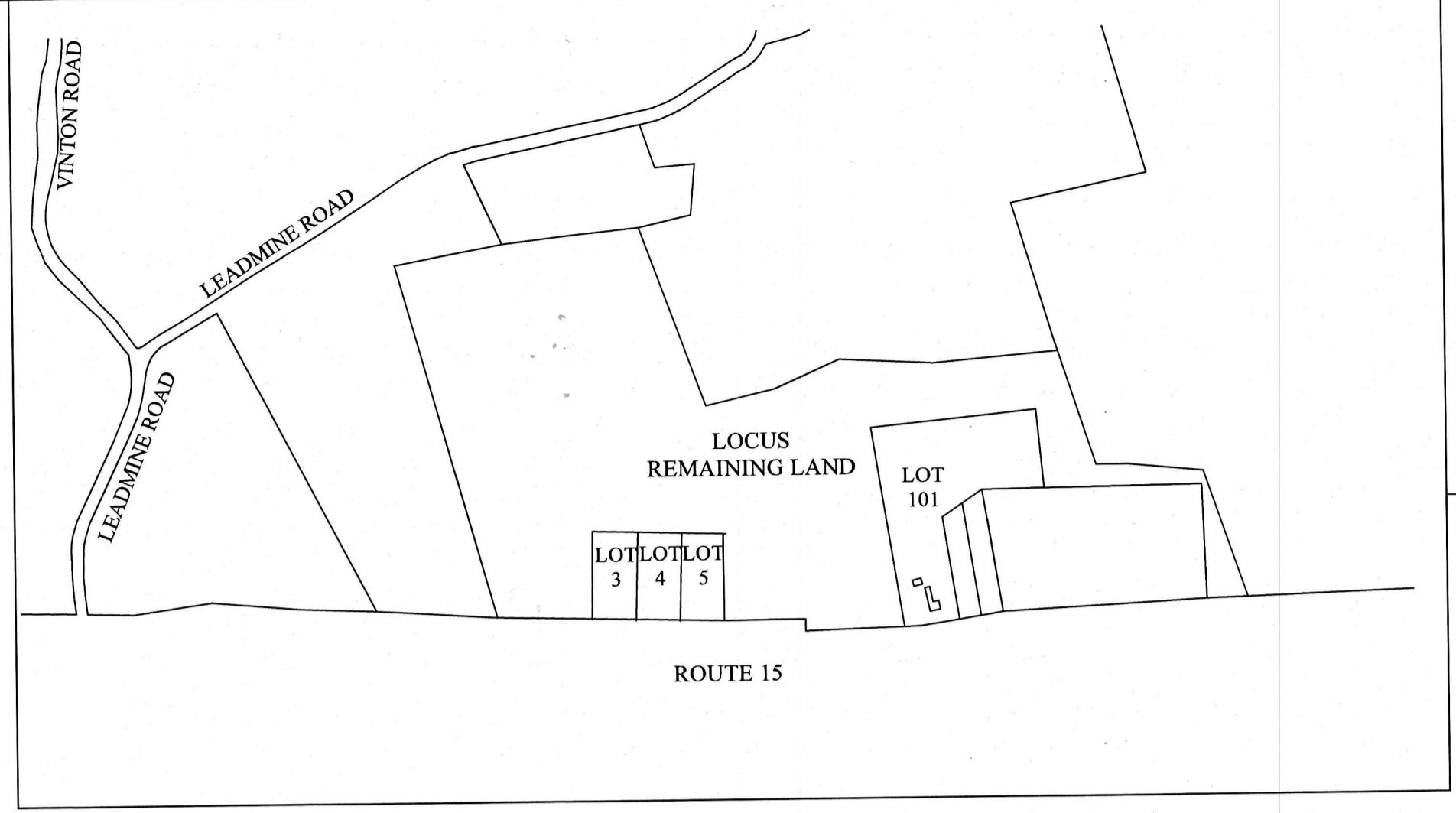
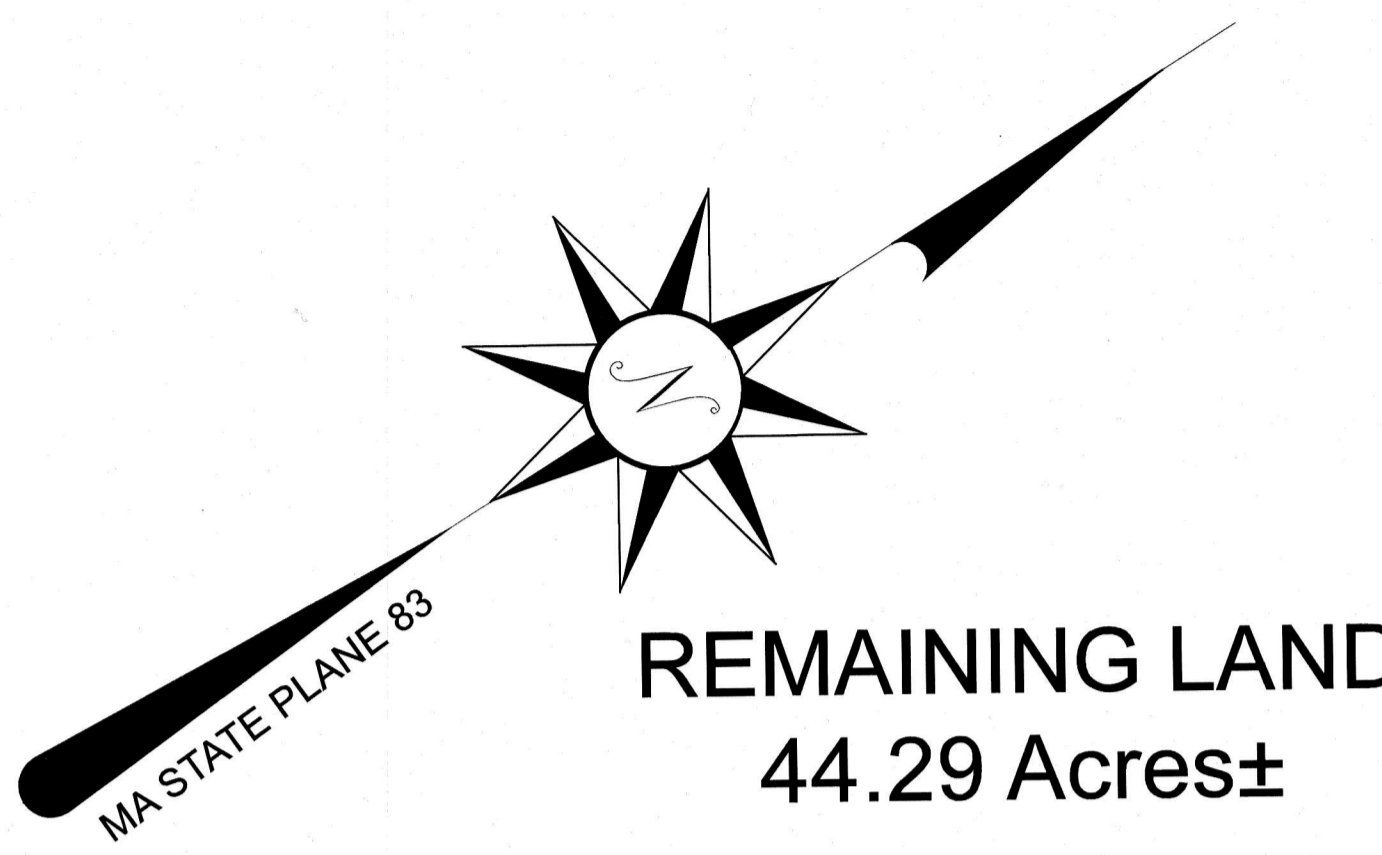


**STURBRIDGE PLANNING BOARD**

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.  
Chapter 41 S 81P.

DATE OF APPROVAL:
DATE OF ENDORSEMENT:

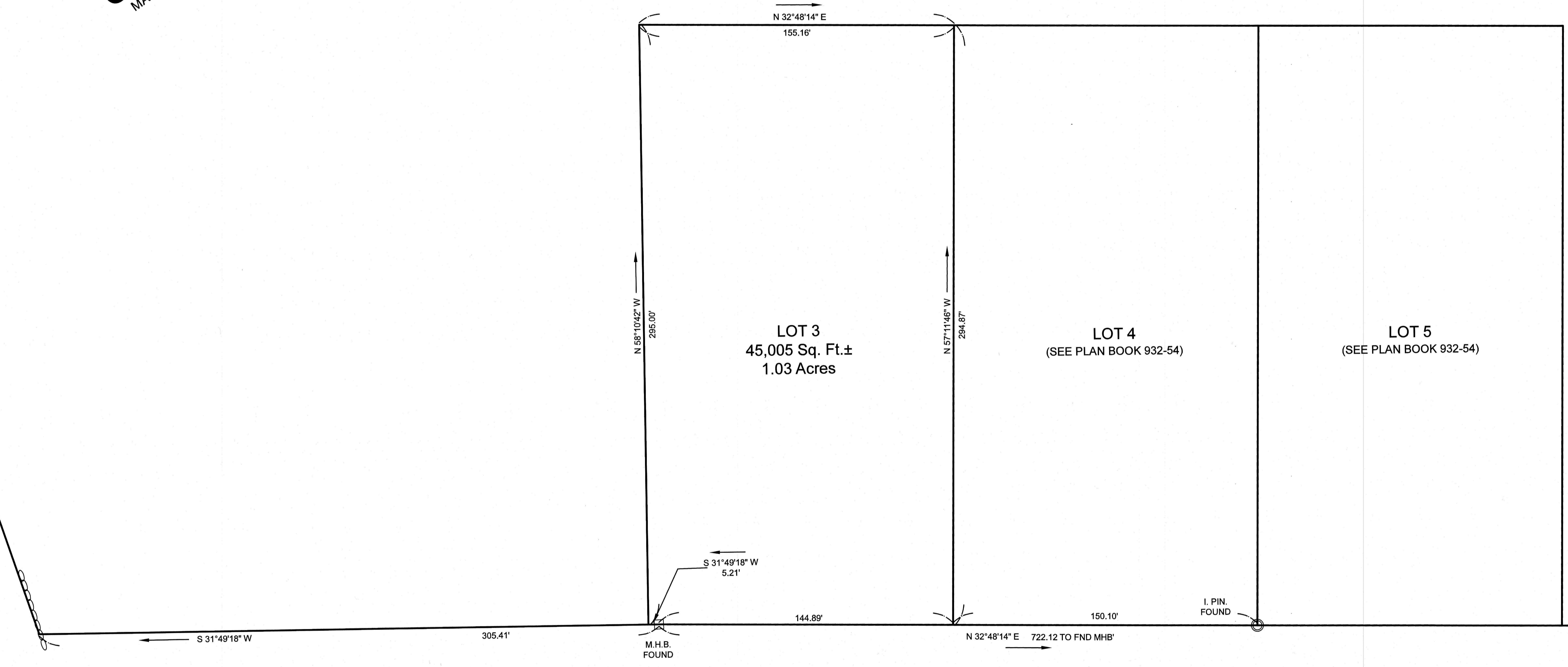


LOT LOCUS

BEING A MAJORITY OF THE BOARD

NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR IMPLIED.  
ZONED RURAL RESIDENTIAL

NOW OR FORMERLY  
TOWN OF STURBRIDGE  
ASSESSORS ID: 400-04714-529



ROUTE 15

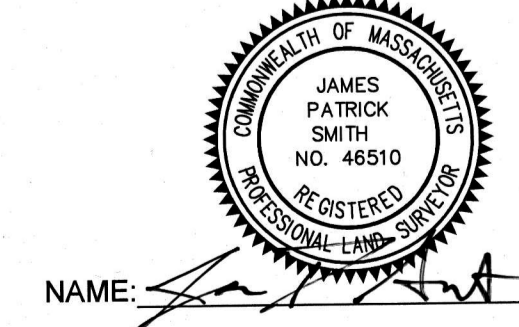
- PLAN NOTES:
- 1.) THE PURPOSE OF THIS PLAN IS TO CREATE LOT 3 ON ROUTE 15 THAT HAS SUFFICIENT LOT FRONTAGE, LOT WIDTH, AND AREA AS REQUIRED FOR ZONING DISTRICT RURAL RESIDENTIAL.
  - 2.) THIS PLAN WAS PREPARED FOR THE DIVISION OF A PARCEL OF PROPERTY OWNED BY SILVERTREE REALTY, INC. DESCRIBED IN BOOK 57774 PAGE 369 RECORDED IN THE WORCESTER SOUTH REGISTRY OF DEEDS.
  - 3.) THE PREPARATION OF THIS PLAN IS NOT INTENDED TO BE A CONFIRMATION TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN.
  - 4.) PROPERTIES SHOWN MAY BE SUBJECT TO EASEMENTS, RIGHT OF WAYS, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
  - 5.) NO JURISDICTIONAL WETLANDS ARE LOCATED ON THE PROPOSED LOT.

**ZONING DISTRICT:**  
ZONE: RURAL RESIDENTIAL  
AREA: 43,560 Sq. Ft.; 1 Acre  
FRONTAGE: 150'

**SETBACK REQUIREMENTS**  
FRONT: 30'  
SIDE: 20'  
REAR: 20'

STURBRIDGE, MA  
WORCESTER COUNTY SOUTH

OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF STURBRIDGE ASSESSORS RECORDS.  
ASSESSORS ID: 552-04456-566  
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



NAME: [Signature] DATE: MARCH 19, 2021

**PLAN REFERENCES:**  
PLAN BOOK 186 PLAN 116  
PLAN BOOK 501 PLAN 50  
PLAN BOOK 574 PLAN 17  
PLAN BOOK 689 PLAN 53  
PLAN BOOK 932 PLAN 54  
PLAN BOOK 951 PLAN 57  
PLAN BOOK 953 PLAN 33

PLAN OF LAND  
566 ROUTE 15  
STURBRIDGE, MASSACHUSETTS  
PREPARED FOR  
RECORD OWNER  
SILVERTREE REALTY, INC.  
Bk. 57774 Pg. 369  
SCALE: 1" = 30' DATE: MARCH 11, 2021

PREPARED BY



DWG: 17-188 ROUTE 15 STURBRIDGE