

NOTES:

- BUILDINGS SHOWN HEREON WERE STANDING AND IN USE AS RESIDENCES WHEN THE SUBDIVISION CONTROL LAW WENT INTO EFFECT IN THE TOWN OF LANCASTER.
- DIVISION OF THE PROPERTY INTO LOT A AND LOT B IS BASED UPON THE PROVISIONS SET FORTH IN M.G.L. CH. 41 SECTION 81L.
- LOT A AND LOT B ARE A DIVISION OF THE LOT DESCRIBED IN A DEED TO C AND J PROPERTY HOLDINGS, INC. (BK. 62096-244). THE DESCRIBED LOTS ARE SHOWN AS LOT 1 AND A PORTION OF LOT 2 AND LOT 3 ON A PLAN ENTITLED "LAND IN SO. LANCASTER, MASS., SURVEYED FOR LOUIS GOULD ET AL." PLAN BOOK 153 PLAN 81.
- THREE LOTS ARE EXCEPTED FROM THE PLAN DESCRIBED IN NOTE 3.
- THE FIRST EXCEPTED LOT IS SHOWN ON THE PLAN ENTITLED "LAND IN LANCASTER SURVEYED FOR LOUIS GOULD ET AL., MAY 1951." IN PLAN BOOK 174, PLAN 32.
- THE SECOND EXCEPTED LOT IS SHOWN ON THE PLAN ENTITLED "LAND IN LANCASTER SURVEYED FOR WILLIAM F. HOPFMAN, OCTOBER 1956." IN PLAN BOOK 225, PLAN 98.
- THE THIRD EXCEPTED LOT IS SHOWN ON THE PLAN ENTITLED "LAND IN LANCASTER SURVEYED FOR ATLANTIC UNION COLLEGE, MAY 1966." IN PLAN BOOK 301, PLAN 22.
- 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.
- 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.
- THIS PLAN IS MEANT AND INTENDED TO SUPERSEDE ALL PLANS WHICH PREDATE THE ENDORSEMENT.
- THE LAND OUTSIDE OF THE PROPOSED 81L PLAN SHALL NOT BE CONSIDERED AS PART OF THIS ENDORSEMENT.

Lancaster Planning Board

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

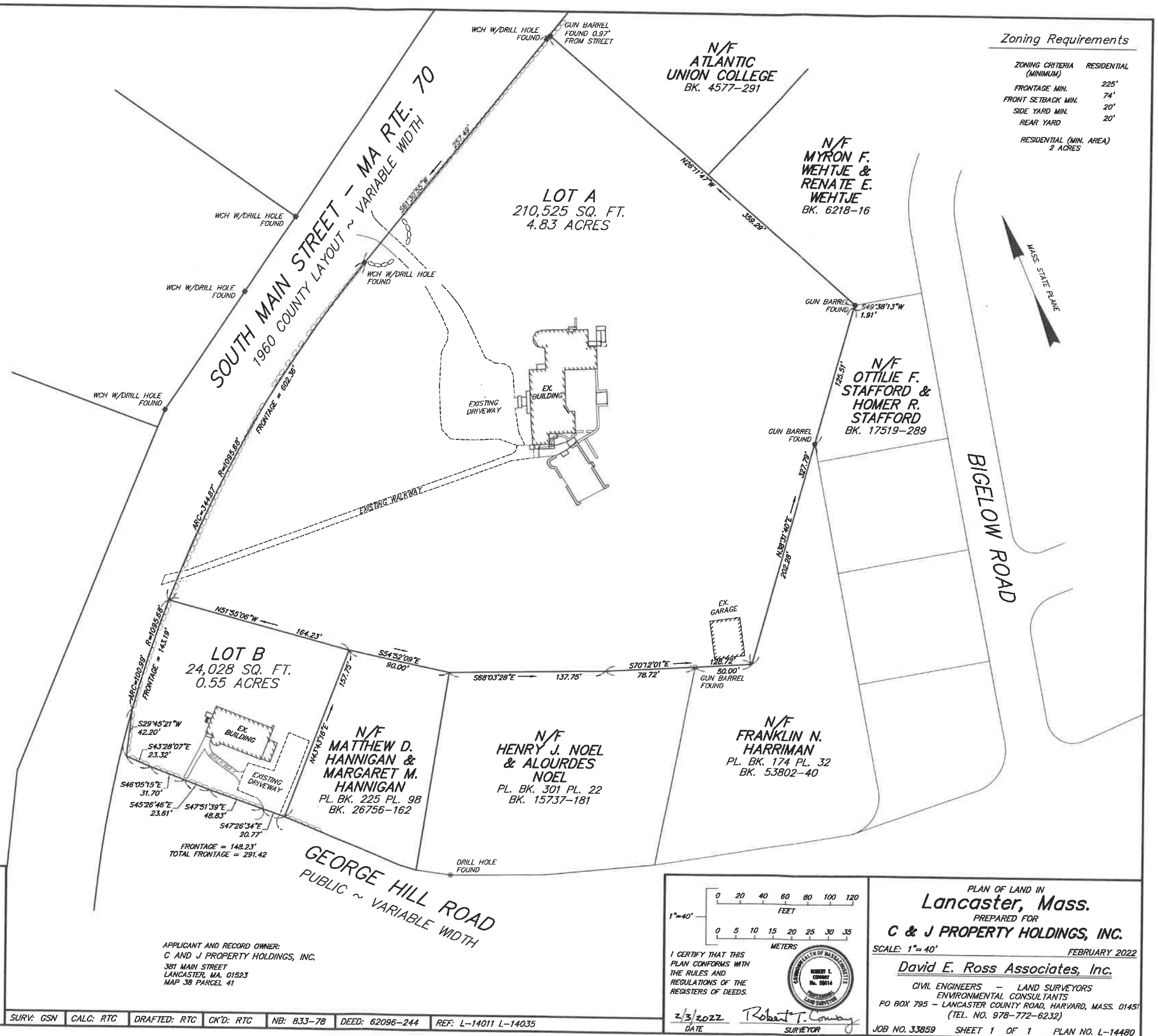
CH. 41, S. 81-P.

DATE:

FOR REGISTRY USE ONLY

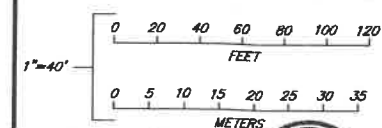
SURV: GSN CALC: RTC DRAFTED: RTC CK'D: RTC NB: 833-78 DEED: 62096-244 REF: L-14011 L-14035

APPLICANT AND RECORD OWNER:
C AND J PROPERTY HOLDINGS, INC.
381 MAIN STREET
LANCASTER, MA. 01523
MAP 38 PARCEL 41



Zoning Requirements

ZONING CRITERIA (MINIMUM)	RESIDENTIAL
FRONTAGE MIN.	225'
FRONT SETBACK MIN.	74'
SIDE YARD MIN.	20'
REAR YARD	20'
RESIDENTIAL (MIN. AREA)	2 ACRES



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

2/3/2022
DATE

Robert T. Conway
SURVEYOR



PLAN OF LAND IN
Lancaster, Mass.

PREPARED FOR
C & J PROPERTY HOLDINGS, INC.

SCALE: 1"=40'

FEBRUARY 2022

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. 33859 SHEET 1 OF 1 PLAN NO. L-14480