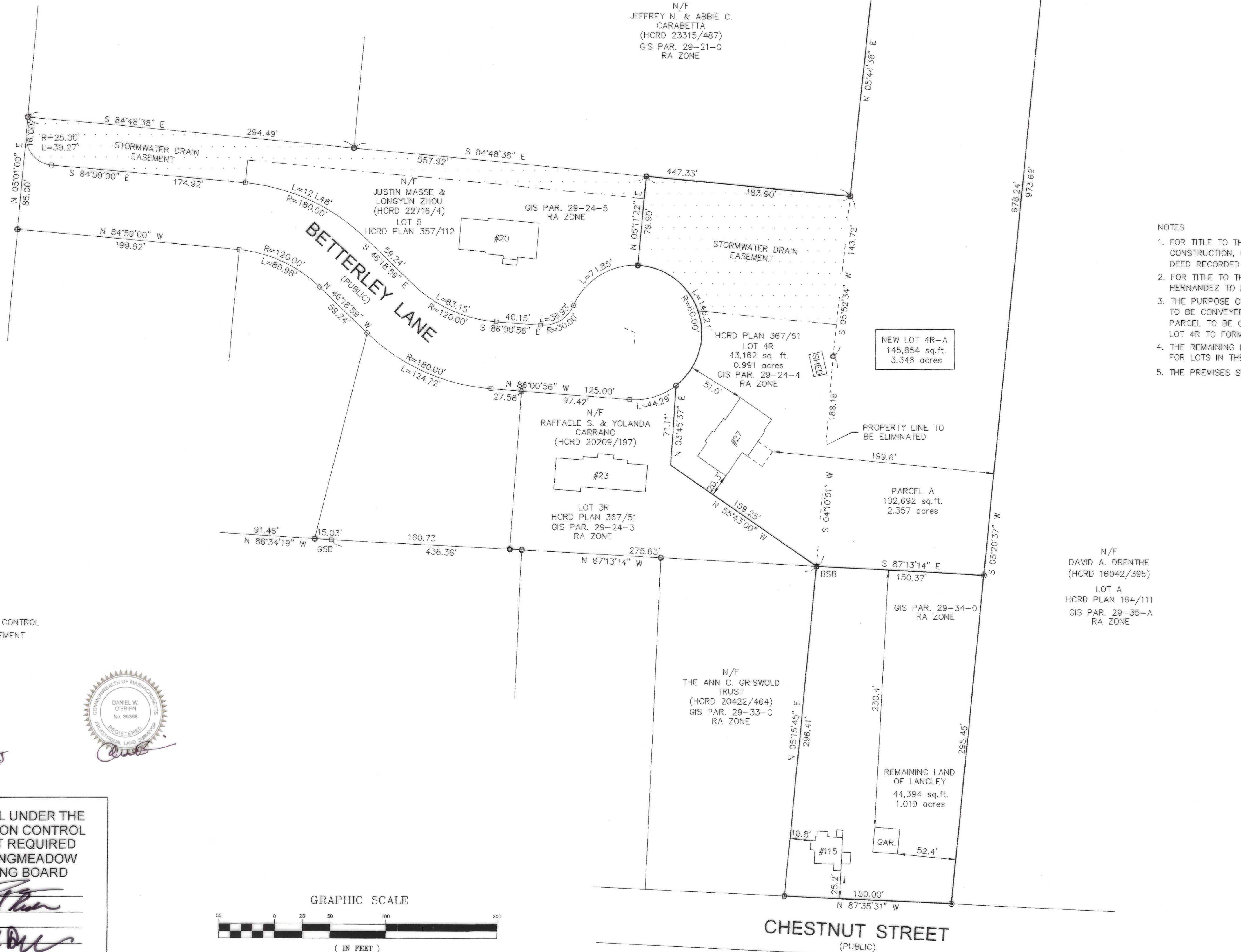


HC RD PLAN 357/112

PROSPECT STREET
(PUBLIC)



NOTES

1. FOR TITLE TO THE PREMISES KNOWN AS #27 BETTERLEY LANE, SEE DEED FROM BRET TA CONSTRUCTION, LLC TO CHRISTOPHER F. CONBOY AND MELANIE A. WALKER CONBOY, SAID DEED RECORDED IN HCRD BOOK 20422, PAGE 107.
2. FOR TITLE TO THE PREMISES KNOWN AS #115 CHESTNUT STREET, SEE DEED FROM ANTHONY HERNANDEZ TO KEVIN C. LANGLEY, SAID DEED RECORDED IN HCRD BOOK 25478, PAGE 249.
3. THE PURPOSE OF THIS PLAN IS TO DIVIDE OFF A PARCEL OF LAND FROM LAND OF LANGLEY TO BE CONVEYED TO CONBOY AND MADE AN INTEGRAL PART OF THEIR ADJOINING LAND. THE PARCEL TO BE CONVEYED, SHOWN HEREON AS PARCEL A, IS TO BE COMBINED WITH EXISTING LOT 4R TO FORM A SINGLE PARCEL TO BE KNOWN AS LOT 4R-A.
4. THE REMAINING LAND OF LANGLEY MEETS THE MINIMUM FRONTAGE AND AREA REQUIREMENTS FOR LOTS IN THE RA ZONE.
5. THE PREMISES SHOWN LIE IN THE RA ZONE.

LEGEND
● IRON PIN FOUND
● IRON PIN SET
□ CONCRETE BOUND FOUND
BSB □ BROWNSTONE BOUND FOUND
HCRD HAMPDEN COUNTY REGISTRY OF DEEDS

PLANNING BOARD ENDORSEMENT UNDER THE SUBDIVISION CONTROL LAW SHOULD NOT BE CONSTRUED AS EITHER AN ENDORSEMENT OR AN APPROVAL OF ZONING LOT AREA REQUIREMENTS.

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Daniel W. O'Brien
DANIEL W. O'BRIEN P.L.S. #36388

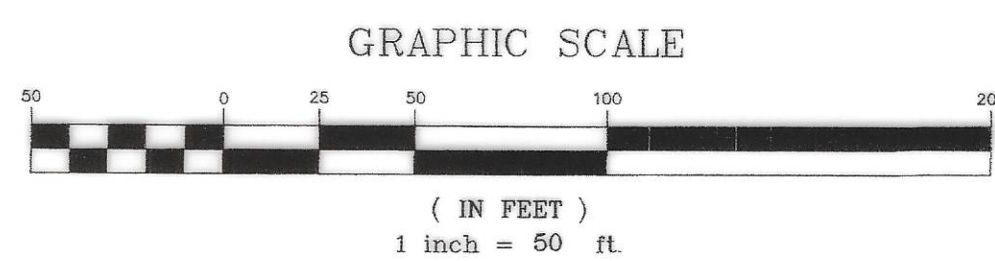
8/29/2025
DATE



APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED EAST LONGMEADOW PLANNING BOARD

[Signature]
[Signature]

DATE



CHESTNUT STREET
(PUBLIC)

N/F
DAVID A. DRENTH
(HCRD 16042/395)
LOT A
HCRD PLAN 164/111
GIS PAR. 29-35-A
RA ZONE

PLAN OF LAND
BETTERLEY LANE
CHESTNUT STREET
EAST LONGMEADOW, MASS.
OWNED BY
CHRISTOPHER F. CONBOY &
MELANIE A. WALKER CONBOY
27 BETTERLEY LANE EAST LONGMEADOW, MA 01028
KEVIN C. LANGLEY
115 CHESTNUT STREET EAST LONGMEADOW, MA 01028

SCALE: 1" = 50'

DATE: AUGUST 25, 2025

SMITH ASSOCIATES
SURVEYORS, INC.

46B BALDWIN STREET EAST LONGMEADOW, MA 01028 (413)525-8801

