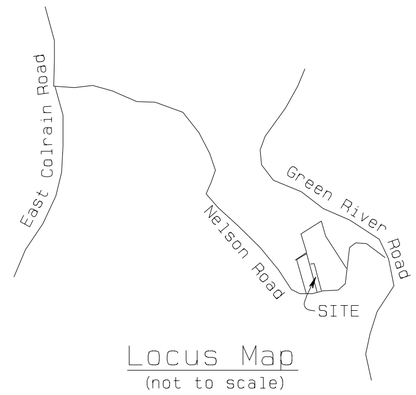
Symbol	Description
□	stone highway bound found
●	iron pipe found
○	iron pipe set
△	unmonumented point
⊘	utility pole
- - - - -	edge of travelled way

N

Meridian of Plan Bk.151, Pg.60

For Registry Use



Locus Map
(not to scale)

Benjamin P. Niles
Deed Bk.8073, Pg.214
Plan Bk.137, Pg.21
Plan Bk.151, Pg.60

The estate of
Beatrice R. Drew
Deed Bk.1465, Pg.87

S62°54'56"W
171.73'

N15°42'58"W
185.16'

satelite dish

The estate of
Beatrice R. Drew
Deed Bk.1165, Pg.146 (portion)
7.06 Acres remain

S85°24'32"W
40.00'

John Peters, Jr.
& Loretta Peters
Deed Bk.8400, Pg.267
2.286 Acres

The Peters
Investment Trust
Deed Bk.7046, Pg.163

HSE #98

garage

N15°42'58"W
325.00'

Parcel Ⓐ
(not a building lot)
12,756 Sq. Ft.
Being a portion of Bk.1165, Pg.146
to be conveyed to and combined with
land of westerly abutter "Peters"

S04°03'46"E
424.76'

(total iron pipe set to road line)

N15°42'58"W
325.00'

iron pipe
7.33' off
road line

40.00'
N85°24'32"E

639' frontage remain

232.19'
N85°24'32"E

30.55'
S75°13'11"E

iron pipe
found 16.56'
into rd

HWY
BD

HWY
BD

IRON
PIPE

Nelson Road An 1880 County Way, 3 rods wide

Approval under the Subdivision
Control Law not required

Colrain Planning Board

Dated _____

Signed _____

_____

_____

_____

_____

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

Daniel L Werner January 26, 2026
Professional Land Surveyor Date

SCALE 1"=40'
0 40 80

COMMONWEALTH OF MASSACHUSETTS
DANIEL L WERNER
#38045
PROFESSIONAL LAND SURVEYOR

Plan of Land

prepared for

John Peters, Jr.
& Loretta Peters

located in

Colrain, Massachusetts

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

Scale : 1" = 40' Date : January 26, 2026