

FOR REGISTRY USE ONLY

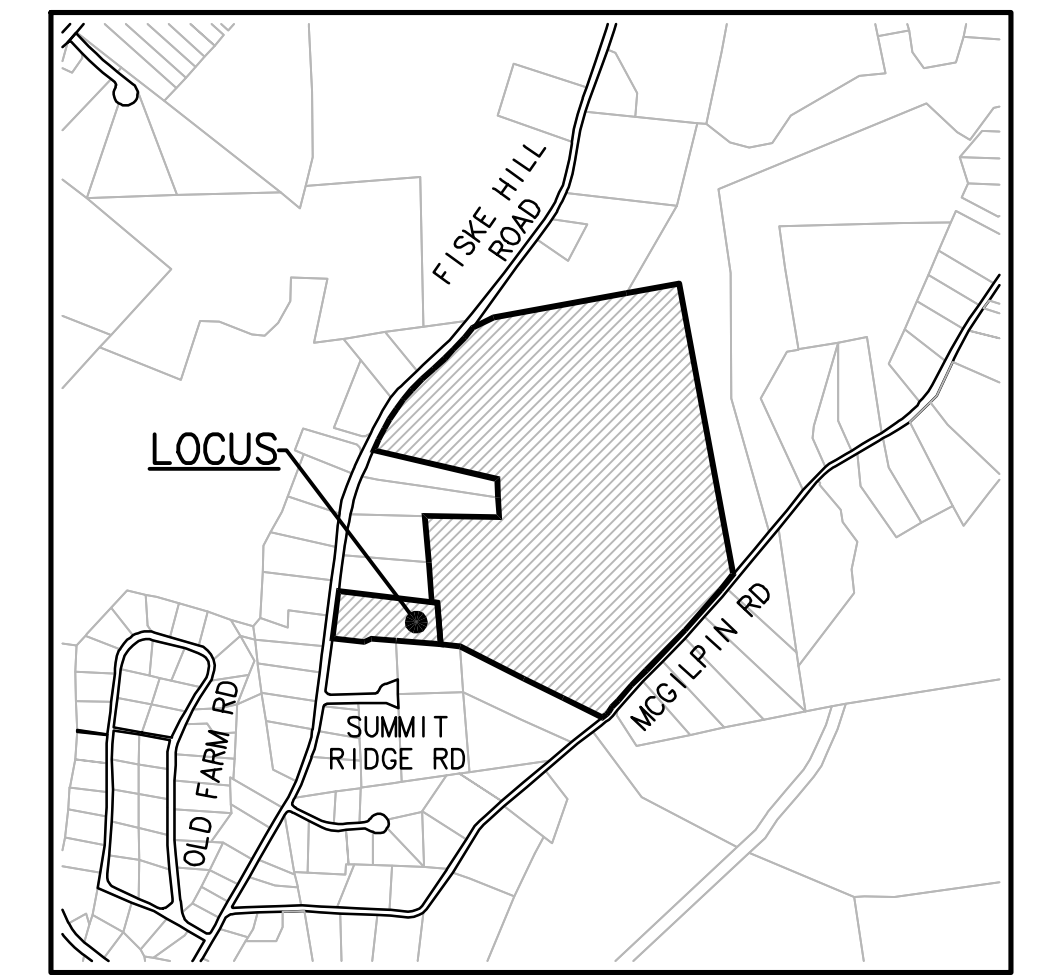
ZONE: SUBURBAN-RESIDENTIAL (S.R.)

LOT AREA (REQ'D)	3/4 ACRES
FRONTAGE (REQ'D)	125'
FRONT YARD (REQ'D)	30'
SIDE YARD (REQ'D)	15'
REAR YARD (REQ'D)	15'
LOT COVERAGE (MAX)	15%
BUILDING HEIGHT (MAX)	35'

STURBRIDGE PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE

NO DETERMINATION AS TO THE COMPLIANCE WITH THE ZONING BYLAWS OF THE TOWN OF STURBRIDGE HAS BEEN MADE OR IS INTENDED BY THIS ENDORSEMENT



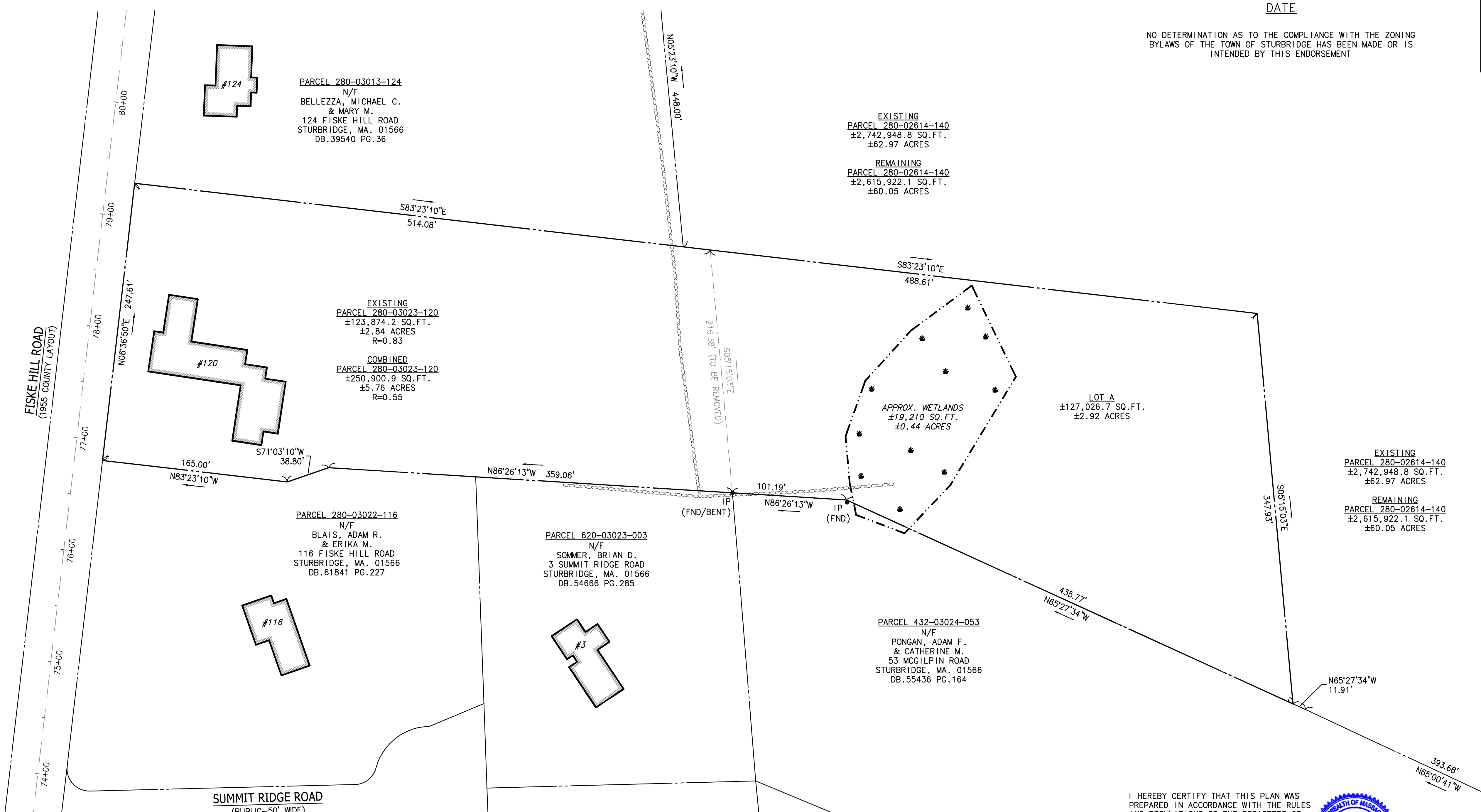
LOCUS PLAN
1" = 1,000'±

GENERAL NOTES

- RECORD OWNER(S)
PARCEL 280-02614-140
ALLWORTH LLC
136 GOULD ROAD
CHARLTON, MASSACHUSETTS 01507
DEED BK. 47791 PG. 200
- LOCUS PROPERTIES ARE SHOWN AS PARCELS 140 AND 120 ON ASSESSORS MAP 280 AND APPEAR TO LIE WITHIN THE SUBURBAN RESIDENTIAL (SR) ZONING DISTRICT PER THE TOWN OF STURBRIDGE ZONING MAP AND ASSESSORS INFORMATION.
- PROPERTY LINES SHOWN WERE DERIVED FROM AN ON THE GROUND SURVEY CONDUCTED IN DECEMBER 2016 AND JANUARY OF 2017 BY EXISTING GRADE, INC., LINES OF OCCUPATION, AND FOUND MONUMENTATION.
- PARCEL APPEARS TO LIE WITHIN THE FLOOD ZONE X AND SPECIAL X PER FIRM MAP 25027C0931E, PANEL 931 OF 1075, LAST REVISED JULY 04, 2011, AS SHOWN ON THE FEMA WEBSITE.
- EXISTING CONDITIONS SHOWN HEREON WERE COMPILED FROM AN ON THE GROUND SURVEY CONDUCTED IN APRIL OF 2017 BY EXISTING GRADE, INC. AND FROM AN AERIAL SURVEY CONDUCTED BY AERODATA DIGITAL MAPPING, LOCATED AT 127 ROUTE 28, OSSIPPEE, NH 03864, IN AUGUST OF 2016.
- ORIGIN OF BEARING FROM PLAN BOOK 388 PAGE 5, AS RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- WETLAND LOCATIONS SHOWN HEREON ARE COMPILED FROM GIS DATA PROVIDED BY THE STATE OF MASSACHUSETTS. NO FORMAL WETLAND DELINEATION OR SURVEY WAS CONDUCTED FOR THE PREPARATION OF THIS PLAN.
- ADDITIONAL INFORMATION BASED UPON THE TOWN OF STURBRIDGE ON LINE ASSESSOR DATABASE AND MAY NOT REFLECT MOST RECENT TITLE TRANSFERS.

PLAN REFERENCES

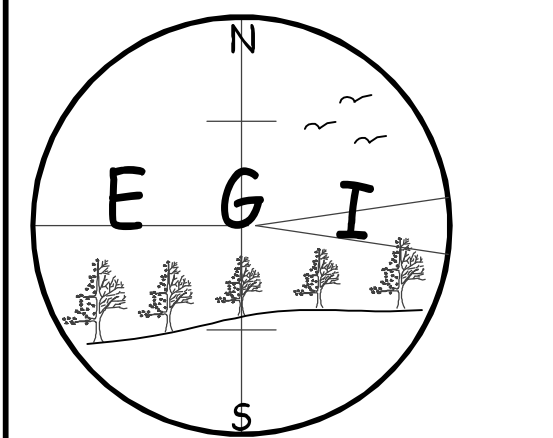
- (RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS)
- PLAN BOOK 388 PAGE 5
 - PLAN BOOK 414 PAGE 17
 - PLAN BOOK 424 PAGE 58
 - PLAN BOOK 508 PAGE 28
 - PLAN BOOK 518 PAGE 8
 - PLAN BOOK 810 PAGE 121



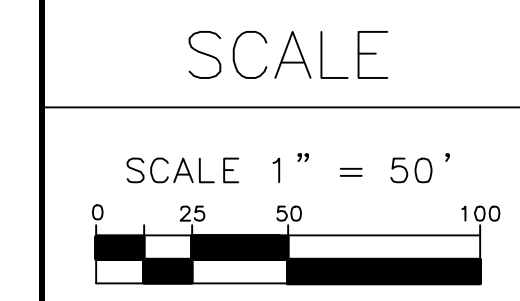
INTENT OF PLAN

THE INTENT OF THIS PLAN IS TO DEPICT THE CREATION OF LOT A FROM PARCEL 280-02614-140, LAND NOW OR FORMERLY OF ALLWORTH LLC. LOT A IS NOT CONSIDERED TO BE A BUILDABLE LOT AND IS TO BE COMBINED WITH ADJUTING PARCEL 280-03023-120 TO FORM ONE LOT.

NOTE: EXISTING UTILITIES SHOWN HEREON ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE ONLY. OTHER UTILITY LINES THAN THOSE DEPICTED HEREON MAY EXIST. EXISTING GRADE, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF OMITTED OR INACCURATELY SHOWN UTILITIES.

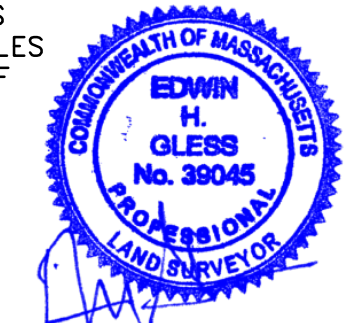


Existing Grade Inc.
Surveyors & Civil Engineers
62 Riedell Road
Douglas, MA. 01516
508-694-6501 Ph/Fax



NO.	DATE	BY	REVISIONS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS



PROFESSIONAL LAND SURVEYOR DATE

CLIENT
ALLWORTH REALTY
136 GOULD ROAD
CHARLTON, MA 01507

APPROVAL NOT REQUIRED PLAN FOR
120 FISK HILL ROAD
STURBRIDGE, MASSACHUSETTS

PROJECT NO.	1668
DATE:	02/10/21
SHEET NO.	1 OF 1

1668_ANR