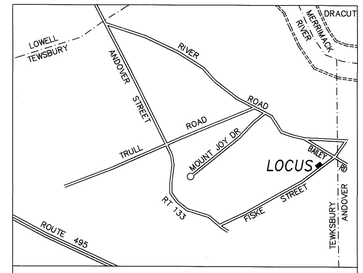
RECEIVED AND ENTERED
MIDDLESEX NORTH REGISTRY OF DEEDS
PLAN BOOK 231 PLAN 114
SHEET 1 OF 1
DATE: August 17, 2010
BY: Robert P. Moran Jr.

FOR REGISTRY USE ONLY



LOCUS MAP NO SCALE

N/F
RICHARD & MARY
BERQUIST
45 BRIDLE PATH
MAP: 40 PARCEL: 87

N/F
BRIAN P. & DIANNA
DWINELL
65 BRIDLE PATH
MAP: 40 PARCEL: 86

N04°32'14"E 168.65' 334.81' 166.16'

15' 15' 15' 15'

BUILDING SETBACK LINE ~ TYPICAL

BUILDING SETBACK LINE ~ TYPICAL

N

LOT "A"
AREA: 43,598 SF±
(1.00 ACRE)

LOT "B"
AREA: 43,596 SF±
(1.00 ACRE)

N/F
MICHAEL J. & MICHELE E.
BARRALL
15 BRIDLE PATH
MAP: 40 PARCEL: 88

N89°07'27"W 257.78'

S88°48'08"E 252.07'

170.8'

S89°07'15"E 260.00'

N/F
RALPH A. JR., & DOREEN G.
KEY
9 BAILEY ROAD
MAP: 40 PARCEL: 90

BRIDLE PATH
(PUBLIC – 50' WIDE)

EXISTING SINGLE-FAMILY DWELLING
#250 FISKE STREET

19.0'

EXISTING
BIT. CONC.
DRIVEWAY

55.2'

N/F
JOSEPH P. & KATHLEEN M.
GRINLEY
262 FISKE STREET
MAP: 41 PARCEL: 18

R=25.00'
L=37.72'

36.44' 130.80' 236.80' (273.24') S06°13'12"W 106.00' L=61.51' R=3440.40' L=229.03' (L=238.52') L=167.52' L=9.49' 223.02' S02°14'52"W

BUILDING SETBACK LINE ~ TYPICAL

25' 25'

EXISTING STONE
BOUND W/DRILLHOLE
(FOUND ~ TYPICAL)

FISKE STREET
(1952 COUNTY LAYOUT – PUBLIC – 40' WIDE)

CHIVAS CIRCLE
(PUBLIC – 50' WIDE)

N/F
DONNA M. CONNOLLY
239 FISKE STREET
MAP: 40 PARCEL: 20

N/F
CONRAD R P TRUST
247 FISKE STREET
MAP: 40 PARCEL: 51

DEED REFERENCES:
RECORDED AT THE MIDDLESEX NORTH DISTRICT REGISTRY OF DEEDS

BOOK: 20668 PAGE: 231
BOOK: 20668 PAGE: 225

PLAN REFERENCES:
RECORDED AT THE MIDDLESEX NORTH DISTRICT REGISTRY OF DEEDS

PLAN BOOK # 141, PLAN #141

RECORD OWNER:

MAP: #40 PARCEL: #19
#250 FISKE STREET
CARSON REALTY TRUST
DENIS T. TEAGUE, TRUSTEE
P.O. BOX 8818
LOWELL, MA 01853

I HEREBY CERTIFY THAT BOTH LOTS "A" & "B" SHOWN ON THIS PLAN COMPLY WITH THE DEFINITION FOR LOT AREA AS DEFINED IN THE TEWKSBURY ZONING BY-LAW.

PROFESSIONAL LAND SURVEYOR 7/14/10 DATE

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 7/14/10 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSOR'S RECORDS.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED TOWN OF TEWKSBURY PLANNING BOARD

8-9-10 DATE

LEGEND:

SYMBOLS AND ABBREVIATIONS SHOWN ON THIS PLAN

IRON PIPE	○
STONE BOUND	⊡
FOUND	FND
SQUARE-FEET	SF
NOW OR FORMERLY	N/F

GENERAL NOTES:

1. SUBJECT PROPERTY LOCATED ON TEWKSBURY ASSESSORS MAP #40, PARCEL #19.
2. SUBJECT PROPERTIES LOCATED IN R-40 ZONING DISTRICT
3. EXISTING DWELLING AND DRIVEWAY LOCATIONS SHOWN HEREON ARE THE RESULT OF AN ON-THE-GROUND FIELD SURVEY CONDUCTED BY DANA F. PERKINS, INC. IN JUNE OF 2010.

DATE	BY	REVISION

PROPOSED DIMENSIONAL SUMMARY ~ ZONING DISTRICT "R-40"

	REQUIRED	PROVIDED ~ LOT "A"	PROVIDED ~ LOT "B
MIN. LOT AREA:	43,560 SF	43,598 SF±	43,596 SF±
MIN. FRONTAGE:	150'	167.51'	167.52'
FRONT SETBACK:	25.0'	N/A	55.2' (EXISTING)
SIDE SETBACK:	15.0'	N/A	19.0'
REAR SETBACK:	15.0'	N/A	170.8' (EXISTING)
PERIMETER RATIO (Z):	>39.6	50.9	50.9

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF MASSACHUSETTS
GREGORY R. CORCORAN
No. 38034
REGISTERED PROFESSIONAL LAND SURVEYOR
PROFESSIONAL LAND SURVEYOR

SUBDIVISION
PLAN OF LAND
#250 FISKE STREET
TEWKSBURY, MASSACHUSETTS

SCALE: 1" = 20' DATE: JULY 14, 2010

DANA F. PERKINS, inc.
Consulting Engineers & Land Surveyors
1049 EAST STREET ~ TEWKSBURY, MASSACHUSETTS 01876
TEL: 978-858-0680 FAX: 978-640-0237
DANAFPERKINS.COM

PREPARED FOR:
LARKIN & LARKIN DEVELOPMENT CORP.
709 LOWELL STREET
METHUEN, MA 01844

JOB NO. 50063-LARKIN SHEET 1 OF 1

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