

RESERVED FOR USE BY THE REGISTRY OF DEEDS

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.

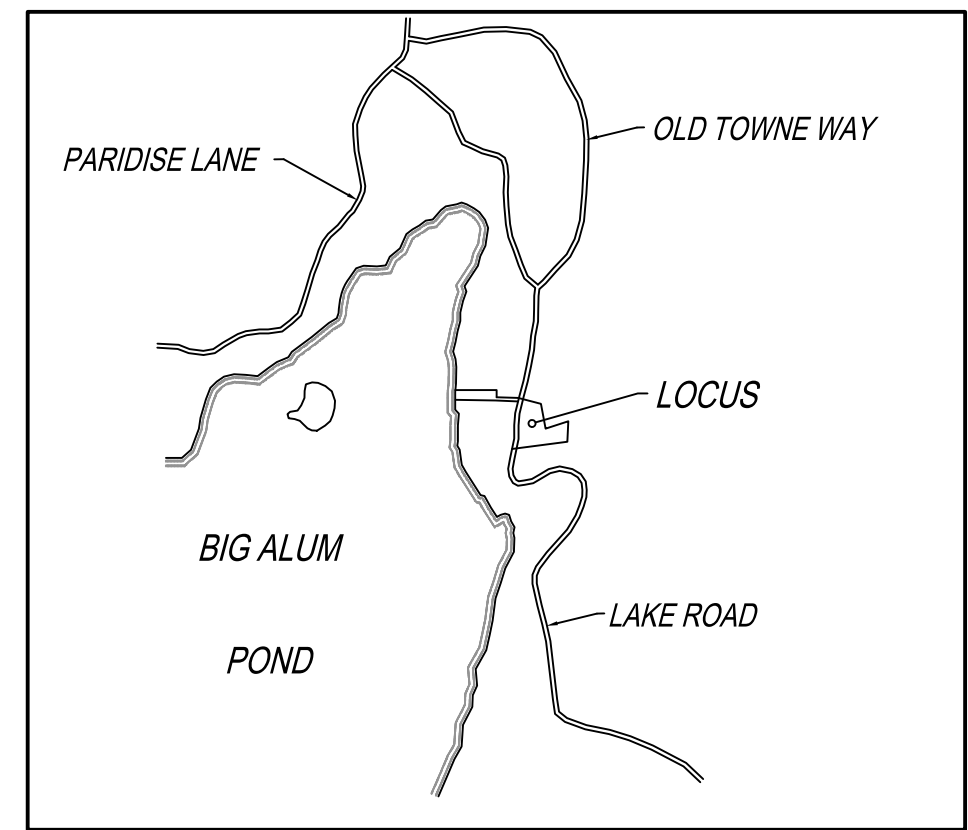
I HEREBY CERTIFY THAT THIS IS A TRUE PLAN BASED ON FIELD SURVEYS AND THE LATEST DEEDS AND PLANS OF RECORD AND THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

*Bruce A. Fitzback*  
 BRUCE A. FITZBACK  
 12.17.2020  
 DATE  
 P.L.S. #37731

THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS AND ENCUMBRANCES THAT SUCH A REPORT MAY DISCLOSE.

**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO CREATE PARCEL A, NOT A BUILDING LOT, FROM THE PROPERTY OWNED BY GARY GALONEK AND REBBECA GALONEK
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 690 PLAN 113
5. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.



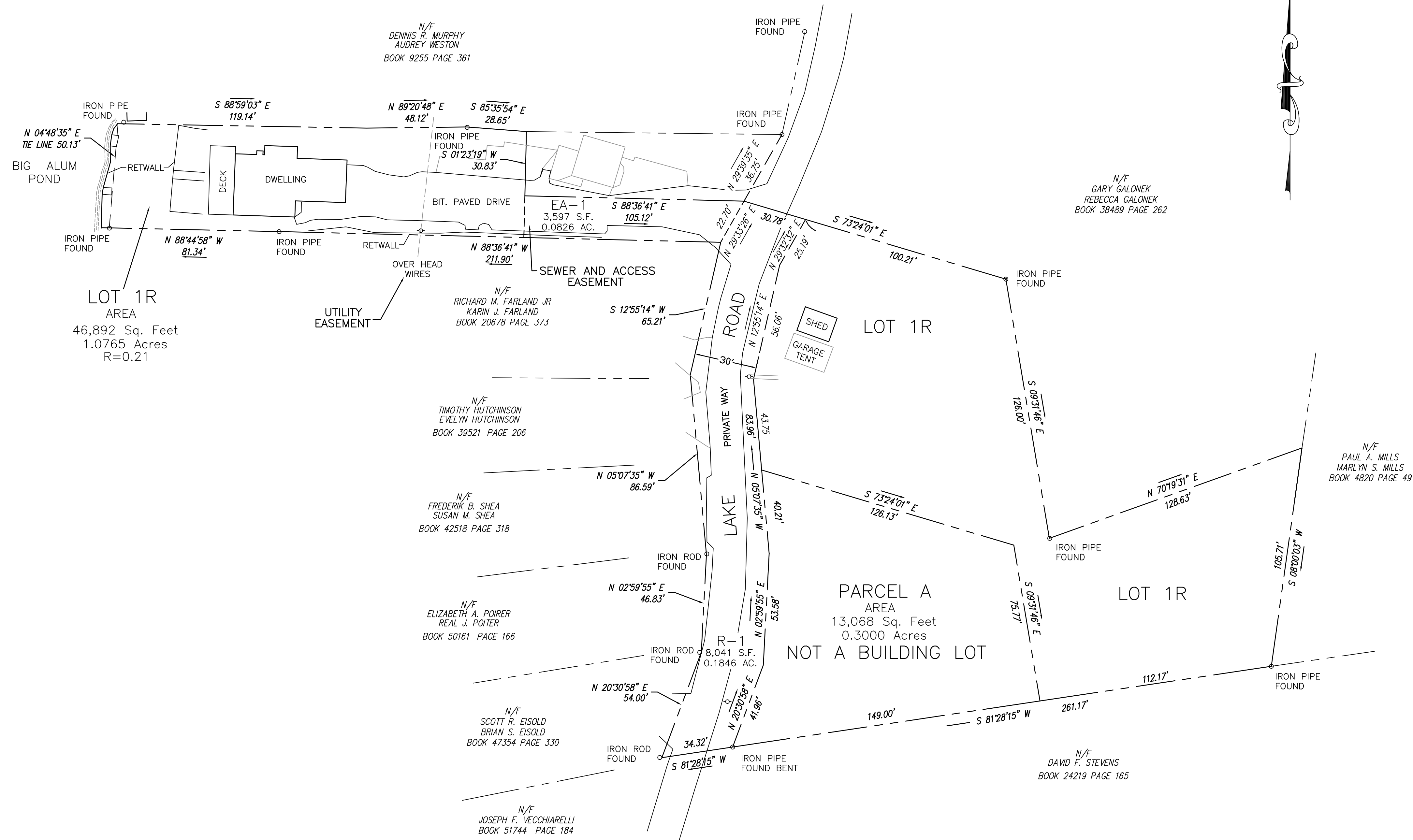
**LOT LOCUS:**  
 SCALE: 1"=1000'

**TAX MAP REFERENCES:**  
 STURBRIDGE ASSESSORS  
 TAX MAP 937 LOT 164

**RECORD OWNER:**  
 GARY GALONEK AND REBECCA GALONEK  
 164 LAKE ROAD  
 FISKDALE, MA  
 DEED BOOK 38489 PAGE 262

**PLAN REFERENCES:**  
 (WORCESTER COUNTY REGISTRY OF DEEDS)  
 PLAN BOOK 690 PLAN 113

**TOWN OF STURBRIDGE ZONING:**  
 ZONE - SR  
 AREA - 0.75 ACERS  
 FRONTAGE - 125'  
 FRONT - 30 FT.  
 OTHER - 15 FT.

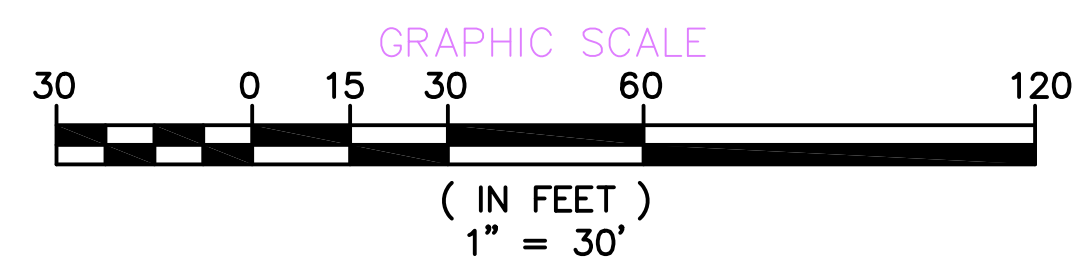


PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED  
 PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAWS

DATE: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**LEGEND**

- |      |                  |   |              |
|------|------------------|---|--------------|
| CB   | CATCH BASIN      | ○ | IRON PIPE    |
| UP   | UTILITY POLE     | ● | DRILL HOLE   |
| IR   | REBAR            | ● | REBAR SET    |
| DH   | DRILL HOLE       | □ | BOUND SYMBOL |
| IP   | IRON PIPE        | ⊕ | UTILITY POLE |
| FND  | FOUND            | ∞ | STONE WALL   |
| BND  | BOUND            | ⊙ | WELL         |
| AP:  | ASSESSORS PARCEL | ⊕ | BENCH MARK   |
| HYD. | HYDRANT          | ⊕ | HYDRANT      |
| GUY  | GUY WIRE         | x | GUY WIRE     |



NO.	DATE	REVISION	BY	DRAWN BY:	CHECKED BY:	RECORD:
				BF	SP	GARY GALONEK AND REBECCA GALONEK
				CALISTO J. BERTIN, P.E.		PROPERTY OWNER:
				PROFESSIONAL ENGINEER		164 LAKE ROAD
				MA. LIC. NO.: 40595		STURBRIDGE, MA
				CT. LIC. NO.: 12950		SITE ADDRESS:
				RI. LIC. NO.: 6894		164 LAKE ROAD
				NH. LIC. NO.: 9368		STURBRIDGE, MA
				BRUCE A. FITZBACK, PLS.		
				PROFESSIONAL LAND SURVEYOR		
				MA. LIC. NO.: 37731		39 ELM STREET
				CT. LIC. NO.: 16970		SOUTHBRIDGE, MA 01550
						P 508.765.0195
						F 508.765.0193
						www.bertinengineering.com
DATE:	SCALE:	REV #:	PROJECT #:	DWG. NO.:		
01-06-2021	1" = 30'	0	19M-191	ANR		

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