

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

DATE: _____

ENDORSEMENT OF THIS PLAN SHALL NOT BE DEEMED TO CONSTITUTE ANY DETERMINATION OF COMPLIANCE WITH THE REQUIREMENTS OF THE TOWN OF BILLERICA ZONING BY-LAWS.

NOTES:

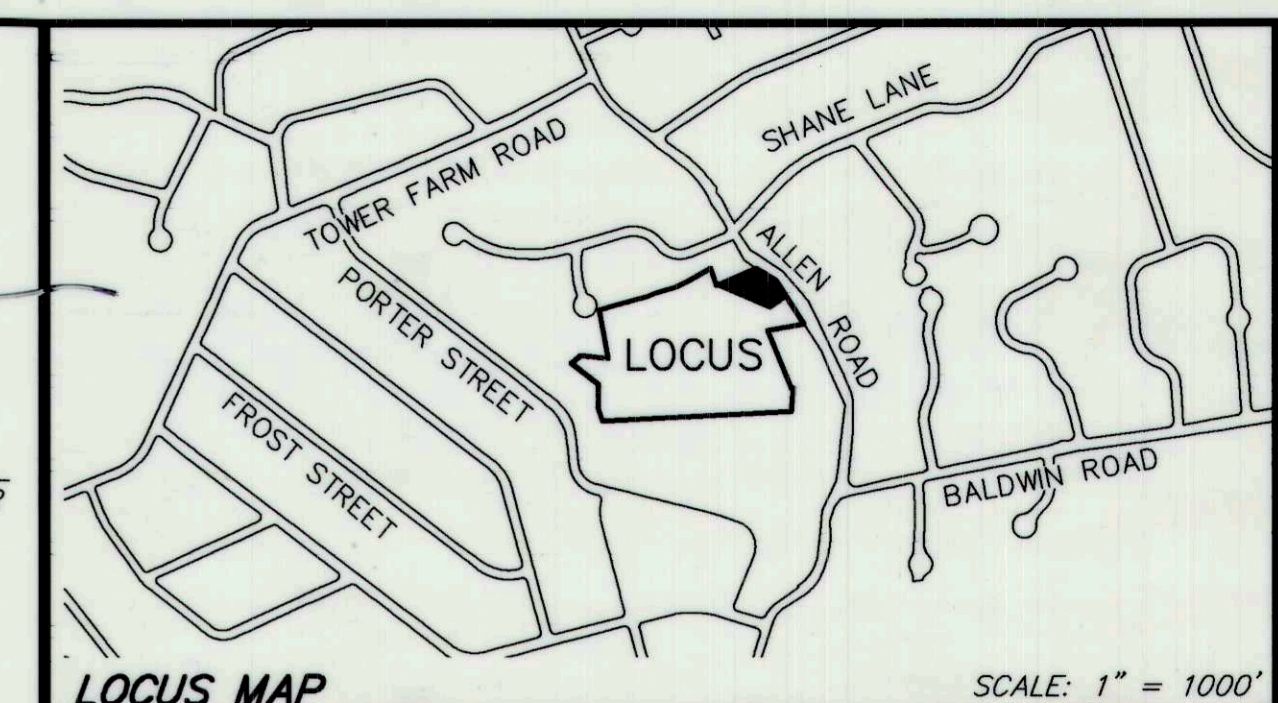
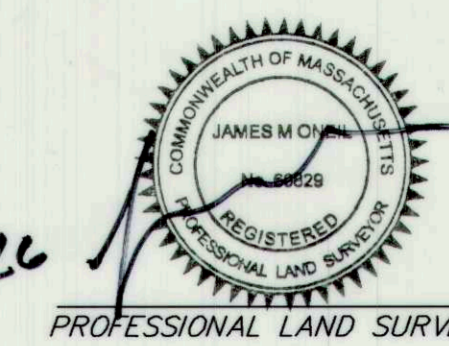
- 1) THE PURPOSE OF THIS PLAN IS TO DIVIDE LOT A1 AND PARCEL C1 FROM LOT A AS SHOWN ON PLAN BOOK 179, PLAN 44 AND TO DIVIDE PARCEL C2 FROM LOT B ALSO AS SHOWN ON SAID PLAN. LOT A1 IS TO BE CONSIDERED A STAND-ALONE BUILDABLE LOT. PARCEL C1 IS TO BE COMBINED WITH ABUTTING LAND OF SEAN T. COLLINS TO FORM ONE CONTIGUOUS LOT OF LAND SHOWN HEREON AS LOT B1. PARCEL C2 IS TO BE COMBINED WITH THE REMAINDER OF LOT A AS SHOWN ON THE ABOVE REFERENCED PLAN.
- 2) BEARINGS OR DISTANCES SHOWN IN PARENTHESIS ARE FROM PLAN BOOK 179, PLAN 44 AND ARE BELIEVED, TO BE SCRIBNERS ERRORS. THE CORRECTIONS SHOWN ARE BASED ON A LOT SUMMARY PROVIDED BY DRESSER, WILLIAMS AND WAY, INC.
- 3) THE SURVEYED PREMISES AS SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, OR OTHER FLOOD AREA, AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 25017C0286F AND 25017C0287F, EACH HAVING AN EFFECTIVE DATE OF JULY 6, 2016 AND JULY 7, 2014 RESPECTIVELY.
- 4) THE DELINEATIONS OF LOT A1, LOT B1, PARCEL C1, AND PARCEL C2 ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY THIS OFFICE IN FEBRUARY AND MARCH OF 2025. THE REMAINDER OF LOT A IS SHOWN APPROXIMATELY FROM PLAN BOOK 179, PLAN 44 AND WAS NOT PART OF THIS SURVEY.
- 5) THE CIRCLE IS SHOWN HEREON TO PROVE COMPLIANCE WITH SECTION 7.B.8 OF THE TOWN OF BILLERICA ZONING BY-LAWS.

ZONING:

NEIGHBORHOOD RESIDENCE
GREEN ENGINEERING FLOOD PLAN, NOT LOCATED ON THE PROPERTY

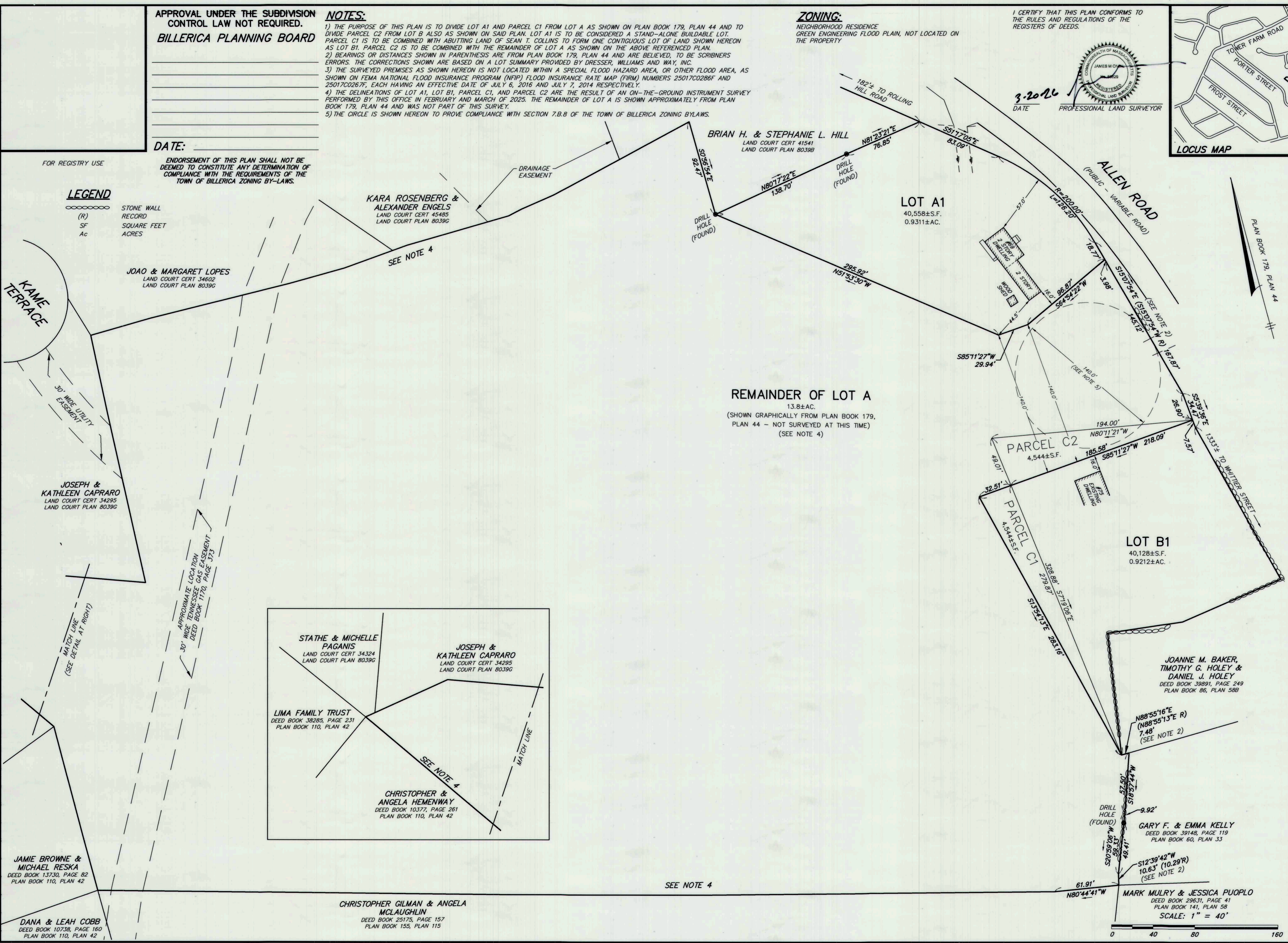
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

3-20-26
DATE



LEGEND

- STONE WALL
- (R) RECORD
- SF SQUARE FEET
- Ac ACRES



SITE ADDRESS
#69 ALLEN ROAD
BillERICA, Massachusetts
PARCEL ID: 62-2-1

PREPARED FOR
SEAN T. COLLINS
75 Allen Road
BillERICA, Massachusetts 01821

REFERENCES:
MIDDLESEX COUNTY REGISTRY OF DEEDS, NORTH DISTRICT
DEED BOOK 12527, PAGE 302, DEED BOOK 33263, PAGE 138, DEED BOOK 33612, PAGE 62, DEED BOOK 36081, PAGE 185, DEED BOOK 36961, PAGE 146, DEED BOOK 37813, PAGE 128, (PETITION) PLAN BOOK 179, PLAN 44

RECORD OWNERS:
SEAN T. COLLINS
DEED BOOK 12527, PAGE 302
DEED BOOK 33263, PAGE 138
THE MANN FAMILY TRUST
DEED BOOK 33612, PAGE 62
THE KEITH C. COLLINS TRUST
DEED BOOK 36081, PAGE 185
THE ELLYN P. COLLINS TRUST
DEED BOOK 36961, PAGE 146

HANCOCK ASSOCIATES
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Wetland Scientists
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WWW.HANCOCKASSOCIATES.COM

NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 3/20/2026 DRAWN BY: JAR
SCALE: 1"=40' CHECK BY: JMO

PLAN OF LAND IN BILLERICA, MASSACHUSETTS

PLOT DATE: Mar 20, 2026 9:34 am
PATH: G:\27019-Collins-Billerica\Survey\DWG\ DWG: 27019sl.dwg
LAYOUT: ANR 1
SHEET: 1 OF 1
PROJECT NO.: 27019

