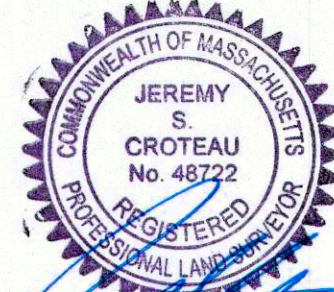
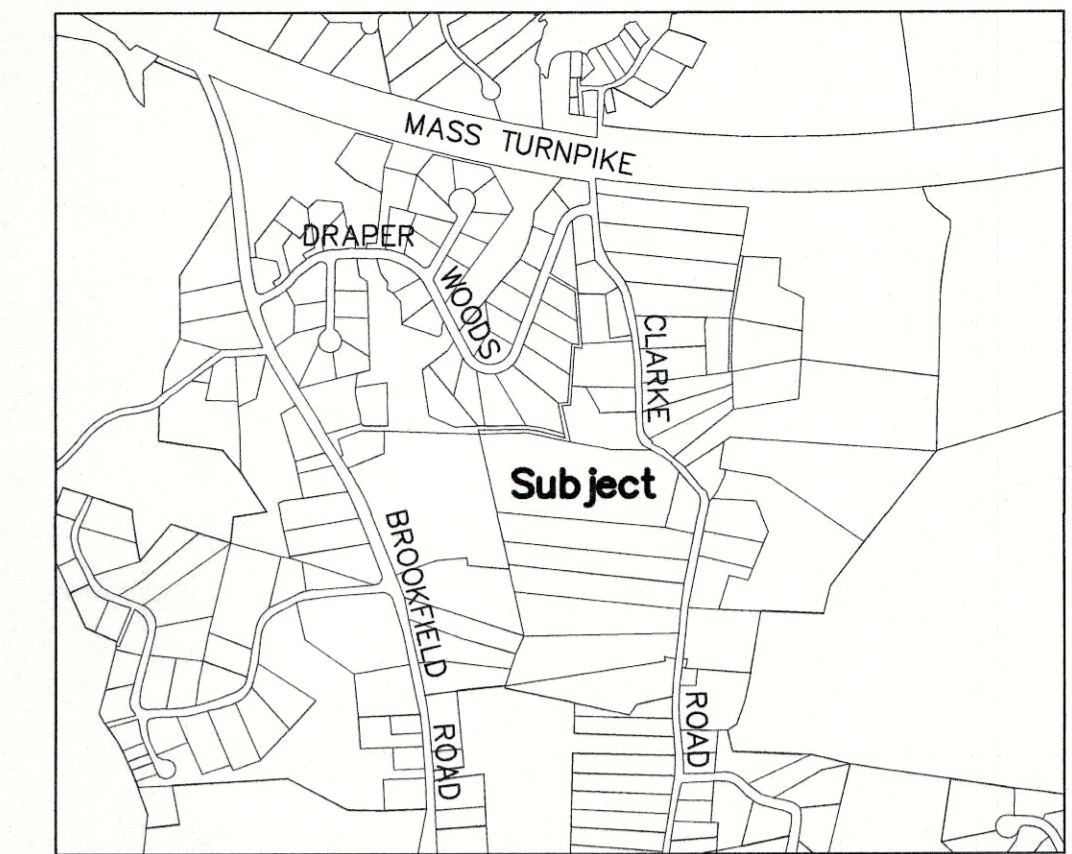


RESERVED FOR USE BY THE REGISTRY OF DEEDS

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THAT THIS IS A TRUE PLAN BASED ON FIELD SURVEYS AND THE LATEST DEEDS AND PLANS OF RECORD. THIS IS NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. THIS PLAN IS INTENDED TO CONFORM TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



JEREMY S. CROTEAU
DATE: 3-2-2021 P.L.S. #48722



LOT LOCUS
SCALE: 1"=1000'

RECORD OWNERS
JANE E. SIMPSON
DB 13205 PG 229

TAX MAP REFERENCES:
TAX MAP PARCEL ID: 215-01927-97
TAX MAP PARCEL ID: 215-01928-91

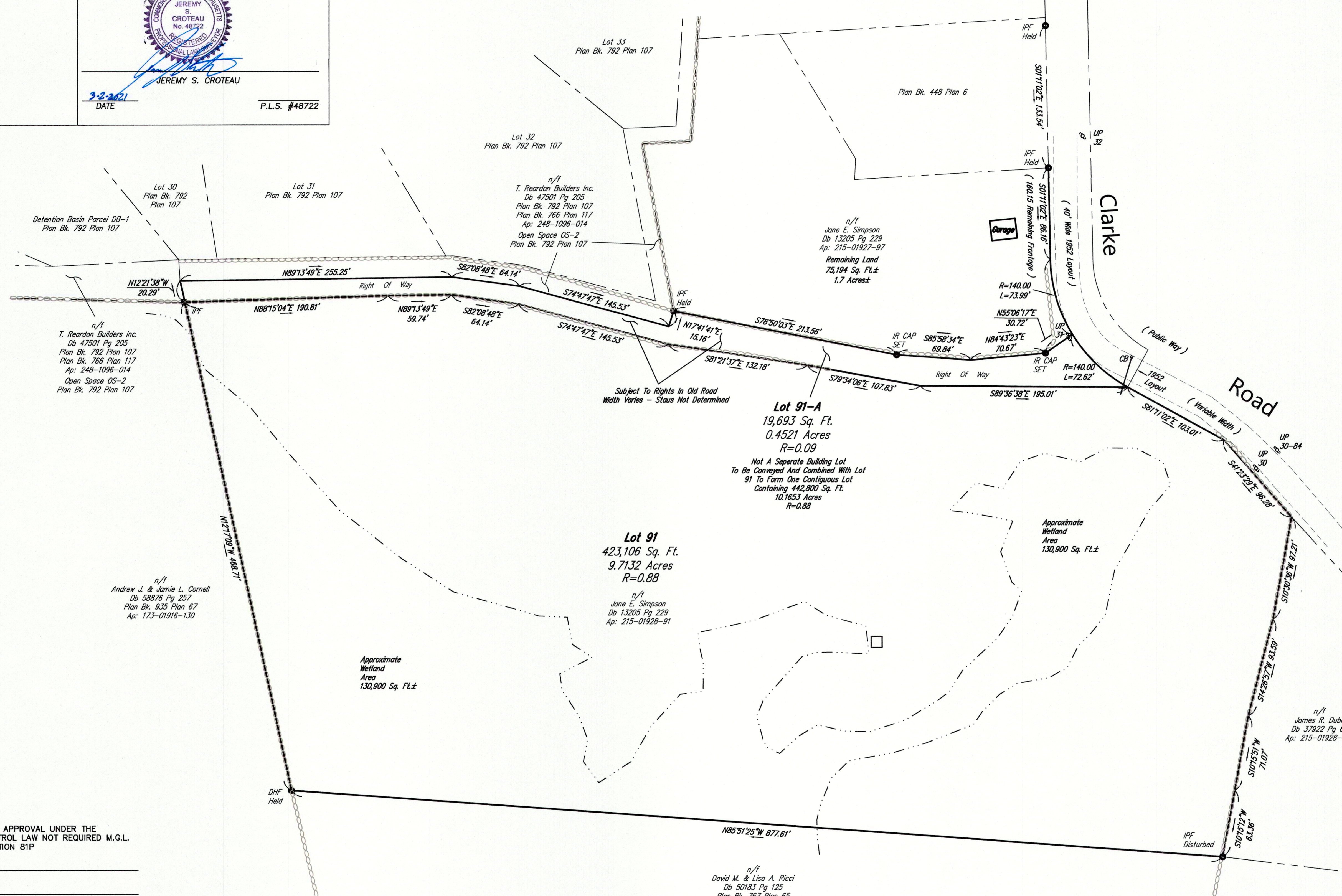
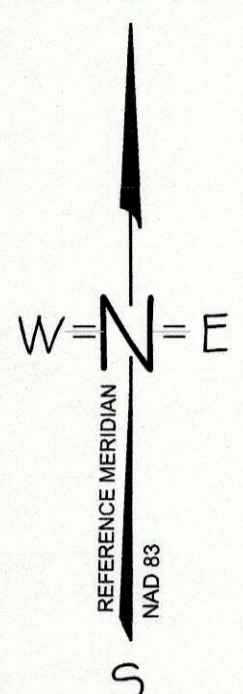
TOWN OF ZONING
ZONE - SUBURBAN RESIDENTIAL
AREA - 3/4 ACRE
FRONTAGE - 125' NO DETERMINATION OF COMPLIANCE
FRONT - 30 FT. WITH ZONING REQUIREMENTS HAS
SIDE - 15 FT. BEEN MADE OR INTENDED
REAR - 15 FT.

PLAN REFERENCES:
(WORCESTER COUNTY REGISTRY OF DEEDS)

PLAN BOOK 935 PLAN 67
PLAN BOOK 792 PLAN 107
PLAN BOOK 766 PLAN 117
PLAN BOOK 767 PLAN 65
PLAN BOOK 758 PLAN 46
PLAN BOOK 448 PLAN 6
PLAN BOOK 180 PLAN 83

GENERAL NOTES:

- 1. BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
- 2. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. DIG SAFE SHALL BE NOTIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- 3. HORIZONTAL DATUM BASED ON NAD 83, VIA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS). THE GEOGRAPHIC AND STATE PLANE COORDINATES CONTAINED HEREON WERE THE RESULTS OF A SURVEY USING R.T.K. DUAL FREQUENCY G.P.S./G.N.S.S. RECEIVERS AND HAVING A POSITIONAL TOLERANCE LESS THAN 2 CM AT THE 95% CONFIDENCE LEVEL. REFERENCE MONUMENTS PROVIDED BY MULTIPLE LEICA SMARTNET VIRTUAL BASE STATIONS.
- 4. BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 25027C0763E, WITH AN EFFECTIVE DATE OF JULY 4, 2011.
- 5. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.

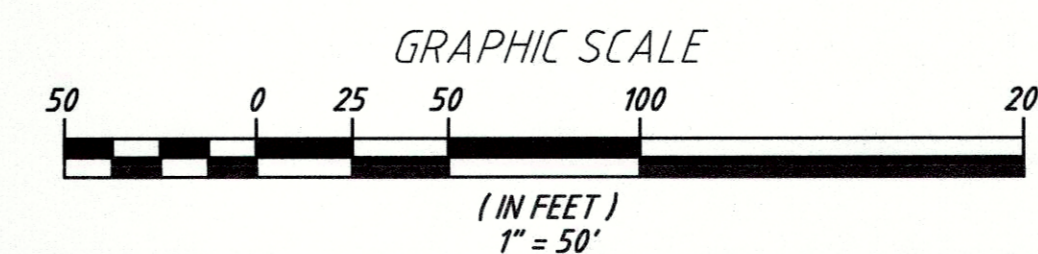


PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED M.G.L. CHAPTER 41 SECTION 81P

DATE: _____

SYMBOL KEY

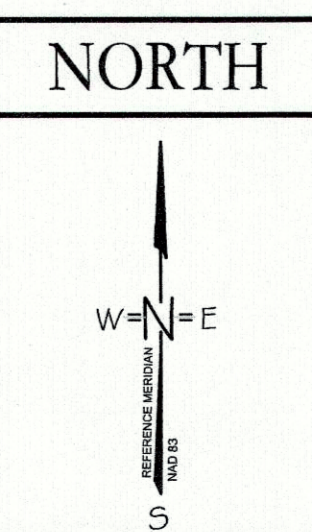
Table with 4 columns listing symbols for various features: BOUND, IRON PIPE, IRON ROD W/ CAP, DRILL HOLE, DRAIN MANHOLE, CATCH BASIN, WETLAND FLAG, UTILITY POLE, GUY WIRE, ELECTRIC MANHOLE, FIRE HYDRANT, WATER GATE, IRF, IPF, BNDF, RRSFK, DHF, FND., BIT., CONC., BOL., UP, GUY, etc.



* NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED *
* ENDORSEMENT BY THE PLANNING BOARD DOES NOT GUARANTEE THAT ANY OF THE LOTS SHOWN ON THIS PLAN ARE BUILDABLE LOTS *

Table with columns: NO., DATE, REVISION, BY.

JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA LIC. NO.: 48724
JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR LIC. NO.: 48722



ANR PLAN OF LAND
SITE ADDRESS: Clarke Road, Sturbridge, MA
CLIENT: Jane E. Simpson, 91 Clarke Road, Sturbridge, MA
DRAWN BY: JSC
CK'D BY: JDD
DATE: 2-27-2021
PROJECT #: 21-112
SCALE: 1"=50'
DWG. NO.: 1

