

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO REVISE LOTS 3, 4, 5 & 6 AS PREVIOUSLY DEPICTED ON THE REFERENCE PLAN. THE REVISED LOTS CONFORM TO THE ZONING BYLAWS FOR THE TOWN OF STURBRIDGE.
2. BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND AND DEPICT THEM ON THE SURVEY; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
4. HORIZONTAL DATUM BASED ON PLAN BOOK 929 PLAN 53.
5. VERTICAL DATUM BASED ON NAVD 88, GEOID 12B, ESTABLISHED VIA GPS
6. BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 25027C0926E WITH AN EFFECTIVE DATE OF JULY 4, 2011.
7. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.
8. WETLANDS DELINIATED BY ECOTEC INC. AUGUST 2, 2016.

PB.929 PL.53

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE STURBRIDGE PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

STURBRIDGE TOWN CLERK DATE

REMAINING LAND
ASSESSORS MAP 245 LOT 14
106.3 ACRES±
REMAINING FRONTAGE = 3,469'±
R=0.58

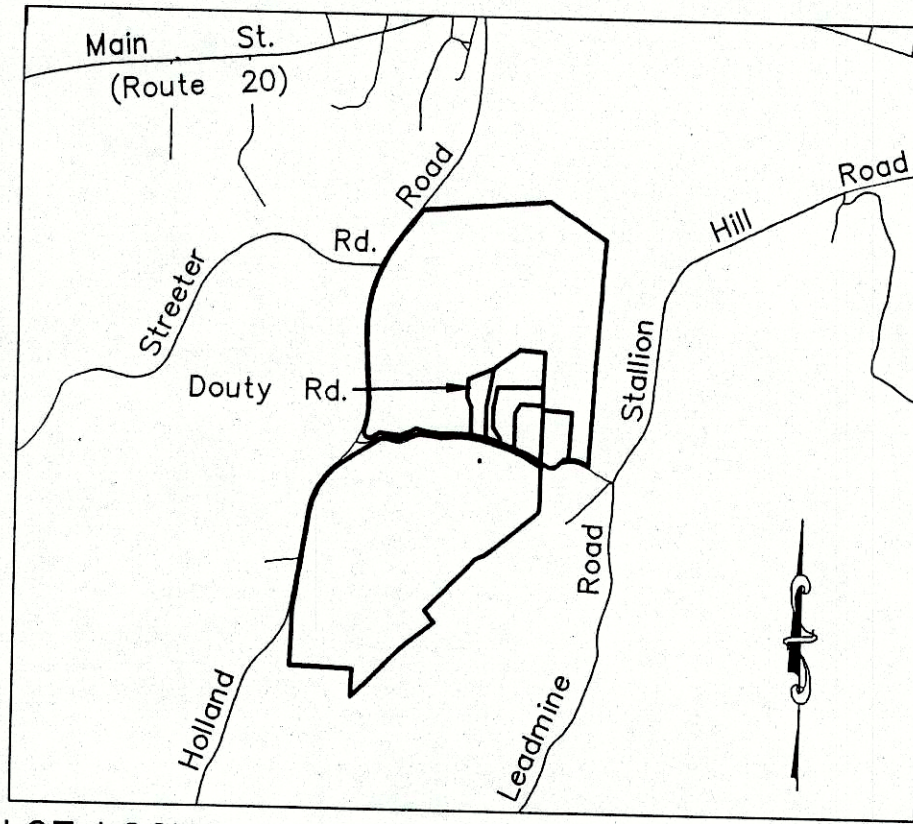
Lot 4R
226,997 sq. ft.
5.2111 acres
R=0.42
SLOPES GREATER
THAN 8%
ALONG FRONTAGE
(PERC TEST PASS)
August 2, 2018

Lot 3R
123,425 sq. ft.
2.8334 acres
R=0.64
SLOPES GREATER
THAN 8%
ALONG FRONTAGE

Lot 5R
178,051 sq. ft.
4.0875 acres
R=0.62
SLOPES GREATER
THAN 8%
ALONG FRONTAGE

Lot 6R
146,718 sq. ft.
3.3682 acres
R=0.90
SLOPES GREATER THAN
8% ALONG FRONTAGE

REMAINING LAND
ASSESSORS MAP 245 LOT 14
106.3 ACRES±



LOT LOCUS:
SCALE: 1"=2000'

TAX MAP REFERENCES:
STURBRIDGE ASSESSORS
MAP 245 LOT 14

RECORD OWNER:
PETER F. O'CONNELL
500 VICTORY ROAD, QUINCY, MA
DEED BOOK 57590 PG.1

PLAN REFERENCES:
(WORCESTER COUNTY REGISTRY OF DEEDS)
PLAN BOOK 929 PLAN 53

REFERENCE PLAN ENTITLED:
"ANR PLAN OF LAND SITE ADDRESS: DOUDY ROAD
STURBRIDGE, MA 01566 DATE: 10-4-2018"
PREPARED BY BERTIN ENGINEERING
RECORDED IN PLAN BOOK 938 PLAN 26

TOWN OF STURBRIDGE ZONING:
ZONE - RURAL RESIDENTIAL
AREA - 1 AC.
FRONTAGE - 150 FT.
FRONT - 30 FT.
SIDE - 20 FT.
REAR - 20 FT.
MAX COVERAGE - 20%

PLANNING BOARD APPROVAL UNDER THE
SUBDIVISION CONTROL LAW NOT REQUIRED M.G.L.
CHAPTER 41 SECTION 81P

DATE: _____

" PLANNING BOARD ENDORSEMENT IS NOT A
DETERMINATION AS TO CONFORMANCE WITH THE
ZONING BYLAW"

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.
I HEREBY CERTIFY THAT THIS IS A TRUE PLAN BASED ON FIELD SURVEYS AND THE LATEST DEEDS AND PLANS OF RECORD AND THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

BRUCE A. FITZBACK

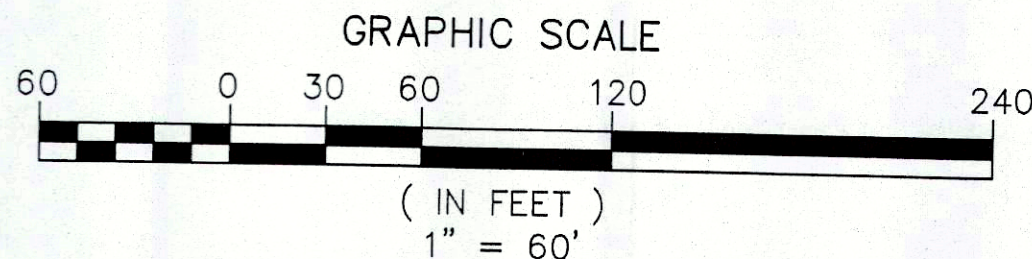
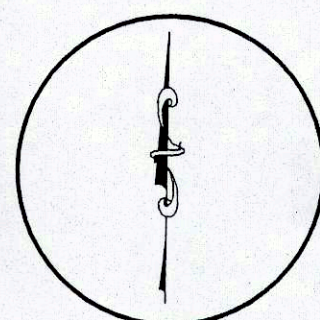
DATE P.L.S. #37731

RESERVED FOR USE BY
THE REGISTRY OF DEEDS

LEGEND

- IRON PIPE AND REBAR
- BOUND SYMBOL
- UTILITY POLE
- STONE WALL

NORTH



NO. DATE REVISION BY

STAMP

DRAWN BY:
ARB

CALISTO J. BERTIN, P.E.
PROFESSIONAL ENGINEER
MA. LIC. NO.: 40595
CT. LIC. NO.: 12950
RI. LIC. NO.: 6694
NH. LIC. NO.: 9368

BRUCE A. FITZBACK, P.L.S.
PROFESSIONAL
LAND SURVEYOR
MA. LIC. NO.: 37731
CT. LIC. NO.: 16870

CHECKED BY:
BAF

FRANK W. BICCHIERI, P.E.
PROFESSIONAL ENGINEER
MA. LIC. NO.: 47597

PETER C. ENGLE, P.E.
PROFESSIONAL ENGINEER
MA. LIC. NO.: 53736

RECORD PROPERTY PETER F. O'CONNELL
OWNER: 500 VICTORY LANE
QUINCY, MA

PLAN OF LAND
SITE ADDRESS:
DOUDY ROAD
STURBRIDGE, MA 01566

B BERTIN ENGINEERING

DATE: 10-4-2018 SCALE: 1"=60' REV #: 0 PROJECT #: 16M-181 DWG. NO.: ANR

39 ELM STREET
SOUTHBRIDGE, MA 01550
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