CHAPTER 380, ACTS OF 1966

AMENDING CHAPTER 41, SECTION 81-X

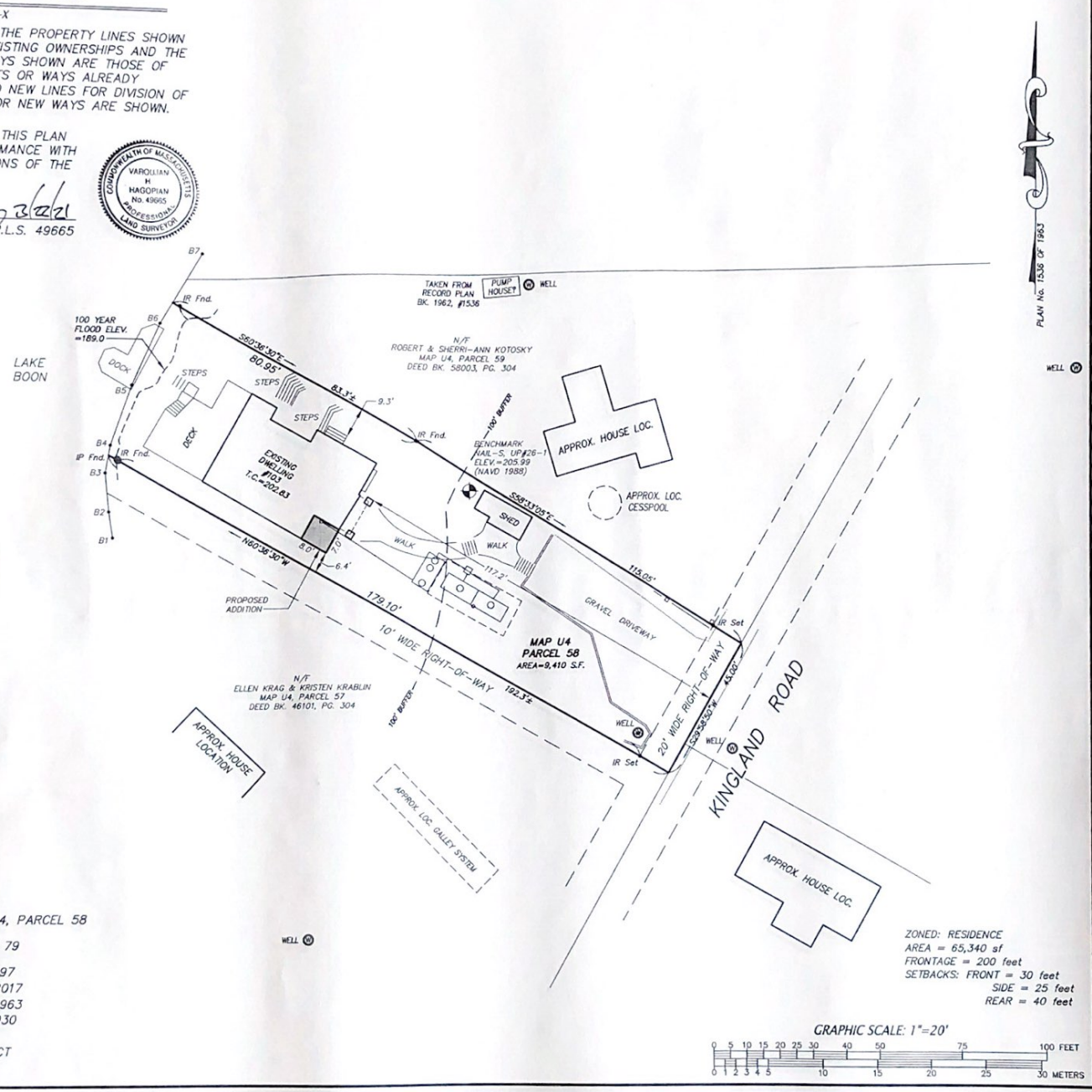
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

3/22/21

VAROUJAN H. HAGOPIAN, P.L.S. 49665

COMMONWEALTH OF MASSACHUSETTS
VAROUJAN H HAGOPIAN
No. 49665
PROFESSIONAL LAND SURVEYOR



TOWN ASSESSOR MAP U-4, PARCEL 58

DEED BOOK 68515, PAGE 79

PLAN NUMBER 180 OF 1997
PLAN NUMBER 1043 OF 2017
PLAN NUMBER 1536 OF 1963
PLAN NUMBER 944 OF 1930

MIDDLESEX SOUTH DISTRICT
REGISTRY OF DEEDS

ZONED: RESIDENCE
AREA = 65,340 sf
FRONTAGE = 200 feet
SETBACKS: FRONT = 30 feet
SIDE = 25 feet
REAR = 40 feet

GRAPHIC SCALE: 1"=20'

0 5 10 15 20 25 30 40 50 75 100 FEET
0 1 2 3 4 5 10 15 20 25 30 METERS

GENERAL NOTES:

1. THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF STOW ASSESSORS RECORDS.

2. THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY BY CONNORSTONE ENGINEERING INC. PERFORMED ON MARCH 15, 2021.

3. LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.

4. THE PROPOSED ADDITION SHOWN HEREON WILL REQUIRE A VARIANCE FROM THE TOWN OF STOW ZONING BOARD OF APPEALS.

5. THE LOT SHOWN IS PARTIALLY LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF STOW, MAP NUMBER 25017C0363F, DATED JULY 7, 2014.

OWNER:
SHELLEY & ALANKAR CHHABRA
103 KINGLAND ROAD
STOW, MA 01775

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

ZBA PETITION PLAN
OF
103 KINGLAND ROAD
IN
STOW, MA

REVISED:	DESCRIPTION:
DRAWN BY: VHH	CHECK BY: REM
DATE: MARCH 22, 2021	
SCALE: 1"=20'	SHEET 1 OF 1.