MATCH LINE
SEE SHEET 1 OF 3

DEED BOOK 59284
PAGE 277
N/F ELDEN E. BJURLING,
TRUSTEE

PROPERTY LINE
33' AND PARALLEL
TO CTR. CHANNEL

CENTER OF
CHANNEL

PARKING
AREA
(GRAVEL

MILLSTONE ROAD
(PRIVATE 16.5' WIDE)

EXISTING TRAVEL
WAY
(GRAVEL)

EXISTING
GARAGE

EXISTING
DWELLING

APPROX. LOC
EASEMENT
BOOK 177 PLAN 2

DECK

#43-7

#7

#8

#9

I. PIN/F

DH/F

QUEEN LAKE

N/F TOWN
OF
PHILLIPSTON

I. PIN
(NOT FND)

ACCESS DRIVEWAY
(WASHED STONE)

MILLSTONE ROAD
(PRIVATE 16.5' WIDE)

OH WIRES

SEE DETAIL B

EXISTING
WATER'S
EDGE
ON 9/25/19

EXISTING
BOAT
HOUSE
(1 STORY)

EXISTING TRAVEL
WAY
(GRAVEL)

N/F IDA L. MINNKINEN
DEED BOOK 22181 PAGE 48
ASSESSOR MAP 55 LOT 8
PLAN BOOK 188 PLAN 23

SEE PLAN BOOK 775 PLAN 114

ASSESSOR MAP 55 LOT 7
N/F MARJORY H. WEST, TRUSTEE
WEST QUEEN LAKE REALTY TRUST
DEED BOOK 57630 PAGE 174

REC. LOC. I. PIN
(NOT FOUND)

EXIST.
WELL

DH/F
IN BOULDER
(HELD)

ASSESSOR MAP 55 PARCEL 9
N/F PAUL SCOTT CONTI ET. UX.
DEED BOOK 60252 PAGE 45
PLAN NUMBER 473 PLAN 3

EXISTING
DWELLING
#51

DECK

I. PIPE/F
3' HIGH
SEE DETAIL C

PARCEL B
N/F SECOND MILLSTONE
REALTY TRUST
A=80,788 S.F.+/-
=1.85 ACRES +/-

I. PIPE/F
(SEE DETAIL
D)

REC. LOC.
DH (NOT FOUND)

PRIVY

REC. LOC.
I. PIPE
(NOT FOUND)

N/F SECOND MILLSTONE
REALTY TRUST
PARCEL A
A=704078 S.F.+/-
16.16 ACRES +/-

I. PIPE/F

SB/DH/F

B. POLE/F

ASSESSOR MAP 55 LOT 6
N/F STEPHEN J. POTTER ET. UX.
DEED BOOK 17419 PAGE 261

I. PIN/F

I. PIN/F
(BASE HELD)

1' SQ. PILLAR

ASSESSOR MAP 55 LOT 5
N/F 60 MILLSTONE ROAD REALTY TRUST
DEED BOOK 60241 PAGE 320

ASSESSOR MAP 55 LOT 4
N/F CABIN REALTY TRUST
DEED BOOK 12841 PAGE 347
PLAN BOOK 913 PLAN 38

I. PIPE/F

N/F CABIN REALTY TRUST

I. ROD/F
3' HIGH

ASSESSOR MAP 55 LOT 1
N/F MARK MITCHELL, TRUSTEE
CABIN REALTY TRUST
DEED BOOK 12841 PAGE 347
PLAN BOOK 913 PLAN 38

I. PIN/F
CTR. BASE

ASSESSOR MAP 17 LOT 16
N/F COMMONWEALTH OF MASSACHUSETTS
DIVISION OF FISHERIES AND WILDLIFE
DEED BOOK 7977 PAGE 41

APPROVAL UNDER SUBDIVISION
CONTROL LAW NOT REQUIRED
PHILLIPSTON PLANNING BOARD

DATE:

PLANNING BOARD ENDORSEMENT
IS NOT A DETERMINATION AS TO
COMPLIANCE WITH THE ZONING
REGULATIONS.

REGISTRY USE ONLY

MATCH LINE
SEE SHEET 1 OF 3

EXISTING GRAVEL PATH

16' RIGHT OF WAY

ASSESSOR MAP 18 LOT 26B
N/F NANCY J. WILSON
DEED BOOK 34188 PAGE 46
PLAN BOOK 775 PLAN 114

ASSESSOR MAP 18 LOT 26C
N/F PAUL SCOTT CONTI ET. UX.
DEED BOOK 60252 PAGE 45
PLAN BOOK 775 PLAN 114

ASSESSOR MAP 17 LOT 16
N/F COMMONWEALTH OF MASSACHUSETTS
DIVISION OF FISHERIES AND WILDLIFE
DEED BOOK 7977 PAGE 41

THIS PLAN WAS PREPARED IN ACCORDANCE WITH
THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE
PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH
OF MASSACHUSETTS.

I CERTIFY THAT THIS PLAN WAS PREPARED
IN ACCORDANCE WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS.

DATE: Dec. 10, 2020

PROFESSIONAL LAND SURVEYOR

JOSEPH D. MARQUEDANT No. 27873 REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND:

- DENOTES EXISTING STRUCTURE
- DENOTES STONE WALL
- DENOTES STONE DAM
- DENOTES SB/DH FOUND
- DENOTES DH FOUND UNLESS NOTED
- DENOTES IRON PIN FOUND UNLESS NOTED
- DENOTES IRON PIPE FOUND UNLESS NOTED
- DENOTES WOODEN STAKE FOUND
- #9 DENOTES UTILITY POLE W/ NUMBER
- DENOTES EXISTING DECIDUOUS TREE

COMPILED
PLAN OF LAND
IN
PHILLIPSTON, MASSACHUSETTS
PREPARED FOR: SECOND MILLSTONE
REALTY TRUST
SCALE: 1"=40' DATE: DEC. 10, 2020
PREPARED BY: J.D. MARQUEDANT & ASSOCIATES INC.
LAND SURVEYING
34 HAYDEN ROWE STREET, SUITE 203
HOPKINTON, MA. 01748

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REVISIONS:

SHEET 2 OF 3

NO.	DATE	DESCRIPTION	BY

4668