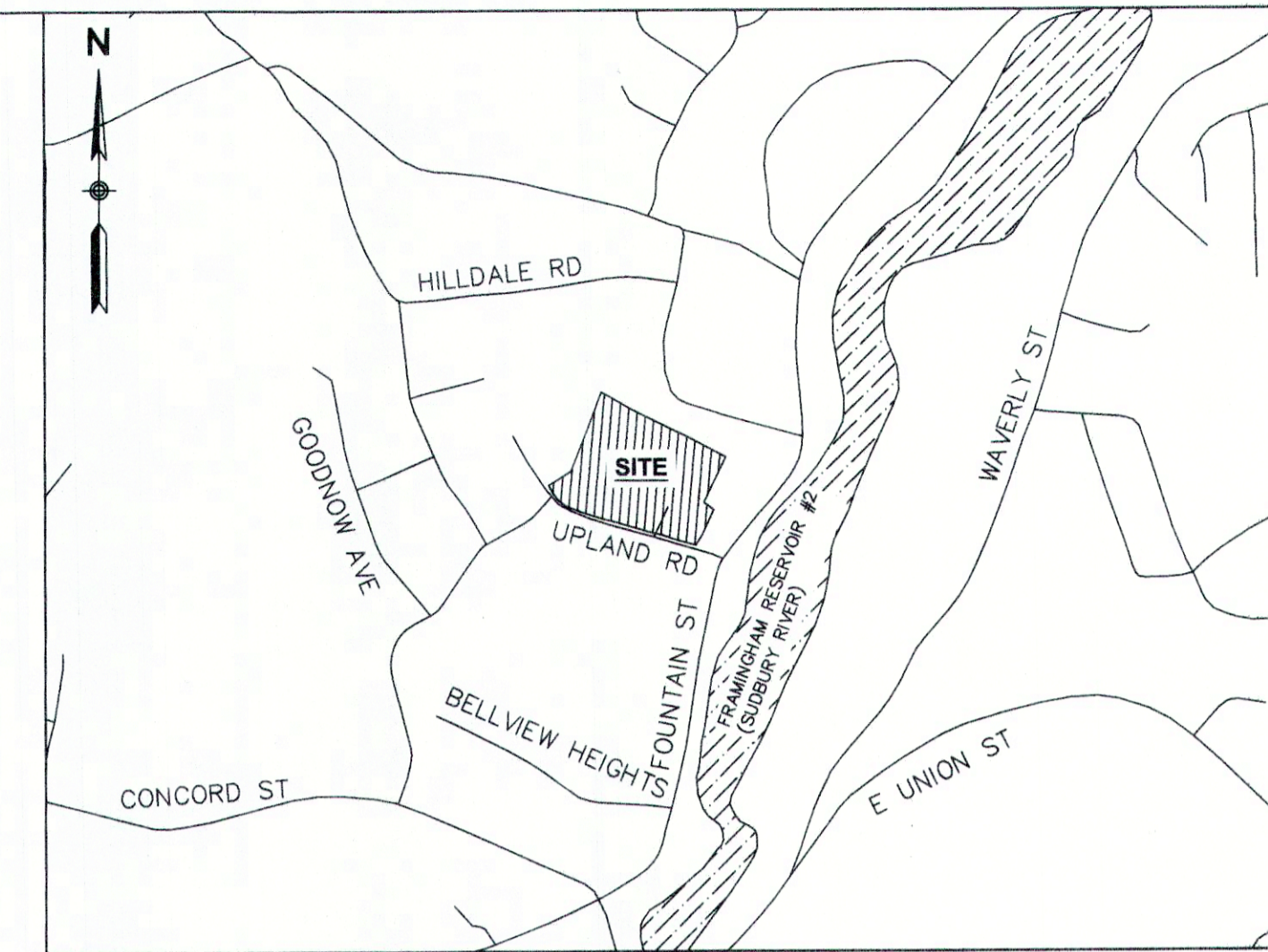
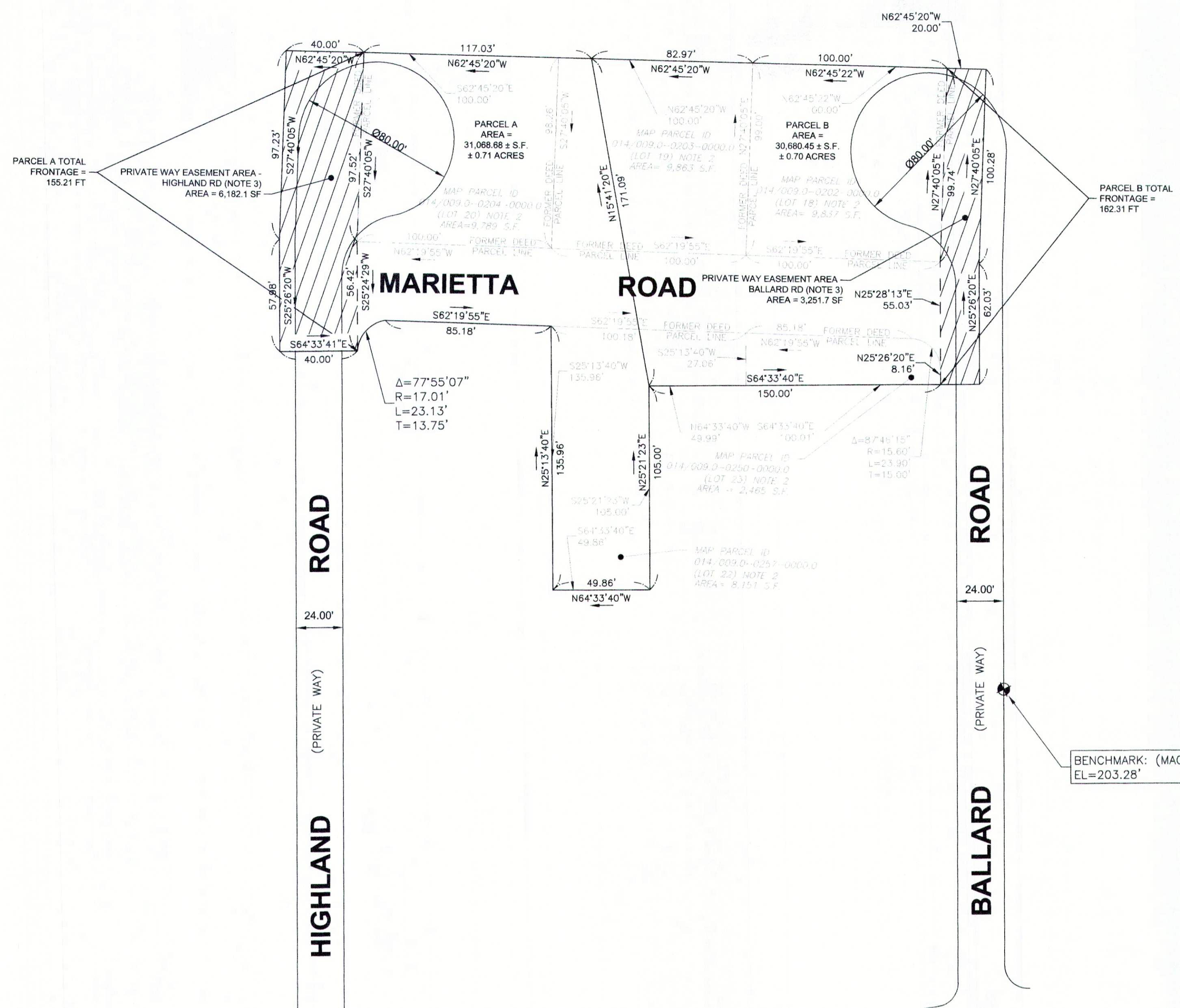


FOR REGISTRY USE ONLY



LOCUS MAP

LEGEND

- BM # BENCHMARK
- BOUND (CONC. STONE, LAND COURT, ETC.)
- DSK DISK (C&T, USC&GS, LAND COURT, ETC.)
- DH DRILL HOLE
- RB REBAR MARKER
- CB CONCRETE BOUND
- DH DRILL HOLE
- SB STONE BOUND
- EL ELEVATION
- ▨ PRIVATE WAY EASEMENT

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW ASHLAND PLANNING BOARD

DATE: _____

SIGNING OF THIS PLAN BY ASHLAND PLANNING BOARD DOES NOT PRESUME THE CREATION OF LOTS CONFORMING TO THE ZONING BYLAWS OF THE TOWN OF ASHLAND.

SUBDIVISION APPROVAL NOT REQUIRED PLAN OF LAND HIGHLAND ROAD IN

ASHLAND MASSACHUSETTS

PREPARED BY: PFS Land Surveying
20 Balch Ave
Groveland, MA 01834
(508) 446-0781

SCALE: 1"=40'

DATE: JANUARY 14, 2026

SHEET 1 OF 2

General Notes

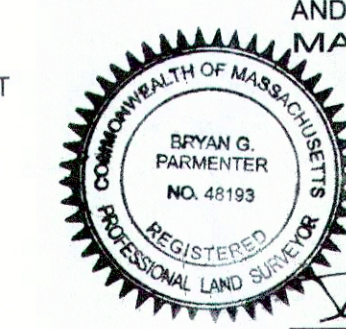
- 1) REFERENCE IS MADE TO A PLAN ENTITLED "PLAN OF LOTS BELONGING TO SANTO AND MARIETTA ROMEO, ASHLAND, MASS." DATED JANUARY 1950 AND RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NO. 75 OF 1950 (THE "PLAN").
- 2) THE PURPOSE OF THIS ANR IS TO CREATE "PARCEL A" AND "PARCEL B" FROM AND BY RECONFIGURING LOTS 18, 19, 20 AND PORTIONS OF LOT 22 AND LOT 23, "MARIETTA ROAD" AND PORTIONS OF THE PRIVATE WAYS KNOWN AS HIGHLAND ROAD AND BALLARD ROAD AS REFERENCED IN THE PLAN AND WHICH NEWLY CREATED LOTS CONFORM TO THE APPLICABLE "ZONING REQUIREMENTS" OF ASHLAND ZONING BYLAW IN EFFECT AS REFERENCED IN THIS ANR PLAN.
- 3) NEWLY CREATED PARCEL A AND PARCEL B ARE SUBJECT TO RIGHT OF WAY EASEMENTS CREATING THE RIGHTS IN OWNERS OF LOTS 16, 17, 29 AND 30, BY REFERENCE TO THE PLAN, AND OTHERS TO PASS AND RE-PASS AND TO LAY UTILITIES IN THE SAME MANNER AS STREETS AND WAYS ARE USED IN THE TOWN OF ASHLAND AND FOR THE PURPOSES OF MAINTAINING REQUIRED FRONTAGE OF THOSE REFERENCED LOTS, PARCEL A AND PARCEL B AND WHICH EASEMENTS ARE REFERRED TO IN THIS ANR PLAN AS "PRIVATE WAY EASEMENT AREA- HIGHLAND ROAD" AND "PRIVATE WAY EASEMENT AREA-BALLARD ROAD", RESPECTIVELY. HIGHLAND ROAD AND BALLARD ROAD ARE PRIVATE WAYS.
- 4) ABUTTERS INFORMATION IS TAKEN FROM THE TOWN OF ASHLAND ASSESSORS DATABASE AS OF DECEMBER 2025. REFERENCED PARCELS ARE SUBJECT TO EASEMENTS RESTRICTIONS, AND CONDITIONS OF RECORD, IF ANY.
- 5) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY PFS LAND SURVEYING INC. IN DECEMBER 2025 AND FROM DEEDS AND REFERENCED PLANS OF RECORD.
- 6) THE EXISTING CONDITIONS SHOWN ON THIS ANR PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY PFS LAND SURVEYING INC. IN DECEMBER 2025.
- 7) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAD OF 1988.
- 8) PARCEL A AND PARCEL B DO NOT LIE IN ANY ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF ASHLAND, MASSACHUSETTS, COMMUNITY PANEL NUMBER 25017C0514F, EFFECTIVE DATE JULY 7, 2014.
- 9) BASED ON AVAILABLE INFORMATION AND FIELD OBSERVATIONS, NO CONSERVATION RESOURCE AREAS, INCLUDING WETLANDS, WETLAND BUFFER ZONES, OR RIVERFRONT AREAS, ARE LOCATED WITHIN THE LIMITS OF THE PROPOSED PROJECT BOUNDARIES.

ZONING TABLE			
ZONING REQUIREMENT	REQUIRED	PROPOSED - PARCEL A	PROPOSED - PARCEL B
ZONING DISTRICT	RESIDENTIAL A	RESIDENTIAL A	RESIDENTIAL A
MINIMUM LOT AREA	30,000 SF	31,068.68 SF	30,680.45 SF
MINIMUM LOT FRONTAGE	150 FT	155.21 FT	162.31 FT
FRONT YARD SETBACK	40 FT	-	-
SIDE YARD SETBACK	10 FT	-	-
REAR YARD SETBACK	30 FT	-	-

DEED REFERENCES - MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
 DEED BOOK AND PAGE 20384-564 DEED BOOK AND PAGE 80848-304
 DEED BOOK AND PAGE 71792-561 DEED BOOK AND PAGE 25063-435
 DEED BOOK AND PAGE 80618-113 DEED BOOK AND PAGE 14056-345
 DEED BOOK AND PAGE 45363-141 DEED BOOK AND PAGE 80861-282
 DEED BOOK AND PAGE 74065-124 DEED BOOK AND PAGE 78384-134
 DEED BOOK AND PAGE 69538-286 DEED BOOK AND PAGE 51534-403
 DEED BOOK AND PAGE 41453-213
 DEED BOOK AND PAGE 73954-571
 DEED BOOK AND PAGE 24111-142
 DEED BOOK AND PAGE 78412-353

PLAN REFERENCES - MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
 PLAN 108 OF 1965
 PLAN 76 OF 1950
 PLAN 65 OF 1985
 PLAN 36 OF 1991
 PLAN 214 OF 2003
 PLAN 332 OF 2002
 PLAN 670 OF 2019
 PLAN 741 OF 1989
 PLAN 898 OF 1998
 PLAN 957 OF 1997
 PLAN 1088 OF 1984

OWNERS: DEBORAH M. SCHUEPBACH, JEAN M. ROBERTSON,
 SUE E. ROBERTSON.
 CO-TRUSTEES OF THE ROBERTSON NOMINEE TRUST
 BK. 51534, PG. 403



Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: January 14, 2026
 [Signature]
 PROFESSIONAL LAND SURVEYOR