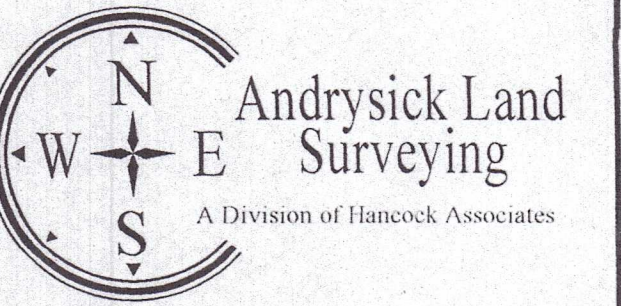




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PREPARED FOR:

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C/O JEFFREY B. LOEB
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BY	APP	DATE	ISSUE/REVISION DESCRIPTION

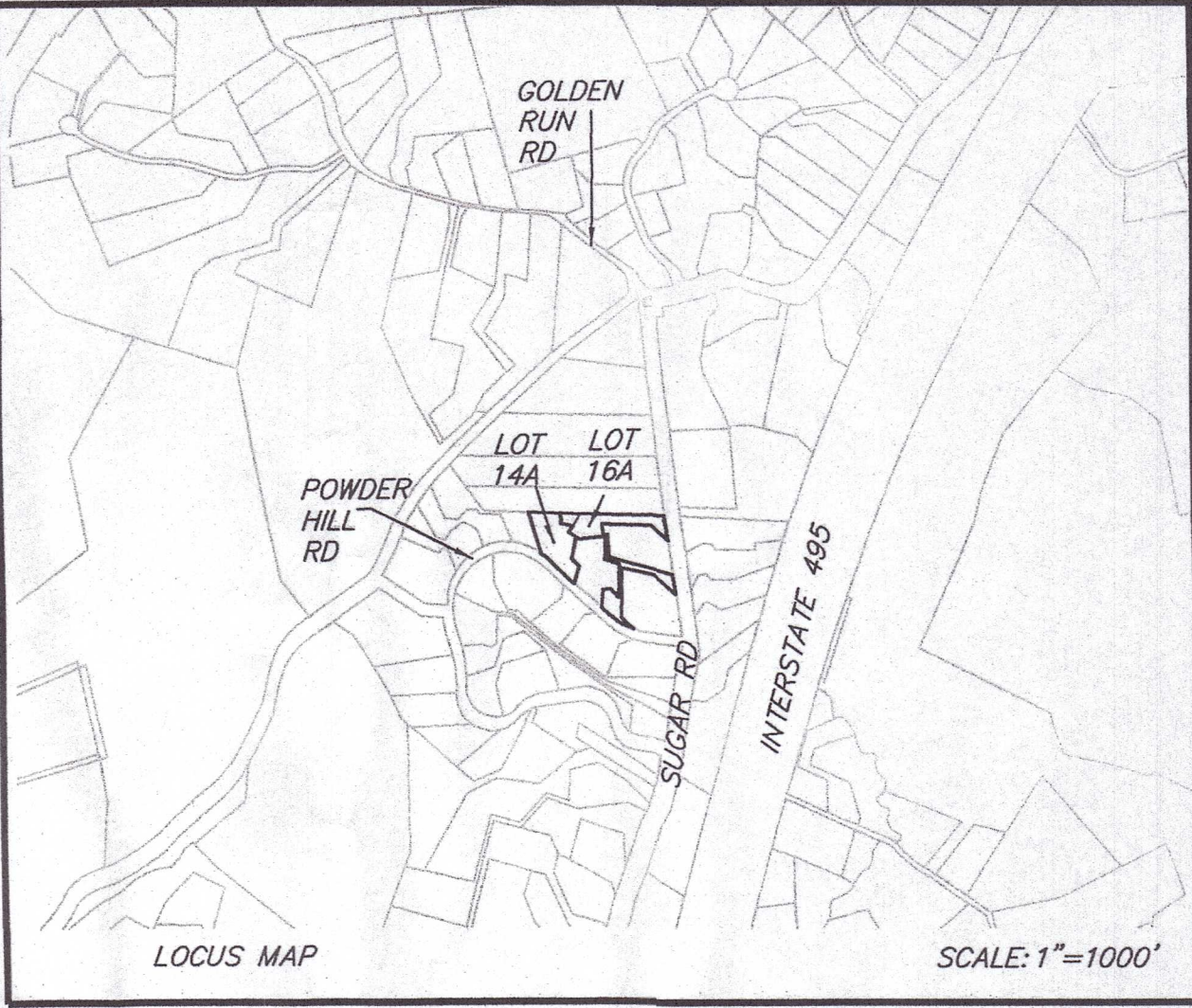
PLAN OF
LAND
IN
BOLTON, MA

44 & 52 POWDER HILL RD
BOLTON, MA 01740
MAP 5D LOTS 69 & 71
OWNERS OF RECORD:

MARISSA SALAMANCA
44 POWDER HILL RD
BOLTON, MA 01740

MICHAEL & RENEE MCDOWELL
52 POWDER HILL RD
BOLTON, MA 01740

DWG: 27160-survey	ANR
LAYOUT:	
SHEET: 1 OF 1	
PROJECT NO.:	27160



OWNERS OF RECORD:
MARISSA SALAMANCA
44 POWDER HILL RD
BOLTON, MA 01740
MAP 5D LOT 69
MICHAEL W. & RENEE M. MCDOWELL
52 POWDER HILL RD
BOLTON, MA 01740
MAP 5D LOT 71
DEED REFERENCE:
DEED BK 53731 PG 234
DEED BK 59273 PG 47
COVENANT DEED
DEED BK 17127 PG 267
SHARED DRIVEWAY LOTS 3A AND 16
EASEMENT DEED
DEED BK 17071 PG 144

PLAN REFERENCE:
PLAN BK 694 PLAN 23
PLAN BK 689 PLAN 80
PLAN BK 682 PLAN 88
ZONING REFERENCE:
RESIDENTIAL
AREA = 80,000 SQUARE FEET
FRONTAGE = 200 FEET
FRONT = 50 FEET
SIDE = 20 FEET
REAR = 20 FEET

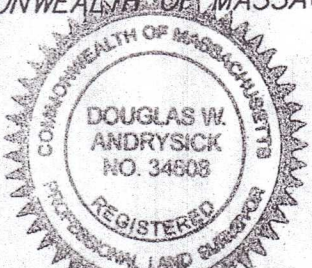
NOTES:
1.) THE PURPOSE OF THIS PLAN IS TO COMBINE PARCEL A CONTAINING 5,444 SQUARE FEET WITH LOT 16 CONTAINING 65,498 SQUARE FEET TO FORM LOT 16A CONTAINING 70,942 SQUARE FEET. PARCEL A CONTAINING 5,444 SQUARE FEET WILL BE SUBTRACTED FROM LOT 14 TO FORM LOT 14A CONTAINING 60,056 SQUARE FEET.
2.) PARCEL A IS NOT A BUILDING LOT BUT IS TO BE ADJOINED WITH LOT 16 TO FORM LOT 16A.
3.) SITE IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE PER FEMA MAP 25027C0478F DATED JULY 16, 2014.

PLANNING BOARD ENDORSEMENT SHOULD NOT BE CONSTRUED AS EITHER AN ENDORSEMENT OR AN APPROVAL OF ZONING REQUIREMENTS

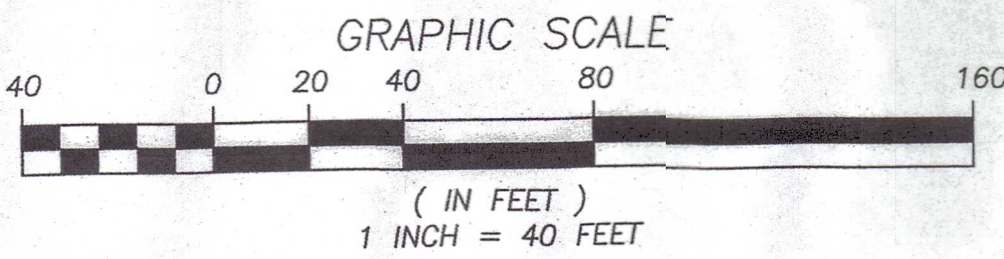
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

BOLTON PLANNING BOARD

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



DATE: 10/16/22
PROFESSIONAL LAND SURVEYOR



LEGEND

—	PROPERTY LINE
•	SET IRON ROD
■	FOUND CONCRETE BOUND
- - -	EASEMENT