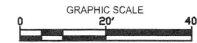
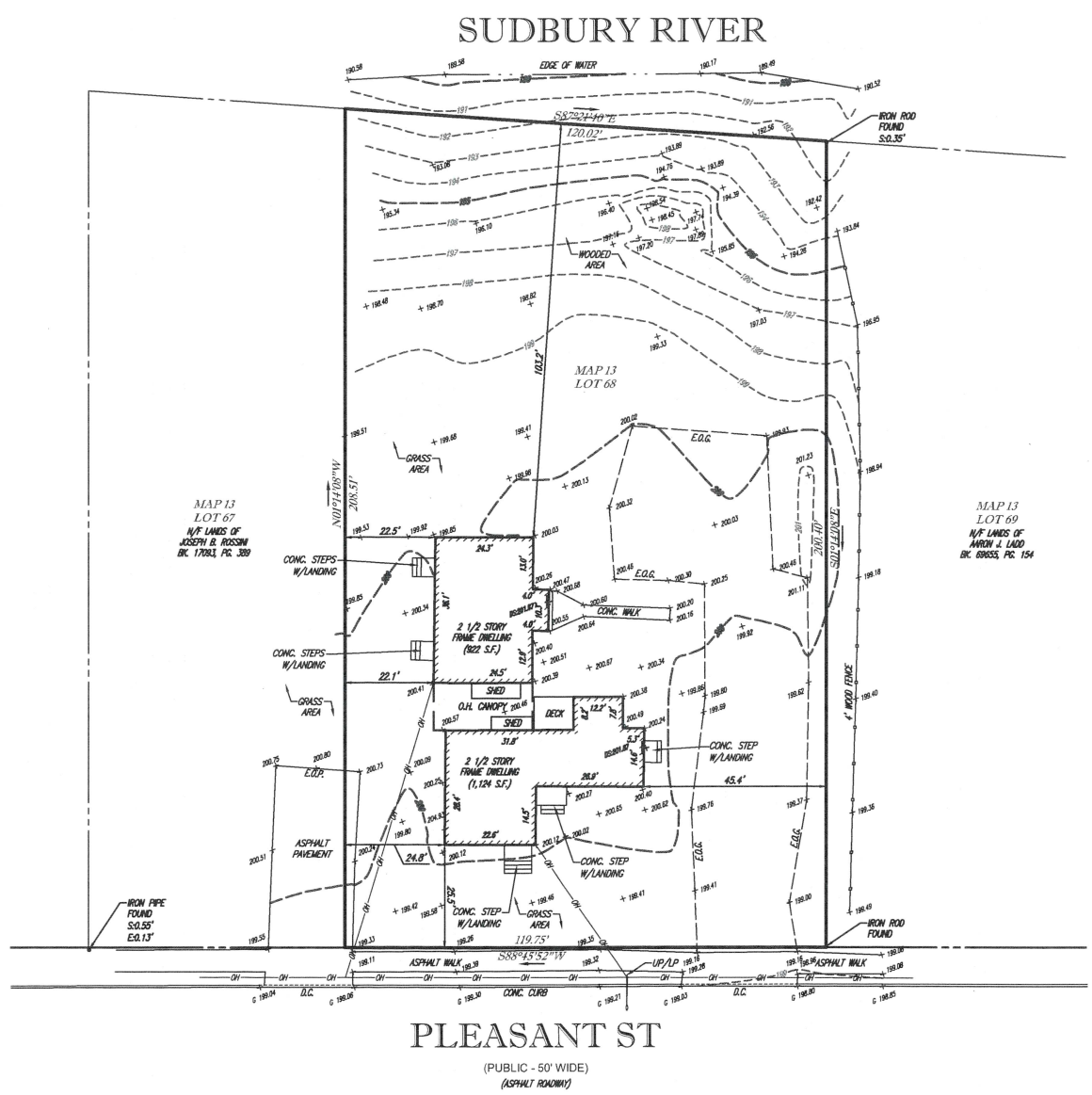
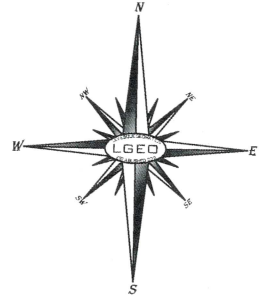
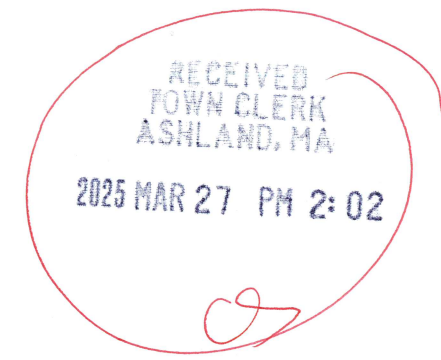


NOTES:

- PROPERTY KNOWN AS MAP 115, LOT 22, AS SHOWN ON THE GIS MAPS OF THE TOWN OF SUDBURY, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS.
- AREA = 40,542 S.F. OR 0.931 ACRE.
- THE BEARING BASIS OF THIS SURVEY REFERS TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD '83) MAINLAND SYSTEM, BASED ON REAL TIME GPS OBSERVATIONS ON THE MGCORS REAL-TIME NETWORK.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THE ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON RTK GPS OBSERVATIONS ON THE MGCORS REAL-TIME NETWORK AND ARE SUBJECT TO LOCAL NGS BENCHMARK ADJUSTMENT.

LOCUS INFORMATION:

OWNERS:
PLEASANT VIEW TRUST
215 WEST CENTRAL STREET
NATICK, MASS.
BK. 45817, PG. 238
PLAN 185 OF 1930



Digitaly signed by JOSEPH I. LEVESQUE III
DN: C=US,
E=JOE@L-GEO.NET,
O=LEVESQUE GEOMATICS
INC, CN=JOSEPH I. LEVESQUE
III
Location: 43 Glendale Road,
Sturbridge, MA 01519
Reason: I am the author of this
document
Contact Info:
508-868-0041 | JOE@L-GEO.NET
Date: 2021.09.26 18:10:03-04'00'

ZONING INFORMATION
RESIDENTIAL B RB DISTRICT
SOURCE: TOWN OF ASHLAND ZONING MAP 2015

ITEMS	REQUIRED	EXISTING
MIN LOT AREA	20,000 SF	24,483 SF
MIN FRONTAGE	150'	119.75'
MIN FRONT YARD	30'	25.5'
MIN SIDE YARD	10'	22.1'
MIN REAR YARD	20'	103.2'
MAX. HEIGHT	35'	24'

REVISIONS		
NO.	DATE	DESCRIPTION

PARCEL PLAN
OF
PARCEL ID: 0140130006800000
PREPARED FOR JAMES MACDONALD
167-169 PLEASANT STREET
TOWN OF ASHLAND
MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

LEVESQUE GEOMATICS INC
43 GLENDALE ROAD
STURBRIDGE, MA 01518
PHONE: (508) 868-0041



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

JOSEPH I. LEVESQUE III
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840
9/26/2021
DATE

DATE
MARCH 4, 2021
SCALE
1" = 20'
DRAWN
JIL
CHKD.
JIL

JOB NO.
JM07-004
SHEET NO.
1 of 1