

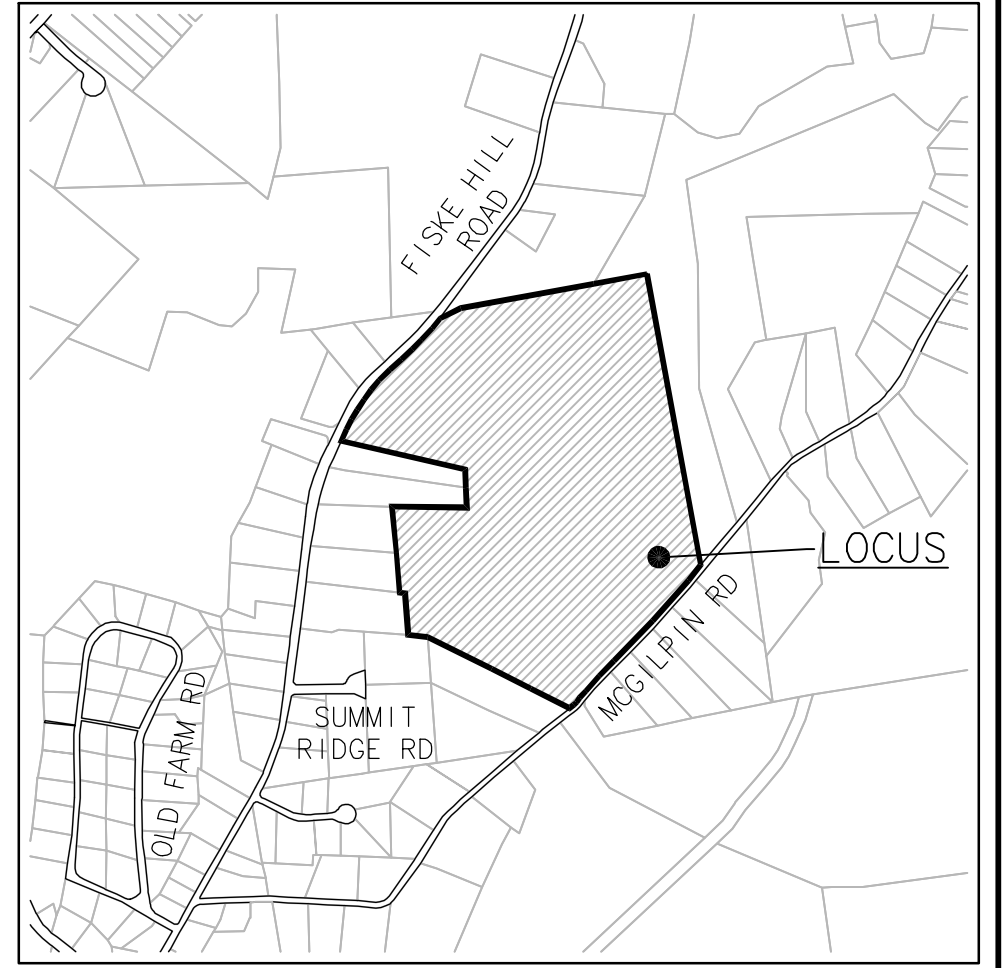
ZONE: SUBURBAN-RESIDENTIAL
(S.R.)

LOT AREA (REQ'D)	3/4 ACRES
FRONTAGE (REQ'D)	125'
FRONT YARD (REQ'D)	30'
SIDE YARD (REQ'D)	15'
REAR YARD (REQ'D)	15'
LOT COVERAGE (MAX)	15%
BUILDING HEIGHT (MAX)	35'

STURBRIDGE PLANNING BOARD APPROVAL UNDER THE
SUBDIVISION CONTROL LAW NOT REQUIRED

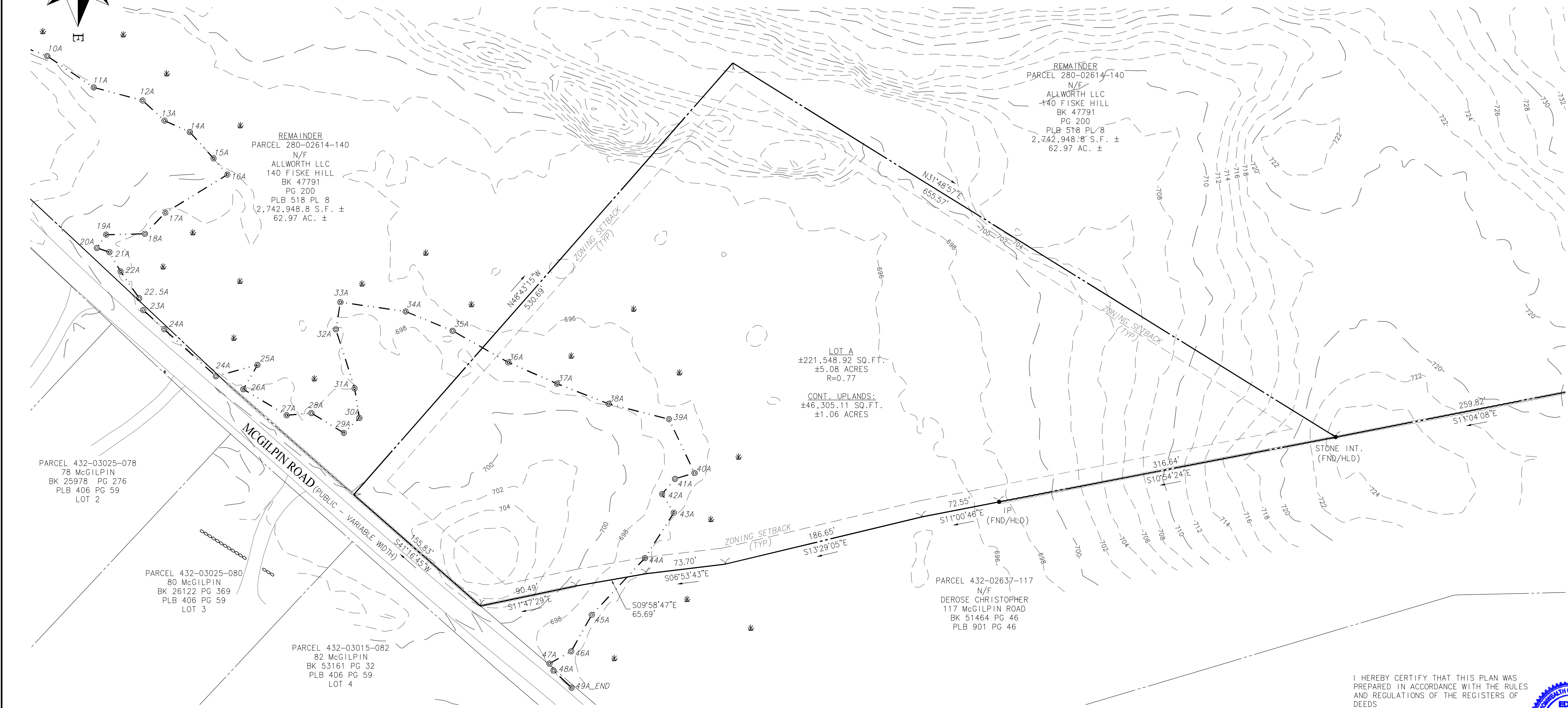
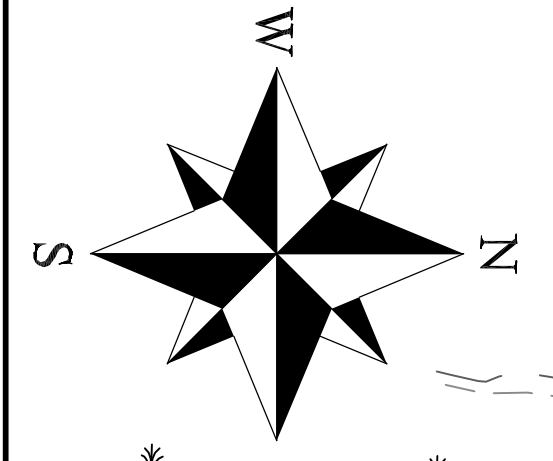
DATE

NO DETERMINATION AS TO THE COMPLIANCE WITH THE ZONING
BYLAWS OF THE TOWN OF STURBRIDGE HAS BEEN MADE OR IS
INTENDED BY THIS ENDORSEMENT



LOCUS PLAN
1" = 1,000'±

FOR REGISTRY USE ONLY



GENERAL NOTES

1. RECORD OWNER(S)
PARCEL 280-02614-140
ALLWORTH LLC
136 GOULD ROAD
CHARLTON, MASSACHUSETTS 01507
DEED BK. 47791 PG. 200
2. LOCUS PROPERTY IS SHOWN AS PARCEL 140 ON ASSESSORS MAP 280 AND APPEARS TO LIE WITHIN THE SUBURBAN RESIDENTIAL (SR) ZONING DISTRICT PER THE TOWN OF STURBRIDGE ZONING MAP AND ASSESSORS INFORMATION.
3. PROPERTY LINES SHOWN WERE DERIVED FROM AN ON THE GROUND SURVEY CONDUCTED IN DECEMBER 2016 AND JANUARY OF 2017 BY EXISTING GRADE, INC., LINES OF OCCUPATION, AND FOUND MONUMENTATION.
4. PARCEL APPEARS TO LIE WITHIN THE FLOOD ZONE X AND SPECIAL X PER FIRM MAP 25027C0931E, PANEL 931 OF 1075, LAST REVISED JULY 04, 2011, AS SHOWN ON THE FEMA WEBSITE.
5. EXISTING CONDITIONS SHOWN HEREON WERE COMPILED FROM AN ON THE GROUND SURVEY CONDUCTED IN APRIL OF 2017 BY EXISTING GRADE, INC. AND FROM AN AERIAL SURVEY CONDUCTED BY AERODATA DIGITAL MAPPING, LOCATED AT 127 ROUTE 28, OSSISPEE, NH 03864, IN AUGUST OF 2016.
6. ORIGIN OF BEARING FROM PLAN BOOK 388 PAGE 5, AS RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS.
7. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
8. WETLAND LOCATIONS SHOWN FIELD LOCATED BY EXISTING GRADE, INC. IN DECEMBER OF 2016 AND JANUARY OF 2017, AS FIELD DELINEATED BY GLENN KREVOVSKY OF EBT ENVIRONMENTAL CONSULTANTS, LOCATED AT 601 MAIN ST, NORTH OXFORD MA. 01537, IN MARCH OF 2016.
9. ABUTTER INFORMATION BASED UPON THE TOWN OF STURBRIDGE ONLINE ASSESSOR DATABASE AND MAY NOT REFLECT MOST RECENT TITLE TRANSFERS.

PLAN REFERENCES

(RECORDED AT THE WORCESTER COUNTY
REGISTRY OF DEEDS)
PLAN BOOK 388 PAGE 5
PLAN BOOK 414 PAGE 17
PLAN BOOK 424 PAGE 58
PLAN BOOK 508 PAGE 28
PLAN BOOK 518 PAGE 8
PLAN BOOK 810 PAGE 121

I HEREBY CERTIFY THAT THIS PLAN WAS
PREPARED IN ACCORDANCE WITH THE RULES
AND REGULATIONS OF THE REGISTERS OF
DEEDS

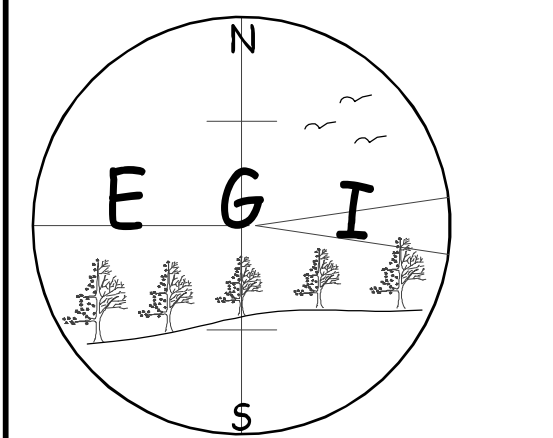


PROFESSIONAL LAND SURVEYOR DATE

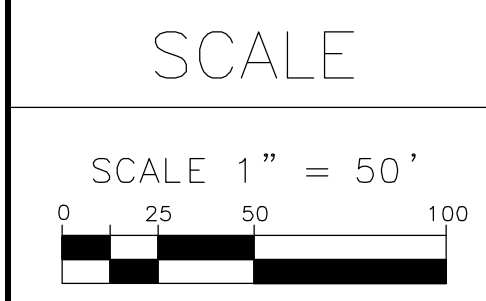
INTENT OF PLAN

THE INTENT OF THIS PLAN IS TO DEPICT THE CREATION OF LOT A
FROM PARCEL 280-02614-140, LAND NOW OR FORMERLY OF ALLWORTH
LLC.

NOTE: EXISTING UTILITIES SHOWN HEREON ARE FROM AVAILABLE INFORMATION AND ARE
APPROXIMATE ONLY. OTHER UTILITY LINES THAN THOSE DEPICTED HEREON MAY EXIST.
EXISTING GRADE, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT
OF OMITTED OR INACCURATELY SHOWN UTILITIES.



Existing Grade Inc.
Surveyors & Civil Engineers
62 Riedell Road
Douglas, MA. 01516
508-694-6501 Ph/Fax



NO.	DATE	BY	REVISIONS

CLIENT
ALLWORTH REALTY
136 GOULD ROAD
CHARLTON, MASSACHUSETTS 01570

APPROVAL NOT REQUIRED PLAN
FOR
LOT 1 MCGILPIN ROAD
STURBRIDGE, MASSACHUSETTS 01527

PROJECT NO.
1668
DATE: 11/15/21
SHEET NO.
1 OF 1