

Meridian of 1958 State Highway Discontinuance

For Registry Use

Approval under the Subdivision Control Law not required

Montague Planning Board

Dated \_\_\_\_\_

Signed \_\_\_\_\_

"Endorsement of this ANR Plan does not certify that the lots shown on the plan qualify as building lots under the Town of Montague Zoning Bylaws"

Remaining land of  
Z and K Estate, Inc  
Deed Bk.8175, Pg.4  
15.3 Acres+- remain

SECOND PARCEL

FIRST PARCEL

THIRD PARCEL (portion)

Z and K Estate, Inc  
Deed Bk.8175, Pg.4  
(Being a portion of Third Parcel)

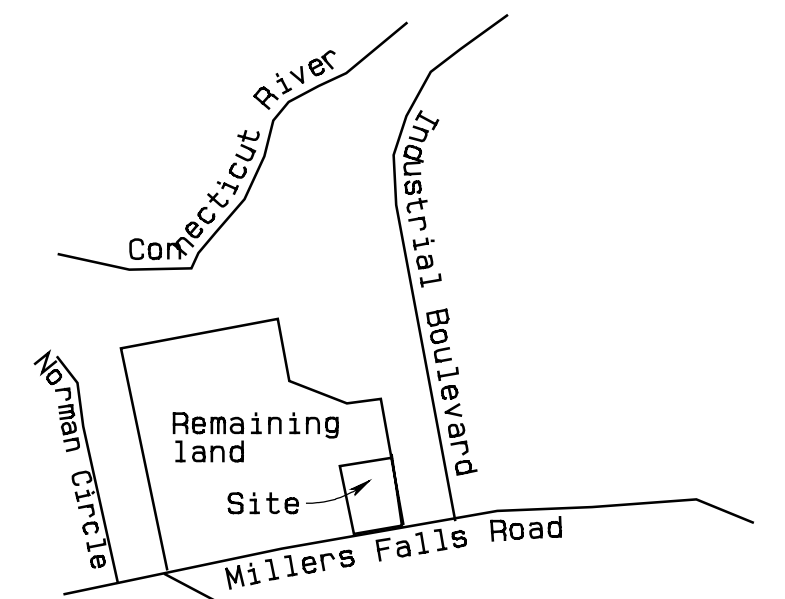
Lot ①  
2.051 Acres

Zoning - GB

Lot Size	-	No minimum
Lot Coverage	-	No Minimum
Front Setback	-	25'
Side Yard Setback	-	0'
Rear Yard Setback	-	30'
Maximum Building Height	-	36'

B.D. Pollard Excavating LLC  
Deed Bk.7577, Pg.193  
Plan Bk.86, Pg.50

Z and K Estate, Inc  
Deed Bk.8175, Pg.4  
THIRD PARCEL (portion)



Locus Map

499.69' frontage remain

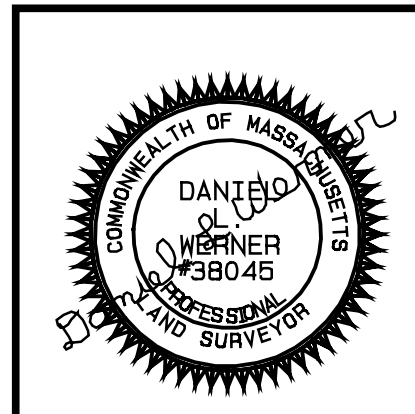
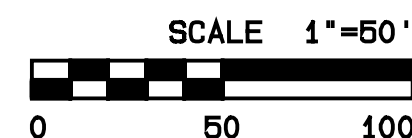
**Millers Falls Road**

A 1958 State Highway discontinuance

I hereby report that this plan has been prepared in conformity with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

Daniel L. Werner      October 19, 2023  
Professional Land Surveyor      Date

Symbol	Description
□	CONCRETE BOUND FOUND
●	IRON PIPE FOUND
○	IRON PIPE SET
- - - - -	EDGE OF TRAVELLED WAY



Plan of Land

prepared for  
Z and K Estate, Inc  
located in

Montague, Massachusetts

Daniel L. Werner, P.L.S., 225 Shelburne Line Road,  
Colrain, Massachusetts

Scale : 1" = 50'      Date : October 19, 2023