

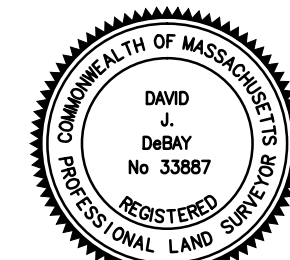
REFERENCES

1. DEED:
 - A. Deed recorded at the M.S.D.R.D. in Book 12190, Pg. 603.
 - B. Deed recorded at the M.S.D.R.D. in Book 79138, Pg. 85.

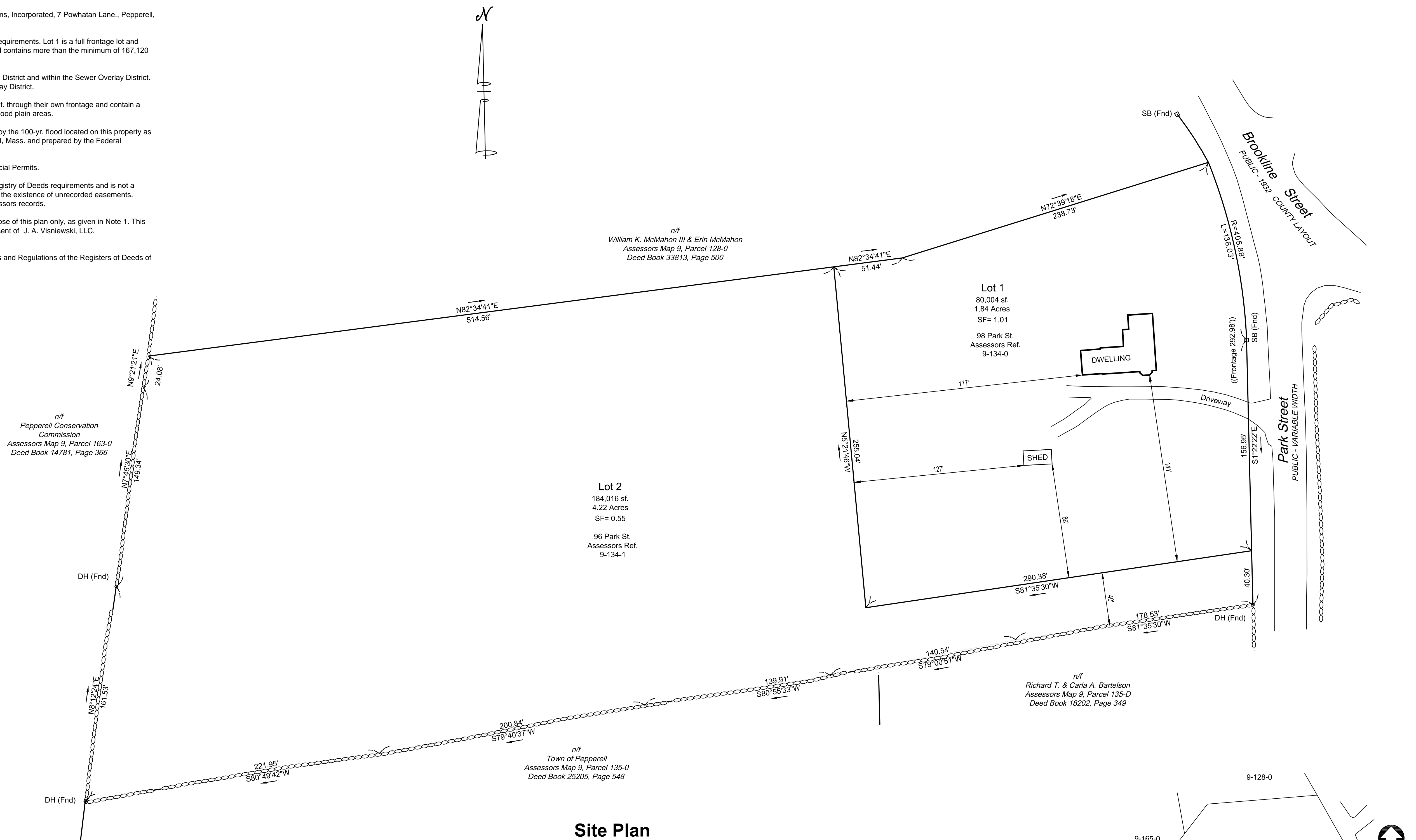
NOTES

1. PURPOSE: The purpose of this plan is to meet the filing requirements of the Town of Pepperell Rules & Regulations Governing the Subdivision of Land (Sect. 4.1) for a plan believed not to require approval. The original Lot is being subdivided to form new Lots 1 and 2.
2. OWNER: The property shown is owned by Homes by Jeff and Sons, Incorporated, 7 Powhatan Lane., Pepperell, MA 01463 according to current Pepperell Assessors records.
3. FRONTAGE & AREA: Both lots meet Pepperell zoning frontage requirements. Lot 1 is a full frontage lot and contains more than the minimum of 80,000 sf. Lot 2 is a back lot and contains more than the minimum of 167,120 sf. The lots adjacent to Lot 2 are not back lots.
4. ZONING: The property is within the Rural Residence (RR) Zoning District and within the Sewer Overlay District. None of the property is within the Water Resources Protection Overlay District.
5. ACCESS & DRY LAND: Both lots have practical access to Park St. through their own frontage and contain a minimum of 30,000 sf. of contiguous land exclusive of wetland and flood plain areas.
6. FLOODPLAIN: There is no special flood hazard areas inundated by the 100-yr. flood located on this property as defined by the Flood Insurance Rate Maps for the Town of Pepperell, Mass. and prepared by the Federal Emergency Management Agency.
7. SPECIAL PERMIT: The property is not subject to any known Special Permits.
8. TITLE: The certification shown hereon is intended to meet the Registry of Deeds requirements and is not a certification to the title or ownership of the properties shown or as to the existence of unrecorded easements. Owners of adjoining properties are shown according to current assessors records.
9. CERTIFICATION: Certification is made regarding the stated purpose of this plan only, as given in Note 1. This plan shall not be used for any other purpose without the written consent of J. A. Visniewski, LLC.

CERTIFICATION
I certify that this plan has been prepared in conformity with the Rules and Regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

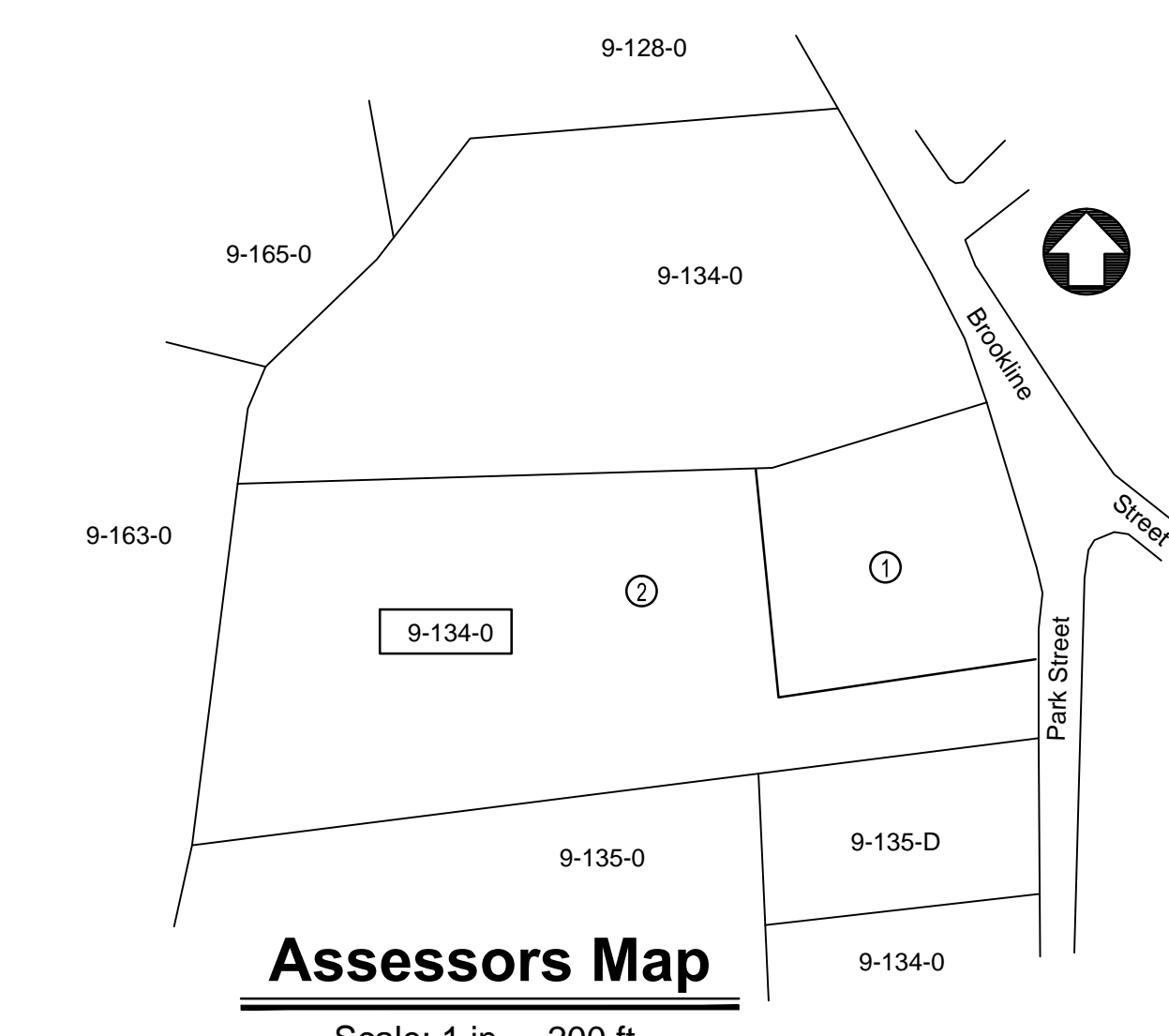
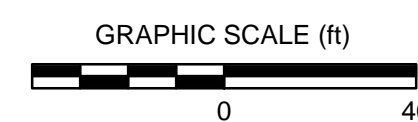


David J. DeBay, P.L.S. #33887



Site Plan

SCALE: 1 in. = 40 ft.



Assessors Map

Scale: 1 in. = 200 ft.

For Registry Use Only

DATE	REVISION	BY	Design by	Survey by	Draft by	Check by
			JV	GPR	JV	DD

J.A. VISNIEWSKI, L.L.C.
Civil Engineering, Land Planning & Design
94 Shirley St. - Pepperell, MA 01463 - (978) 877-7198

SCALE: As Shown
DATE: July 20, 2022
PREPARED FOR:
Homes by Jeff & Sons, Inc.
7 Powhatan Rd.
Pepperell, MA 01463

PLAN OF LAND
PARK STREET
PEPPERELL, MASSACHUSETTS

JOB NO.: 2021-105
SHEET: 1 of 1

DRAWING NO.
9778