

TOWN ASSESSOR MAP 22
 PARCEL 14
 DEED BOOK 84179, PAGE 177
 PLAN NUMBER 1007 OF 1990
 PLAN NUMBER 80 OF 1990
 PLAN NUMBER 1176 OF 1995
 PLAN NUMBER 392 OF 1986
 PLAN NUMBER 1103 OF 1992
 PLAN NUMBER 1343 OF 1999
 POND STREET - 2020 ALTERATION
 POND STREET - 1910 LAYOUT
 PLAN BOOK 379, PLAN 45

ZONED: HIGHWAY COMMERCE
 AREA = 30,000 sf
 FRONTAGE = 150 feet
 SETBACKS: FRONT = 30 feet
 SIDE = 10 feet
 REAR = 30 feet

N/F
 V&P REALTY TRUST
 MAP 220, PARCEL 13
 DEED BK. 16593, PG. 408

MAP 22
 PARCEL 14
 AREA=32,144 S.F.
 (0.74± ACRES)

N/F
 VILLAGE OF WESTERLY CONDOMINIUM
 MAP 22, PARCEL 58
 DEED BK. 30417, PG. 147

HIGHWAY COMMERCE
 RESIDENTIAL MULTI-FAMILY

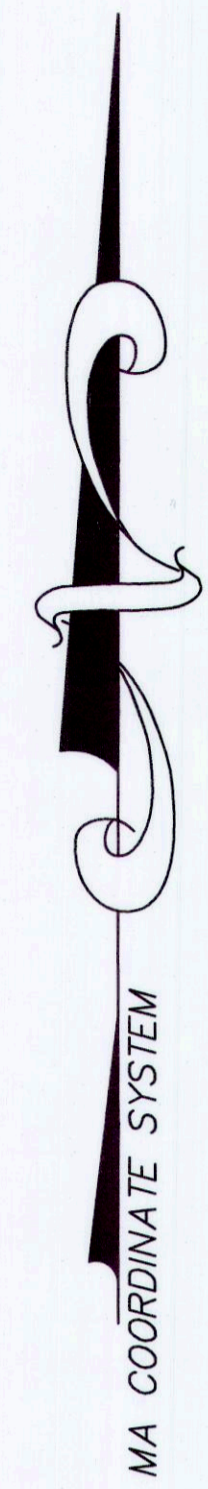
ZONELINE

POND STREET
 1910 STATE HIGHWAY LAYOUT

APPROVAL UNDER THE
 SUBDIVISION CONTROL LAW,
 IS NOT REQUIRED.
ASHLAND PLANNING BOARD

DATE: _____

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS



GENERAL NOTES:

- OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF ASHLAND ASSESSORS RECORDS.
- THIS PLAN IS BASED ON AN ON-THE-GROUND PERIMETER SURVEY BY CONNORSTONE ENGINEERING INC. PERFORMED IN JANUARY 2024.
- LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
- THE PURPOSE OF THIS PLAN IS TO SERVE AS A CONFIRMATORY ANR. NO CHANGES ARE PROPOSED.

OWNER:

PENDULUM LLC
 148 PARK STREET
 NORTH READING, MA 01864

CONNORSTONE ENGINEERING INC.

CIVIL ENGINEERS AND LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532
 PHONE: 508-393-9727 FAX: 508-393-5242

PLAN OF LAND OF 137 POND STREET IN ASHLAND, MA

REVISED:	DESCRIPTION:
DRAWN BY: VHH	FIELD SURVEY: SMC, RLS
DATE: JAN. 27, 2026	
SCALE: 1"=60'	SHEET 1 OF 1.

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

Varoujan H. Hagopian
 VAROUJAN H. HAGOPIAN, P.L.S. 49665

GRAPHIC SCALE: 1"=30'