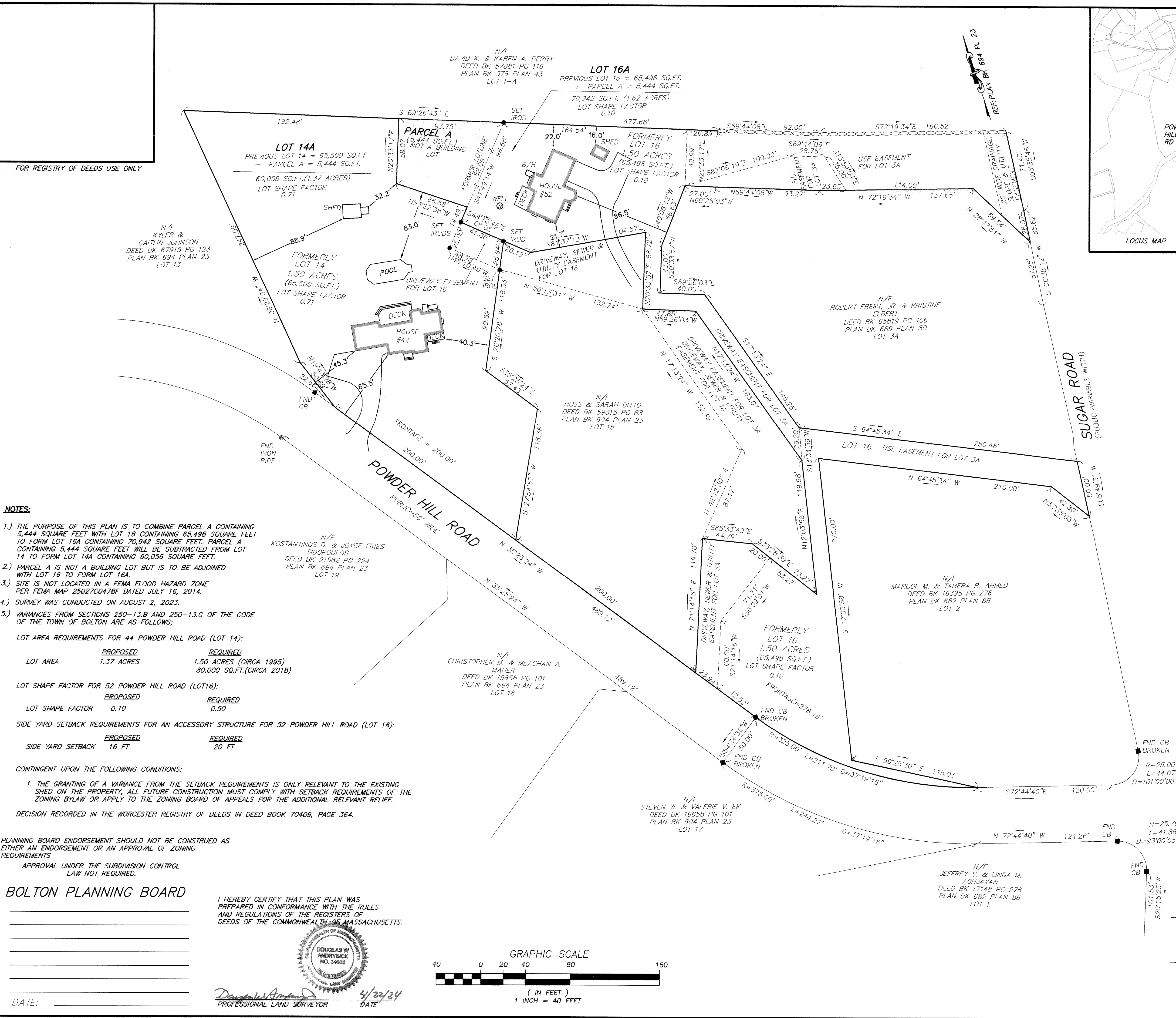




FOR REGISTRY OF DEEDS USE ONLY

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.
- 4.) SURVEY WAS CONDUCTED ON AUGUST 2, 2023.
- 5.) VARIANCES FROM SECTIONS 250-13.B AND 250-13.G OF THE CODE OF THE TOWN OF BOLTON ARE AS FOLLOWS;

LOT AREA REQUIREMENTS FOR 44 POWDER HILL ROAD (LOT 14):		
LOT AREA	PROPOSED 1.37 ACRES	REQUIRED 1.50 ACRES (CIRCA 1995) 80,000 SQ.FT.(CIRCA 2018)
LOT SHAPE FACTOR FOR 52 POWDER HILL ROAD (LOT 16):		
LOT SHAPE FACTOR	PROPOSED 0.10	REQUIRED 0.50
SIDE YARD SETBACK REQUIREMENTS FOR AN ACCESSORY STRUCTURE FOR 52 POWDER HILL ROAD (LOT 16):		
SIDE YARD SETBACK	PROPOSED 16 FT	REQUIRED 20 FT
CONTINGENT UPON THE FOLLOWING CONDITIONS:		
1. THE GRANTING OF A VARIANCE FROM THE SETBACK REQUIREMENTS IS ONLY RELEVANT TO THE EXISTING SHED ON THE PROPERTY, ALL FUTURE CONSTRUCTION MUST COMPLY WITH SETBACK REQUIREMENTS OF THE ZONING BYLAW OR APPLY TO THE ZONING BOARD OF APPEALS FOR THE ADDITIONAL RELEVANT RELIEF.		
DECISION RECORDED IN THE WORCESTER REGISTRY OF DEEDS IN DEED BOOK 70409, PAGE 364.		

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

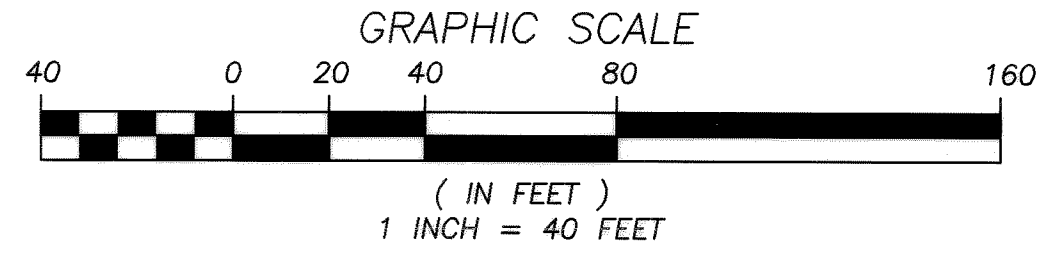
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

BOLTON PLANNING BOARD

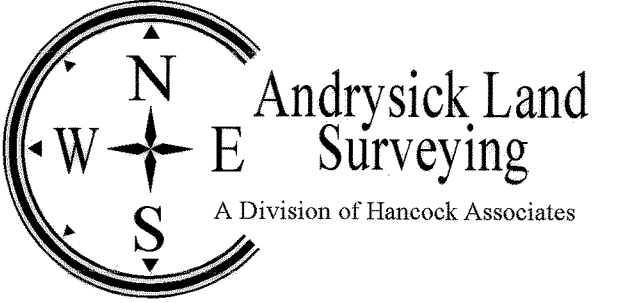
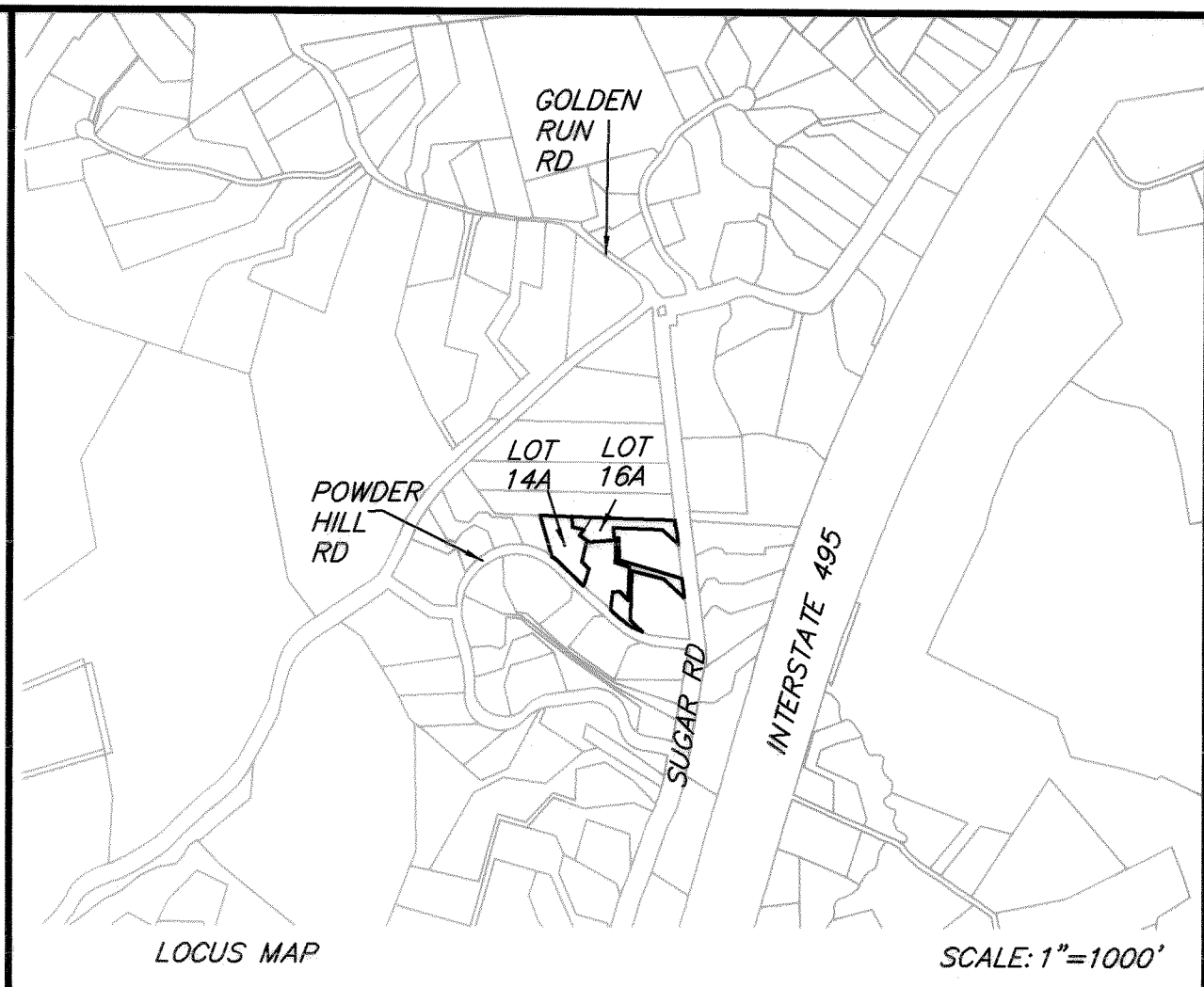
DATE: _____

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.

PROFESSIONAL LAND SURVEYOR
DATE: 4/22/24



- LEGEND
- PROPERTY LINE
 - SET IRON ROD
 - FOUND CONCRETE BOUND
 - EASEMENT



Civil Engineers
Land Surveyors
Wetland Specialists

206 WORCESTER RD
PO BOX 97, PRINCETON, MA 01541
VOICE (978) 464-5890, FAX (978) 464-5383
DWANDRYSICK@HANCOCKASSOCIATES.COM
WWW.HANCOCKASSOCIATES.COM

PREPARED FOR:

RICH MAY, P.C.
C/O JEFFREY B. LOEB
176 FEDERAL STREET
BOSTON, MA 02110

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

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

LAYOUT:

SHEET: 1 OF 1

PROJECT NO.: 27160

ANR