

NOTES:

- PROPERTY KNOWN AS MAP 335, LOT 251 AS SHOWN ON THE GIS MAPS OF THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
- AREA OF LOT 251 = 180,338 SF OR 4.140 AC.
AREA OF PROPOSED LOT A = 44,031 SF OR 1.011 AC.
AREA OF PROPOSED LOT B = 44,539 SF OR 1.022 AC.
AREA OF PROPOSED LOT C = 47,231 SF OR 1.084 AC.
AREA OF PROPOSED LOT D = 44,536 SF OR 1.022 AC.
- THE BEARING BASIS OF THIS SURVEY IS BASED ON REFERENCE #1.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS INC AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THE PURPOSE OF THIS PLAN IS TO CREATE 4 BUILDING LOTS SHOWN AS PROPOSED LOTS A, B, C & D.
- NO SLOPES IN EXCESS OF 8 PERCENT WERE FOUND THAT WOULD EFFECT DRIVEWAY ACCESS.

REFERENCES:

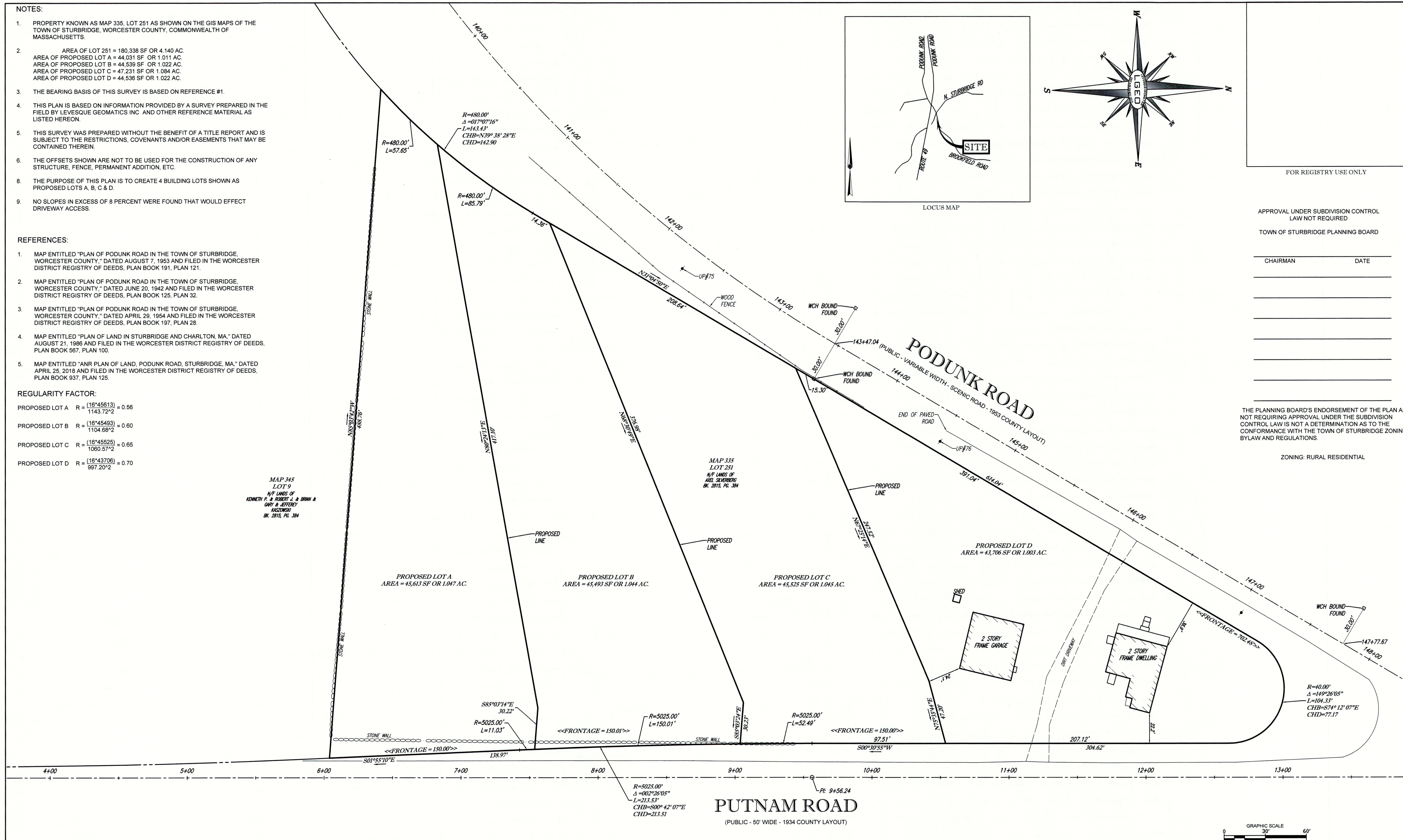
- MAP ENTITLED "PLAN OF PODUNK ROAD IN THE TOWN OF STURBRIDGE, WORCESTER COUNTY," DATED AUGUST 7, 1953 AND FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 191, PLAN 121.
- MAP ENTITLED "PLAN OF PODUNK ROAD IN THE TOWN OF STURBRIDGE, WORCESTER COUNTY," DATED JUNE 20, 1942 AND FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 125, PLAN 32.
- MAP ENTITLED "PLAN OF PODUNK ROAD IN THE TOWN OF STURBRIDGE, WORCESTER COUNTY," DATED APRIL 29, 1964 AND FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 197, PLAN 28.
- MAP ENTITLED "PLAN OF LAND IN STURBRIDGE AND CHARLTON, MA," DATED AUGUST 21, 1986 AND FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 567, PLAN 100.
- MAP ENTITLED "ANR PLAN OF LAND, PODUNK ROAD, STURBRIDGE, MA," DATED APRIL 25, 2018 AND FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 937, PLAN 125.

REGULARITY FACTOR:

- PROPOSED LOT A $R = \frac{(16^{\circ}45'13")}{1143.72^2} = 0.56$
- PROPOSED LOT B $R = \frac{(16^{\circ}45'49")}{1104.68^2} = 0.60$
- PROPOSED LOT C $R = \frac{(16^{\circ}45'52")}{1060.57^2} = 0.65$
- PROPOSED LOT D $R = \frac{(16^{\circ}43'06")}{997.20^2} = 0.70$

MAP 345
LOT 9
N/F LANDS OF
KENNETH P. & ROBERT J. & BROWN &
GARY & JEFFREY
WESCHNER
BK. 2815, PG. 384

MAP 335
LOT 251
N/F LANDS OF
ADEL SILVERBERG
BK. 2815, PG. 384



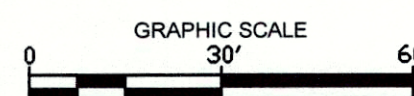
FOR REGISTRY USE ONLY

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

CHAIRMAN	DATE

THE PLANNING BOARD'S ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION AS TO THE CONFORMANCE WITH THE TOWN OF STURBRIDGE ZONING BYLAW AND REGULATIONS.

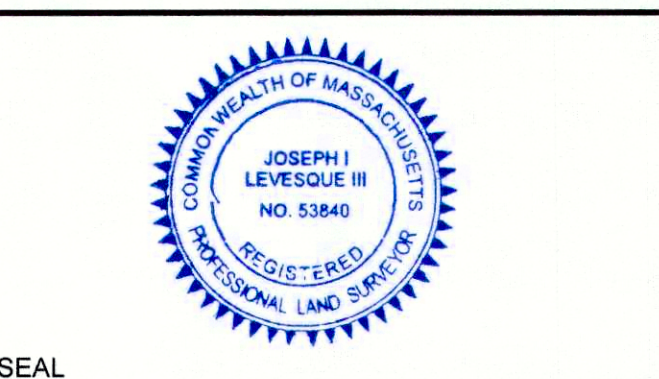
ZONING: RURAL RESIDENTIAL



REVISIONS		
NO.	DATE	DESCRIPTION

PLAN OF LAND
OF
MAP 335, LOT 251
PREPARED FOR CHRISTINE SILVERBERG
251 PODUNK ROAD
TOWN OF STURBRIDGE
WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

LEVESQUE GEOMATICS INC
43 GLENDALE ROAD
STURBRIDGE, MA 01518
PHONE: (508) 868-0041



THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.
Joseph I. Levesque III
JOSEPH I. LEVESQUE III
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

DATE	FEBRUARY 3, 2020	JOB NO.	MCE-017
SCALE	1" = 30'	SHEET NO.	1 of 1
DRAWN	JMB		
CHKD.	JIL		