



ASSESSORS SKETCH  
SCALE 1"=200'

**NOTES:**

- 1) ALL LOTS SHOWN ARE LOCATED IN A TOWN RESIDENCE ZONE DISTRICT. AREA=80,000, FRONTAGE=190.00'. OFFSETS: F=50.0', S=25.0', R=60.0'
- 2) ALL LOTS SHOWN MEET PEPPERELL ZONING FRONTAGE REQUIREMENTS.
- 3) ALL LOTS SHOWN CONTAIN AT LEAST 30,000 CONTIGUOUS SQUARE FEET OF LAND EXCLUSIVE OF WETLAND AND FLOOD HAZARD AREAS.
- 4) ALL LOTS SHOWN HAVE PRACTICAL ACCESS THROUGH THEIR OWN FRONTAGE.
- 5) CURRENT OWNER OF LOCUS IS:  
LOT 12A  
ALBERT JR. & MAUREEN PATENAUADE  
12 VILLAGE ROAD  
PEPPERELL, MA 01463  
BK: 67747-516
- LOT 12B  
ALBERT W. PATENAUADE, JR.  
12 VILLAGE ROAD  
PEPPERELL, MA 01463  
BK: 78089-598
- PARCELS C AND D  
ALBERT W. PATENAUADE, JR.  
12 VILLAGE ROAD  
PEPPERELL, MA 01463  
BK: 35247-229
- 6) PROPOSED PARCEL 35B (23,660 SF) AND EXISTING PARCEL C (193 SF PLAN 150 OF 2001) IS TO BE COMBINED WITH EXISTING LOT 12A (100,144 SF PLAN 578 OF 2016) TO FORM ONE CONTIGUOUS LOT 12B WITH AN AREA OF 123,997 SF (2.85 ACRES).
- 7) PROPOSED PARCEL 35A (78,185 SF) AND EXISTING PARCEL D (1,967 SF PLAN 150 OF 2001) IS TO BE COMBINED TO FORM LOT 14-127 HAVING A TOTAL OF 80,052 SF.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

REVISED 7/12/21  
JULY 6, 2021

DATE

ROSE MARY CHAULK  
P.L.S. NO. 32090



THIS ENDORSEMENT OF THE PLANNING BOARD DOES NOT CONSTITUTE A FINDING THAT ZONING REQUIREMENTS HAVE BEEN MET.

PEPPERELL PLANNING BOARD  
APPROVAL UNDER SUBDIVISION CONTROL  
LAW NOT REQUIRED.  
DATE:



ORIGINAL SCALE: 1"=40'  
FOR  
AL & MAUREEN PATENAUADE  
PEPPERELL, MASS.  
REVISED 7/12/21  
JULY 6, 2021

12 VILLAGE ROAD  
35 PARK STREET  
FOR  
PEPPERELL, MASS.  
AL & MAUREEN PATENAUADE  
REVISED 7/12/21  
JULY 6, 2021  
ROSE LAND SURVEY  
P.O. BOX 384  
WEST GROTON, MASS. 01472  
978-433-9320  
PLAN NO. M-846A

- REFERENCES:**
- 1) PLAN 1150 OF 2001
  - 2) PLAN 1334 OF 2003
  - 3) PLAN 578 OF 2016
  - 4) PLAN 747 OF 2009