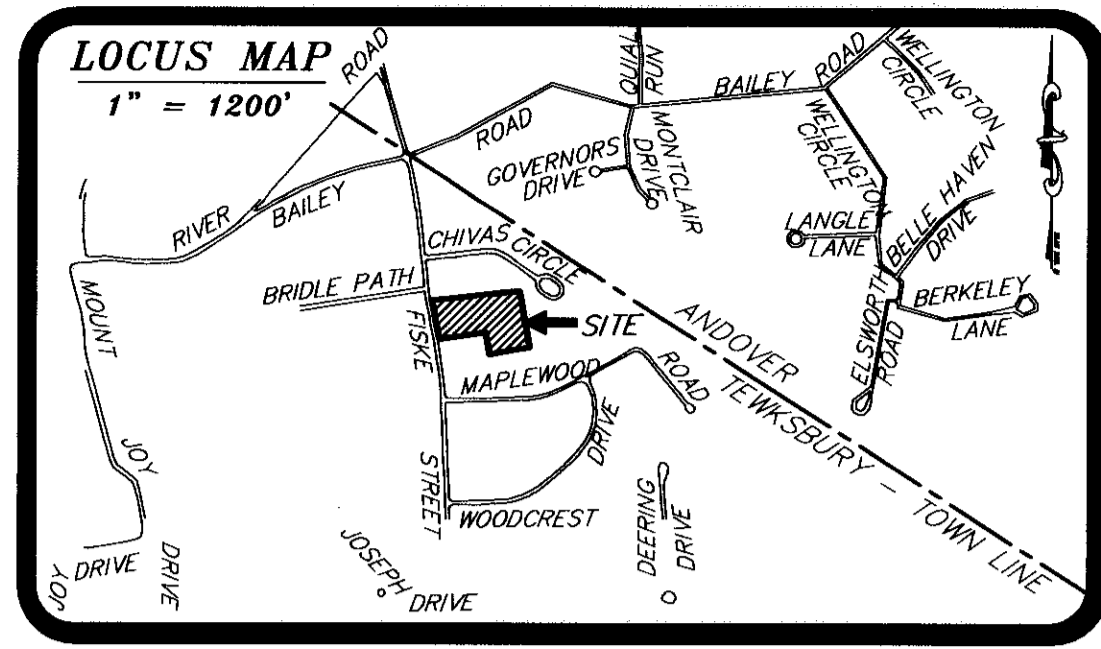


RECEIVED AND ENTERED  
 ADDRESS NORTH REGISTRY OF DEEDS  
 PLAN BOOK 208 PLAN 14  
 SHEET 1 OF 1  
 DATE MARCH 25, 2002  
 BY [Signature]

REGISTRY USE ONLY



- LEGEND:**
- IRON PIPE FOUND
  - DRILL HOLE FOUND
  - ⊙ STONE BOUND FOUND
  - STONE BOUND TO BE SET
  - - - EDGE OF WETLANDS
  - ⊞ STONEWALL

**REFERENCE PLANS**

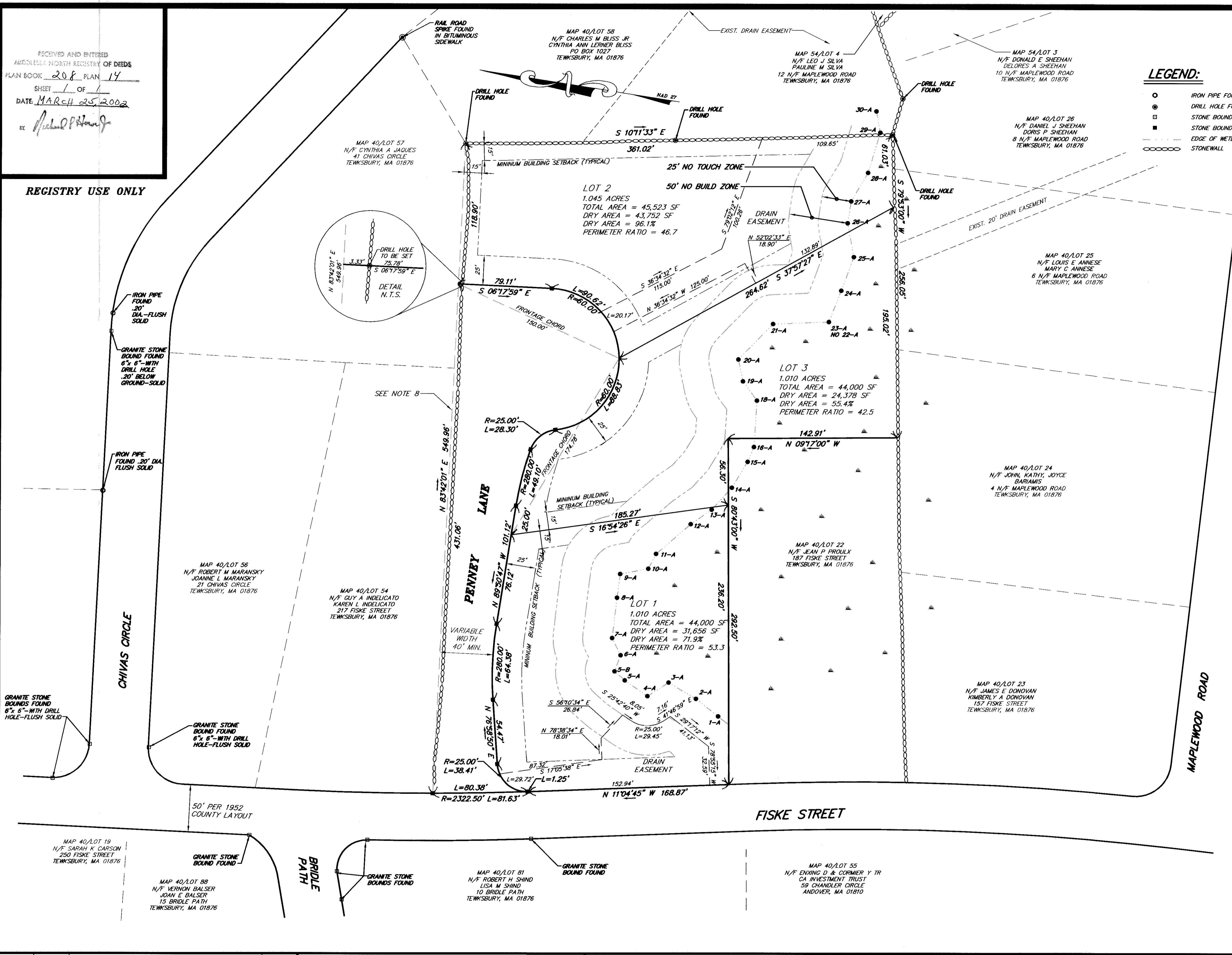
1. SUBDIVISION PLAN OF LAND IN TEWKSBURY, DATED MARCH 10, 1983, RECORDED MNRD LANDCOURT PLAN 3162H, FILED WITH CERTIFICATE 26044.
2. SUBDIVISION PLAN OF LAND IN TEWKSBURY, DATED OCTOBER 25, 1982, RECORDED MNRD LANDCOURT PLAN 3162G, FILED WITH CERTIFICATE 24945.
3. PLAN OF LAND IN TEWKSBURY, MASS., BELONGING TO EVERETT PENNEY, DATED JUNE 11, 1965, RECORDED MNRD PLAN 109/135.
4. PLAN OF THE RELOCATION FISKE STREET, TEWKSBURY, AS ORDERED BY THE COUNTY COMMISSIONERS, DATED 1952.
5. PLAN OF MAPLEWOOD REALTY TRUST, DATED JUNE 4, 1962, RECORDED MNRD PLAN 98/115.
6. PLAN OF LAND IN TEWKSBURY, MASS., BELONGING TO MAPLEWOOD REALTY TRUST, DATED MAY 8, 1962, RECORDED MNRD PLAN 97/356.

**NOTES:**

1. MAP AND LOT: MAP 40, LOT 21  
165,355 SF (3.80 ACRES)
2. MAP AND LOT NUMBERS REFER TO THE TOWN OF TEWKSBURY ASSESSORS MAPS 40.
3. CURRENT OWNER OF RECORD:  
MARGURITE PENNEY  
207 FISKE STREET  
TEWKSBURY, MA 01876
4. PRESENT ZONING: RESIDENTIAL ONE ACRE (R40).
5. PURPOSE: THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ONE LOT INTO THREE BUILDING LOTS.
6. LOT REQUIREMENTS:  
MINIMUM LOT SIZE: 1.0 ACRES  
MINIMUM DRY AREA: 50% LOT AREA  
MINIMUM FRONTAGE: 150 FT.  
MINIMUM FRONT-YARD SETBACK: 25 FT.  
MINIMUM SIDE AND REAR-YARD SETBACKS: 15 FT.  
LOT SHAPE AND PERIMETER: < 1.0 FT PERIMETER PER EACH 39.6 S.F. OF LOT AREA  
MAXIMUM BUILDING HEIGHT: 35 FT. / 2.5 STORIES  
MINIMUM LOT WIDTH: 40 FT.
7. WETLAND DELINEATION BY NORSE ENVIRONMENTAL SERVICES, INC. ON MAY 17, 2001, AND FIELD LOCATED BY CCEAL ANRAD PLAN 09/2001
8. THE NORTHERLY BOUNDARY OF MAP 40, LOT 21, IS THE BEARING AND DISTANCE AS DETERMINED ON LAND COURT PLANS 3162G & 3162H, PLAN REFERENCES 1 & 2. THE STONEWALL AS LOCATED BY THIS OFFICE ON MARCH 21, 2001 VARIES FROM THAT COMPUTED LINE. THE STONEWALL IS CONSIDERED TO BE A MONUMENT ALONG ITS ENTIRE LENGTH, WITH THE LAND COURT BEARING AND DISTANCE BEING THE ACTUAL BOUNDARY LINE.

NO NOTICE OF APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE PLAN

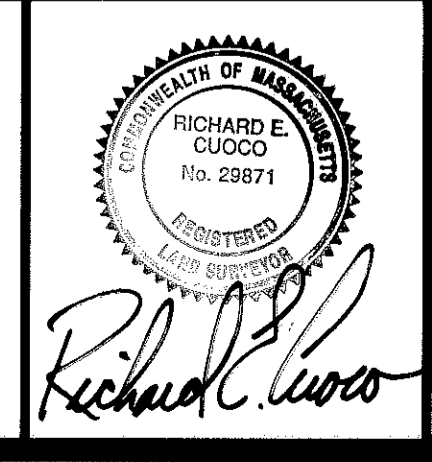
*Elizabeth A. Carey*  
 TOWN CLERK  
 3/25/02



REVISION	DATE	DESCRIPTION	BY
1	12/10/01	PER TOWN COMMENTS	TJW
ENGINEER	DRAFTER	CHECKED	MAP CHECK
TJW	DSL		CB
		RECORDED	

APPROVED TEWKSBURY PLANNING BOARD  
 [Signatures]  
 DATE 2/12/2002

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE UNIFORM INSTRUCTIONS FOR THE PREPARATION OF PLANS AS SET FORTH BY THE REGISTERS OF DEEDS.  
 [Signature]  
 DATE 1/15/01



PREPARED FOR:  
**MURRAY BROTHERS, INC.**  
 1 PEARL COURT  
 WILMINGTON, MASSACHUSETTS 01887  
 SCALE: 1" = 40'  
 NOVEMBER 15, 2001  
 SCALE IN FEET

MAP 40 / LOT 21  
 DEFINITIVE SUBDIVISION PLAN  
**PENNEY LANE SUBDIVISION**  
 FISKE STREET  
 TEWKSBURY, MASSACHUSETTS 01876  
 PREPARED BY:  
**Cuoco & Cormier**  
 ENGINEERING ASSOCIATES, INC.  
 CIVIL ENGINEERS - LAND SURVEYORS  
 170 MAIN STREET UNIT 212  
 TEWKSBURY, MA 01876 (978)851-9807  
 74 NORTHEASTERN BLVD. UNIT 10A  
 NASHUA, NH 03082 (603)882-1812  
 150 GREENLEAF AVENUE  
 PORTSMOUTH, NH 03801 (603)433-1352  
 6799PNSUB.DWG SHEET 3 OF 10 FILE 6799