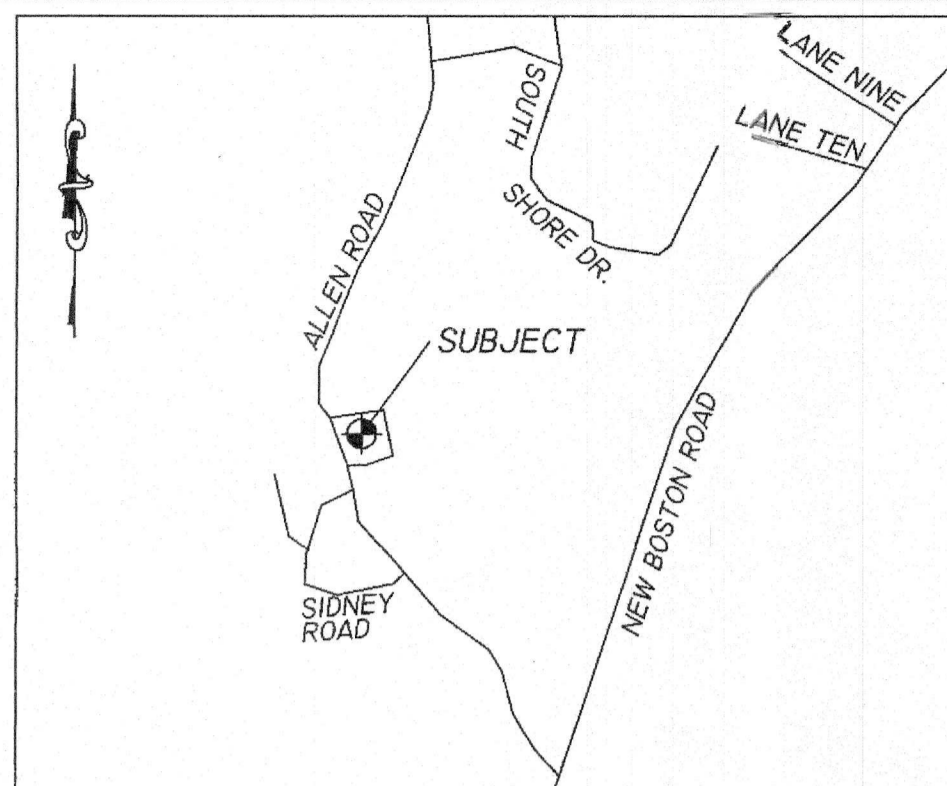


STURBRIDGE ZONING	
ZONE:	RURAL RESIDENTIAL
AREA:	1 ACRE
FRONTAGE:	150'
FRONT YARD:	30'
SIDE YARD:	20'
REAR YARD:	20'
MAX. BLDG. COVERAGE:	15%



RESERVED FOR USE BY THE REGISTRY OF DEEDS

SYMBOL LEGEND

- STONE WALL
- BOUND
- IRON PIPE
- UTILITY POLE
- WELL
- BENCH MARK

LOT LOCUS
SCALE: NONE

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
PLANNING BOARD OF STURBRIDGE

DATE: _____

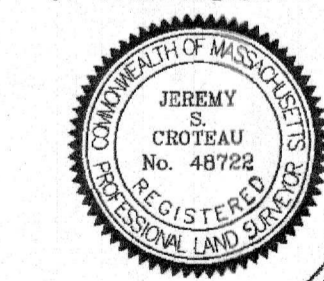
PLAN NOTES

- 1) BOUNDARIES SHOWN ARE 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 DISCLOSE.
- 2) HORIZONTAL DATUM BASED ON PLAN BOOK 919, PLAN 6
- 3) BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 27027C PANEL 0951E WITH AN EFFECTIVE DATE OF JULY 4, 2011.
- 4) ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.
- 5) THE ARE NO WETLANDS LOCATED ON THIS PARCEL.
- 6) THE PURPOSE OF THIS PLAN IS TO CREATE PARCEL A AND PARCEL B. BY ADDING PARCEL C OWNED BY HOLCRAFT
- 7) PARCELS A & B WILL HAVE SUFFICIENT AREA AND FRONTAGE TO CONFORM WITH PRESENT ZONING
- 8) THE EXISTING HOUSE WAS BUILT IN 1786 AND DOES NOT CONFORM TO PRESENT ZONING SETBACKS ON THE NORTHERLY SIDE AND THE STREET FRONTAGE SETBACK.

PLAN REFERENCES

PLAN BOOK 919 PLAN 6

DEED REFERENCES
BOOK 36848 PAGE 106
BOOK 24541 PAGE 218
BOOK 63448 PAGE 233



Jeremy S. Croteau
JEREMY S. CROTEAU, PLS #48722

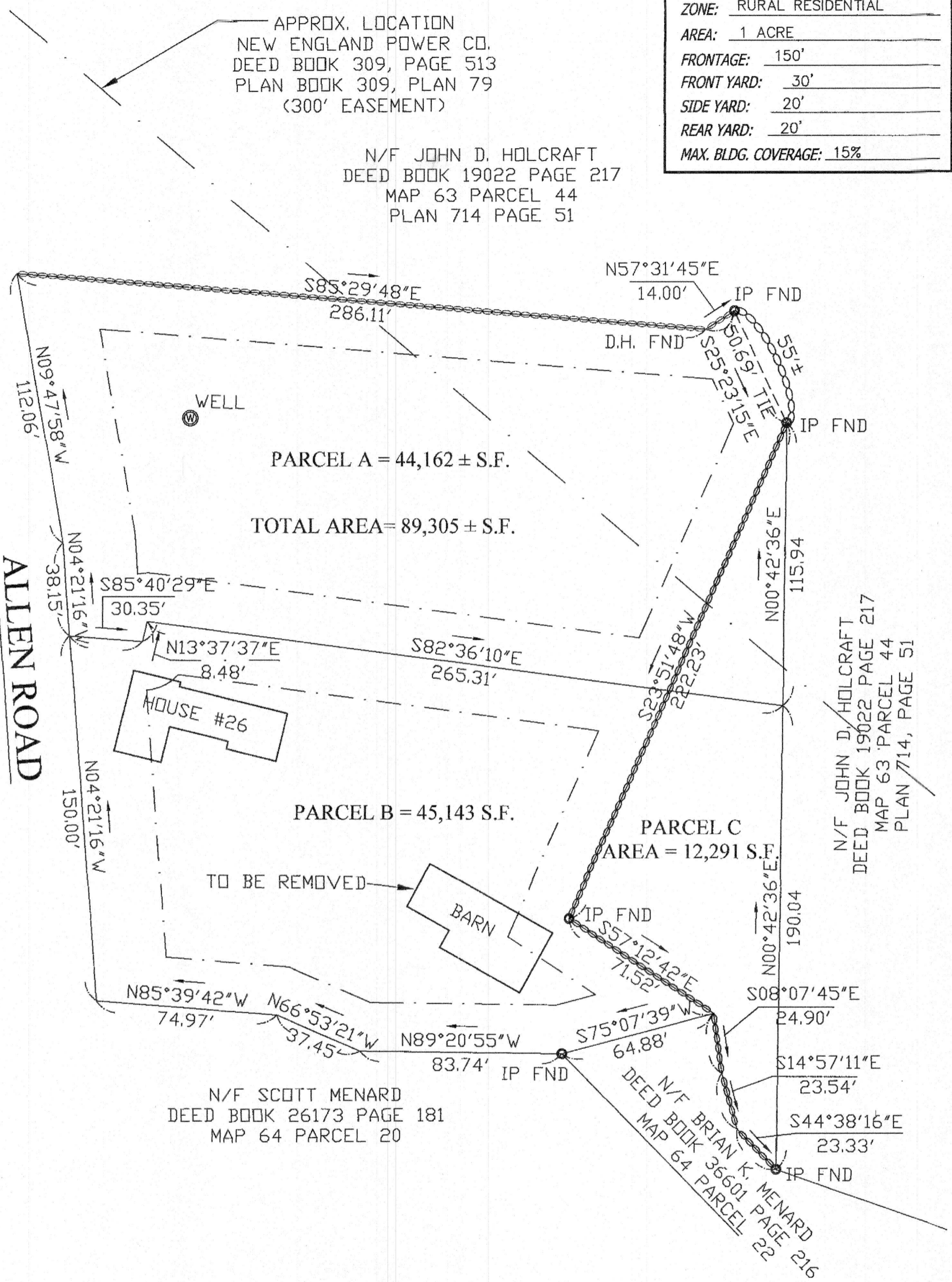
11-17-2020
DATE: _____

BEING A MAJORITY OF THE BOARD
NO DETERMINATION OF COMPLIANCE WITH CURRENT ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED.

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.

(PUBLIC-SCENIC-VARIABLE WIDTH)
ALLEN ROAD



N/F SCOTT MENARD
DEED BOOK 26173 PAGE 181
MAP 64 PARCEL 20

N/F BRIAN K. MENARD
DEED BOOK 36601 PAGE 216
MAP 64 PARCEL 22

N/F JOHN D. HOLCRAFT
DEED BOOK 19022 PAGE 217
MAP 63 PARCEL 44
PLAN 714, PAGE 51

ORIGINAL		REVISIONS					
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APV'D
11/10/20	AMT						
DRAFTED BY:	AMT						
CHECKED	LSJ						
SUPERVISOR	LSJ						
REVIEWED	JSC						
REVIEWED	<i>[Signature]</i>						
REVIEWED	<i>[Signature]</i>						



JALBERT ENGINEERING, INC.
CIVIL ENGINEERS & SURVEYORS
54 Main Street
Sturbridge, Massachusetts 01566-1244
Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136
Fax: (508) 347-7962

PLAN OF PROPERTY
OWNED BY:
JOHN D. HOLCRAFT
ETHAN T. AND ERICA L. HILLMAN
26 ALLEN ROAD, STURBRIDGE, MA

(IN FEET)
1 inch = 40 ft.

PLAN DATE: 11/10/20
DWG NUMBER
20126