

**LEGEND**

- 136 — EXISTING CONTOUR
- DRILL HOLE
- ⊗ UTILITY POLE
- ⊕ EXISTING TREE

**NOTES:**

1. THE PARCEL IS LOCATED IN ZONE: R0
2. TOPOGRAPHIC DETAIL, NATURAL AND MAN MADE SURFACE FEATURES ARE BASED ON ACTUAL SURVEY BY ENGINEERING & SURVEYING SERVICES.
3. PARCEL A TO BE COMBINED WITH LOT 21.
4. VARIANCE GRANTED FOR FRONTAGE AND AREA APRIL, 2017. CASE # 146 OF 2017.

REFERENCE:  
 DEED BOOK 28902 PAGE 477  
 DEED BOOK 36756 PAGE 88  
 PLAN # 935 OF 1955  
 PLAN # 1675 OF 1965  
 PLAN # 1394 OF 1962  
 PLAN # 41 OF 1969

**TABLE OF DIMENSIONAL CONTROLS**

ZONING DISTRICT: R0  
 MINIMUM LOT SIZE: 20,000 S.F.  
 MIN. LOT FRONTAGE : 100 FT.  
 MINIMUM FRONT YARD SETBACK: 25 FT.  
 MINIMUM SIDE YARD SETBACK: 15 FT.  
 MINIMUM REAR YARD SETBACK: 15 FT.

FOR REGISTRY OF DEEDS USE ONLY

N/F BHATIA

N/F DELLI

N/F EGAN

N/F CHEN

TOWN OF BURLINGTON  
 PLANNING BOARD  
 (APPROVAL NOT REQUIRED)

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

THIS PLAN HAS BEE ENDORSED FOR RECORDING PURPOSES ONLY AS REQUIRED BY MASS. GENERAL LAWS, CHAPTER 41, SECTION 81P AND THE LOTS SHOWN ON THIS PLAN MAY BE IN VIOLATION OF THE BURLINGTON ZONING BYLAW.

**PLAN of LAND**

IN  
 BURLINGTON, MA  
 22 & 24 HILLTOP DRIVE  
 MAP 34 LOT 105 & 106

DATE: APRIL 21, 2017 SCALE: 1" = 20'

PREPARED FOR:

**MATT KELLY &  
 DOUGLAS MACKINNON**

PREPARED BY:

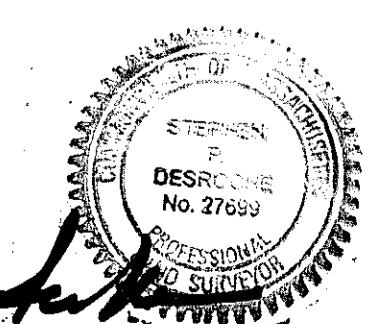
ENGINEERING & SURVEYING  
 SERVICES  
 70 BAILEY COURT  
 HAVERHILL, MASSACHUSETTS 01832  
 TELEPHONE: (978)-556-0284

IN CONJUNCTION WITH  
 NEPONSET VALLEY SURVEY ASSOCIATES, INC.

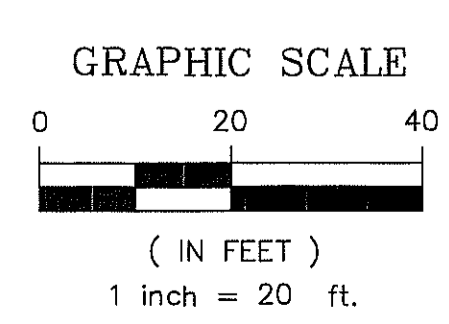
**I HEREBY CERTIFY :**

THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

I FURTHER CERTIFY THAT NO NEW RIGHT OF WAY LINES ARE BEING CREATED BY THIS PLAN AND THAT THE RIGHT OF WAY LINES SHOWN ARE AS EXISTING AND ARE NOT CHANGED OR ALTERED IN ANY MANNER BY THIS PLAN.



*Stephen P. Desroche*  
 STEPHEN P. DESROCHE ~ P.L.S.



PINE RIDGE ROAD  
 ~ PUBLIC 40' WIDTH ~

HILLTOP DRIVE  
 ~ PUBLIC 40' WIDTH ~

N/F CHU

N/F LECLAIR

LOT 20  
 EXISTING AREA-20,000 S.F.  
 PROPOSED AREA-17,100 S.F.

LOT 21  
 EXISTING AREA-20,000 S.F.  
 PROPOSED AREA-22,900 S.F.

PARCEL A  
 AREA = 2,900 S.F.

