' REAR: 40' LOT SHAPE (MIN.) 0.40		HAMMERHEAD LOTS MINIMUM AREA: 180,000 SQ. FT. MINIMUM FRONTAGE: 50' OPEN SPACE (MIN.): 10% MINIMUM SET BACK FRONT: 50' SIDE: 45' REAR: 40' LOT SHAPE (MIN.) 0.25		I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.	
CH. 41, S. 81-P.		LOCUS: 0 PENNIE LANE STOW, MA MAP R-1 PARCEL 27B-1		LOCUS: 0 PENNIE LANE STOW, MA MAP R-1 PARCEL 27B-1		9/21/2021 DATE		ROBERT T. CONWAY SURVEYOR	
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