



OFFICE OF THE TOWN CLERK

Town Hall – Room #101

365 BOSTON ROAD

BILLERICA, MASSACHUSETTS 01821 - 1885

Area Code 978-671-0924

Fax 978-663-6510

SHIRLEY E. SCHULT, CMC, CMMC

Town Clerk

Certified Municipal Clerk


DATE: July 5, 2022

To Whom It May Concern:

ALBERT STREET (ROAD):

A.F.T.M 10/02/84- ARTICLE 23:

Voted to accept the laying out of ALBERT STREET from Connolly Road a distance of 466' a way 40' wide and 466' long.



Shirley E. Schult

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DATE: July 05, 2022

NEWHALL STREET:

ARTICLE 3, OCTOBER 28, 1946:

Moved and so voted that the Town accept NEWHALL STREET, from Connolly Road to Cook Road.

Shirley E. Schult

SHIRLEY E. SCHULT
TOWN CLERK, CMC CMMC



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To Whom It May Concern:

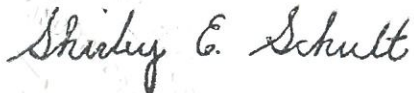
CONNOLLY ROAD:

ARTICLE 3, OCTOBER 28, 1946:

Moved and so voted that the Town accept the remaining unaccepted part of CONNOLLY ROAD.

Newhall Street from Connolly Road to Cook Road and Cook Road from Newhall Street to the Burlington line.

Per letter for the Planning Board dated December 19, 1957.



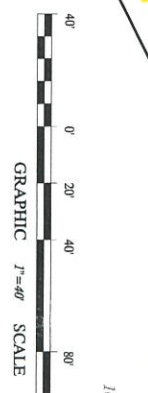
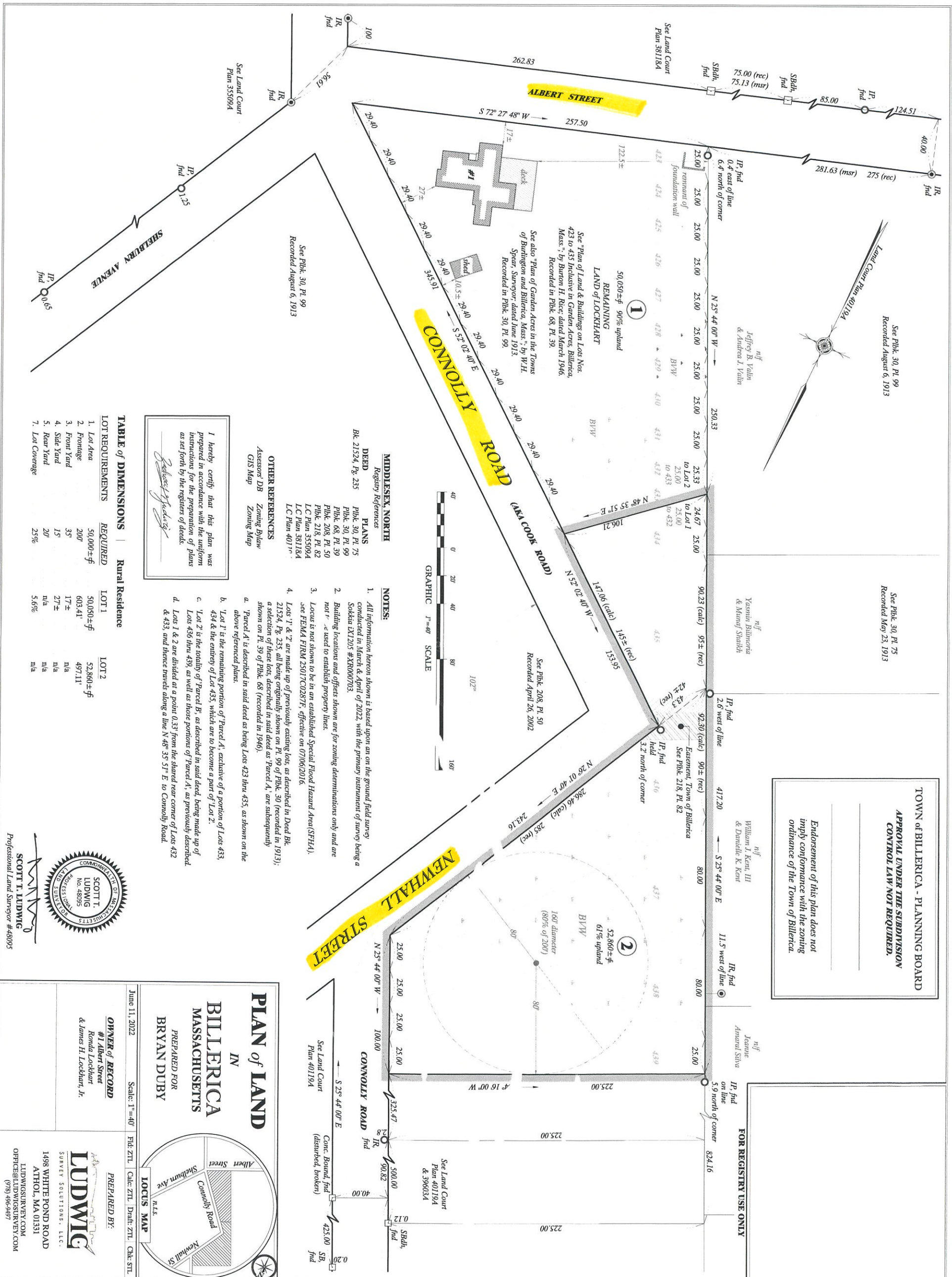
Shirley E. Schult

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Town Clerk

TOWN of BILLERICA - PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

Endorsement of this plan does not imply conformance with the zoning ordinance of the Town of Billerica.

FOR REGISTRY USE ONLY



MIDDLESEX NORTH

DEED Registry References
 BK 21524, Pg. 235

PLANS
 Pibk. 30, Pl. 75
 Pibk. 30, Pl. 99
 Pibk. 68, Pl. 39
 Pibk. 208, Pl. 50
 Pibk. 218, Pl. 82
 LC Plan 355094
 LC Plan 381184
 LC Plan 40171

NOTES:

- All information hereon shown is based upon an on the ground field survey conducted in March & April of 2022, with the primary instrument of survey being a Sokkia EX1205 #X3R000703.
- Building locations and offsets shown are for zoning determinations only and are not to be used to establish property lines.
- Lotus is not shown to be in an established Special Flood Hazard Area (SFHA); see FEMA FIRM 25017C0287E, effective on 07/06/2016.
- Lots 1' & 2' are made up of previously existing lots as described in Deed BK 21524, Pg. 235, all being originally shown on Pl. 99 of Pibk. 30 (recorded in 1913); a selection of these lots, described in said deed as "Parcel A", are subsequently shown on Pl. 39 of Pibk. 68 (recorded in 1946).
 - "Parcel A" is described in said deed as being Lots 433 thru 435, as shown on the above referenced plans.
 - "Lot 1" is the remaining portion of "Parcel A", exclusive of a portion of Lots 433, 434 & the entirety of Lot 435, which are to become a part of Lot 2.
 - "Lot 2" is the totality of "Parcel B", as described in said deed, being made up of Lots 436 thru 439, as well as those portions of "Parcel A", as previously described.
 - Lots 1 & 2 are divided at a point 0.33' from the shared rear corner of Lots 432 & 433, and thence travels along a line N 48° 35' 51" E to Connolly Road.

OTHER REFERENCES
 Assessors' DB
 GIS Map
 Zoning Bylaw
 Zoning Map

I hereby certify that this plan was prepared in accordance with the uniform instructions for the preparation of plans as set forth by the registers of deeds.

Scott T. Ludwig

TABLE of DIMENSIONS | Rural Residence

LOT REQUIREMENTS	REQUIRED	LOT 1	LOT 2
1. Lot Area	50,000±sf	50,050±sf	52,860±sf
2. Frontage	200'	603.41'	497.11'
3. Front Yard	35'	17±	n/a
4. Side Yard	15'	27±	n/a
5. Rear Yard	20'	n/a	n/a
7. Lot Coverage	25%	5.6%	n/a

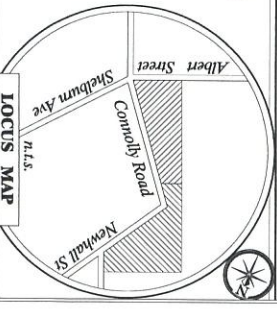


SCOTT T. LUDWIG
 Professional Land Surveyor #48095

PLAN of LAND
 IN
BILLERICA
 MASSACHUSETTS
 PREPARED FOR
BRYAN DUBY

Scale: 1"=40' Pld: ZTL Cal: ZTL Draft: ZTL Chk: STL

June 11, 2022



PREPARED BY:
LUDWIG
 SURVEY SOLUTIONS, LLC.
 1498 WHITE POND ROAD
 ATHOL, MA 01331
 OFFICE@LUDWIGSURVEY.COM
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OWNER of RECORD
 #1 Albert Street
 Ronda Lockhart
 & James H. Lockhart, Jr.