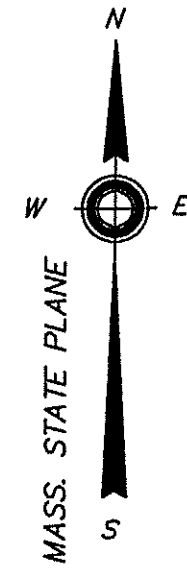


LUDLOW PLANNING BOARD SPECIAL PERMIT APPROVAL

DATE APPROVED: _____

SP-0673

ZONE: AGRICULTURAL
 MINIMUM LOT AREA.....40,000 S.F.
 MINIMUM FRONTAGE.....140'
 (50' FOR ESTATE LOT)
 FRONT YARD SETBACK.....40'
 SIDE YARD SETBACK.....20'
 REAR YARD SETBACK.....40'



N/F
 VIRGINIA G. SLEPECKI
 DEED BK. 12485/493

N 2906341.7411
 E 389546.1666

I.P. FND.
 1" DOWN

N 83°12'38" E
 810.54'

EXISTING ELECTRIC TRANSMISSION EASEMENT

WETLAND AREA

N/F
 OIL REALTY OF MASSACHUSETTS
 PLAN BK. 385/57

N/F
 VIRGINIA G. SLEPECKI
 PLAN BK. 189/113

LOT D-2
 (ESTATE LOT)
 238,420± S.F.
 (5.47 ACRES)

N/F
 ANTHONY GRABOWSKI
 PLAN BK. 385/57

N/F
 JOSEPH & CHRISTINE RIBEIRO
 PLAN BK. 377/76

N/F
 JEREMIAH MALONI
 PLAN BK. 377/76

LOT D-1
 (ESTATE LOT)
 29.56± ACRES (TOTAL)
 24.92± ACRES (EFFECTIVE)

WETLAND AREA

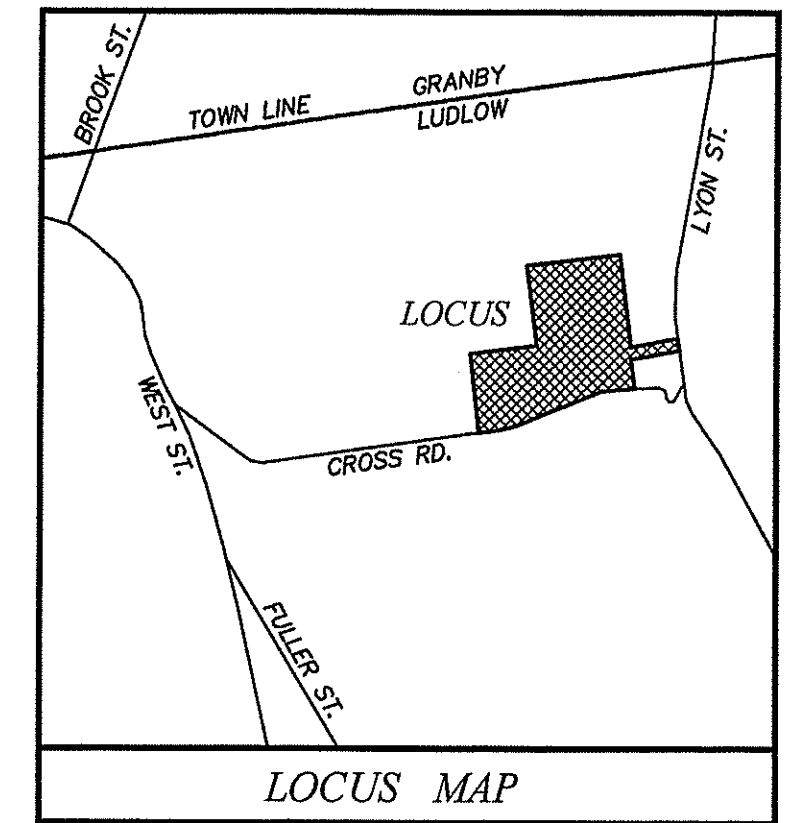
N/F
 JASCA GROUP, LLC
 PLAN BK. 219/39

REMAINS OF
 OLD POST FND.

N/F
 ANTHONY GRABOWSKI
 PLAN BK. 377/76

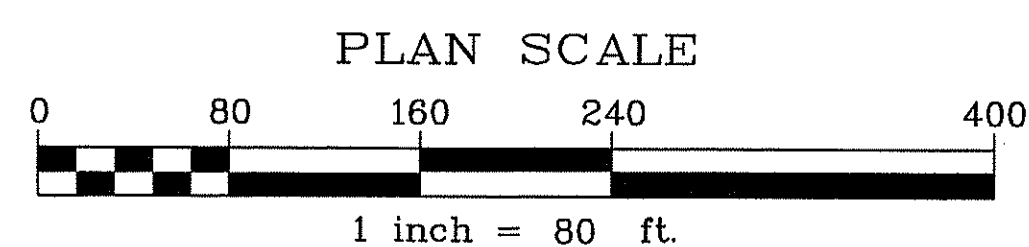
CROSS ROAD
 (UNDEVELOPED - VAR. WIDTH)

LYON STREET
 (PUBLIC - 1971 COUNTY WAY)

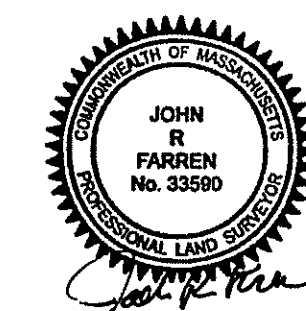


NOTES

- LOCUS: MAP 20 PARCEL 2 & MAP 7 PARCEL 25
- OWNER INFORMATION:
 THOMAS L. ENGWER, III
 166 BROMLEY ROAD
 CHESTER, MA 01050
- DEED REFERENCES: DEED BK. 24226/93 (PARCEL 2)
 DEED BK. 24333/327 (PARCEL 25)
- PLAN REFERENCES: PLAN BK. 385/57
 PLAN BK. 377/76
 PLAN BK. 189/110
 PLAN BK. 219/39
- ZONE: AGRICULTURAL (A)
- LOTS D-1 AND D-2 ARE ESTATE LOTS; BUILDING IS PERMITTED ONLY IN ACCORDANCE WITH THE SPECIAL PERMIT ESTATE LOT PROVISIONS OF THE LUDLOW ZONING BYLAW.
- HORIZONTAL DATUM: HARN/NE MASS STATE PLANES, MAINLAND ZONE, US FOOT (NAD83)



- (I.P. FND.) IRON PIPE FOUND
- (I.R. FND.) IRON ROD FOUND
- IRON ROD TO BE SET



ESTATE LOT SPECIAL PERMIT PLAN
 IN
LUDLOW, MASS
 PREPARED FOR
THOMAS L. ENGWER, III
LYON STREET

SCALE: 1"=80' JANUARY 28, 2022

JOHN R. FARRIN
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 266 WEBSTER, MA 01570
 TEL. (508)-254-0384