



REFERENCES

ASSESSORS MAP 11 BLOCK 4 LOT 2
DEED BOOK 78369 PAGE 470
PLAN 1421 OF 1985 IN BOOK 16511 PAGE 539
PLAN 1710 OF 1955 AT THE END OF BOOK 8561
PLAN 1326 OF 1972 IN BOOK 12316 PAGE 240
PLAN 158 OF 1986 AT THE END OF BOOK 8662
PLAN 1006 OF 1999 IN BOOK 30642 PAGE 286

NOTE: PER DEED DESCRIPTION, THE LOCATION OF ALL MONUMENTS SHOWN ARE HELD AS FOUND IN THE FIELD WITH THE EXCEPTION OF THE FIELD STONE BOUND - SEE DETAIL.
NOTE: THE LOT WIDTH OF LOT 1 IS A MINIMUM OF 180.00 FEET FOR ITS ENTIRE DEPTH.
NOTE: THE BUILDING COVERAGE FOR LOT 1 IS 1,582 SF = 3.1%
NOTE: ANY FUTURE SUBDIVISION OF LOT 2 AS AN OPEN SPACE RESIDENTIAL DEVELOPMENT (SECTION V-H OF THE HOLLISTON ZONING BYLAWS) SHALL CALCULATE THE MINIMUM REQUIRED OPEN SPACE AREA USING THE SUM OF LOT 1 AND LOT 2, WHICH IS 394,028 SF.
NOTE: THERE ARE NO WETLANDS ON EITHER LOT 1 OR LOT 2.

ZONED: AR-B
AREA: 40,000 SF
FRONTAGE: 180 FT
SETBACK: 40 FT
SIDEYARD: 30 FT
REARYARD: 40 FT
COVERAGE: 25%
WIDTH: 144 FT
DEPTH: 200 FT

PLAN OF LAND
103 JENNINGS ROAD
HOLLISTON, MASS.

PREPARED FOR:	PAUL BABINEAU 35 PLEASANT STREET WESTFORD, MASS. 01886
PROPERTY OF:	PAUL & CAROL BABINEAU and MICHAEL S. ORENTLICH 5396 CREEKSIDE TRAIL SARASOTA, FL 34243
ENGINEERS & SURVEYORS:	APPLEWOOD SURVEY CO. LLC 21 GREEN STREET HOLLISTON, MASS, 01746 TERRENCE M. RYAN R.L.S. 37057
DATE: SEPTEMBER 29, 2021	SCALE: 1" = 40'

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.
TERRENCE M. RYAN R.L.S. 37057



ENDORSEMENT OF THIS PLAN DOES NOT ASSURE COMPLIANCE WITH THE TOWN OF HOLLISTON ZONING BY-LAWS.
HOLLISTON PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
DATE:

