

PLANNING BOARD

FORM A  
APPLICATION FOR ENDORSEMENT OF PLAN  
BELIEVED NOT TO REQUIRE APPROVAL

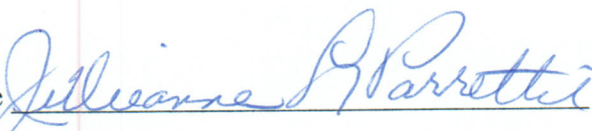
Date: 1/8/18

To The Planning Board of the Town of Sturbridge:

The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:

1. The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon has the amount of frontage, area and depth required by the Zoning By-law/Ordinance) and is on a public way, namely, or a private way, namely  
Long Avenue
2. The division of land shown on the accompanying plan is not a subdivision for the following reason(s):  
Alteration of lot lines, with no new buildable lots.
3. The owner's title to the land is derived under deed from  
Rita Leduc (Bk. 53658 Pg. 1)

Applicant's signature



Date: \_\_\_\_\_

1/16/18

Parcel A, Long Avenue

The land situated on the northerly side of Long Avenue in Sturbridge, Worcester County, Massachusetts being shown as Parcel A on a plan of land owned by Paulette C. Auffrey & John G. Germain drawn by B&R Survey, Inc. dated December 22, 2017 recorded at the Worcester District Registry of Deeds in Plan Book    Plan and more particularly bounded and described as follows:

Beginning at a point at the westerly corner of the parcel herein described; said point being the southerly corner of land now or formerly of Julieanne L. Parrettie;

Thence S 55°-05'-00" E by northerly side of Long Avenue, a distance of 40.00 feet to a point at Parcel B;

Thence N 27°-54'-00" E by Parcel B, a distance of 82.6 feet, more or less, to a point at Cedar Lake;

Thence westerly by Cedar Lake, a distance of 30 feet, more or less, to a point at land now or formerly of said Parrettie;

Thence S 34°-55'-00" W by land now or formerly of said Parrettie, a distance of 80 feet, more or less, to the point of beginning.

Parcel A contains 2,840 square feet of land, more or less. (0.065 Ac. +/-)

Parcel B, Long Avenue

The land situated on the northerly and westerly side of Long Avenue in Sturbridge, Worcester County, Massachusetts being shown as Parcel B on a plan of land owned by Paulette C. Auffrey & John G. Germain drawn by B&R Survey, Inc. dated December 22, 2017 recorded at the Worcester District Registry of Deeds in Plan Book    Plan    and more particularly bounded and described as follows:

Beginning at a point at the easterly corner of the parcel herein described; said point being the southerly corner of land now or formerly of John H. & Claire E. Germain;

Thence N 55°-05'-00" W by land now or formerly of said Germain, a distance of 93 feet, more or less, to a point at Cedar Lake;

Thence westerly by Cedar Lake, a distance of 17', more or less, to a point at Parcel A;

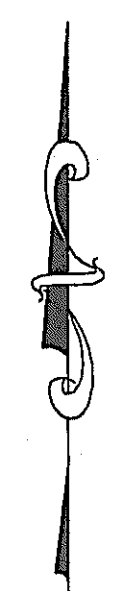
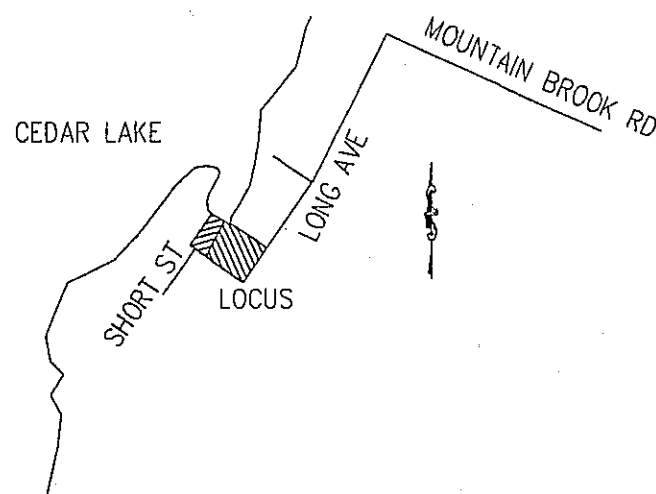
Thence S 27°-54'-00" W by Parcel A, a distance of 82.6 feet, more or less, to a point on the northerly side of Long Avenue;

Thence S 55°-05'-00" E by northerly side of Long Avenue, a distance of 94.00 feet to a point;

Thence N 34°-55'-00" E by westerly side of Long Avenue, a distance of 85.80 feet to the point of beginning.

Parcel B contains 8,480 square feet of land, more or less. (0.195 Ac. +/-)

LOCUS MAP

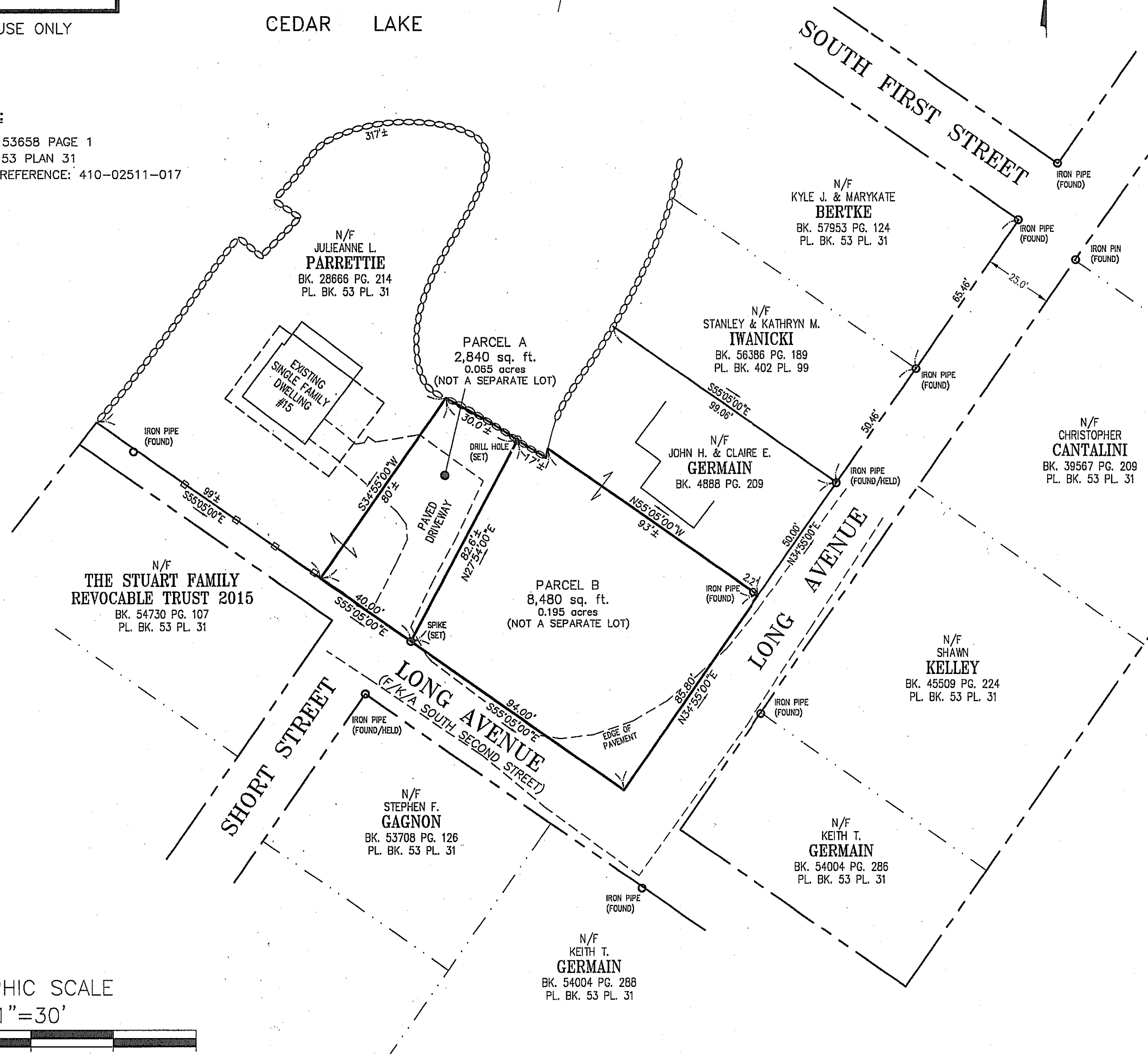


CEDAR LAKE

FOR REGISTRY USE ONLY

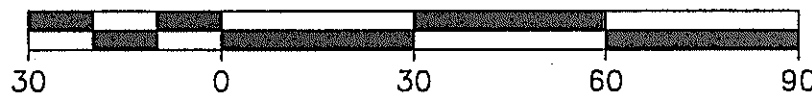
REFERENCES:

DEED BOOK 53658 PAGE 1  
 PLAN BOOK 53 PLAN 31  
 ASSESSORS REFERENCE: 410-02511-017



GRAPHIC SCALE

1"=30'



NOTES:

- \* THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.
- \* PARCEL A IS NOT A SEPARATE BUILDABLE LOT AND IS TO BE COMBINED WITH LAND OF JULIEANNE L. PARRETTIE TO FORM A SINGLE, UNDIVIDED LOT.
- \* PARCEL B IS NOT A SEPARATE BUILDABLE LOT AND IS TO BE COMBINED WITH LAND OF JOHN H. & CLAIRE E. GERMAIN TO FORM A SINGLE, UNDIVIDED LOT.
- \* THE PURPOSE OF THIS PLAN IS TO ALTER THE LINE BETWEEN TWO EXISTING LOTS (#15 & #19 LONG AVENUE)

ZONING:

SR

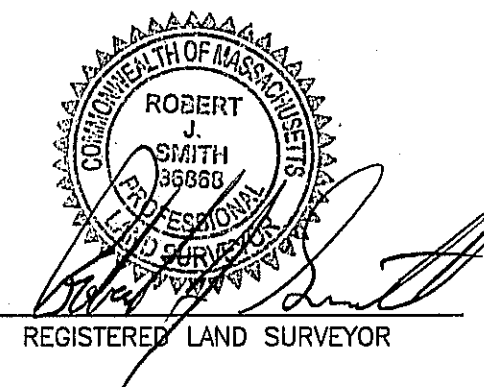
ALL ABOVE DEEDS AND PLANS ARE RECORDED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS.

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW, STURBRIDGE PLANNING BOARD.

DATE: \_\_\_\_\_

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

"I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."



Dec 22, 2017  
DATE

**B&R SURVEY, INC.**

100 GROVE STREET  
 WORCESTER, MA 01605  
 TEL 508-756-8579  
 FAX 508-421-4797

PLAN OF LAND

OWNED BY:  
**PAULETTE C. AUFFREY & JOHN G. GERMAIN**

17 LONG AVENUE  
 STURBRIDGE, MASSACHUSETTS

SCALE: 1"=30'      DATE: DECEMBER 22, 2017

FIELD: RJS	CALC: RPB	CHECK: RJS
SHEET 1 OF 1		JOB #17-300