

# STURBRIDGE PLANNING BOARD

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

DATE OF APPROVAL:

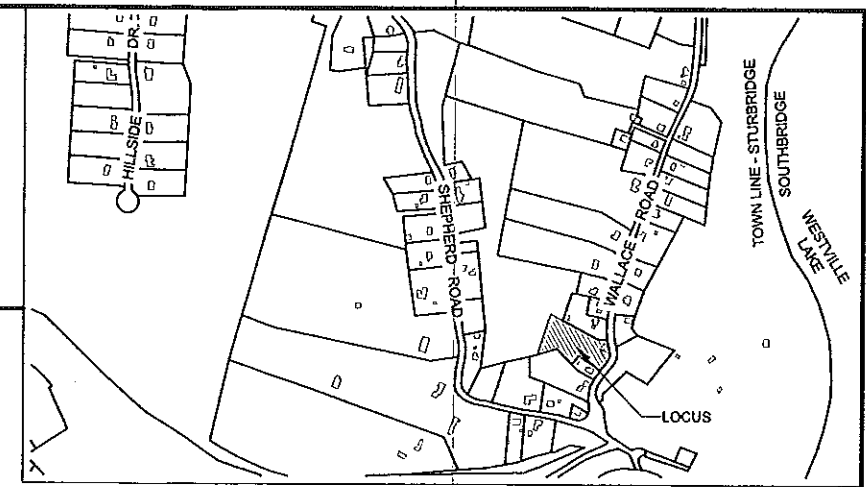
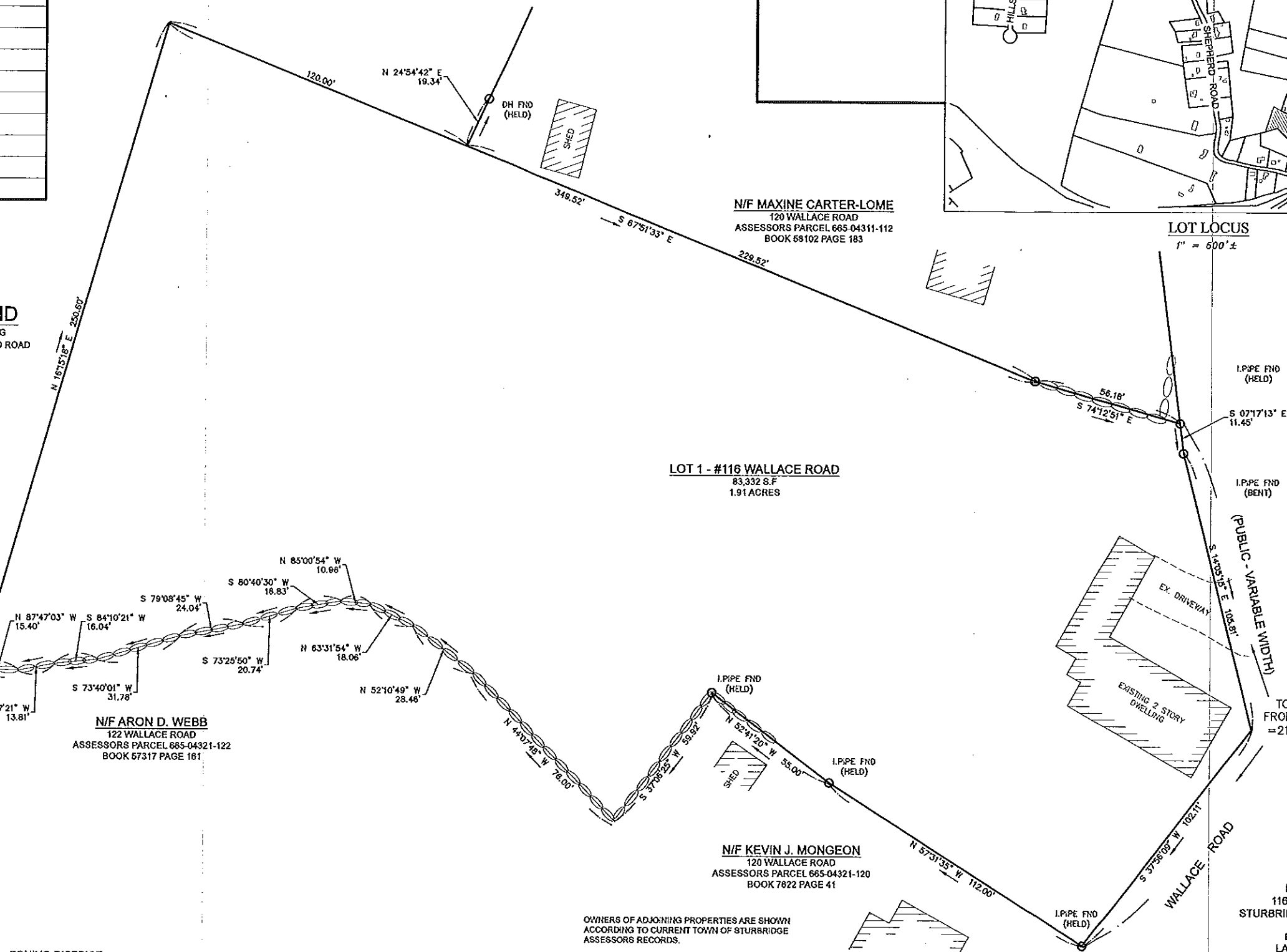
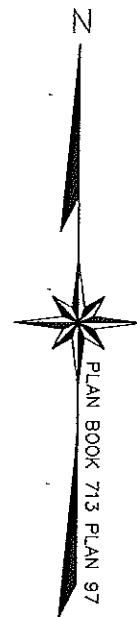
DATE OF ENDORSEMENT:

BEING A MAJORITY OF THE BOARD

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

## REMAINING LAND

APPROX. 11.3 ACRES REMAINING  
160 L.F. OF FRONTAGE ON SHEPHERD ROAD



**LOT 1 - #116 WALLACE ROAD**  
83,332 S.F.  
1.91 ACRES

**N/F ARON D. WEBB**  
122 WALLACE ROAD  
ASSESSORS PARCEL 665-04321-122  
BOOK 67317 PAGE 161

**N/F KEVIN J. MONGEON**  
120 WALLACE ROAD  
ASSESSORS PARCEL 665-04321-120  
BOOK 7822 PAGE 41

**N/F MAXINE CARTER-LOME**  
120 WALLACE ROAD  
ASSESSORS PARCEL 665-04311-112  
BOOK 68102 PAGE 183

**LOT LOCUS**  
1" = 600' ±

**PLAN REFERENCES:**  
PLAN BOOK 713 PLAN 47  
PLAN BOOK 288 PLAN 106  
PLAN BOOK 822 PLAN 48

**TOTAL FRONTAGE**  
= 219.37'

- PLAN NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO CREATE LOT 1 (116 WALLACE ROAD) FROM THE DEEDED PROPERTY AS DESCRIBED IN DEED BOOK 20321 PAGE 278.
  2. REFERENCE "PLAN OF LAND PREPARED FOR THE ESTATE OF MARY BONIFACE, WALLACE AND SHEPARD ROADS IN STURBRIDGE MA" PREPARED BY JALBERT ENGINEERING, INC. DATED 11/17/87.
  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. SEE WELL RIGHTS ON PARCEL B IN RECORD DEED

**ZONING DISTRICT:**  
ZONE: SUBURBAN RESIDENTIAL  
AREA: 32,670 Sq Ft; 3/4 Acre  
FRONTAGE: 125'

**SETBACK REQUIREMENTS**  
FRONT: 30'  
SIDE: 15'  
REAR: 15'

STURBRIDGE, MA  
WORCESTER COUNTY SOUTH

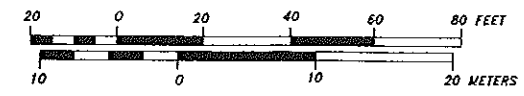
OWNERS OF ADJOINING PROPERTIES ARE SHOWN  
ACCORDING TO CURRENT TOWN OF STURBRIDGE  
ASSESSORS RECORDS.

ASSESSORS ID: 665-04311-116

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: *James Patrick* DATE: JANUARY 19, 2021



**PLAN OF LAND**  
116 WALLACE ROAD  
STURBRIDGE, MASSACHUSETTS  
PREPARED FOR  
RECORD OWNER  
**Laurie Boniface**  
Bk. 20301 Pg. 278  
SCALE: 1" = 20' DATE: JANUARY 19, 2021

PREPARED BY



**SUMMIT ENGINEERING & SURVEY, INC.**  
710 MAIN STREET, OXFORD, MA 01537  
TEL. 508-987-2266  
FAX 508-987-2267

DWG: 21-105 116 Wallace Road Sturbridge ANR.dwg  
JOB NO. 21-105 SHEET 1 OF 1

FIELD: NCK CALC: NCK DRAFT: ARB CHK: ARB