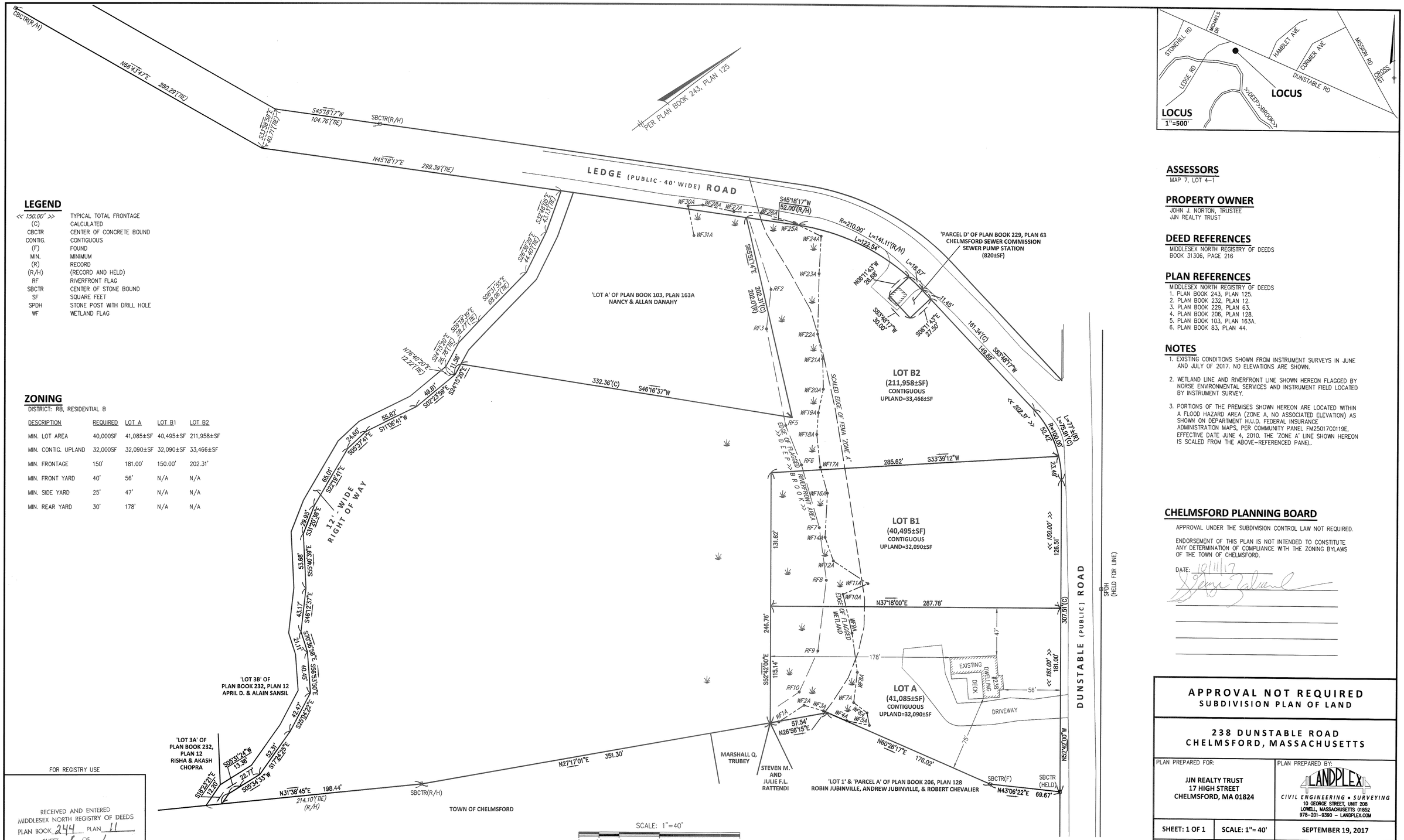

LEGEND

<< 150.00' >>	TYPICAL TOTAL FRONTAGE
(C)	CALCULATED
CBCTR	CENTER OF CONCRETE BOUND
CONTIG.	CONTIGUOUS
(F)	FOUND
MIN.	MINIMUM
(R)	RECORD
(R/H)	(RECORD AND HELD)
RF	RIVERFRONT FLAG
SBCTR	CENTER OF STONE BOUND
SF	SQUARE FEET
SPDH	STONE POST WITH DRILL HOLE
WF	WETLAND FLAG

ZONING

DISTRICT: RB, RESIDENTIAL B

DESCRIPTION	REQUIRED	LOT A	LOT B1	LOT B2
MIN. LOT AREA	40,000SF	41,085±SF	40,495±SF	211,958±SF
MIN. CONTIG. UPLAND	32,000SF	32,090±SF	32,090±SF	33,466±SF
MIN. FRONTAGE	150'	181.00'	150.00'	202.31'
MIN. FRONT YARD	40'	56'	N/A	N/A
MIN. SIDE YARD	25'	47'	N/A	N/A
MIN. REAR YARD	30'	178'	N/A	N/A

ASSESSORS

MAP 7, LOT 4-1

PROPERTY OWNER

JOHN J. NORTON, TRUSTEE
JJN REALTY TRUST

DEED REFERENCES

MIDDLESEX NORTH REGISTRY OF DEEDS
BOOK 31306, PAGE 216

PLAN REFERENCES

MIDDLESEX NORTH REGISTRY OF DEEDS
1. PLAN BOOK 243, PLAN 125.
2. PLAN BOOK 232, PLAN 12.
3. PLAN BOOK 229, PLAN 63.
4. PLAN BOOK 206, PLAN 128.
5. PLAN BOOK 103, PLAN 163A.
6. PLAN BOOK 83, PLAN 44.

NOTES

1. EXISTING CONDITIONS SHOWN FROM INSTRUMENT SURVEYS IN JUNE AND JULY OF 2017. NO ELEVATIONS ARE SHOWN.
2. WETLAND LINE AND RIVERFRONT LINE SHOWN HEREON FLAGGED BY NORSE ENVIRONMENTAL SERVICES AND INSTRUMENT FIELD LOCATED BY INSTRUMENT SURVEY.
3. PORTIONS OF THE PREMISES SHOWN HEREON ARE LOCATED WITHIN A FLOOD HAZARD AREA (ZONE A, NO ASSOCIATED ELEVATION) AS SHOWN ON DEPARTMENT H.U.D. FEDERAL INSURANCE ADMINISTRATION MAPS, PER COMMUNITY PANEL FM25017C0119E, EFFECTIVE DATE JUNE 4, 2010. THE 'ZONE A' LINE SHOWN HEREON IS SCALED FROM THE ABOVE-REFERENCED PANEL.

CHELMSFORD PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

ENDORSEMENT OF THIS PLAN IS NOT INTENDED TO CONSTITUTE ANY DETERMINATION OF COMPLIANCE WITH THE ZONING BYLAWS OF THE TOWN OF CHELMSFORD.

DATE: 10/11/17

APPROVAL NOT REQUIRED
SUBDIVISION PLAN OF LAND

238 DUNSTABLE ROAD
CHELMSFORD, MASSACHUSETTS

PLAN PREPARED FOR:
JJN REALTY TRUST
17 HIGH STREET
CHELMSFORD, MA 01824

PLAN PREPARED BY:
LANDPLEX
CIVIL ENGINEERING • SURVEYING
10 GEORGE STREET, UNIT 208
LOWELL, MASSACHUSETTS 01852
978-201-9390 – LANDPLEX.COM

SHEET: 1 OF 1 | SCALE: 1"= 40' | SEPTEMBER 19, 2017

COMMONWEALTH OF MASSACHUSETTS
ROBERT MICHAEL GILL
No. 29661
REGISTERED PROFESSIONAL LAND SURVEYOR

NO.	REVISION DESCRIPTION	DATE

FOR REGISTRY USE

RECEIVED AND ENTERED
MIDDLESEX NORTH REGISTRY OF DEEDS
PLAN BOOK 244 PLAN 11
SHEET 1 OF 1
DATE: October 12, 2017
by: Robert P. Rolli Jr.

2017 00065214
Bk: 244 Pg: 11 Page: 1 of 1
Recorded: 10/12/2017 12:04 PM

THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

ROBERT M. GILL, P.E./R.L.S.