



Michelle A. Mead & David Cunningham
BK. 60849-38
PL. BK. 716 PL. 105
MAP 7.B PARCEL 131

Leslie Dowd
BK. 60419-212
PL. BK. 462 PL. 16
MAP 7.B PARCEL 59

Dean C. Swartz & Maureen F. Swartz
BK. 45076-279
PL. BK. 462 PL. 16
MAP 7.B PARCEL 58

LOT 45-A
James R. Stevens & Kristen M. Stevens
AREA = 63,553 S.F.
(BK. 62955-128)

PARCEL "A"
1,787 SQ. FT.

LOT 44-A
David W. Leach, Jr. & Susan R. Leach
AREA = 63,553 S.F.
(BK. 51413-221)

William Bravo
BK. 60299-351
PL. BK. 462 PL. 16
MAP 7.B PARCEL 57

David B. & Carol M. Riddle
BK. 32384-34
PL. BK. 716 PL. 105
MAP 7.B PARCEL 135

Kathleen Grutchfield & Kevin Grutchfield
BK. 55554-192
PL. BK. 462 PL. 16
MAP 7.B PARCEL 56

NOTES:
PARCELS "A", "B" ARE NOT BUILDING LOTS.
PARCEL "A" IS A DIVISION OF A PORTION OF LAND DESCRIBED IN A DEED TO JAMES R. STEVENS AND KRISTEN M. STEVENS (DEED BK. 62955-128), SHOWN ON A PLAN ENTITLED "PLEASANT RIDGE" DEFINITIVE SUBDIVISION OF LAND IN BOLTON, MASSACHUSETTS, RECORDED IN PLAN BOOK 716-105.
PARCEL "A" IS TO BE COMBINED TO AND ANNEXED WITH ADJOINING LOT 44-A TO FORM ONE UNDIVIDED LOT CONTAINING 65,340 SQUARE FEET.
PARCEL "B" IS A DIVISION OF A PORTION OF LAND DESCRIBED IN A DEED TO DAVID W. LEACH, JR. AND SUSAN R. LEACH (DEED BK. 51413-221) SHOWN ON A PLAN ENTITLED "PLEASANT RIDGE" DEFINITIVE SUBDIVISION OF LAND IN BOLTON, MASSACHUSETTS, RECORDED IN PLAN BOOK 716-105.
PARCEL "B" IS TO BE COMBINED TO AND ANNEXED WITH ADJOINING LOT 45-A TO FORM ONE UNDIVIDED LOT CONTAINING 66,340 SQUARE FEET.
SEPTIC SYSTEMS SHOWN ARE APPROXIMATE, LOCATIONS BASED ON PLAN ENTITLED "SOIL ABSORPTION SYSTEM IN BOLTON, MASSACHUSETTS DESIGNED FOR DESIGN TRADITIONS, BY WHITMAN & BINGHAM ASSOCIATES, INC." DATED MAY 30, 1997.

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 CERTIFICATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED.

Bolton Planning Board	
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED	
CH. 41, S. 81-P.	DATE:

APPLICANT/OWNER:
JAMES R. STEVENS & KRISTEN M. STEVENS
189 FOX RUN ROAD
BOLTON, MA 01740
MAP 7.B PARCEL 133

RECORD OWNERS:
DAVID W. LEACH JR. & SUSAN R. LEACH
191 FOX RUN ROAD
BOLTON, MA 01740
MAP 7.B PARCEL 134

NOTE:
AN ON THE GROUND SURVEY WAS CONDUCTED ON SEPT. 16, 2022.

ZONING CLASSIFICATION: RESIDENTIAL R1
MIN. LOT AREA: 80,000 S.F.
MIN. LOT FRONTAGE: 200-FEET
MIN. FRONT YARD: 50-FEET
MIN. SIDE YARD: 20-FEET
MIN. REAR YARD: 20-FEET

1"=30'

1"=30'

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

3/16/2023 DATE

Robert T. Conway SURVEYOR

PLAN OF LAND IN
Bolton, Mass.
PREPARED FOR
James & Kristen Stevens
SCALE: 1"=30' MARCH 2023

David E. Ross Associates, Inc.
CIVIL ENGINEERS - LAND SURVEYORS
ENVIRONMENTAL CONSULTANTS
PO BOX 795-6 LANCASTER COUNTY RD, HARVARD, MA 01451
(TEL. NO. 978-772-6232)
JOB NO. 33973 SHEET 1 OF 1 PLAN NO. L-14625