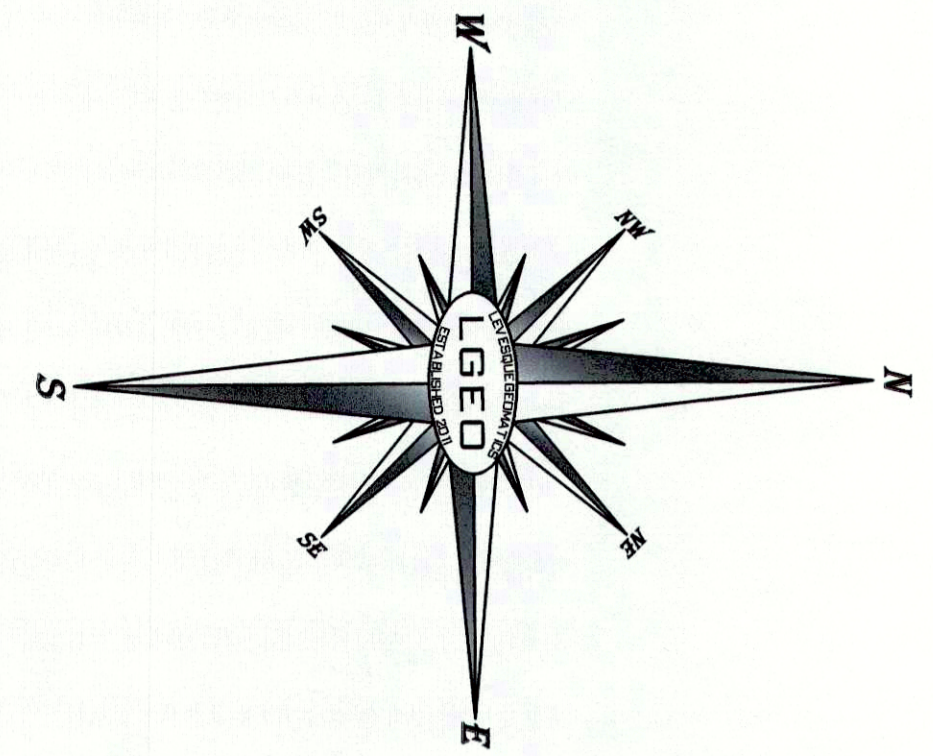
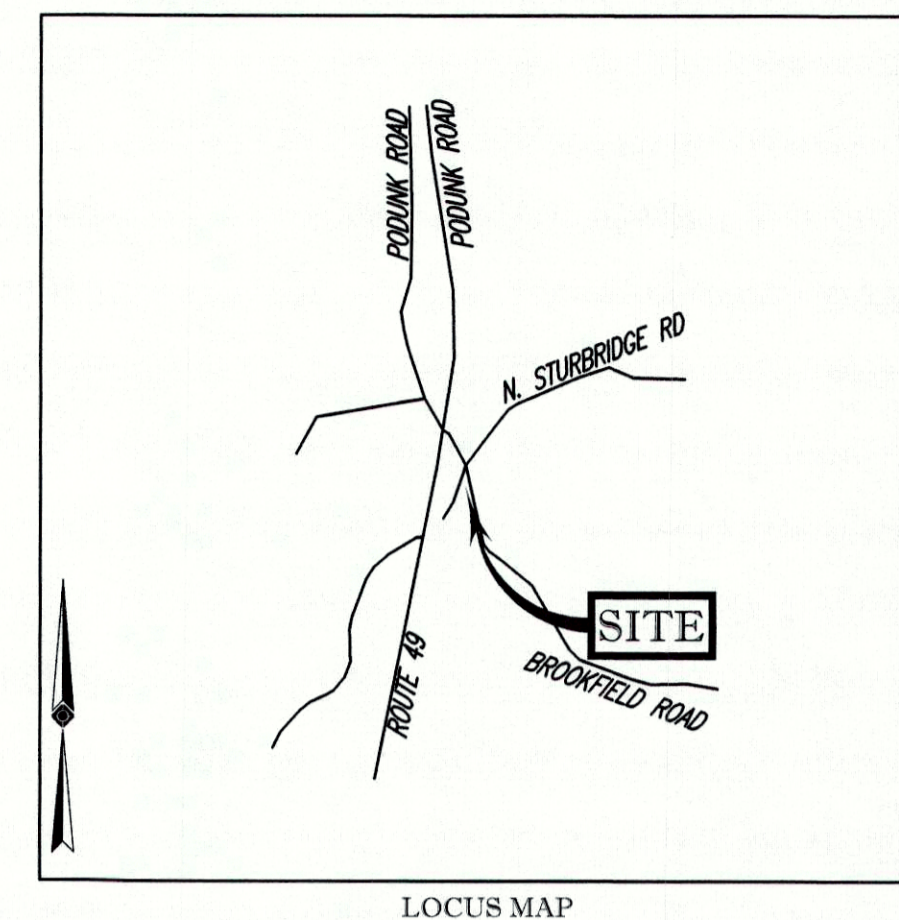


- NOTES:**
- PROPERTY KNOWN AS MAP 335, LOT 251 AS SHOWN ON THE GIS MAPS OF THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
 - AREA OF LOT 251 = 178,976 SF OR 4.109 AC.
 AREA OF PROPOSED LOT A = 44,883 SF OR 1.030 AC.
 AREA OF PROPOSED LOT B = 45,079 SF OR 1.035 AC.
 AREA OF PROPOSED LOT C = 45,450 SF OR 1.043 AC.
 AREA OF PROPOSED LOT D = 43,564 SF OR 1.000 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 & TO REVISE THE LAYOUT ALONG PUTNAM ROAD.
 - 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, 1954 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.
 - MAP ENTITLED "COMMONWEALTH OF MASSACHUSETTS, COUNTY OF WORCESTER PLAN OF CHARLTON-EAST BROOKFIELD ROAD IN THE TOWN OF STURBRIDGE LAID OUT BY THE COUNTY COMMISSIONERS, DECREE NO. 1081," DATED OCTOBER 10, 1934 AND FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS AS PLAN BOOK 82, PLAN 10.

FOR REGISTRY USE ONLY

APPROVAL UNDER THE 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

REGULARITY FACTOR:

PROPOSED LOT A	R = (16'44883) / 1129.40'2 = 0.53
PROPOSED LOT B	R = (16'45079) / 1100.92'2 = 0.60
PROPOSED LOT C	R = (16'45450) / 1067.36'2 = 0.64
PROPOSED LOT D	R = (16'43564) / 1002.75'2 = 0.69

THIS PLAN SUPERCEDES PLAN BOOK 951, PLAN 122

PUTNAM ROAD
 (PUBLIC - VARIABLE WIDTH - 1934 COUNTY LAYOUT)
 (FKA CHARLTON - EAST BROOKFIELD ROAD)



REVISIONS		
NO.	DATE	DESCRIPTION
1	12/08/2020	REVISED LOTS AND LAYOUT

PLAN OF LAND OF MAP 335, LOT 251
OWNER: ESTATE OF AXEL G. 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

12/8/2020 DATE

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