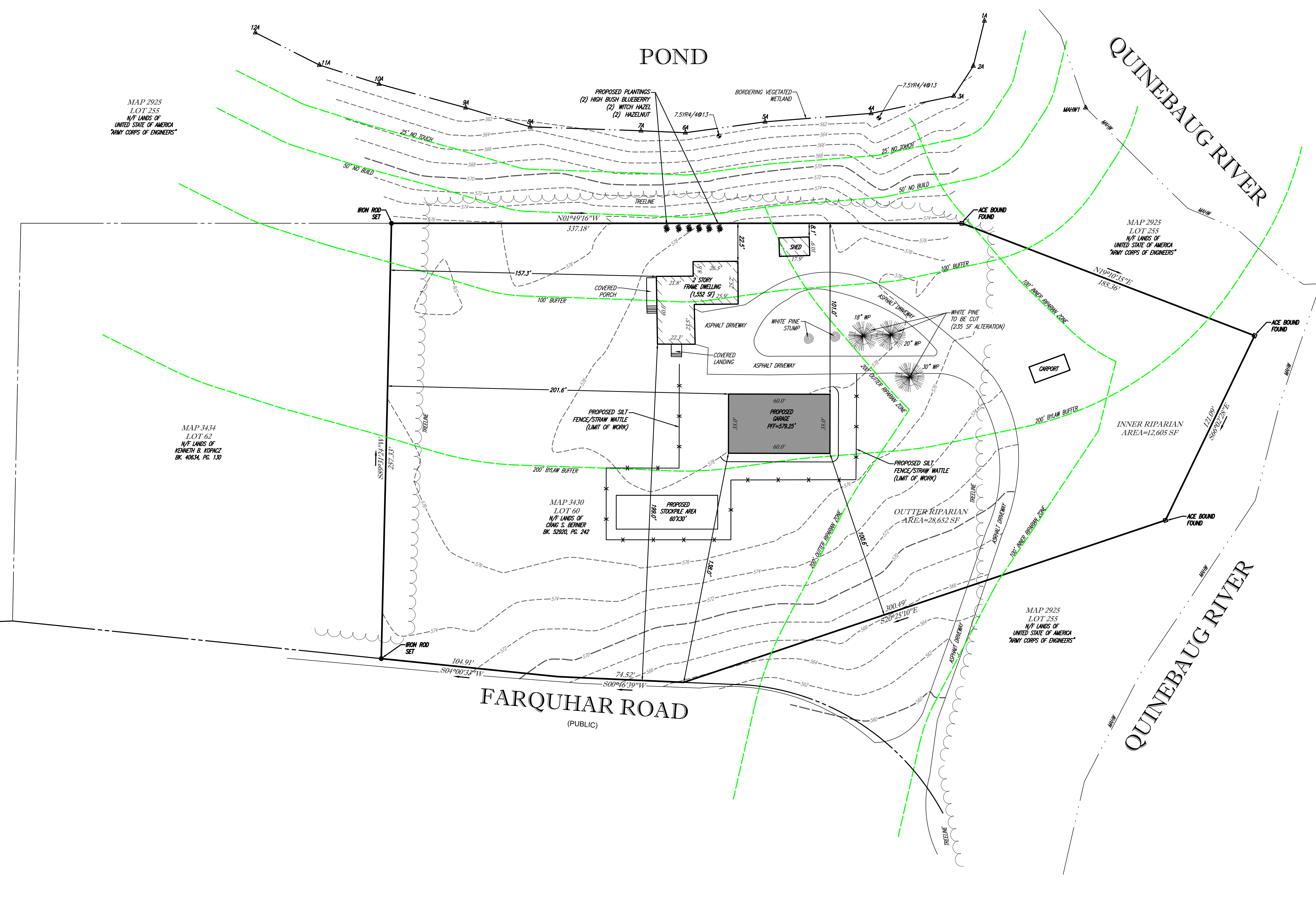
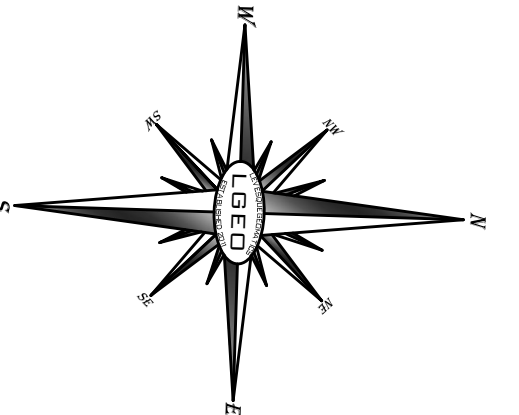


NOTES:

- PROPERTY KNOWN AS MAP 3430, LOT 60 AS SHOWN ON THE GIS MAPS OF THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
- THE BEARING BASIS OF THIS SURVEY REFERS TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD '83) MAINLAND SYSTEM, BASED ON REAL TIME GPS OBSERVATIONS ON THE MaCORS REAL-TIME NETWORK.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- THE WETLAND DELINEATION LINE SHOWN WAS PLACED IN THE FIELD BY EBT ENVIRONMENTAL INC. ON MARCH 19, 2023 AND FIELD LOCATED BY LEVESQUE GEOMATICS, INC. ON MARCH 24, 2023.
- THE ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON RTK GPS OBSERVATIONS ON THE MaCORS REAL TIME NETWORK AND ARE SUBJECT TO LOCAL BENCHMARK ADJUSTMENT.

ENVIRONMENTAL AREA CALCULATIONS:

- TOTAL RIVER FRONT AREA ON PROPERTY = 41,257 SF
- TOTAL 0'-100' RIVER FRONT AREA ON PROPERTY = 12,605 SF
- TOTAL 100'-200' RIVER FRONT ON PROPERTY = 28,652 SF

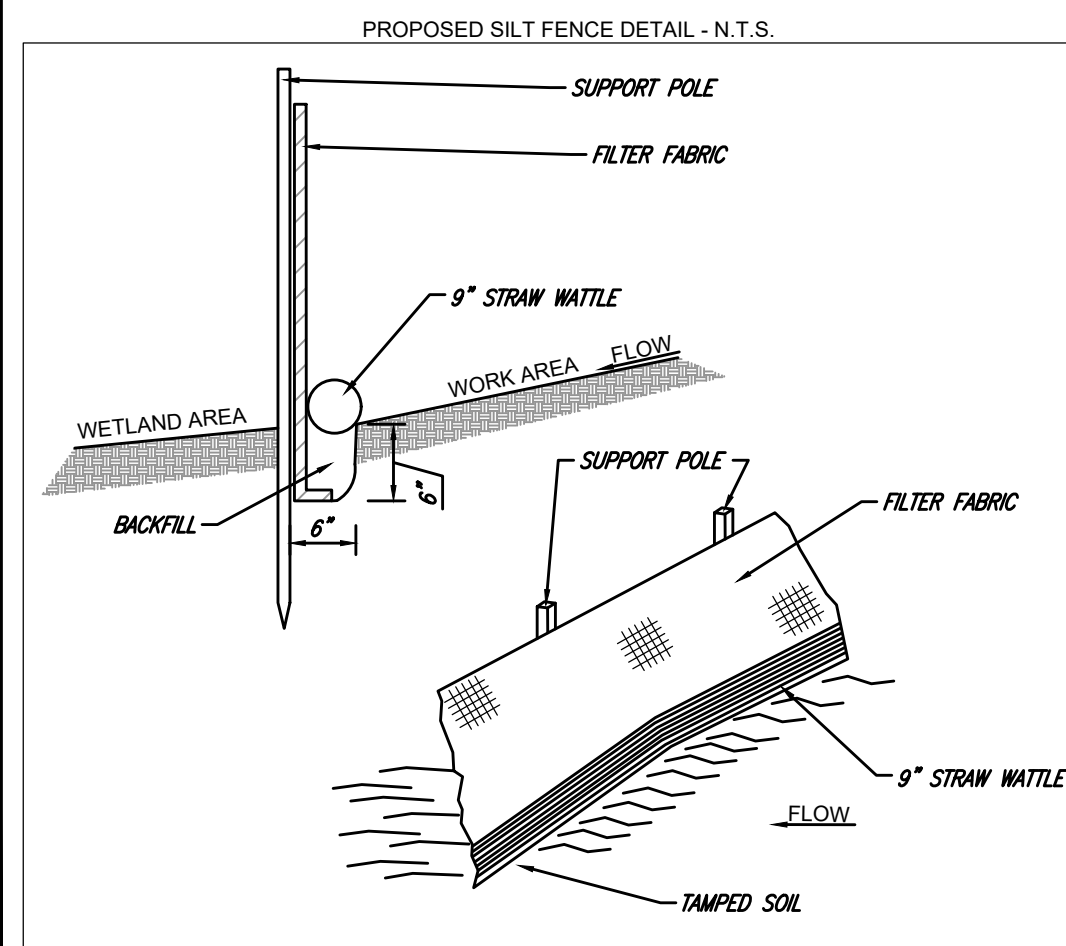


MAP 2925
LOT 255
N/F LANDS OF
UNITED STATE OF AMERICA
"ARMY CORPS OF ENGINEERS"

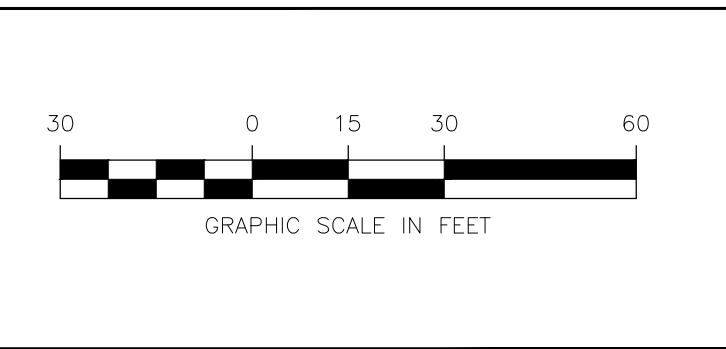
MAP 3434
LOT 62
N/F LANDS OF
KENNETH B. KOPICZ
BK. 40634, PG. 130

MAP 3430
LOT 60
N/F LANDS OF
CRAIG S. BERNIER
BK. 52920, PG. 242

MAP 2925
LOT 255
N/F LANDS OF
UNITED STATE OF AMERICA
"ARMY CORPS OF ENGINEERS"



REVISIONS:		
REV	DATE	COMMENT
1		
2		
3		



PLOT PLAN
 OF
 MAP 3430, LOT 60
PREPARED FOR CRAIG S. BERNIER
 60 FARQUHAR ROAD
 TOWN OF STURBRIDGE
 WORCESTER COUNTY
 COMMONWEALTH OF MASSACHUSETTS

PREPARED BY:
LEVESQUE GEOMATICS INC
 43 GLENDALE ROAD
 STURBRIDGE, MA 01518
 PHONE: (508) 868-0041



SEAL:
 JOSEPH I. LEVESQUE III
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840
 3/03/2023

SCALE: 1" = 30'
 PROJECT # CB08-001
 DATE MARCH 3, 2023