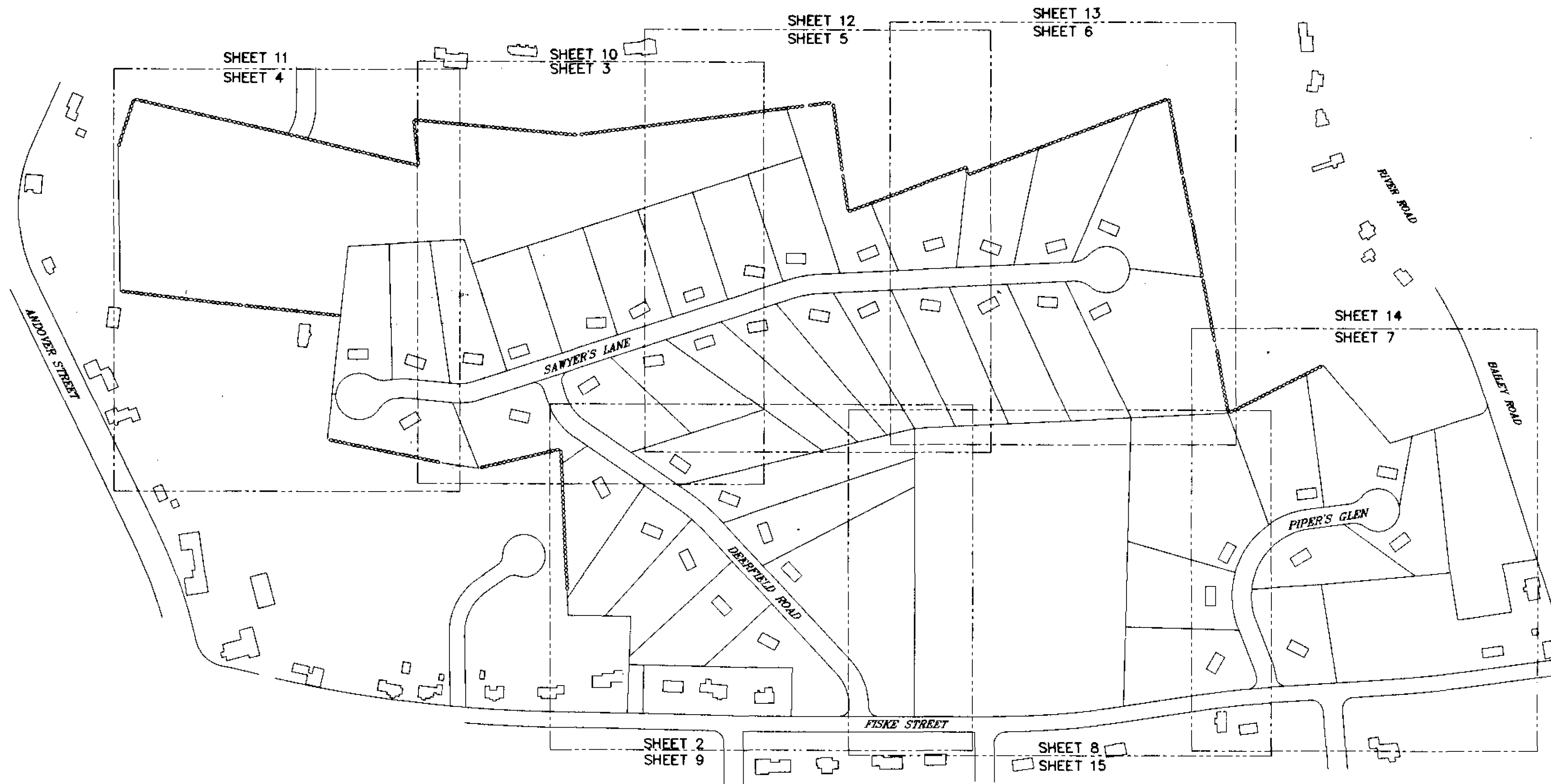
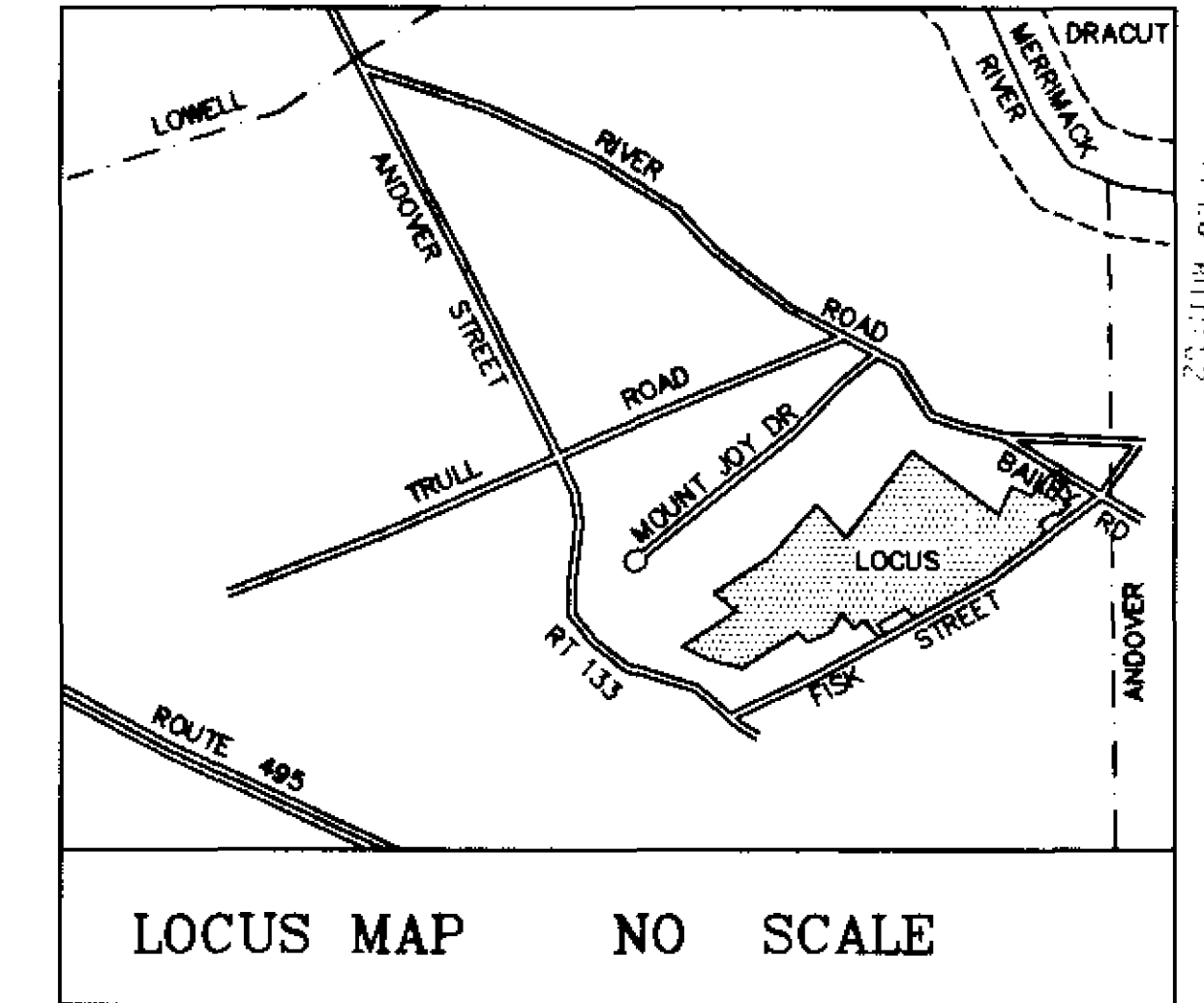


LOWELL, MA November 14, 1997
 REGISTERED AND ENTERED IN THE
 NORTH DISTRICT REGISTRY OF DEEDS
 BOOK OF MAPS 195 PLAN 145

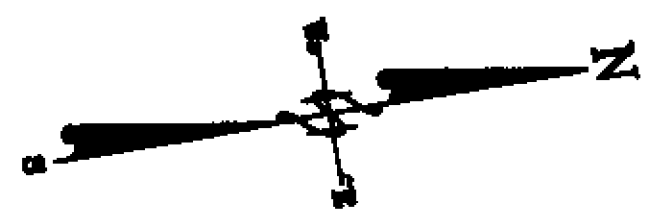
Richard P. Perkins
 REGISTER

1 of 9

DEERFIELD ESTATES



TEWKSBURY, MASSACHUSETTS



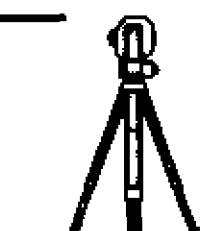
TOWN OF TEWKSBURY
 PLANNED BY
Richard P. Perkins
 DATE 11/14/97

INDEX

COVER SHEET	SHEET 1
100 SCALE SITE PLAN	SHEET 2
40 SCALE RECORD PLAN	SHEET 3
40 SCALE RECORD PLAN	SHEET 4
40 SCALE RECORD PLAN	SHEET 5
40 SCALE RECORD PLAN	SHEET 6
40 SCALE RECORD PLAN	SHEET 7
40 SCALE RECORD PLAN	SHEET 8
40 SCALE GRADING PLAN	SHEET 9
40 SCALE GRADING PLAN	SHEET 10
40 SCALE GRADING PLAN	SHEET 11
40 SCALE GRADING PLAN	SHEET 12
40 SCALE GRADING PLAN	SHEET 13
40 SCALE GRADING PLAN	SHEET 14
40 SCALE GRADING PLAN	SHEET 15
20 SCALE PONDS AND SECTIONS	SHEET 16
20 SCALE PONDS AND SECTIONS	SHEET 17
PLAN AND PROFILE DEERFIELD ROAD	SHEET 18
PLAN AND PROFILE SAWYER'S LANE	SHEET 19
PLAN AND PROFILE SAWYER'S LANE	SHEET 20
PLAN AND PROFILE PIPER'S GLEN	SHEET 21
DETAILS SHEET	SHEET 22
DETAILS SHEET	SHEET 23
SEWER LIFT STATION DETAILS	SHEET 24
SIDEWALK PLAN AND SECTIONS	SHEET 25

DANA F. PERKINS, inc.
 Consulting Engineers & Land Surveyors
 1215 Main Street • Unit 111 • Tewksbury, MA 01876
 125 Main Street • Reading, MA 01867

DRAWN/APPLICANT: YVON CORMIER CONST. CORP.
 59 CHANDLER STREET
 ANDOVER, MASSACHUSETTS

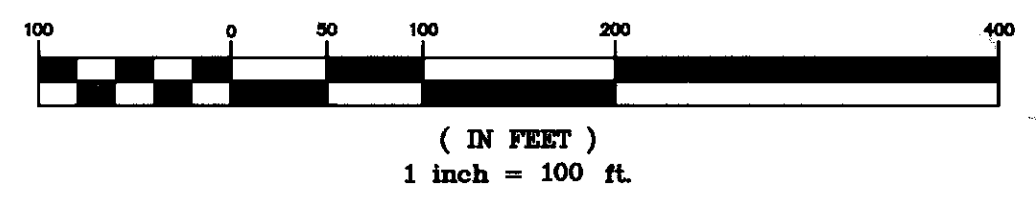
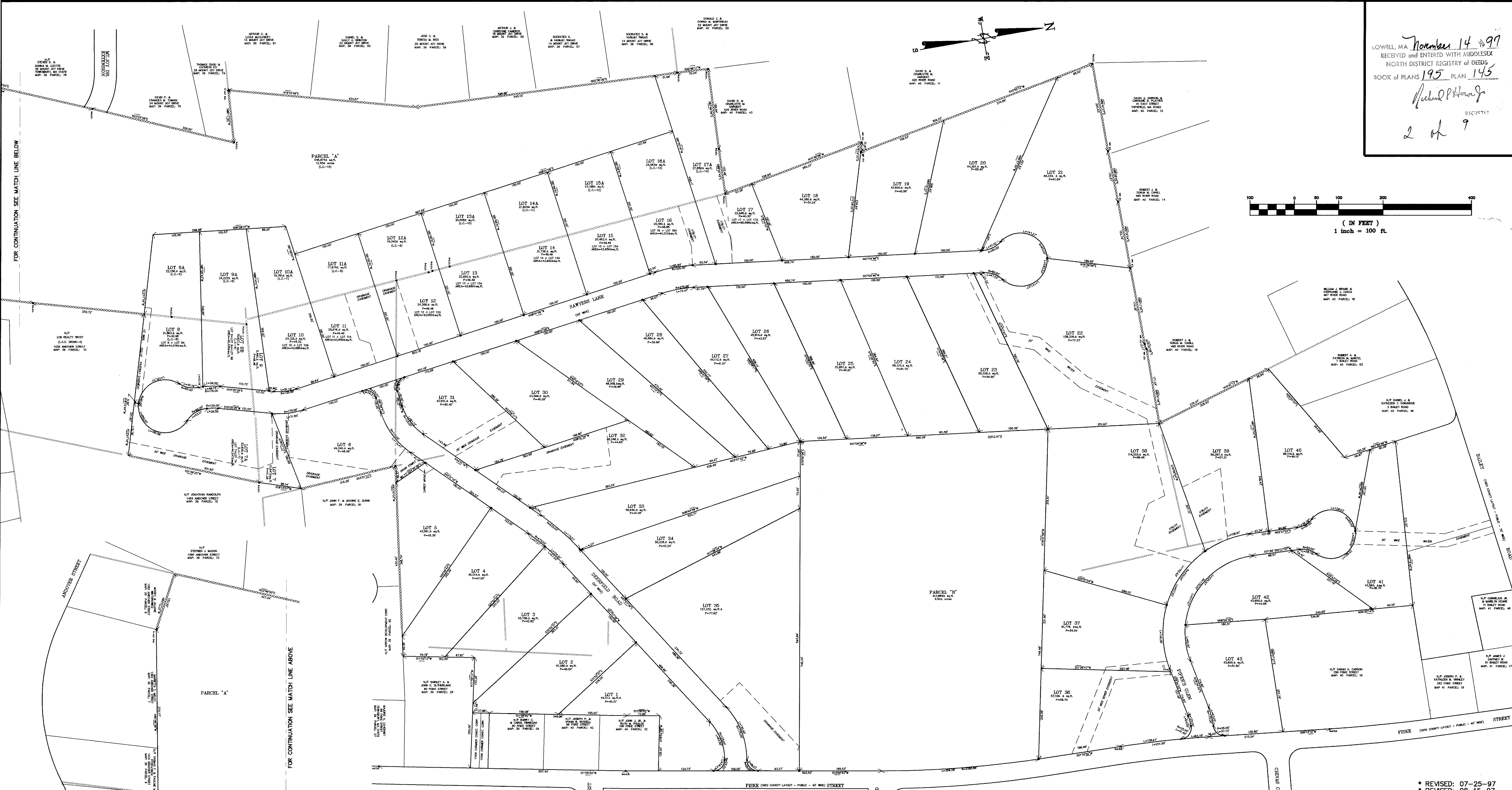


JOB NO. 50063C0V

COPYRIGHT © 1997 BY
 DANA F. PERKINS, inc.

SHEET COVER OF 1425

LOWELL, MA November 14 1997
 RECEIVED AND ENTERED WITH MIDDLESEX
 NORTH DISTRICT REGISTRY OF DEEDS
 BOOK OF PLANS 195 PLAN 145
 Richard P. Perkins
 2 of 9



FOR CONTINUATION SEE MATCH LINE BELOW

FOR CONTINUATION SEE MATCH LINE ABOVE

NOTES:

1. PARCELS "A" AND "B" CONSISTING OF 22.05 ACRES AS SHOWN ON THE APPROVED PLAN DATED JUNE 6, 1997 AND REVISED THROUGH AUGUST 15, 1997 SHALL REMAIN AS OPEN SPACE NOT TO BE BUILT UPON AND SHALL BE DEEDED TO THE TEWKSBURY CONSERVATION COMMISSION.
2. THE SEWER PUMP STATION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS REQUIRED BY THE TEWKSBURY DPW.
3. THE WETLAND AREAS SHOWN ON THE PLAN SHALL BE KEPT IN ITS NATURAL STATE IN ACCORDANCE WITH THE MASSACHUSETTS WETLAND PROTECTION ACT MGL 131 SECTION 40 AND THE TEWKSBURY WETLAND PROTECTION BYLAW. DISCLOSURE OF WETLAND AREA'S SHALL BE MADE TO ALL PROSPECTIVE PROPERTY OWNERS.
4. EACH LOT WITHIN THE SUBDIVISION SHALL HAVE LIGHTED POLE LAMPS INSTALLED.
5. THE CENTER ISLAND CUL-DE-SAC SHALL BE LANDSCAPED WITH SHRUBS AND BARK MULCH.
6. A SIDEWALK SHALL BE INSTALLED ON ONE SIDE OF DEERFIELD ROAD, SAWYERS LANE AND PIPER'S GLEN ROAD WITH THE COST OF BUILDING THE SIDEWALK ON THE OTHER SIDE DEPOSITED IN THE PLANNING BOARD SIDEWALK ACCOUNT. THIS SHALL BE DONE PRIOR TO RELEASE OF ANY BOND MONIES.
7. A SIDEWALK SHALL BE CONSTRUCTED ON FISKE STREET FROM DEERFIELD ROAD TO PIPER'S GLEN ROAD.
8. THE SMALL PARCEL SHOWN ON THE PLAN ON FISKE STREET SHALL BE DEEDED TO THE ABUTTERS AS THE APPLICANT STATED AT THE SEPTEMBER 15, 1997 MEETING.
9. THE ROADWAY RIGHT OF WAY, SEWER, AND WATER EASEMENTS SHALL BE DEEDED TO THE TOWN OF TEWKSBURY.
10. A WAIVER WAS GRANTED BY THE PLANNING BOARD FOR THE LENGTH OF ROADWAY AND DEEMED IN THE BEST INTEREST OF THE TOWN.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH UNIFORM INSTRUCTIONS FOR THE PREPARATION OF PLANS AS SET FORTH BY THE REGISTERS OF DEEDS.

Richard P. Perkins 8/15/97
 REGISTERED PROFESSIONAL LAND SURVEYOR DATE

PETITION FILED	TEWKSBURY PLANNING BOARD
FINAL PLAN FILED	<i>[Signature]</i>
HEARING DATE	<i>[Signature]</i>
PLAN APPROVED	<i>[Signature]</i>
11/10/97	

DEFINITIVE SUBDIVISION
SITE PLAN OF LAND
DEERFIELD ESTATES
TEWKSBURY, MASSACHUSETTS

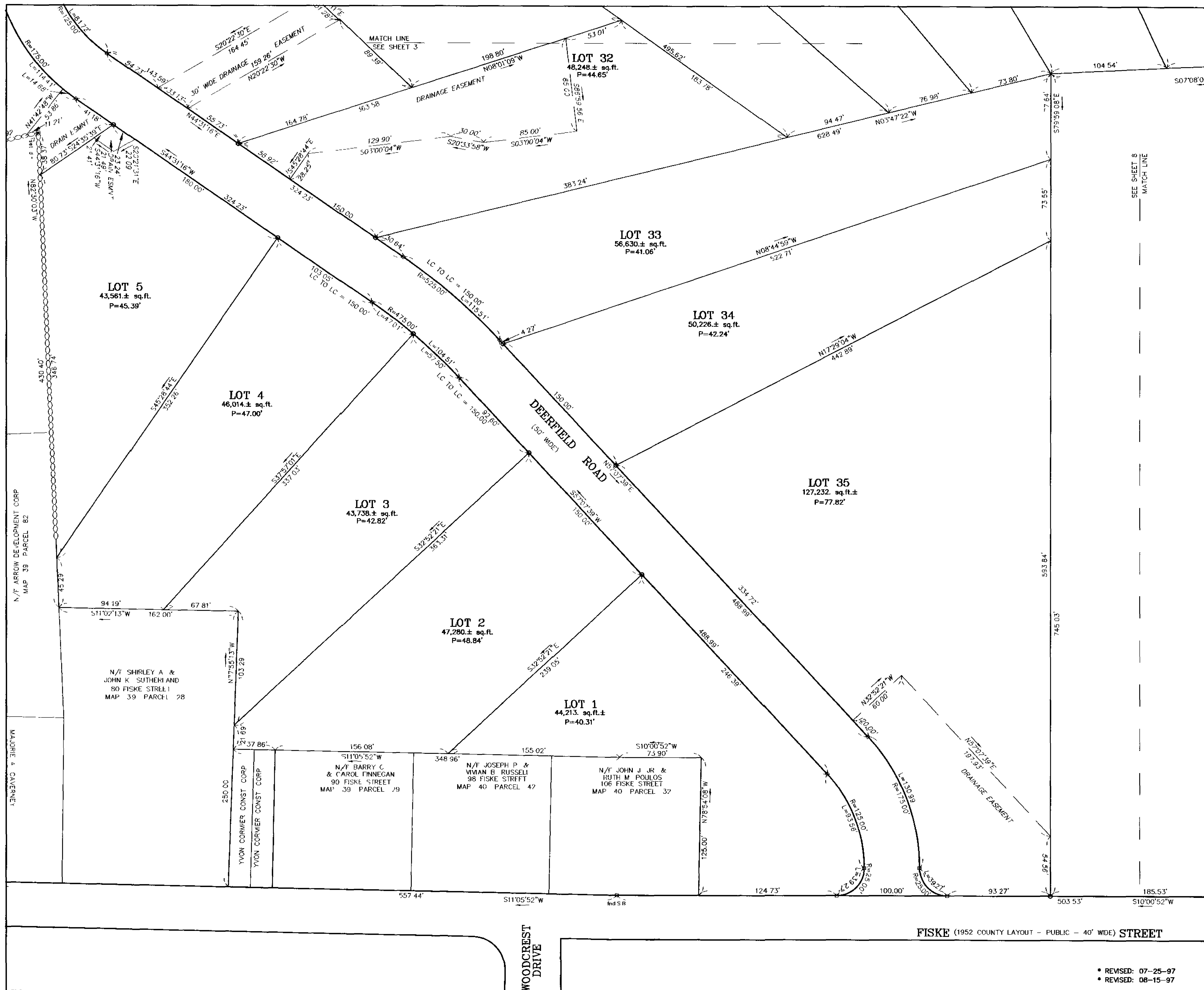
SCALE: 1" = 100' DATE: JUNE 6, 1997*

DANA F. PERKINS, inc.
Consulting Engineers & Land Surveyors
 1215 Main Street • Unit 111 • Tewksbury, MA 01876
 125 Main Street • Reading, MA 01867

OWNER/APPLICANT: YVON CORMIER CONST. CORP.
 59 CHANDLER CIRCLE
 ANDOVER, MASSACHUSETTS

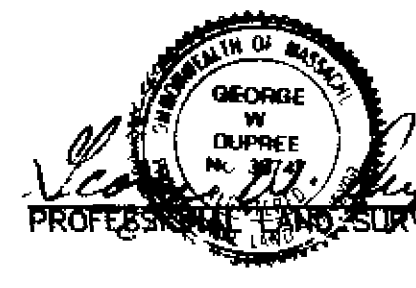
JOB NO. 50063001 SHEET 2 OF 9

* REVISED: 07-25-97
 * REVISED: 08-15-97

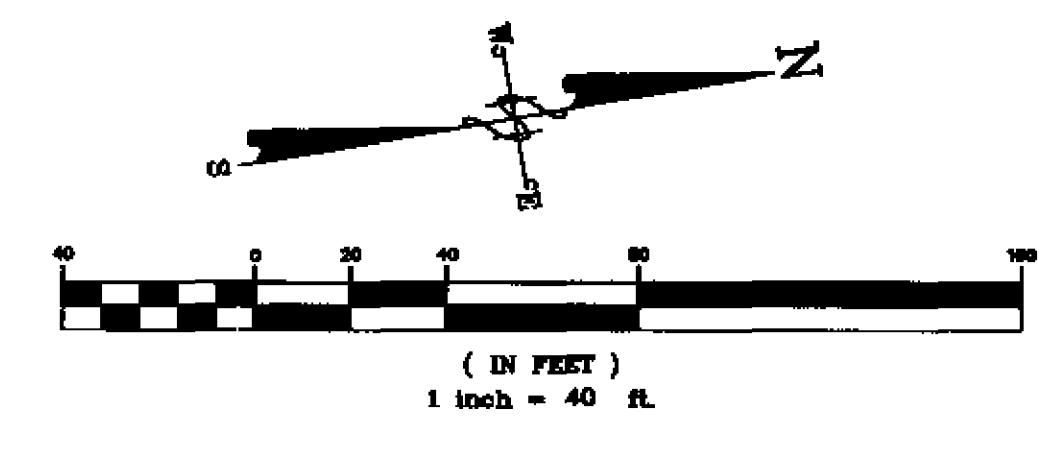


LOWELL MA November 14 1997
 RECEIVED and ENTERED WITH DISTRICT REGISTRY OF DEEDS
 BOOK 11 PLANS 195 PL 145
 Richard Perkins
 3 of 9

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH UNIFORM INSTRUCTIONS FOR THE PREPARATION OF PLANS AS SET FORTH BY THE REGISTERS OF DEEDS.


 PROFESSIONAL LAND SURVEYOR
 DATE 8/5/97

- NOTES:
- TOTAL AREA OF DEFINITIVE SUBDIVISION = 70.31± acres.
 TOTAL AREA OF ROADWAYS = 5.06± acres.
 TOTAL AREA OF HOUSE LOTS = 65.25± acres.
 TOTAL NUMBER OF HOUSE LOTS = 43.
 - PRESENT ZONING: GENERAL RESIDENCE & FARMING (R40).
 MINIMUM LOT SIZE = 43,560 sq. ft.
 MINIMUM LOT FRONTAGE = 150'
 MINIMUM BUILDING SETBACKS -
 FRONT = 25'
 SIDE = 15'
 REAR = 15'
 - ALL LOTS CONFORM TO SECTION 5.3.5 OF TEWKSBURY ZONING BY-LAWS.
 - ALL ELEVATIONS REFER TO NGVD DATUM OF 1929. (SEE SHEET 23 OF 24)
 - PLAN REFERENCES SEE:
 LAND COURT CASE No. 2609D AND No. 4451D
 ALSO PLANS RECORDED AT MIDDLESEX NORTH REGISTRY OF DEEDS -
 PLAN BOOK 61, PLAN 4
 PLAN BOOK 66, PLAN 98B
 PLAN BOOK 63, PLAN 22
 PLAN BOOK 93, PLAN 50
 PLAN BOOK 168, PLAN 39
 PLAN BOOK 84, PLAN 118
 PLAN BOOK 14, PLAN 339
 PLAN BOOK 133, PLAN 148
 PLAN BOOK 188, PLAN 88
 - PARCEL 'A' AND PARCEL 'B' TO BE DEEDED TO THE TOWN OF TEWKSBURY CONSERVATION COMMISSION.
 - - DENOTES GRANITE BOUND TO BE SET.
 ○ - DENOTES IRON PIPE TO BE SET AT ALL FRONT LOT CORNERS.
 LC TO LC INDICATES LOT CORNER TO LOT CORNER



PETITION FILED	TEWKSBURY PLANNING BOARD
FINAL PLAN FILED	<i>[Signature]</i>
HEARING DATE	<i>[Signature]</i>
PLAN APPROVED	4/10/97

DEFINITIVE SUBDIVISION
PLAN OF LAND
"DEERFIELD ESTATES"
TEWKSBURY, MASSACHUSETTS

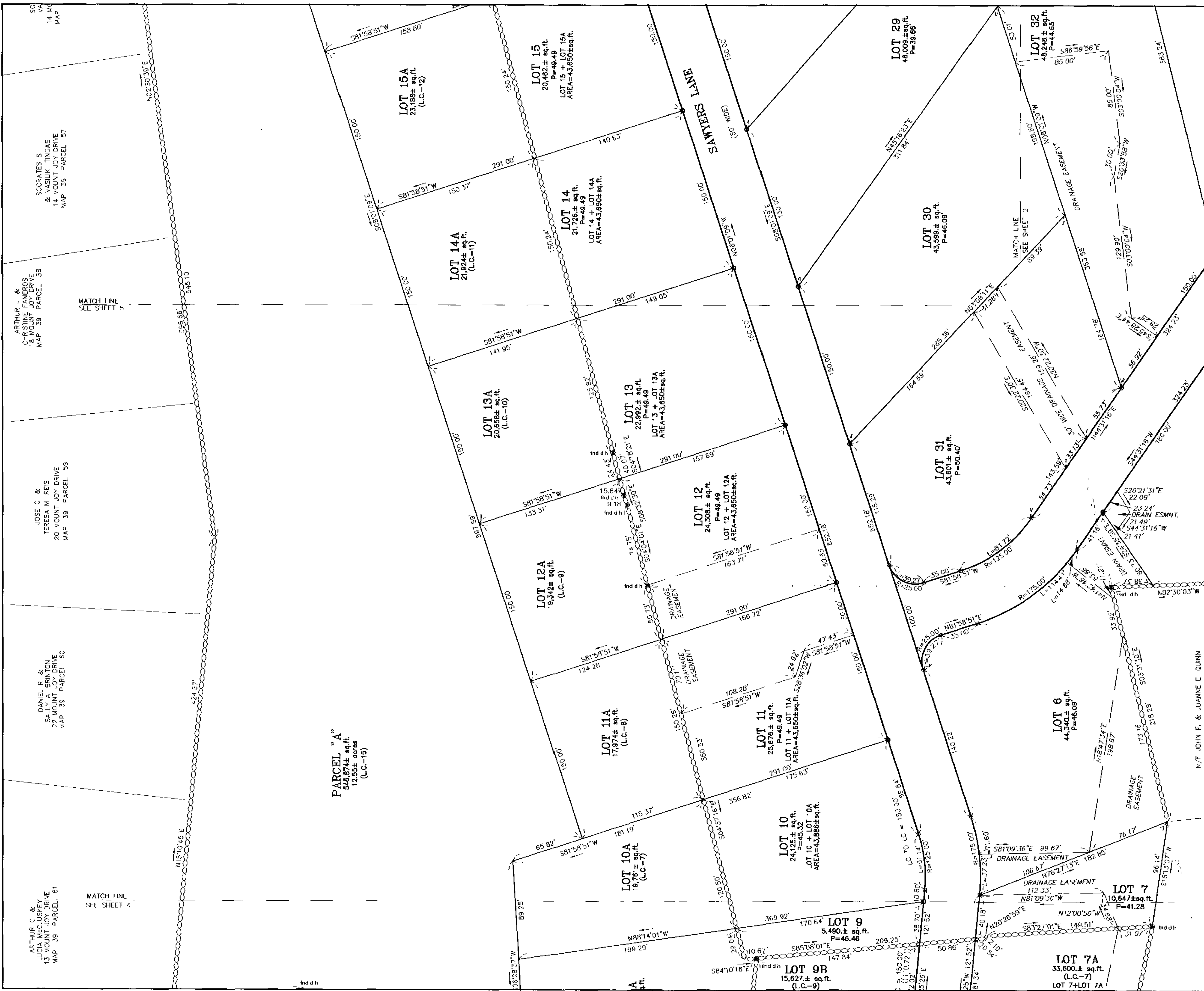
SCALE: 1" = 40' DATE: JUNE 6, 1997*

DANA F. PERKINS, inc.
 Consulting Engineers & Land Surveyors
 125 Main Street • Unit 111 • Tewksbury, MA 01876
 125 Main Street • Reading, MA 01867

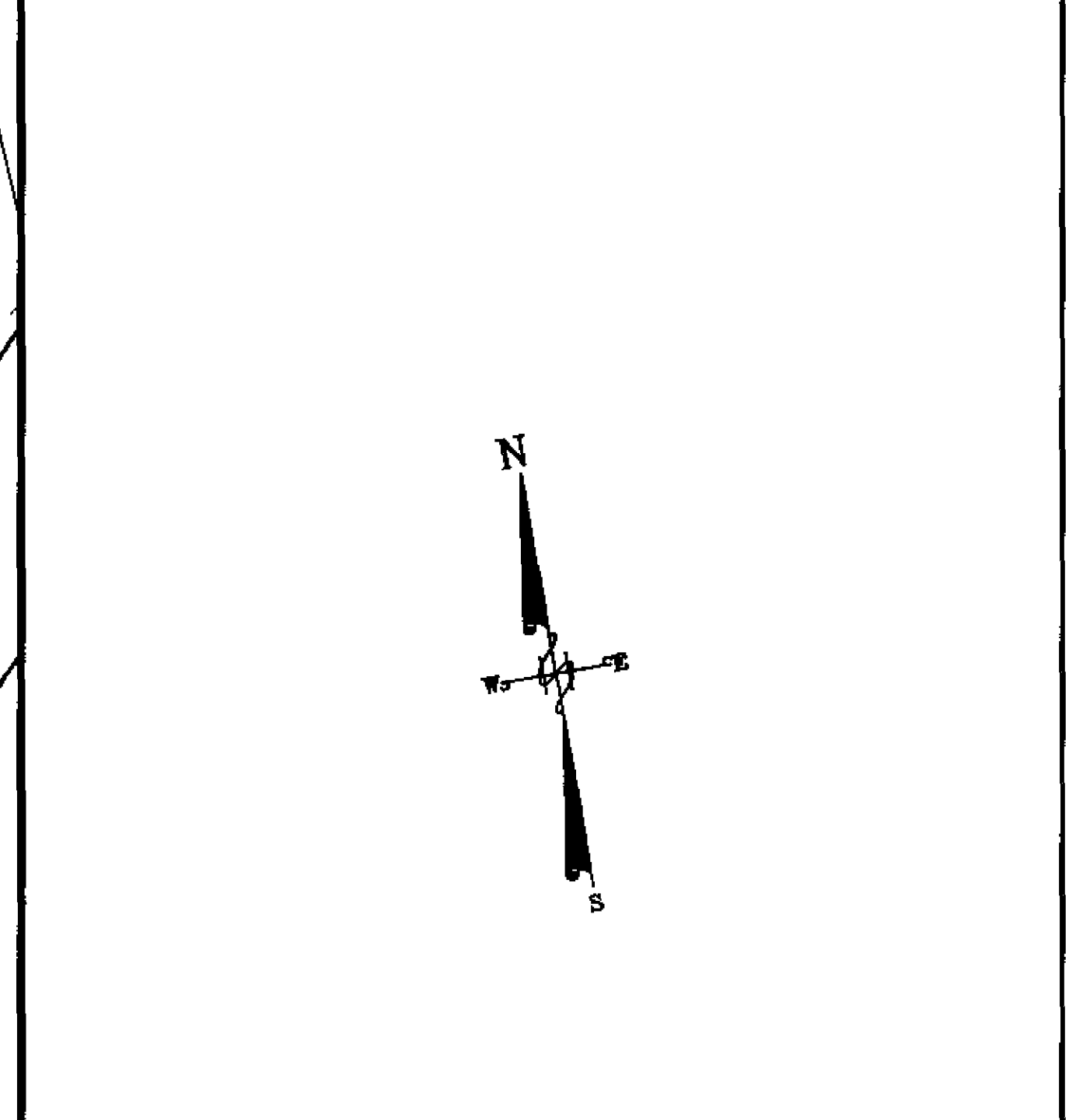
OWNER/APPLICANT: YVON CORMIER CONST. CORP.
 59 CHANDLER CIRCLE
 ANDOVER, MASSACHUSETTS

JOB NO. 50063D02 COPYRIGHT © 1997 BY DANA F. PERKINS, inc. SHEET 3 OF 9

* REVISED: 07-25-97
 * REVISED: 08-15-97

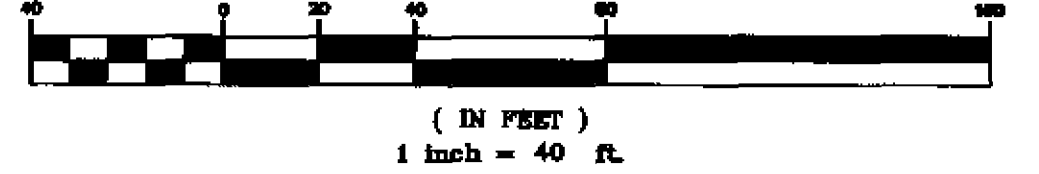


LOWELL, MA December 14 1992
 RECEIVED and ENTERED WITH UNDOUBTED
 NORTH DISTRICT REGISTER OF DEEDS
 BOOK of PLANS 195 PLAN 145
 Richard D. Quinn
 4 of 9



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH UNIFORM INSTRUCTIONS FOR THE PREPARATION OF PLANS AS SET FORTH BY THE REGISTERS OF DEEDS.

Richard D. Quinn
 PROFESSIONAL LAND SURVEYOR 8/15/97
 DATE



REVISÉD: 07-25-97
 REVISÉD: 08-15-97

PETITION FILED	TEWKSBURY PLANNING BOARD
FINAL PLAN FILED	<i>Richard D. Quinn</i>
HEARING DATE	<i>11/10/95</i>
PLAN APPROVED	<i>11/10/95</i>

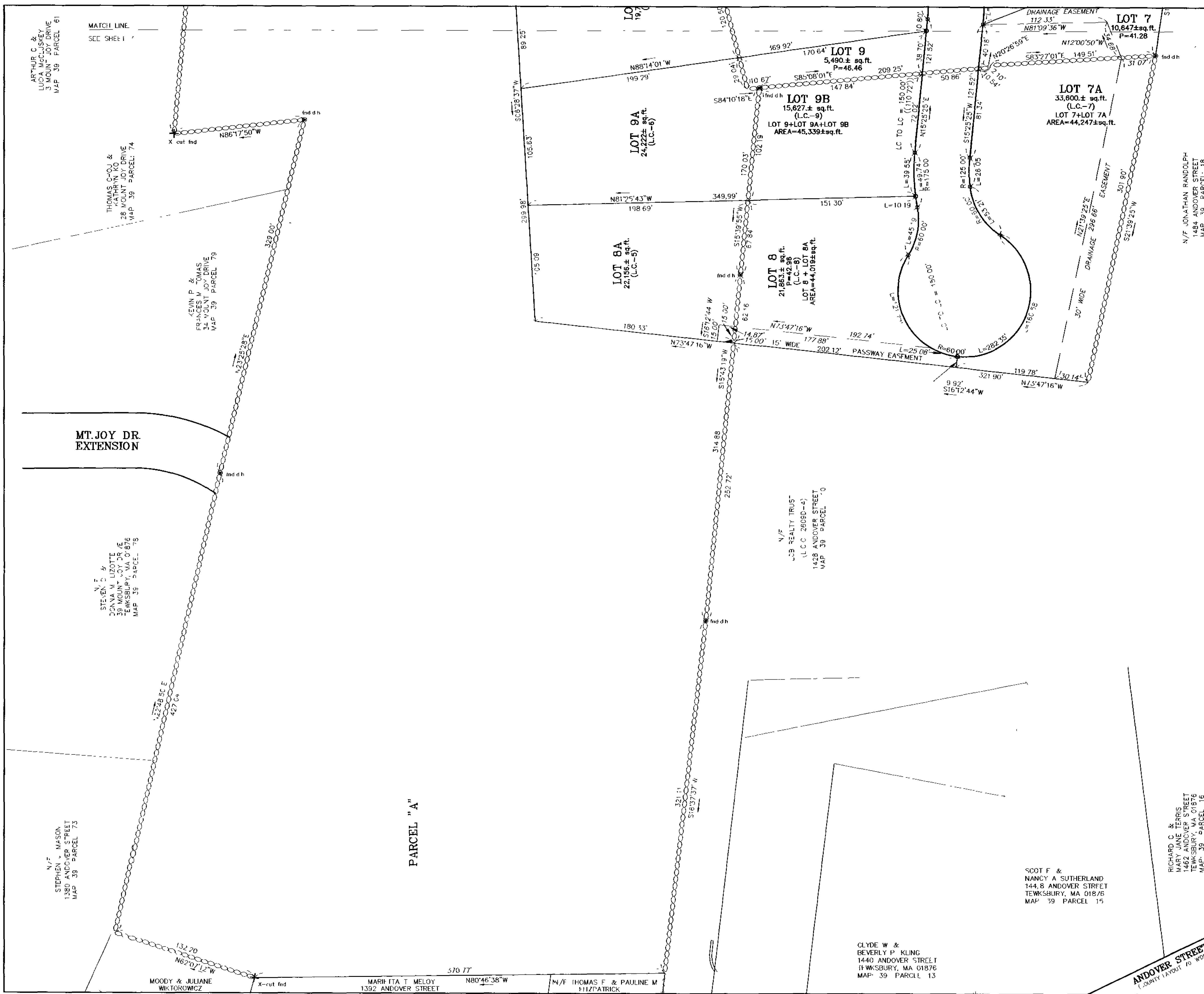
**DEFINITIVE SUBDIVISION
 PLAN OF LAND
 "DEERFIELD ESTATES"
 TEWKSBURY, MASSACHUSETTS**

SCALE: 1" = 40' DATE: JUNE 6, 1997*

DANA F. PERKINS, inc.
 Consulting Engineers & Land Surveyors
 1215 Main Street • Unit 111 • Tewksbury, MA 01876
 125 Main Street • Reading, MA 01867

OWNER/APPLICANT: YVON CORMIER CONST. CORP.
 59 CHANDLER CIRCLE
 ANDOVER, MASSACHUSETTS

JOB NO. 50063003 COPYRIGHT © 1997 BY DANA F. PERKINS, inc. SHEET 4 OF 24

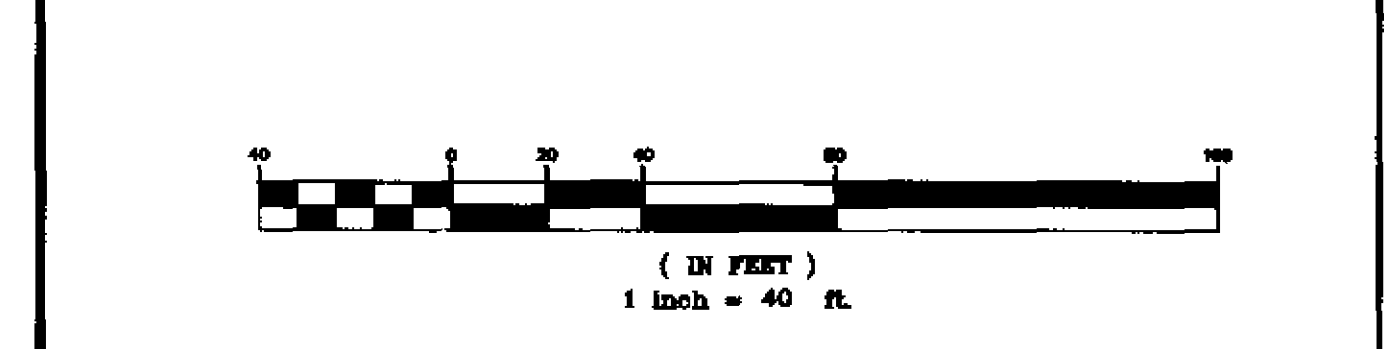


LOWELL, MA November 14 97
 RECEIVED and ENTERED WITH INDEXER
 NO. 74 DISTRICT REGISTRY - DEEDS
 REC. - PLANS 195 - 145
 5 of 9

LOCUS MAP NO SCALE

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH UNIFORM INSTRUCTIONS FOR THE PREPARATION OF PLANS AS SET FORTH BY THE REGISTERS OF DEEDS.

Richard W. Perkins
 PROFESSIONAL LAND SURVEYOR 8/15/97 DATE



REVISÉD: 07-25-97
 REVISÉD: 08-15-97

PETITION FILED	TEWKSBURY PLANNING BOARD
FINAL PLAN FILED	<i>[Signature]</i>
HEARING DATE	<i>[Signature]</i>
PLAN APPROVED	11/10/97

**DEFINITIVE SUBDIVISION
 PLAN OF LAND
 "DEERFIELD ESTATES"
 TEWKSBURY, MASSACHUSETTS**

SCALE: 1" = 40' DATE: JUNE 6, 1997*

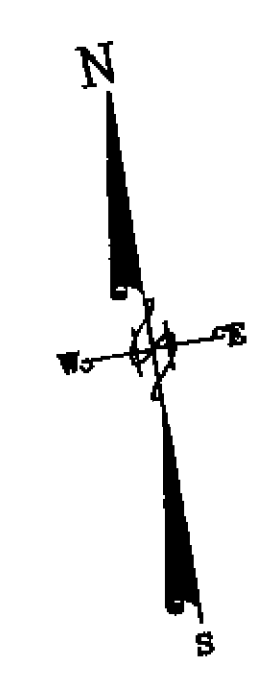
DANA F. PERKINS inc.
 Consulting Engineers & Land Surveyors
 125 Main Street • Unit 111 • Tewksbury, MA 01876
 125 Main Street • Reading, MA 01867

DRAWN/APPLICANT: YVON CORMIER CONST. CORP.
 59 CHANDLER CIRCLE
 ANDOVER, MASSACHUSETTS



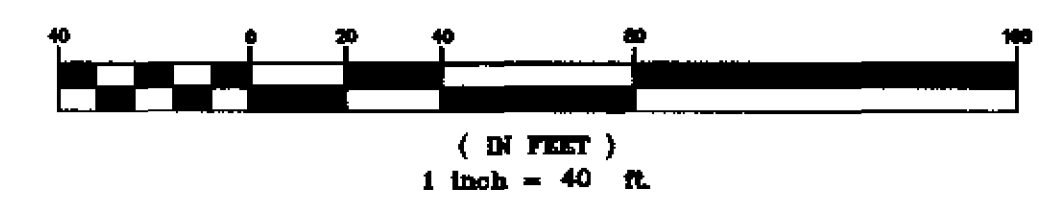
LOWELL, MA November 12, 1997
 RECEIVED and ENTERED WITH
 NORTH DISTRICT DEPUTY
 BOOK - PLANS 195 - 125
 Richard: [Signature]
 1 of 7

LOCUS MAP NO SCALE



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED
 IN ACCORDANCE WITH UNIFORM INSTRUCTIONS FOR
 THE PREPARATION OF PLANS AS SET FORTH BY THE
 REGISTERS OF DEEDS.

[Signature]
 PROFESSIONAL LAND SURVEYOR
 DATE 8/15/97



REVISÉD: 07-25-97
 REVISÉD: 08-15-97

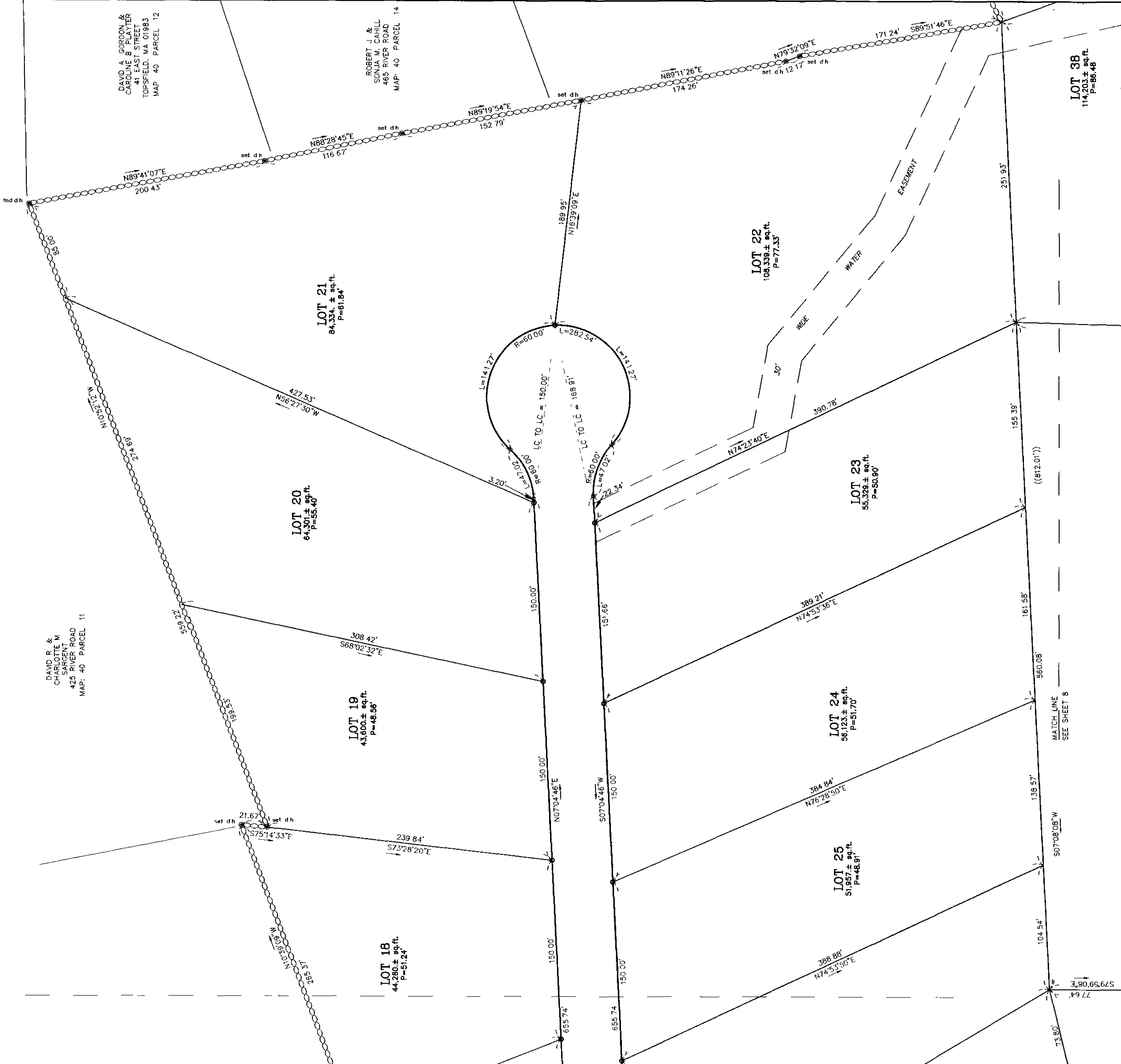
PETITION FILED	TEWKSBURY PLANNING BOARD
FINAL PLAN FILED	[Signature]
HEARING DATE	[Signature]
PLAN APPROVED	11/10/97

**DEFINITIVE SUBDIVISION
 PLAN OF LAND
 "DEERFIELD ESTATES"
 TEWKSBURY, MASSACHUSETTS**

SCALE: 1" = 40' DATE: JUNE 6, 1997*

DANA F. PERKINS, inc.
 Consulting Engineers & Land Surveyors
 1215 Main Street • Unit 111 • Tewksbury, MA 01876
 125 Main Street • Reading, MA 01867

DRAWN/APPLICANT: YVON CORMIER CONST. CORP.
 59 CHANDLER CIRCLE
 ANDOVER, MASSACHUSETTS

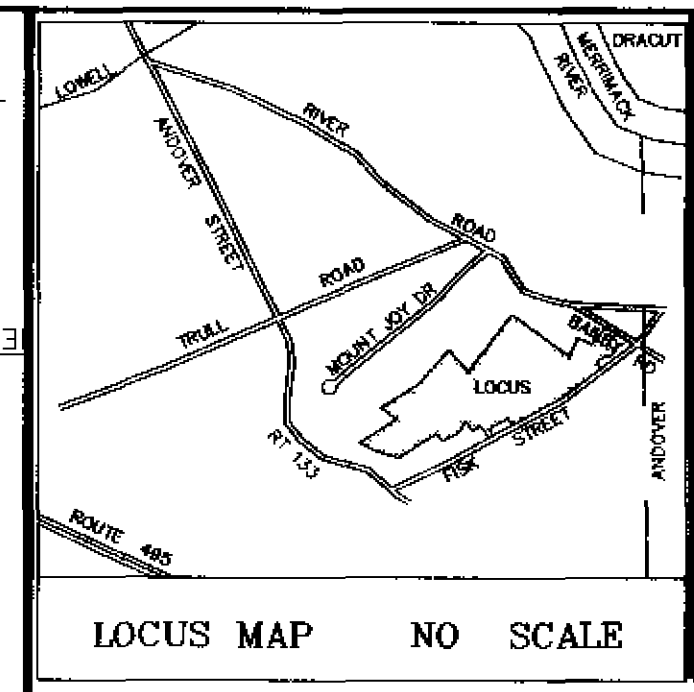


DAVID A. GORDON &
CAROLINE B. PLAYER
41 EAST STREET
TOPSFIELD, MA 01963
MAP 40 PARCEL 12

ROBERT J. &
SCOTTIE M. LILL
485 RIVER ROAD
MAP 40 PARCEL 14

DAVID R. &
CHARLOTTE M.
425 RIVER ROAD
MAP 40 PARCEL 11

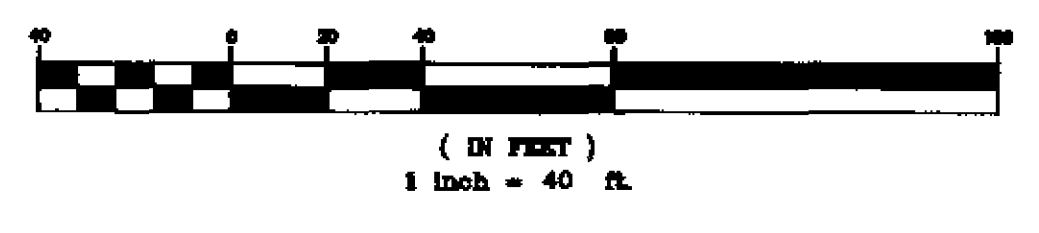
LOT 38
114,203 ± sq. ft.
P=86.48



DWELL, MA November 14 1997
RECEIVED and ENTERED WITH MIDDLESEX
NOTCH DISTRICT REGISTRY OF DEEDS
BOOK 1195 PLAT 145
Michael P. Perkins
7 of 9

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED
IN ACCORDANCE WITH UNIFORM INSTRUCTIONS FOR
THE PREPARATION OF PLANS AS SET FORTH BY THE
REGISTERS OF DEEDS.

GEORGE W. DUFFIE
No. 0197
PROFESSOR OF LAND SURVEYING
8/15/97
DATE



REVISOR 07-25-97
REVISOR 08-15-97

PETITION FILED	TEWKSBURY PLANNING BOARD
FINAL PLAN FILED	<i>[Signature]</i>
HEARING DATE	<i>[Signature]</i>
PLAN APPROVED	11/10/97

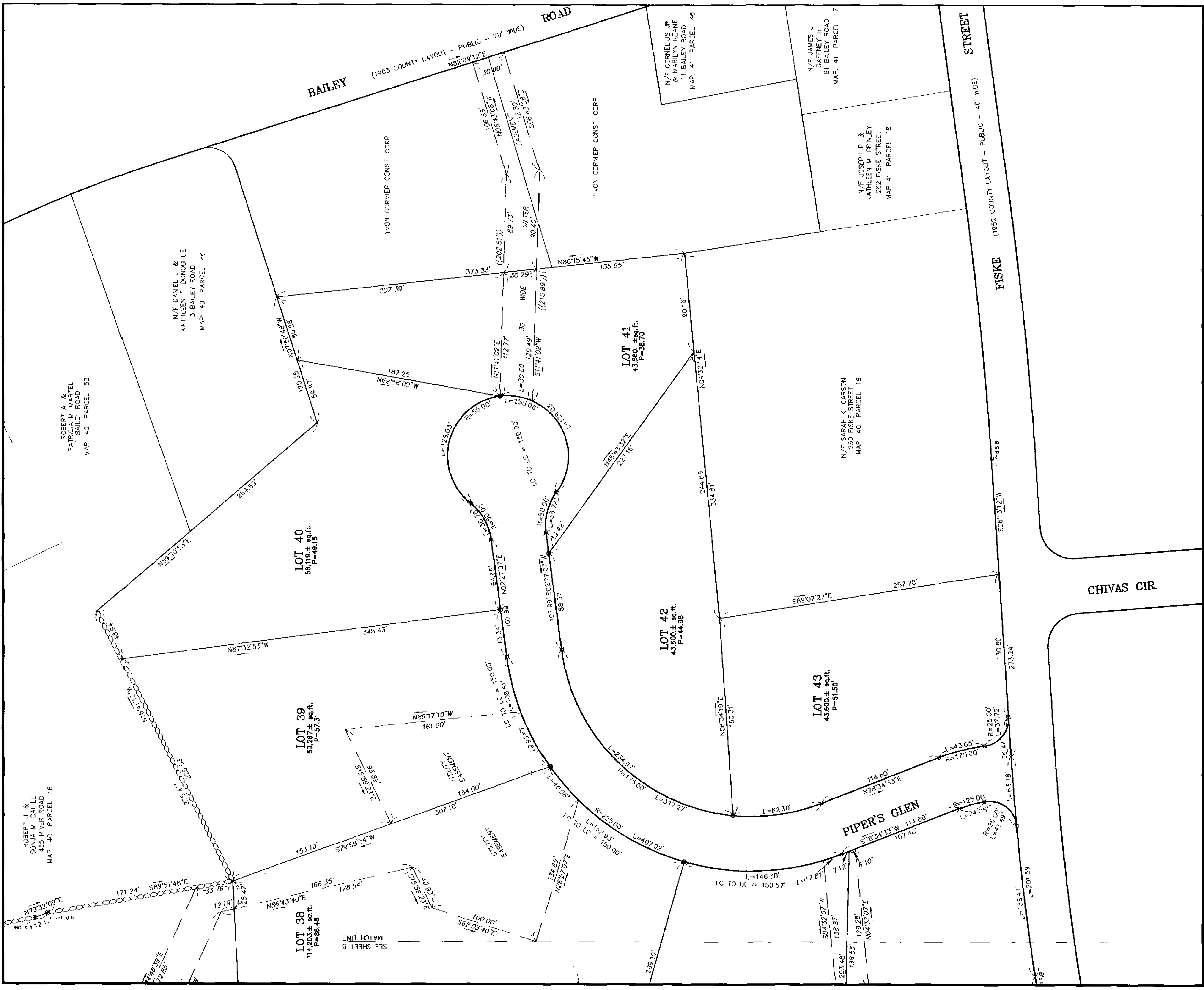
**DEFINITIVE SUBDIVISION
PLAN OF LAND
"DEERFIELD ESTATES"
TEWKSBURY, MASSACHUSETTS**

SCALE: 1" = 40' DATE: JUNE 6, 1997*

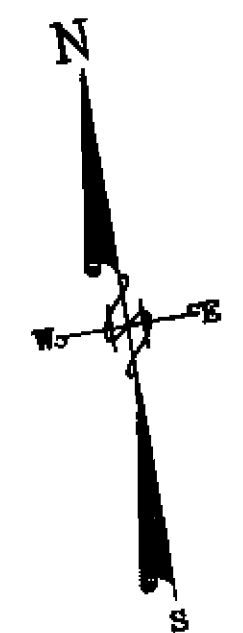
DANA F. PERKINS, inc.
Consulting Engineers & Land Surveyors
1215 Main Street • Unit 111 • Tewksbury, MA 01876
125 Main Street • Reading, MA 01867
OWNER/APPLICANT: YVON CORMIER CONST. CORP.
59 CHANDLER CIRCLE
ANDOVER, MASSACHUSETTS

JOB NO. 50063D05 COPYRIGHT © 1997 BY DANA F. PERKINS, inc. SHEET 8 OF 9

MATCH LINE
SEE SHEET 5

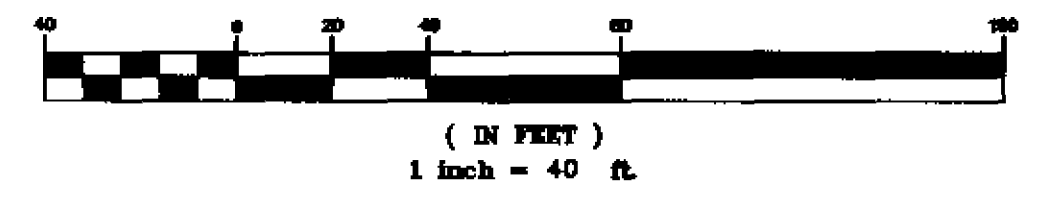


LOWELL, MA November 14 1997
 RECEIVED and ENTERED 151 MIDDLESEX
 NORTH DISTRICT REGISTRY of DEEDS
 BOOK of PLANS 195-145
Richard Perkins
 8 of 9



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED
 IN ACCORDANCE WITH UNIFORM INSTRUCTIONS FOR
 THE PREPARATION OF PLANS AS SET FORTH BY THE
 REGISTERS OF DEEDS.

Richard Perkins 8/15/97
 PROFESSIONAL LAND SURVEYOR DATE



REVISID: 08-15-97
 REVISID: 07-25-97

PETITION FILED	TEWKSBURY PLANNING BOARD
FINAL PLAN FILED	<i>[Signature]</i>
HEARING DATE	<i>[Signature]</i>
PLAN APPROVED	11/10/97

**DEFINITIVE SUBDIVISION
 PLAN OF LAND
 "DEERFIELD ESTATES"
 TEWKSBURY, MASSACHUSETTS**

SCALE: 1" = 40' DATE: JUNE 6, 1997*

DANA F. PERKINS, inc.
 Consulting Engineers & Land Surveyors
 1215 Main Street • Unit 111 • Tewksbury, MA 01876
 125 Main Street • Reading, MA 01867

OWNER/APPLICANT: YVON CORMIER CONST. CORP.
 59 CHANDLER CIRCLE
 ANDOVER, MASSACHUSETTS

JOB NO. 50063007 COPYRIGHT © 1997 BY DANA F. PERKINS, inc. SHEET 8 OF 269

