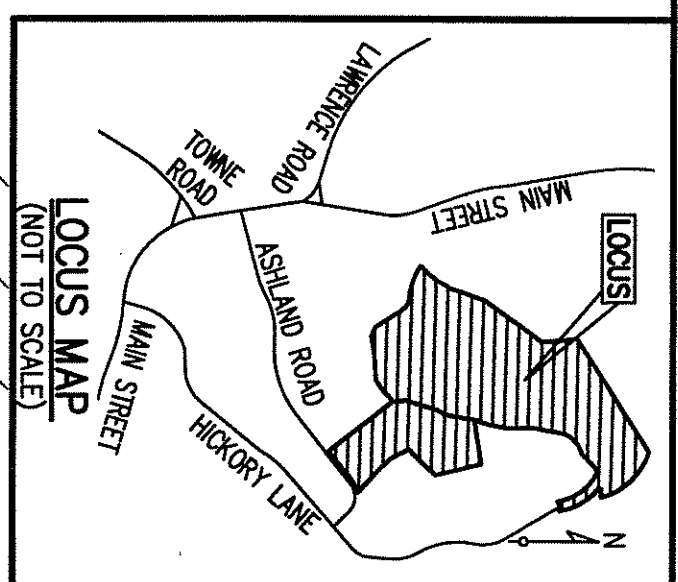


PLAN OF LAND IN BOXFORD, MASSACHUSETTS

PREPARED FOR
STEPHEN S. REID & KIM REYNOLDS
ANTHONY L. & DENISE A. BROGNA

DATE: SEPTEMBER 30, 2014
SCALE: 1"=80'



ZONING DISTRICT: RESIDENCE-AGRICULTURAL DISTRICT (RA)
CONSERVANCY DISTRICT

OWNERS OF RECORD:
LOT 4 - 30 ASHLAND ROAD (ASSESSOR'S MAP 28 BLOCK 1, LOT 4.4):
STEPHEN S. REID & KIM REYNOLDS (BOOK 14631, PAGE 308)
LOT 1 - 57 HICKORY LANE (ASSESSOR'S MAP 28 BLOCK 1, LOT 9.8):
ANTHONY L. & DENISE A. BROGNA (BOOK 24494, PAGE 159)

NOTES:
1. THE PURPOSE OF THIS PLAN IS TO CHANGE THE BOUNDARY LINE BETWEEN LOT 1 AND LOT 4 THEREBY CREATING LOTS 1A AND 4A. PARCELS A AND B ARE OF EQUAL AREA WITH THAT PORTION OF LOT 4 SHOWN AS PARCEL B BECOMING PART OF LOT 1A AND THAT PORTION OF LOT 1 SHOWN AS PARCEL A BECOMING PART OF LOT 4A.
2. THIS PLAN ALSO ESTABLISHES A NEW LOCATION FOR A PORTION OF THE EXISTING HORSE TRAIL EASEMENT LOCATED ON LOT 4A (FORMERLY LOT 4).
3. THE RESOURCE AREAS SHOWN COMPARE:
- THE TENTATIVE SUBDIVISION PLAN OF VILLAGE ESTATE SUBDIVISION IN BOXFORD, MASS. RECORDED AT THE SOUTHERN ESSEX REGISTRY OF DEEDS PLAN BOOK 290, PLAN 65.
- PLAN OF LAND IN BOXFORD MASSACHUSETTS PREPARED FOR PETER J. SHULMAN RECORDED AT THE SOUTHERN ESSEX REGISTRY OF DEEDS, PLAN BOOK 323, PLAN 88.
- PROPOSED SWIMMING POOL FOR 30 ASHLAND ROAD PREPARED BY CONSERVATION COMMISSION REISED 7/10/10, BOXFORD.
- PLAN OF LAND IN BOXFORD, MASS. PROPOSED RINGING AREA, BROGNA, DATED FEBRUARY 14, 2006, PREPARED BY THE NEVE-MORIN GROUP, INC.

PLAN REFERENCES:
ESSEX COUNTY (SOUTH) REGISTRY OF DEEDS
1. PLAN BOOK 290, PLAN 65
2. PLAN BOOK 323, PLAN 88
3. PLAN BOOK 321, PLAN 100
Map 28 Block 1 Parcel 10
Henry W. Perkins
(Rk. 12039 Pg. 164)

PETER J. MCCOUBRICK, P.L.S.
MASSACHUSETTS REGISTERED PROFESSIONAL
LAND SURVEYOR LICENSE #50276



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS AND COMMONWEALTH OF MASSACHUSETTS.

DATE: 9/30/14

FOR REGISTRY USE ONLY

Map 28 Block 1 Parcel 4.10
Robert D. Henderson
(Rk. 15277 Pg. 319)

Map 28 Block 1 Parcel 4.9
Robert L. and Linda A. Laughlin
(Rk. 22338 Pg. 49)

Map 28 Block 1 Parcel 4.8
Bernard J. and Patricia J. Cormier
(Rk. 14502 Pg. 395)

Map 28 Block 1 Parcel 4.7
Map 28 Block 1 Parcel 4.6
40 Hickory Lane Trust
(Rk. 15539 Pg. 38)

Map 28 Block 1 Parcel 4.5
Carl E. and Cathy L. Johnson
(Rk. 13222 Pg. 133)

Map 28 Block 1 Parcel 4.3
David C. Buchrowski
(Rk. 13119 Pg. 72)

Map 28 Block 1 Parcel 4.2
Marino A. and Brian M. Gallagher Jr.
(Rk. 28558 Pg. 130)

Map 28 Block 1 Parcel B
Paul R. and Barbara L. French
(Rk. 5684 Pg. 59)

Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)

Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)

Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)

Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)

Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)

Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)

Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)

Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)

Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)

Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)

Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)

Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)

Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)

Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)

Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)

Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)

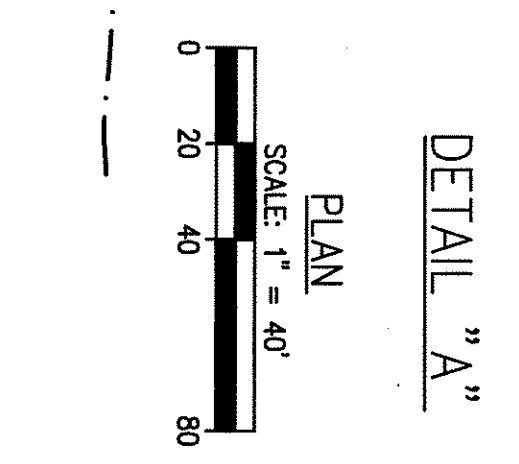
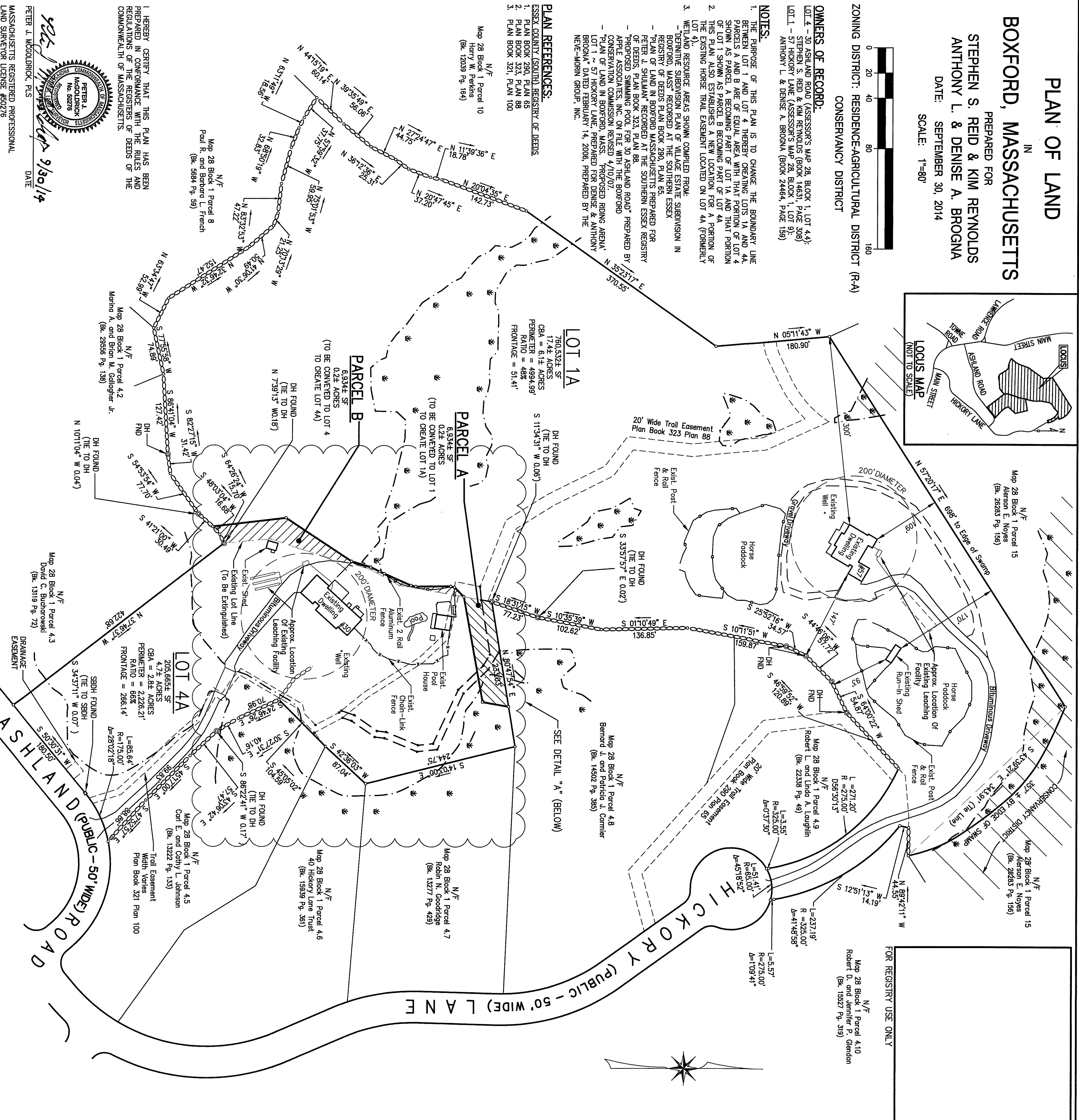
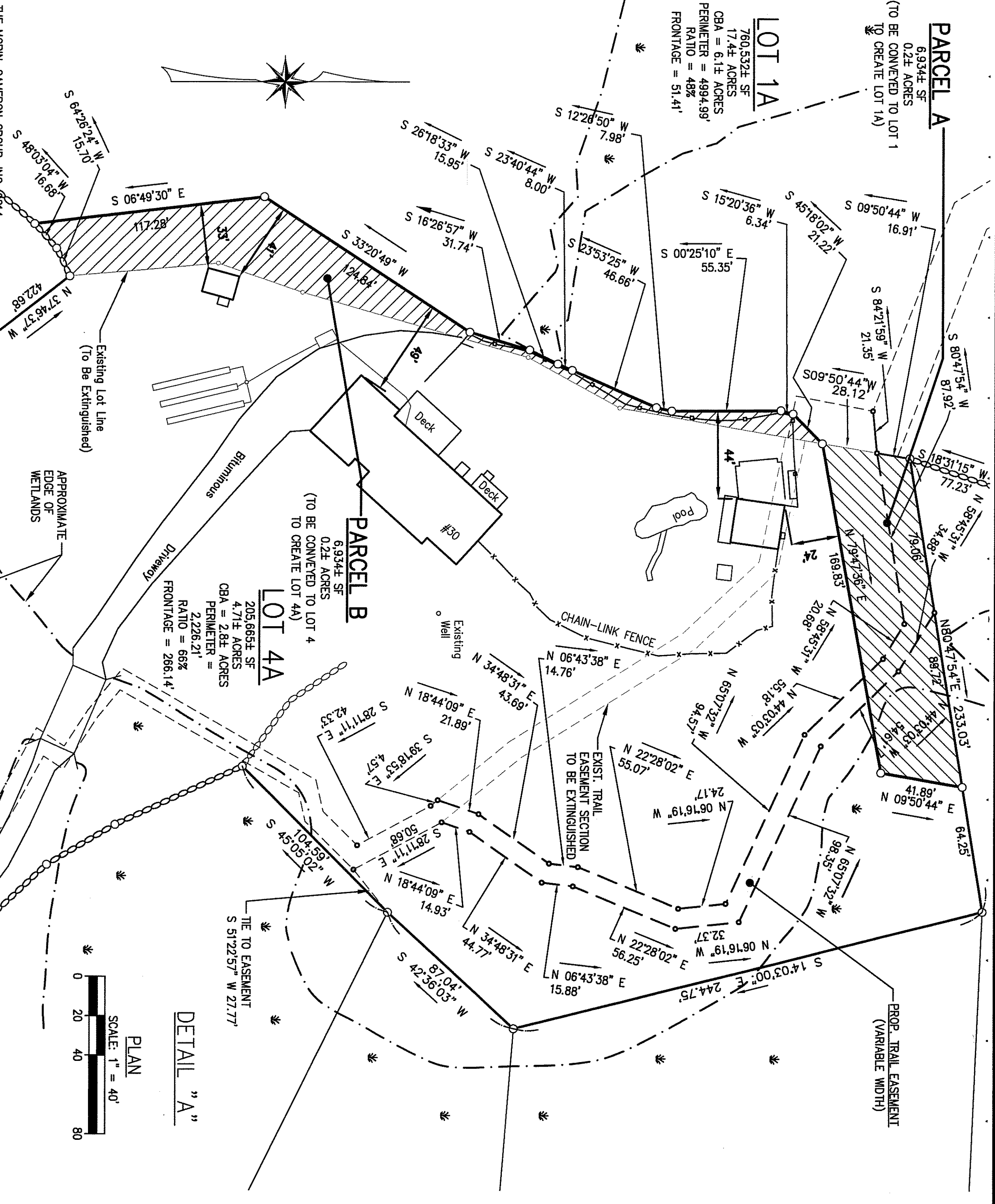
Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)

Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)

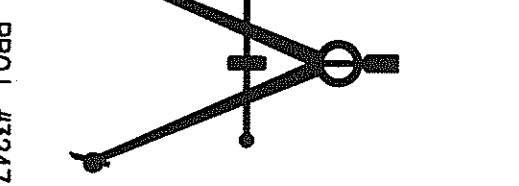
Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)

Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)

Map 28 Block 1 Parcel 15
Alerson E. Moyes
(Rk. 26923 Pg. 156)



The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
447 BOSTON STREET - U.S. ROUTE 1, TOSHELD, MASSACHUSETTS 01883
P: 978-89-4586, F: 978-89-5244, W: WWW.MORINCAMERON.COM



PROJ. #3247

ABBREVIATIONS:
± PLUS OR MINUS
APPROXIMATE
BK BOOK
B/W BORDERING VEGETATED WETLAND
CB CONCRETE BOUND
C CENTERLINE
D DIAMETER
D/E DRAINAGE EASEMENT
EPP EXISTING PROPERTY
FND FOUND
MEAS MEASURED
N/S-NORTH-SOUTH
N/S-E-W NORTH-SOUTH-EAST-WEST
NOE-NORTH-OR-FORELIER
P.P. PROPERTY LINE
REC RECORD
SB STONE BOUND
SF SQUARE FEET
STORY
W/F WOOD FRAME

BOXFORD PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE: _____
PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER M.G.L. CH. 41A, § 27B, AND THAT IT MEETS ZONING, HEALTH, CONSERVATION OR GENERAL BY-LAW REQUIREMENTS.