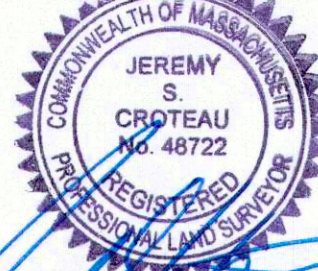


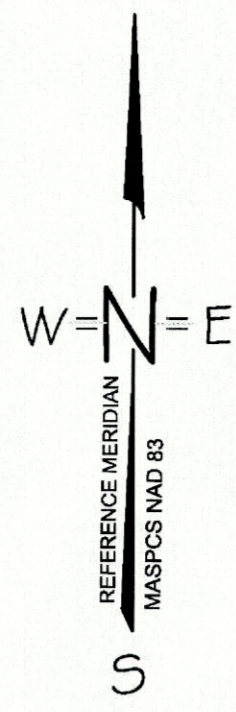
RESERVED FOR USE BY THE REGISTRY OF DEEDS

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.



JEREMY S. CROTEAU
DATE: 11-4-2020 P.L.S. #48722



RECEIVED
MAY 04 2020
TOWN OF STURBRIDGE
PLANNING BOARD

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

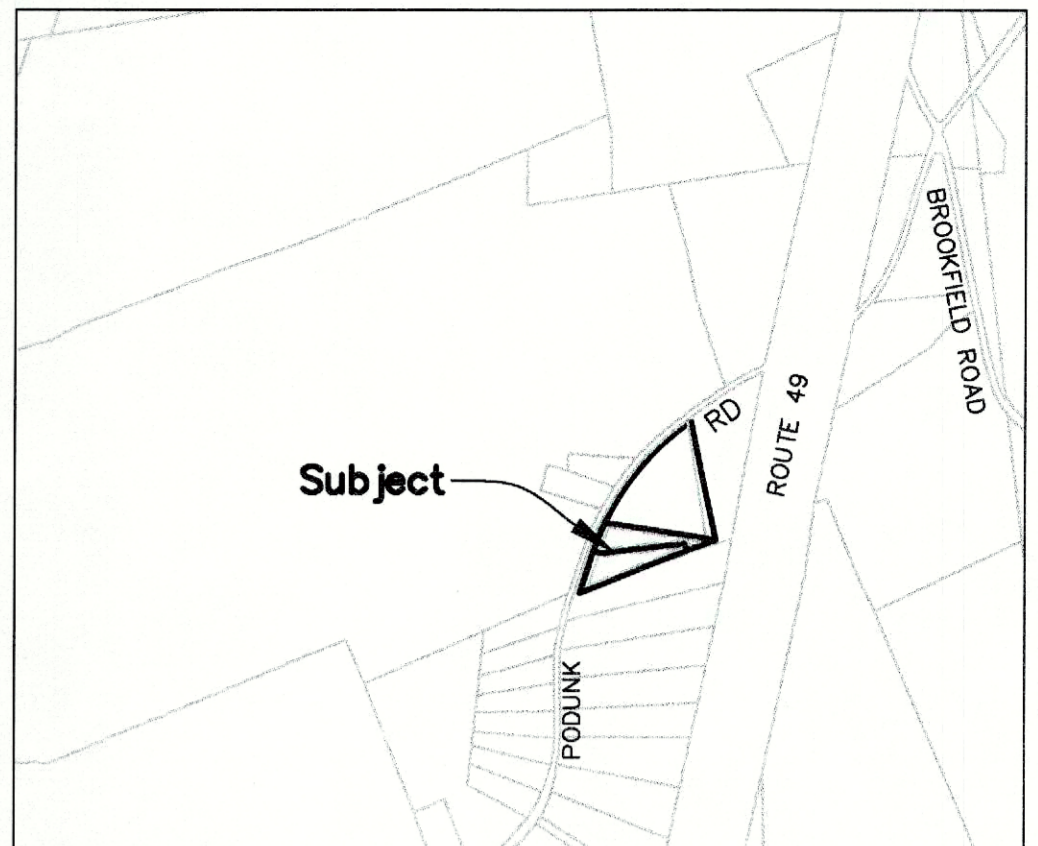
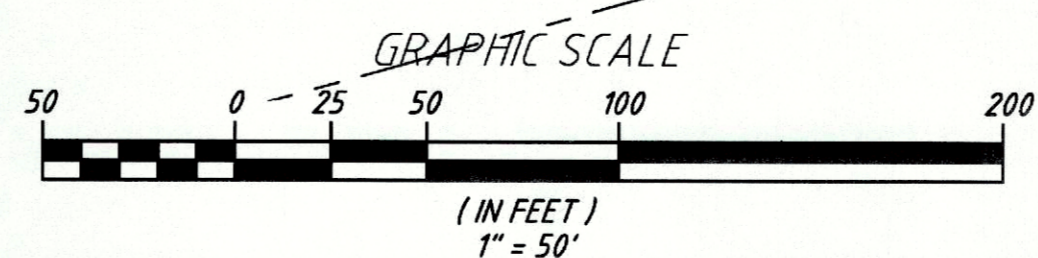
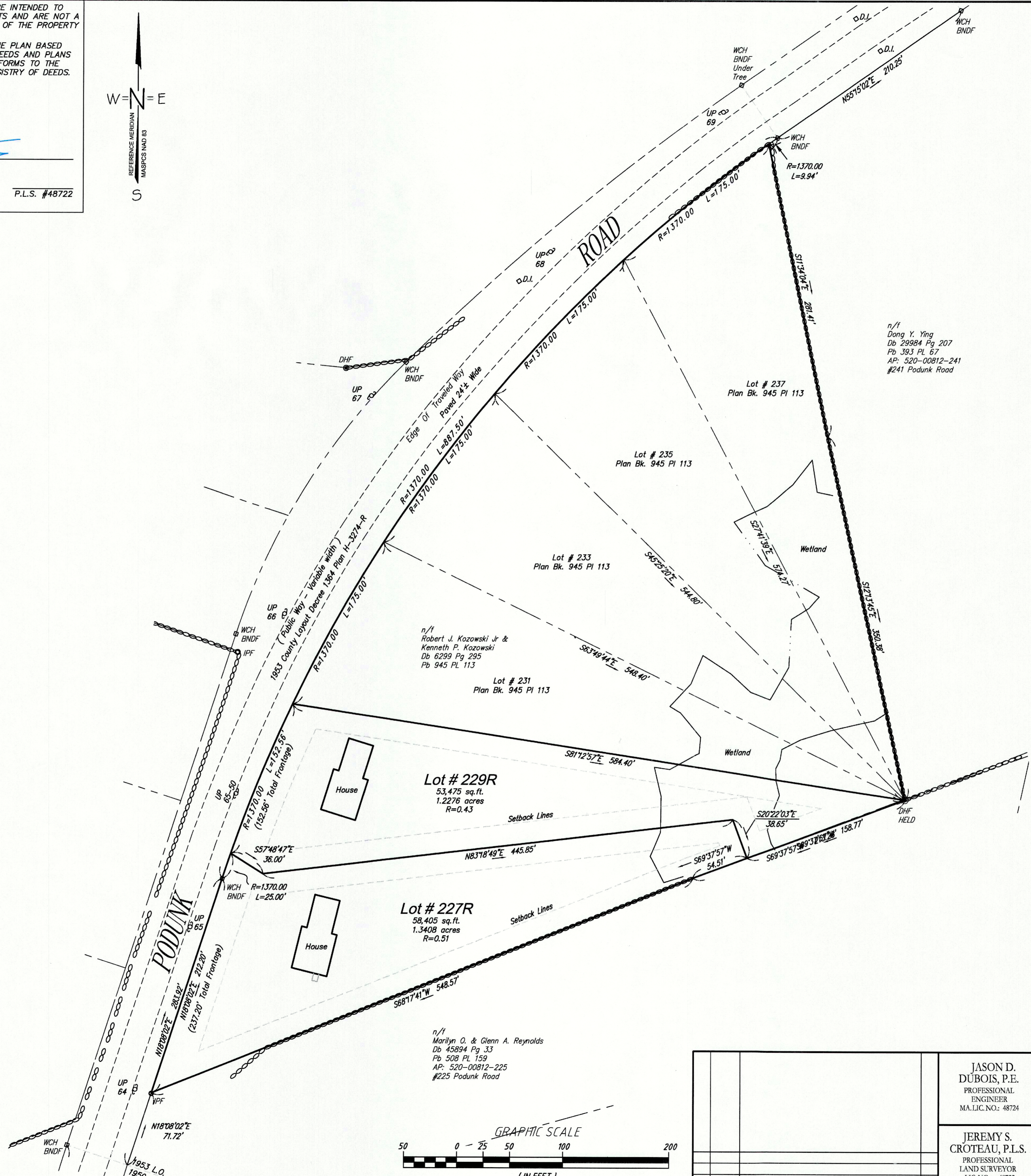
DATE: _____

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

* ENDORSEMENT BY THE PLANNING BOARD DOES NOT GUARANTEE THAT ANY OF THE LOTS SHOWN ON THIS PLAN ARE BUILDABLE LOTS *

SYMBOL KEY

- STONE WALL
- BOUND
- IRON PIPE / REBAR
- DRILL HOLE
- UTILITY POLE
- WELL
- TEST PIT
- PERC TEST
- BENCH MARK
- IPF
- IRF
- BNDF
- DHF
- IRS
- IRON PIPE FOUND
- REBAR FOUND
- BOUND FOUND
- DRILL HOLE FOUND
- 5/8 REBAR SET



LOT LOCUS
SCALE: 1"=1000'

TAX MAP REFERENCES:
TAX MAP ID 520-00343-227

RECORD OWNERS
AH & DB CUSTOM HOMES, INC.
DB 62768 PG 109

PLAN REFERENCES:
(WORCESTER COUNTY REGISTRY OF DEEDS)
PB 945 PL 13
PB 508 PL 159
PB 508 PL 59
PB 393 PL 67
PB 343 PL 101
PB 191 PL 121
PB 169 PL 89

TOWN OF STURBRIDGE ZONING
ZONE - RURAL RESIDENTIAL
AREA - 1 ACRE, 43,560 SQ. FT.
FRONTAGE - 150 FT.
FRONT - 30 FT.
SIDE & REAR - 20 FT.

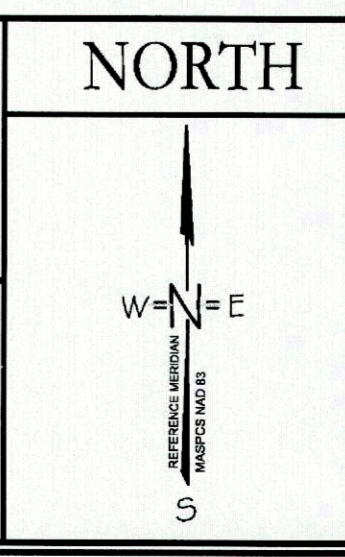
GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO REVISE THE LOT LINE BETWEEN LOT 227R AND 229R.
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. HORIZONTAL DATUM BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 83 VIA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).
4. BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 25027C0766E, WITH AN EFFECTIVE DATE OF JULY 4, 2011.
5. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY DIGGING TEST HOLES PRIOR TO ANY DESIGN OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
7. ADJUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.
8. 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.
9. WETLAND AREAS. LOT 227R=6,500 S.F., LOT 229R=7,800 S.F. WETLAND RESOURCE AREAS SHOWN HEREON ARE APPROXIMATE.
10. THERE ARE ALSO NO SLOPES IN EXCESS OF EIGHT PERCENT THAT WOULD AFFECT DRIVEWAY ACCESS TO THE BEST OF OUR KNOWLEDGE.

NO.	DATE	REVISION	BY

JASON D. DUBOIS, P.E.
PROFESSIONAL ENGINEER
M.A.L.C. NO. 48724

JEREMY S. CROTEAU, P.L.S.
PROFESSIONAL LAND SURVEYOR
L.C. NO. 48722



ANR PLAN OF LAND

SITE ADDRESS:
227 & 229 Podunk Road
Sturbridge, MA

CLIENT:
AH & DB CUSTOM HOMES, INC.
Podunk Road
Sturbridge, MA

DRAWN BY: JSC
CK'D BY: JDD
DATE: 11-2-2020
PROJECT #: 20-164

REV #:
REV #:
SCALE: 1"=50'
DWG. NO.: ANR

DOC ENGINEERING & SURVEY INC.
388 CHARLTON STREET, SUITE 207
CHARLTON, MA 01501
508-788-8888
508-341-2127