

North Gate Farm



999 Concord Road ♦ Sudbury ♦ MA ♦ 01776 ♦ 978.443.0999 ♦ www.NorthGateFarm.net

October 31, 2014

To the Town of Sudbury

I submit to the CPA Committee the following documents for the sale of my development rights on my property located at the above address for the amount of \$1,417,500.00.

For documentation of this value, I am submitting a current appraisal of the property, an appraisal supplement and a plan of the property.

I can be contacted by email at ngf.pam@gmail.com or on my cell phone at 508-259-0901.

Sincerely,



Pamela Lupo Duggan

RECEIVED
OCT 31 2014

BY:

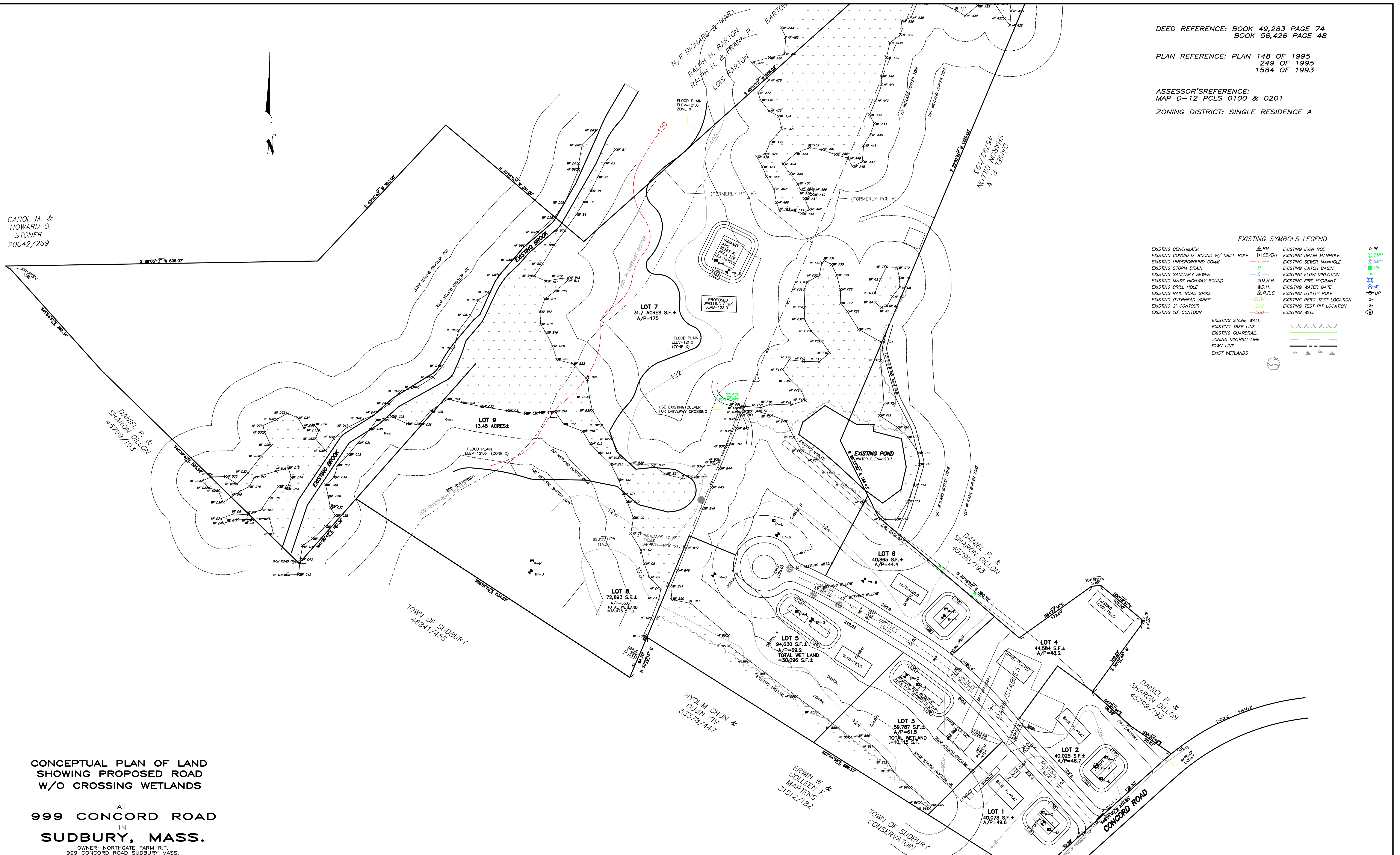
DEED REFERENCE: BOOK 49,283 PAGE 74
BOOK 56,426 PAGE 48

PLAN REFERENCE: PLAN 148 OF 1995
249 OF 1995
1584 OF 1993

ASSESSOR'S REFERENCE:
MAP D-12 PCLS 0100 & 0201

ZONING DISTRICT: SINGLE RESIDENCE A

CAROL M. &
HOWARD O.
STONER
20042/269



EXISTING SYMBOLS LEGEND

EXISTING BENCHMARK	△ BM	EXISTING IRON ROD	○ IR
EXISTING CONCRETE BOUND W/ DRILL HOLE	□ CB/DH	EXISTING DRAIN MANHOLE	○ DMH
EXISTING UNDERGROUND COMM.	—	EXISTING SEWER MANHOLE	○ SMH
EXISTING STORM DRAIN	—	EXISTING CATCH BASIN	□ CB
EXISTING SANITARY SEWER	—	EXISTING FLOW DIRECTION	→
EXISTING MASS HIGHWAY BOUND	—	EXISTING FIRE HYDRANT	⊕ F.H.
EXISTING DRILL HOLE	⊙	EXISTING WATER GATE	⊕ W.G.
EXISTING RAIL ROAD SPIKE	⊕ R.R.S.	EXISTING UTILITY POLE	⊕ U.P.
EXISTING OVERHEAD WIRES	—	EXISTING PERC TEST LOCATION	⊕ P.T.
EXISTING 2' CONTOUR	—	EXISTING TEST PIT LOCATION	⊕ T.P.
EXISTING 10' CONTOUR	—	EXISTING WELL	⊕ W.

EXISTING STONE WALL	—
EXISTING TREE LINE	—
EXISTING GUARDRAIL	—
ZONING DISTRICT LINE	—
TOWN LINE	—
EXIST WETLANDS	—

**CONCEPTUAL PLAN OF LAND
SHOWING PROPOSED ROAD
W/O CROSSING WETLANDS**

AT
999 CONCORD ROAD
IN
SUDBURY, MASS.

OWNER: NORTHGATE FARM R.T.
999 CONCORD ROAD SUDBURY MASS.