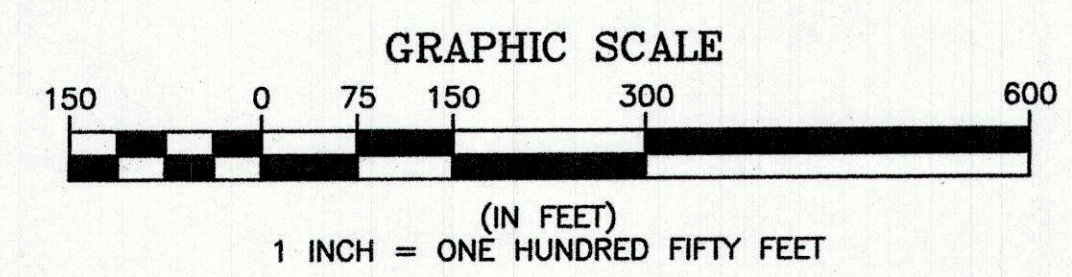
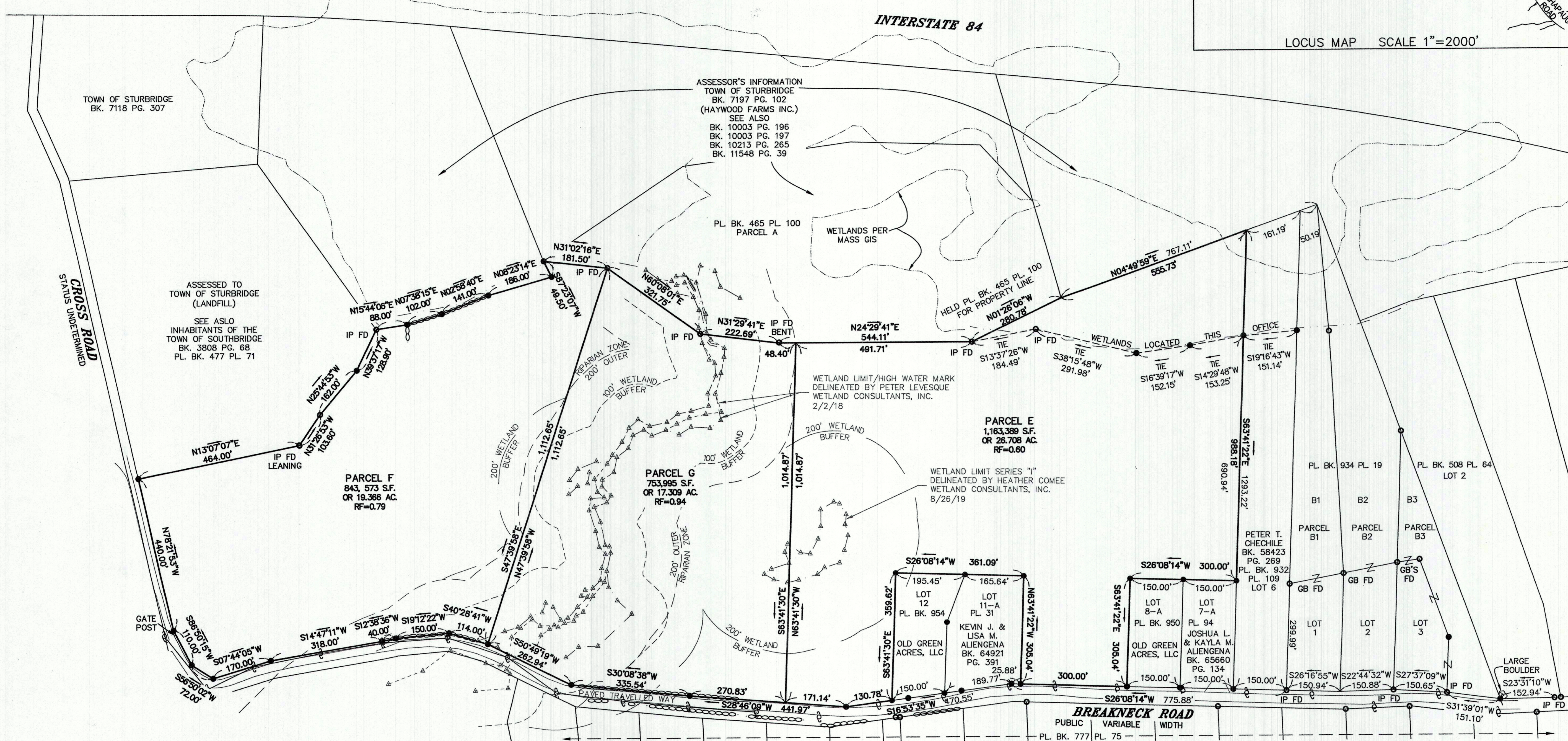


FOR REGISTRY USE  
SUBDIVISION APPROVAL NOT REQUIRED UNDER SUBDIVISION CONTROL LAW. STURBRIDGE PLANNING BOARD DATE:

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE TOWN OF STURBRIDGE ZONING BY-LAWS.



LEGEND & ABBREVIATIONS

- DELINEATED WETLAND LIMIT ---
- GIS WETLAND LIMIT ---
- 100' WETLAND BUFFER ---
- 200' WETLAND BUFFER ---
- HIGH WATER MARK ---
- 200' OUTER RIPARIAN ZONE ---
- STONE WALL ---
- PROPERTY LINE ---
- ABUTTER LINE ---
- GB FD GUN BARREL FOUND
- IP FD IRON PIPE FOUND
- RB FD REINFORCING BAR FOUND
- REINFORCING BAR SET (PREVIOUSLY) UNLESS OTHERWISE NOTED
- RF REGULATORY FACTOR
- UTILITY POLE
- △ WETLAND FLAG

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

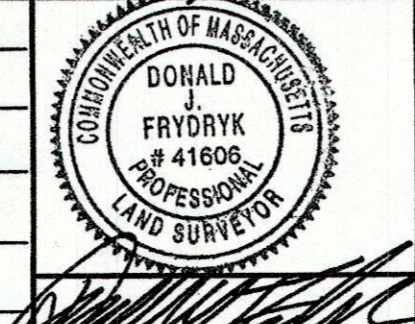
DATE: 11/22/22

- NOTES:
- OWNER OF RECORD: OLD GREEN ACRES, LLC 113 BETHANY ROAD MONSON, MA 01057
  - DEED REFERENCE: BK. 59230 PG. 373.
  - PLAN REFERENCE: PL. BK. 932 PL. 109, PL. BK. 950 PL. 94 & PL. BK. 954 PL. 31.
  - SUBJECT TO THE RIGHTS OF THE PUBLIC AND OTHERS IN SAID BREAKNECK ROAD & SAID CROSS ROAD.
  - FOR FURTHER REFERENCE SEE TOWN OF STURBRIDGE PARCEL ID 170-04831-100.
  - LAND IS ZONED RURAL RESIDENTIAL DISTRICT.
  - LOT WIDTH FOR PARCELS E, F & G MEET OR EXCEED 150'.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY RESTRICTIONS AND ENCUMBRANCES THAT SUCH A REPORT MAY REVEAL.

NO.	DATE	BY	REVISIONS
1	11/22/22	KJM	PARCEL G ADDED

**SHERMAN & FRYDRYK**  
 Land Surveying, Engineering & Scientists  
 A DIVISION OF HANCOCK SURVEY ASSOCIATES, INC.  
 3 Converse Street, Suite 203  
 Palmer, MA 01069

FIELD WORK: PSC/ESJ  
 COMPS: GAB  
 DRAFTING: KJM  
 CHECKED: TRF  
 APPROVED: DJF



SCALE:  
 HORIZ: 1"=150'  
 VERT: N/A  
 DATE: 10/10/2022

LOT DIVISION PLAN  
 BREAKNECK ROAD

PLAN OF LAND IN  
 STURBRIDGE, MA  
 PREPARED FOR (OWNER)  
 OLD GREEN ACRES, LLC

PROJECT NUMBER  
 17012B  
 SHEET NUMBER  
 1 OF 1