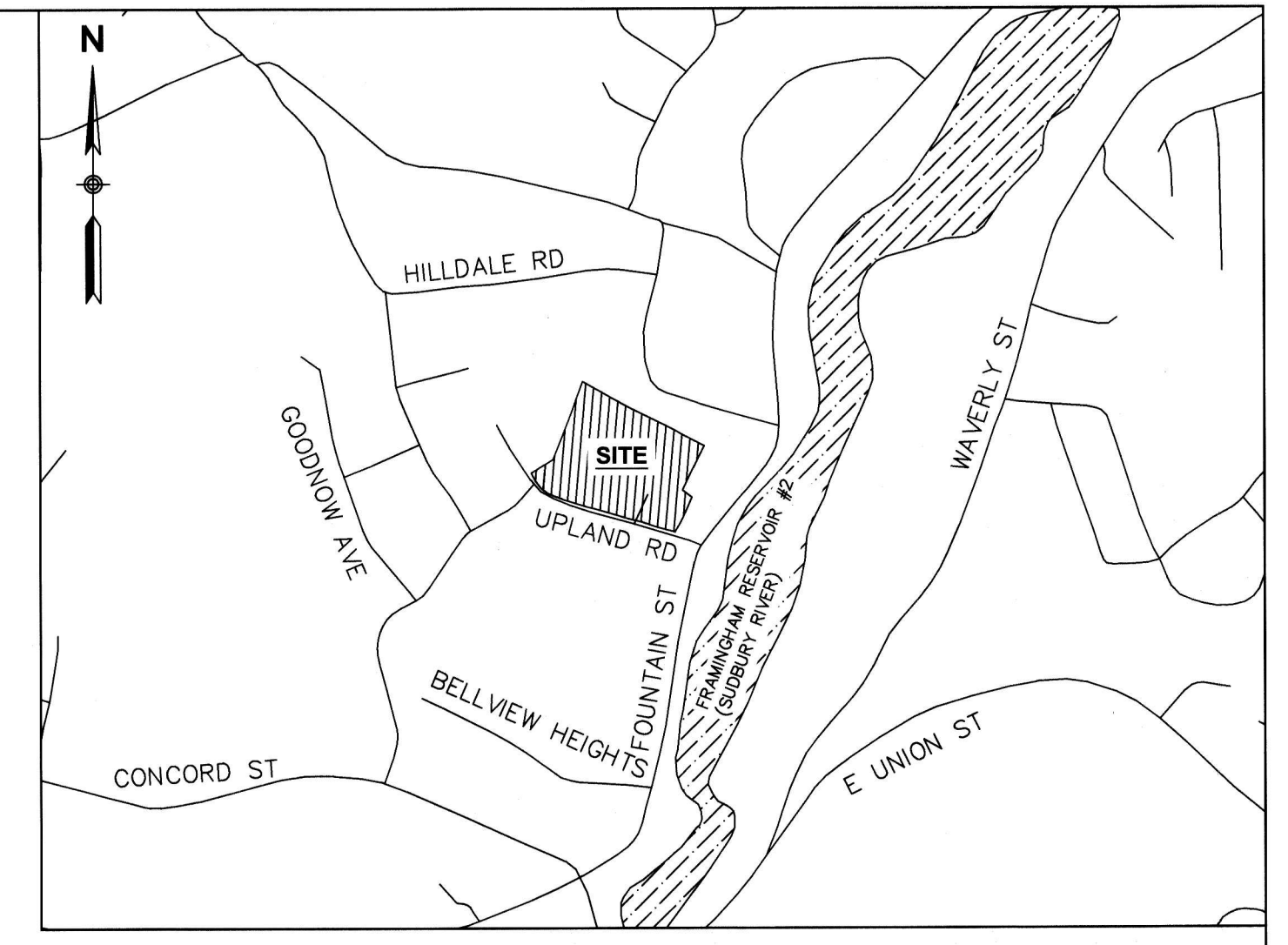
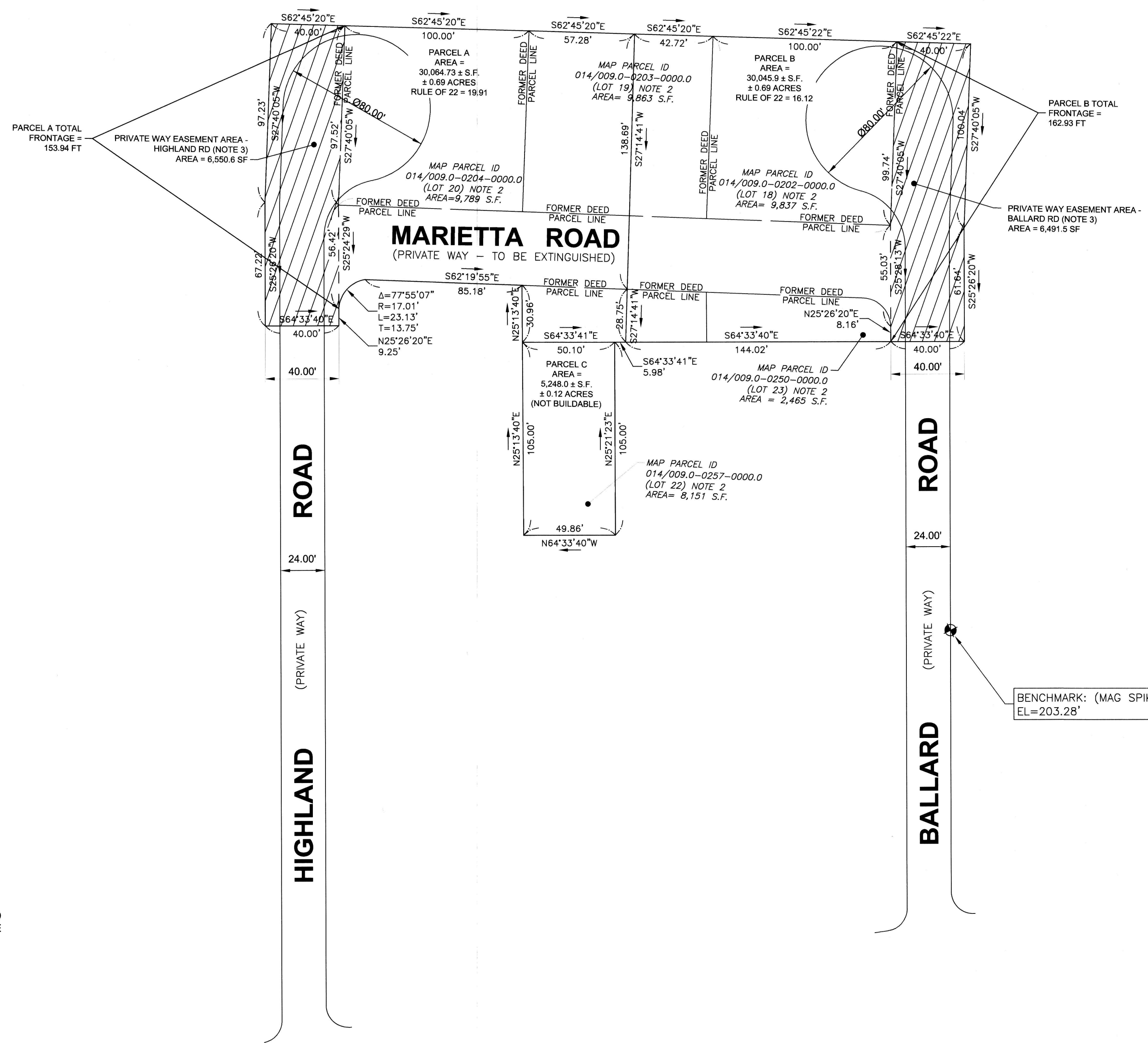


FOR REGISTRY USE ONLY



LOCUS MAP

LEGEND

- Legend items: BM # BENCHMARK, BOUND (CONC. STONE, LAND COURT, ETC.), DSK DISK (CA/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

Blank lines for signature or date.

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 AND BALLARD ROAD IN

ASHLAND MASSACHUSETTS

General Notes

- General Notes 1-9: Reference to previous plans, purpose of ANR, zoning requirements, easements, and survey information.

ZONING TABLE with columns: ZONING REQUIREMENT, REQUIRED, PROPOSED - PARCEL A, PROPOSED - PARCEL B. Rows include Zoning District, Minimum Lot Area, Minimum Lot Frontage, and Setback requirements.

*RULE OF 22 FOR A LOT PER TOWN OF ASHLAND TOWN OF ASHLAND, MA DIVISION 6: MISCELLANEOUS REGULATIONS CHAPTER 344 SUBDIVISION OF LAND ARTICLE II DEFINITIONS. THE SQUARE OF THE LOT PERIMETER DIVIDED BY THE GROSS AREA OF THE LOT DOES NOT EXCEED TWENTY-TWO (22).

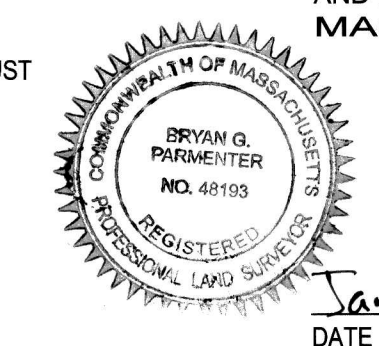
DEED REFERENCES - MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS. List of deed book and page numbers for parcels A, B, and C.

PLAN REFERENCES - MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS. List of plan numbers for parcels A, B, and C.

OWNERS: DEBORAH M. SCHUEPBAH, 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.

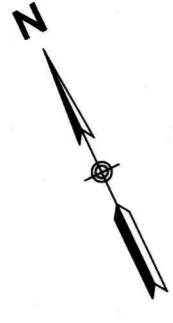


DATE: January 29, 2026. Signature of Bryan G. Parmenter, PROFESSIONAL LAND SURVEYOR.

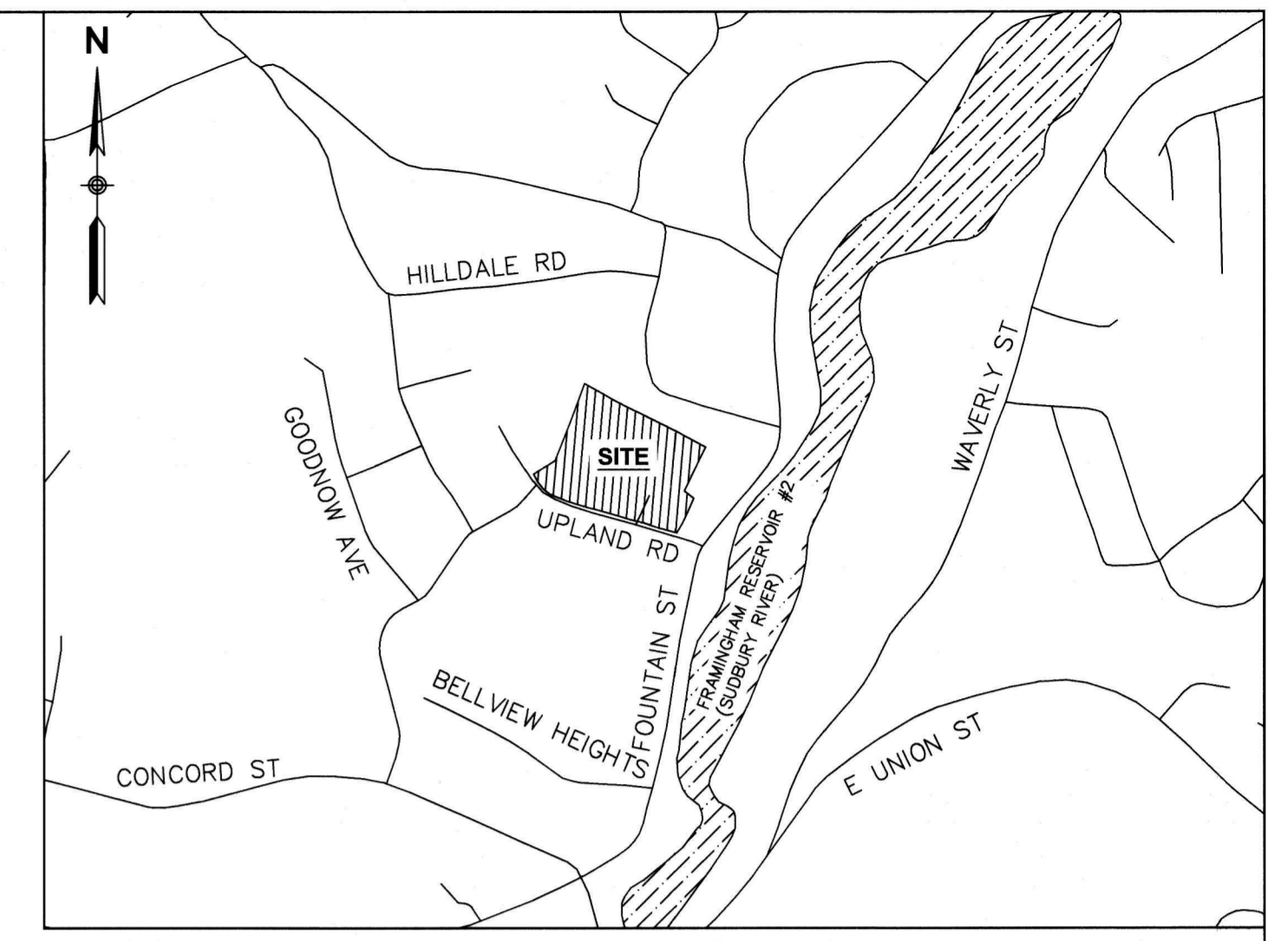
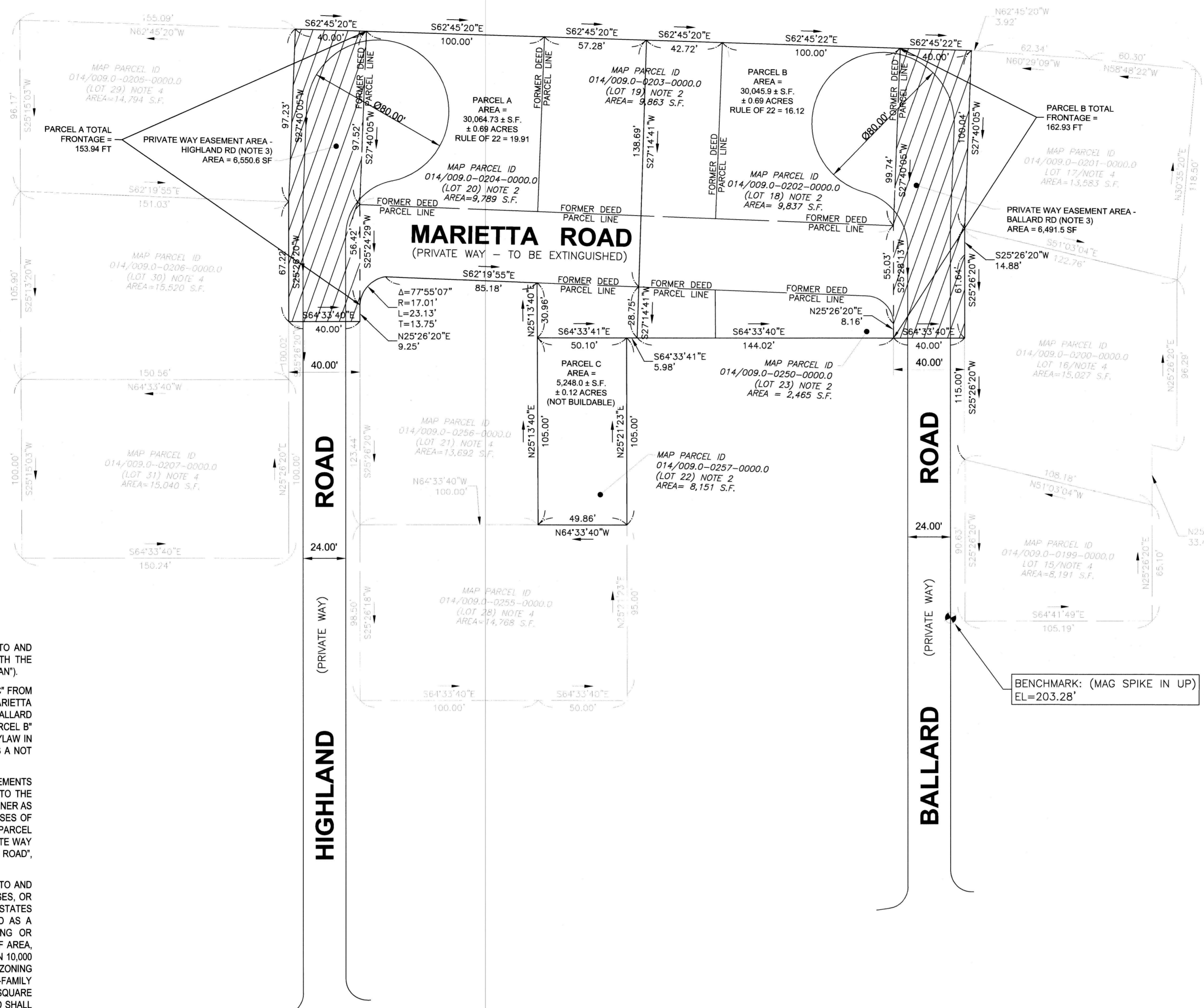
PREPARED BY: PFS Land Surveying, 20 Balch Ave, Groveland, MA 01834, (508) 446-0781

SCALE: 1"=40'

DATE: JANUARY 28, 2026



FOR REGISTRY USE ONLY



LOCUS MAP

LEGEND

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

General Notes

- General Notes 1-10: Reference to plan, purpose of ANR, easements, zoning requirements, and survey information.

ZONING TABLE with columns: ZONING REQUIREMENT, REQUIRED, PROPOSED - PARCEL A, PROPOSED - PARCEL B. Rows include Residential A, Minimum Lot Area, Front Yard Setback, etc.

*RULE OF 22 FOR A LOT PER TOWN OF ASHLAND, MA DIVISION 6: MISCELLANEOUS REGULATIONS CHAPTER 344 SUBDIVISION OF LAND ARTICLE II DEFINITIONS...

- DEED REFERENCES - MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS (lots 16-31) and PLAN REFERENCES - MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS (plans 108-1088).

OWNERS: DEBORAH M. SCHUEPBAH, 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 REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: January 29, 2026 [Signature] PROFESSIONAL LAND SURVEYOR

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.

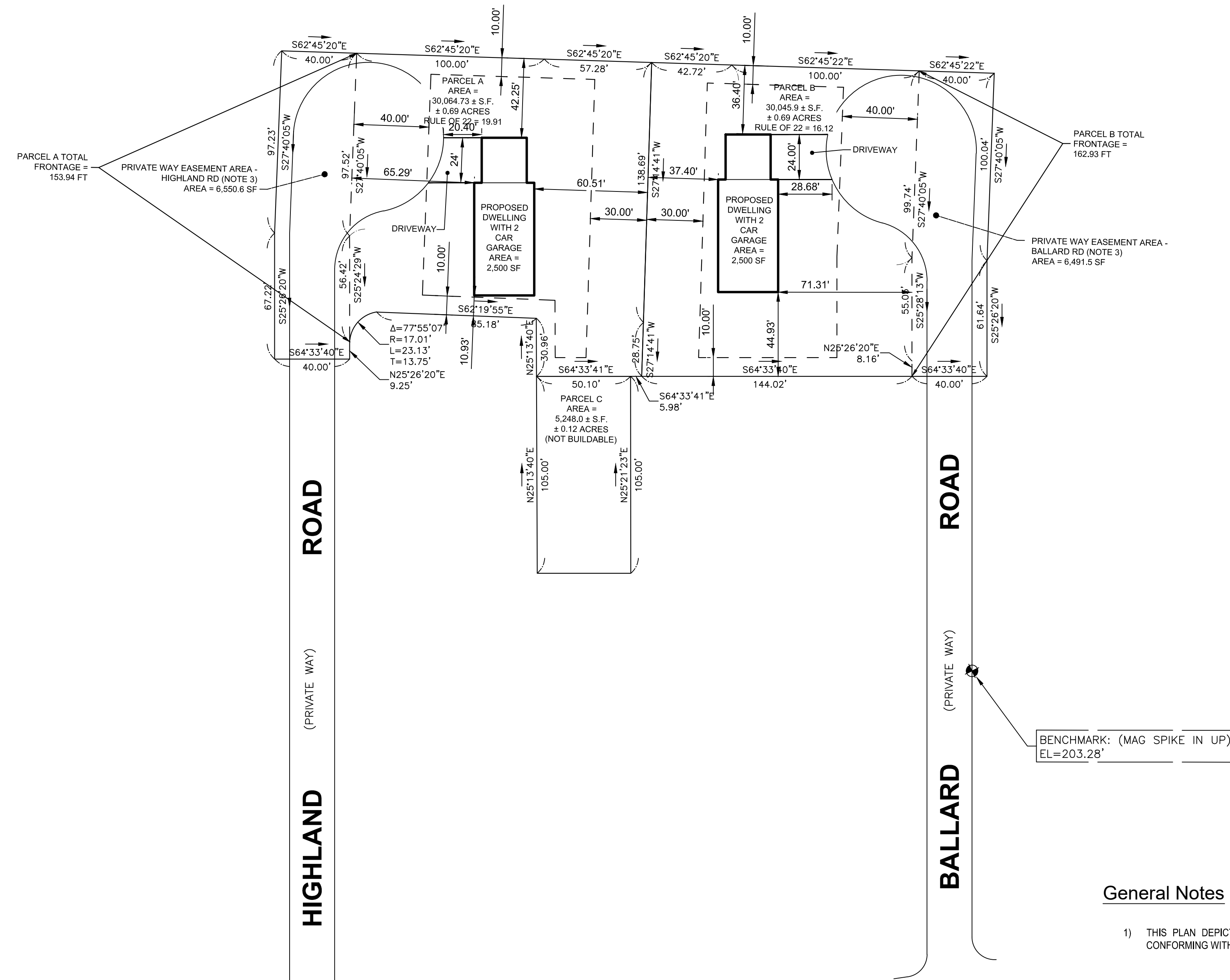
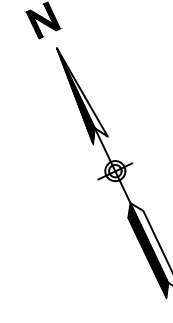
SUBDIVISION APPROVAL NOT REQUIRED PLAN OF LAND HIGHLAND ROAD AND BALLARD ROAD IN ASHLAND MASSACHUSETTS

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

SCALE: 1"=40'

DATE: JANUARY 28, 2026

SHEET 2 OF 2



General Notes

- 1) THIS PLAN DEPICTS PROPOSED BUILDING FOOTPRINTS FOR PARCEL A AND PARCEL B CONFORMING WITH THE DIMENSIONAL REQUIREMENTS OF THE ASHLAND ZONING BY-LAW.

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	30,064.73 SF	30,045.9 SF
MINIMUM LOT FRONTAGE	150 FT	153.94 FT	162.93 FT
*RULE OF 22	< OR = 22	19.91	16.12
FRONT YARD SETBACK	40 FT	65.29 FT	71.31 FT
SIDE YARD SETBACK	10 FT	10.93 FT	36.40 FT
REAR YARD SETBACK	30 FT	60.51 FT	37.40 FT
REAR YARD SETBACK	30 FT	34 FT	34 FT

*RULE OF 22 FOR A LOT PER TOWN OF ASHLAND, TOWN OF ASHLAND, MA DIVISION 6: MISCELLANEOUS REGULATIONS CHAPTER 344 SUBDIVISION OF LAND ARTICLE II DEFINITIONS. THE SQUARE OF THE LOT PERIMETER DIVIDED BY THE GROSS AREA OF THE LOT DOES NOT EXCEED TWENTY-TWO (22).

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 90881-282
 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 214 OF 2002
 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. SCHUEPBAH, JEAN M. ROBERTSON,
 SUE E. ROBERTSON,
 CO-TRUSTEES OF THE ROBERTSON NOMINEE TRUST
 BK. 51534, PG. 403



PROPOSED SITE
 PLAN OF LAND
 HIGHLAND ROAD AND BALLARD ROAD
 IN
ASHLAND
 MASSACHUSETTS

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

SCALE: 1"=40'

DATE: JANUARY 28, 2026