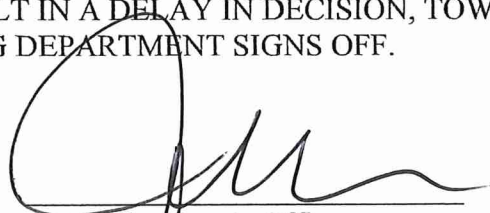
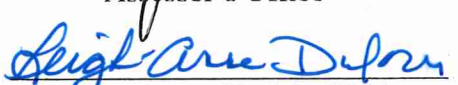
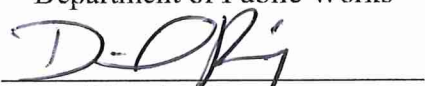
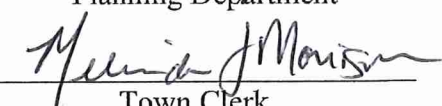


SALISBURY PLANNING BOARD
PLAN BELIEVED NOT TO REQUIRE APPROVAL
FILING CHECKLIST

Applications will not be stamped in at the Town Clerk's office for the Planning Board, until the Planning Department determines that the following items are included with the application:

- ☒ 1. Ten copies of the plan and application
 - a. Assessor Office: 1 copy
 - b. Department of Public Works: 3 copies
 - c. Planning Department: 6 copies
- ☒ 2. Form A filing fee - checks payable to the Town of Salisbury.
- ☒ 3. One Mylar suitable for recording at the Essex County Registry of Deeds
- ☒ 4. Copy of Deed
- ☒ 5. Digital Data Submission Requirements – completed sign off form by MVPC **Attachment 6**

IMPROPER OR INCOMPLETE FILINGS WILL RESULT IN A DELAY IN DECISION, TOWN CLERK WILL SIGN AND STAMP AFTER PLANNING DEPARTMENT SIGNS OFF.


Assessor's Office

Department of Public Works

Planning Department

Town Clerk

Form A
Application for Endorsement of Plan Believed Not to Require Approval

Date April 27, 2022 Map 26 Lot 1 & 48
Street Address 110 & 114 Forest Road

Applicant's Name: Brian Knowles

Applicant's Address: 110 Forest Road, Salisbury, MA 01952

Telephone #: 978-499-9501

Owner of Property: Brian S Knowles, etal

Owner's Address: 110 Forest Road, Salisbury, MA 01952

Plan Entitled: PLAN OF LAND SHOWING LOT DIVISION Dated FEBRUARY 7, 2022
OF 26-1 & 26-48 FOREST ROAD & CORPORAL PATTEN WAY

Zoning District: R1

Lot Size: 21.8 ACRES & 3.4 ACRES

Amount of Frontage: 637' CORPORAL PATTEN & 216' FOREST ROAD

Other Permits Required and Status of Applications: _____

Waivers Requested: NONE

Does this ANR result in a change of address number for you or your neighbors? YES

If you are applying under 81L, please be aware that this may result in a change of addresses for everyone on your street, which will cause them to incur a cost



To the Salisbury Planning Board:


The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:

1. The Division of Land shown on the accompanying plan is not a subdivision because every lot shown thereon has the amount of frontage, area and depth required by the Salisbury ZBA ordinance and is on a public way, namely, CORPORAL PATTEN or a Private way, namely _____.

2. The division of land shown on the accompanying plan is not a subdivision for the following reasons:

3. The owner's title to the land is derived under deed from Brian Knowles, dated 12/2002, and recorded in Essex South Registry of Deeds Book 19720 Page 122 or Land Court certificate of Title No. _____, registered in District Book _____ Page _____.


Signature of Applicant


Signature of Owner

Received: 
Town Clerk

Attachment 6

The applicant shall submit two copies of the Form A Plan in a digital format to the Merrimack Valley Planning Commission (MVPC-160 Main St Haverhill, MA 01830 (978) 374-0519 JJWhitten@mvpc.org). Before any application for a Form A "Approval Not Required Plan" is accepted, the below form must be completed by MVPC. Failure to submit form will cause the application to be incomplete

Municipal Mapping –Digital Data Submission Requirements

The following requirements apply to the submission of Form A or subdivision plans as well as for plans and as-built drawings for infrastructure projects (water/sewer installation or repair, road work, and other capital improvements).

1. All plans and specifications must be submitted on electronic media (3.5" floppy or CD_ROM using an IBM-PC or compatible file format). Acceptable file formats include: AutoCAD *.dwg, AutoCAD *.dxf, ArcView *.shp, ArcInfo *.E00. The files must be identical to the printed plan and contain all information included on the written plan. Upon project completion a digital submission of the "as-built" plan is required for final release of the performance bond associated with any project.
2. All digital mapping data must be delivered in the Massachusetts State Plane Coordinate system with a horizontal datum of NAD83 and vertical datum of NGVD88. All lot lines and easements depicted on the electronic submittal will conform to survey accuracy. Where possible all bearings and distances should be adjusted for true north OR the applicant shall provide a listing of the number of degrees, minutes, and seconds of deviation between true north and magnetic north. If necessary data will be accepted in NAD27 using the aforementioned specifications.
3. Each feature type must be organized in the CAD or GIS data structure as a separate layer. For example, there must be separate CAD layers for buildings, roads, road centerlines, surface water, wetlands, etc. Having all these features in a single CAD layer or GIS file will not be accepted.
4. CAD data may be tiled on paper, PDF or other form of digital output as individual sheets for improved readability, but plans should be derived from a single master drawing. All data will be topologically clean, meaning that polygons are closed (no overshoots or undershoots) and lines connect at nodes. Features that naturally connect such as driveways to roads must connect seamlessly. All text in AutoCAD files will appear on top of other features and will be in separate annotation layer. Features under text should not be erased or 'broken' in order to make the text clearer.
5. Documentation of the data format must be provided with a description of the CAD layers and list of the types of features placed in each layer. Submission of multiple files must also include a list of the files and their purpose.
6. Attributes or databases that are included in mapping files must have a definition of the meaning of each field as well as a definition of any values used in each field. Features that contain an elevation component (z-value) must have that elevation value within the attribute data.
7. The data submitted must include documentation on the method used to gather the data, the name of the person(s) responsible for preparing the data, contact information, an estimation of the horizontal and vertical accuracy, and the date of data capture. All media shall be free from any and all defects and viruses, and labeled as to their contents.

DIGITAL DATE SUBMISSION SIGN-OFF

Note to applicant: Please allow 10 days for MVPC review and response.

Applicant: Brian Knowles Phone #: 978-499-9501

Plan Engineer: Brian Knowles Phone#: 978-499-9501

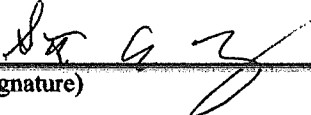
Engineer Project Number: 2022-001-PL

- 1) Date submitted to MVPC? April 28, 2022
- 2) Street address of submitted plan? 110 Forest Road, and Corporal Patten Way
- 3) Map and lot of submitted plan if available? Map 26, Lot 1 & 46
- 4) Type of lot adjustment (new lot, subdivision, lot line correction, lot combination, easement, other – describe) 2 new lots and adjusted lot lines
- 5) Projection used by engineering firm (state plane 1927, state plane 1983, or WGS 84)?
- 6) File name, file format and version of software (if applicable)? KNOWLES-FOREST-ROAD.DWG
- 7) Additional comments or instructions (if necessary)?

To be filled out by Merrimack Valley Planning Commission:

- 8) Presence of latitude/longitude feature on paper plan (Y/N)? No
- 9) Adjusted for true north or declination depicted on paper plan (Y/N)? Yes
- 10) Arcs closed to create parcel polygons (Y/N)? Yes
- 11) Are all features independent (Y/N)? Yes
- 12) Is there documentation of each layer (Y/N/Partial)? Partial
- 13) Has the accuracy been estimated? No

MVPC has reviewed the digital data submitted and finds it acceptable and complete:

 (signature) 5/6/22 (date)

25

2002120200357 Bk:19720 Pg:122
12/02/2002 10:47:00 DEED Pg 1/1

DEED

I, **Brian S. Knowles** of 110 Forest Road, Essex County, Salisbury, Massachusetts

For nominal consideration

Hereby grant to **Brian S. Knowles** and **Trina R. Knowles**, husband and wife as tenants by the entirety of 110 Forest Road, Essex County, Salisbury, Massachusetts

WITH QUITCLAIM COVENANTS,

A certain parcel of land situated on the northerly side of Corporal Patten Way, Salisbury, Essex County, Massachusetts, containing 27,374 square feet, more or less, and being shown as Lot "B-1" on a plan of land entitled, "Plan of Land on Forest Road & Corporal Patten Way in Salisbury Massachusetts, Lot Line Adjustment" by Salisbury Land Surveyors and Civil Engineers, Inc., dated 8/01/02, and to be recorded herewith.

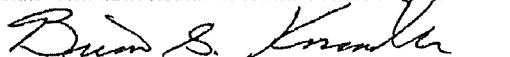
Said lot "B-1" is more particularly bounded and described as follows:

Beginning at the Northwest corner at a Drill Hole on Forest Road at land now or formerly of Brian S. & Trina R. Knowles as shown on said plan, thence running South 07°12'45" East by said Forest Road 109.37 feet to a point at the sideline of a 50 foot wide way known as Corporal Patten Way; thence turning and running North 75°28'01" East by said Corporal Patten Way 264.76 feet to a point of curvature on said Corporal Patten Way, thence along the curve with a radius of 875 feet a length of 127.83 feet to a point, thence turning and running North 50°16'18" East by LOT B-2 55.87 feet to a point at land now or formerly of Knowles, thence turning and running South 87°50'10" West by land know or formerly of Brian S. & Trina R. Knowles 438.93 feet to a Drill Hole and the point of beginning.

Together with the right to pass and repass by motor vehicle or otherwise, over said Corporal Patten Way for all lawful purposes consistent with the use of public roadways within the Town of Salisbury.

Subject to Restrictive Covenants dated January 11, 2001 and recorded with said deeds in Book 16803, Page 539.

Conveying hereby a portion of the premises conveyed to the grantor by deed of Henry L. Wilson and Kim M. Wilson, dated July 31, 2001 and recorded with said deeds in Book 17528 Page 94.

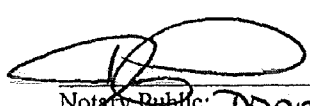

Brian S. Knowles

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

November 22, 2002

Then personally appeared the above named Brian S. Knowles and acknowledged the foregoing instrument to be his free act and deed before me,


Notary Public: Donna M. Piscitelli
My Commission Expires: 5-29-03

QUITCLAIM DEED

2003021300542 Bk:20167 Pg:548
02/13/2003 13:17:00 DEED Pg 1/1

I, Brian S. Knowles of 110 Forest Road, Essex County, Salisbury, Massachusetts, for nominal consideration, hereby grant to Brian S. Knowles of 110 Forest Road, Fred D. Knowles of 38 True Road, Jeffrey A. Knowles of 11 True Road, and Mark C. Knowles of 36 True Road all of Essex County, Salisbury, Massachusetts as joint tenants.

WITH QUITCLAIM COVENANTS,

A certain parcel of land situated on the easterly side of Forest Road, Salisbury, Essex County, Massachusetts, containing 21.86 Acres, more or less, and being shown as "Lot 1" on a plan of land entitled, "Plan of Land on Forest Road & Corporal Patten Way in Salisbury Massachusetts, Lot Line Adjustment" by Salisbury Land Surveyors and Civil Engineers, Inc., dated 8/01/02, and recorded at the South Essex Registry of deeds in Plan Book 364 Plan 27.

Said "Lot 1" is more particularly bounded and described as follows:

Beginning at the Northwestern corner at a R.Rod on Forest Road at land now or formerly of Pike as shown on said plan, thence running North 65°14'29" East by said Pike, land now or formerly of Eaton and True 1523.99 feet to a I.Pipe; thence turning and running North 71°47'36" East by land now or formerly of True 489.65 feet to a point, thence turning and running North 27°37'51" East by land now or formerly of True 150.62 feet to a point, thence turning and running North 72°10'42" East by land now or formerly of Eaton 312.48 feet to a point, thence turning and running South 00°26'54" West by land now or formerly of Dean 35.29 feet to a point, thence turning and running South 37°33'57" East by land of said Dean 266.43 feet to a point at land now or formerly of Northern Realty Trust, thence turning and running South 46°18'37" West by land of said Northern Realty Trust 892.85 feet to a R.Rod, thence turning and running South 65°11'25" West by land of said Northern Realty Trust 568.66 feet to a R.Rod, thence turning and running South 84°38'10" West by land now or formerly of Northern Realty Trust 69.25 feet to a point at land now or formerly of Wilson, thence turning and running North 69°56'30" West by land of said Wilson 268.85 feet to a point, thence turning and running South 72°16'29" West by land of said Wilson 264.70 feet to a point, thence turning and running South 25°22'15" East by land of said Wilson 62.53 feet to a Drill Hole, thence turning and running South 11°29'11" West by land of said Wilson 53.66 feet to a point at the side line of Corporal Patten Way, thence turning and running along Corporal Patten Way along a curve with a radius of 875.00' and arc lengths of 176.05 feet and 68.39 feet respectively to a point at land now or formerly Brian S. and Trina R. Knowles, thence turning and running North 50°16'18" East by land of said Knowles 256.89 feet to a point, thence turning and running North 25°22'15" West by land of said Knowles 219.06 feet to a point, thence turning and running South 65°14'29" West by land of said Knowles 564.76 feet to a point at the side line of Forest Road, thence turning and running North 07°12'46" West by the side line of Forest Road to a R.Rod and the point of beginning.

Together with the right to pass and repass by motor vehicle or otherwise, over said Corporal Patten Way for all lawful purposes consistent with the use of public roadways within the Town of Salisbury.

Conveying hereby a portion of the premises conveyed to the grantor by deed of Henry L. Wilson and Kim M. Wilson, dated August 14, 2001 and recorded with said deeds in Book 17528 Page 94.

Conveying hereby the premises conveyed to the grantor by deed of Brian S. Knowles and Trina R. Knowles, dated December 2, 2002 and recorded with said deeds in Book 19770 Page 120.

Conveying hereby a portion of the premises conveyed to the grantor by deed of Katherine C. Knowles, dated December 30, 1996 and recorded with said deeds in Book 13911 Page 120.

Subject to Restrictive Covenants, which may apply, dated January 11, 2001 and recorded with said deeds in Book 16803, Page 539.

Executed as a sealed instrument this 12th day of February 2003

Brian S. Knowles

The Commonwealth of Massachusetts

ss.

Then personally appeared the above named

Brian S. Knowles

and acknowledged the foregoing instrument to be

free act and deed.

Before me,

John M. Wood

Notary Public

My commission expires

8/28/2009

Return Grantor