

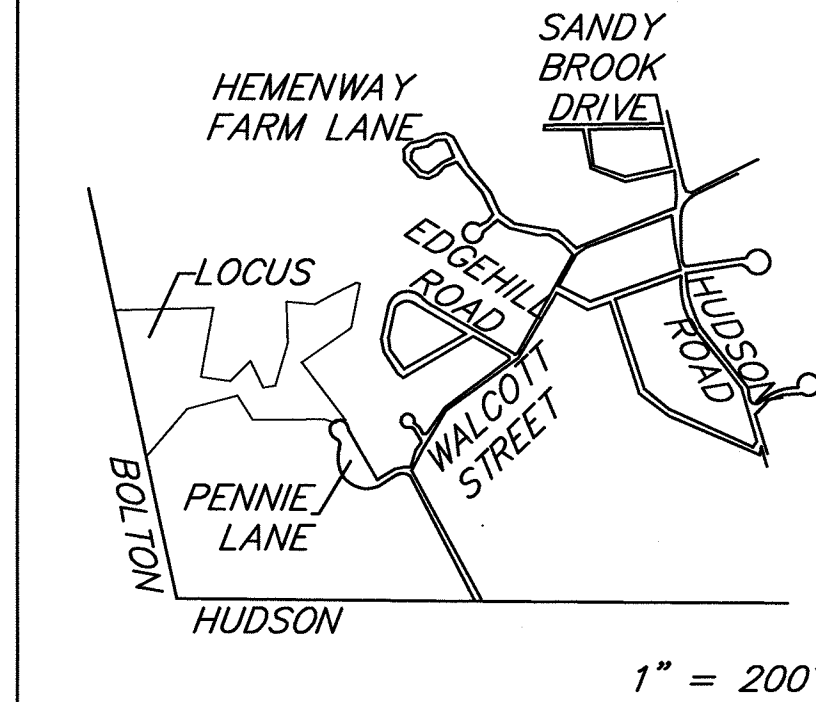
PLAN REFERENCES

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:

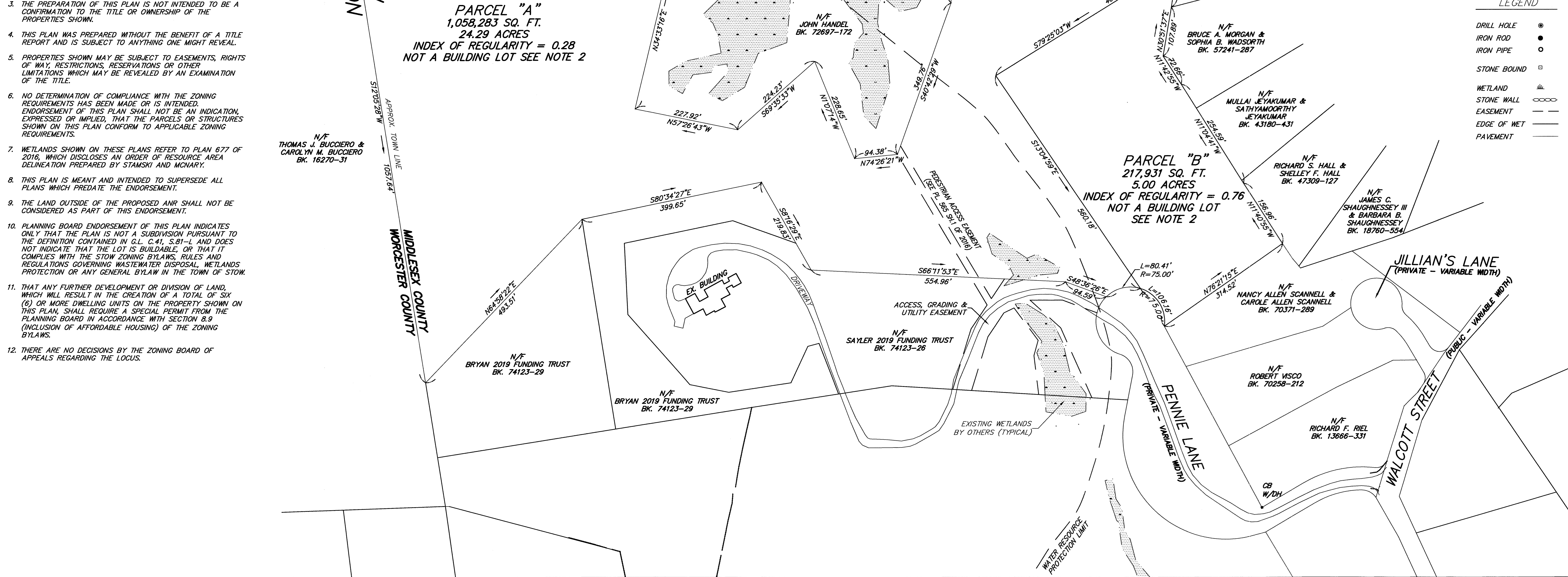
- PARCEL "A" AND PARCEL "B" ARE A DIVISION OF PARCEL "B1" DESCRIBED IN A DEED TO ALICE A. CUSHING (BK. 25093-356) SEE "PLAN OF LAND IN STOW, MASSACHUSETTS, PLAN REFERENCE 565 OF 2016, SHEET 1. STOW ASSESSOR'S MAP R-1 PARCEL 27B-1.
- PARCEL "A" AND PARCEL "B" ARE NOT BUILDING LOTS.
- THE PREPARATION OF 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 MONARY.
- 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



LEGEND

- DRILL HOLE
- IRON ROD
- IRON PIPE
- STONE BOUND
- WETLAND
- STONE WALL
- EASEMENT
- EDGE OF WET
- PAVEMENT



Stow Planning Board

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

CH. 41, S. 81-P.

DATE:

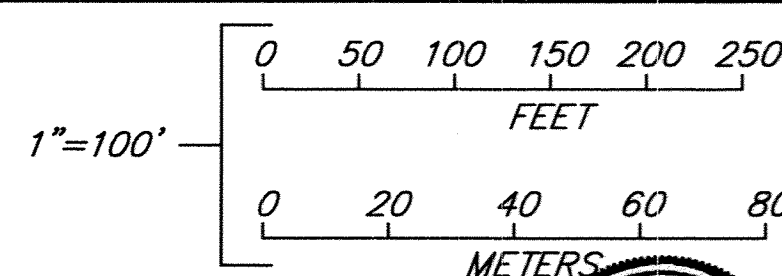
APPLICANT:
REAL ESTATE MARKETPLACE
2 JILLIAN'S LANE
STOW, MA 01775

RECORD OWNER:
ALICE A. CUSHING
P.O. BOX 418
STOW, MA 01775

LOCUS:
0 PENNIE LANE
STOW, MA
MAP R-1 PARCEL 27B-1

ZONING DISTRICT: Residential

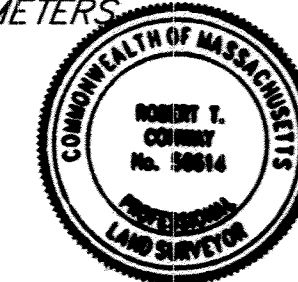
CONVENTIONAL LOTS	HAMMERHEAD LOTS
MINIMUM AREA: 65,340 SQ. FT.	MINIMUM AREA: 180,000 SQ. FT.
MINIMUM FRONTAGE: 200'	MINIMUM FRONTAGE: 50' OPEN
OPEN SPACE (MIN.): 10%	SPACE (MIN.): 10%
MINIMUM SET BACK	MINIMUM SET BACK
FRONT: 30'	FRONT: 50'
REAR: 25'	REAR: 45'
LOT SHAPE (MIN.) 0.40	LOT SHAPE (MIN.) 0.25



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

9/15/2021
DATE

Robert T. Conway
SURVEYOR



PLAN OF LAND IN

Stow, Mass.

PREPARED FOR

Real Estate Marketplace

SCALE: 1"=100'

SEPTEMBER 2021

David E. Ross Associates, Inc.

CIVIL ENGINEERS - LAND SURVEYORS
ENVIRONMENTAL CONSULTANTS
PO BOX 795 - LANCASTER COUNTY ROAD, HARVARD, MASS. 01451
(TEL. NO. 978-772-6232)

JOB NO. 33799 SHEET 1 OF 1 PLAN NO. L-14379

SURV: GSN CALC: RTC DRAFTED: RTC CK'D: RTC NB: 831-20 DEED: 25093-356 REF: L-2065, L-2855, M-2107