

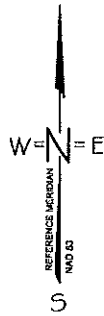
RESERVED FOR USE BY THE REGISTRY OF DEEDS

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

I HEREBY CERTIFY THAT THIS IS A TRUE PLAN BASED ON FIELD SURVEYS AND THE LATEST DEEDS AND PLANS OF RECORD AND THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

JEREMY S. CROTEAU

DATE _____ P.L.S. #48722



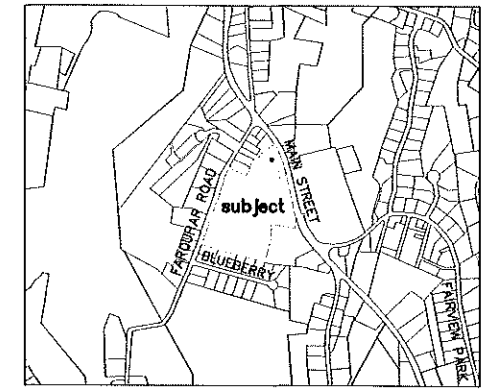
PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED M.G.L. CHAPTER 41 SECTION 81P

DATE: _____

THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS AND ENCUMBRANCES THAT SUCH A REPORT MAY DISCLOSE.

* 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 *



LOT LOCUS
SCALE: 1"=1000'

RECORD OWNERS
THOMAS M. MORE
DB 48700 Pg 194
201 MAIN STREET
STURBRIDGE, MA

TAX MAP REFERENCES:
TAX MAP PARCEL ID: 415-02956-201

PLAN REFERENCES:
(WORCESTER COUNTY REGISTRY OF DEEDS)

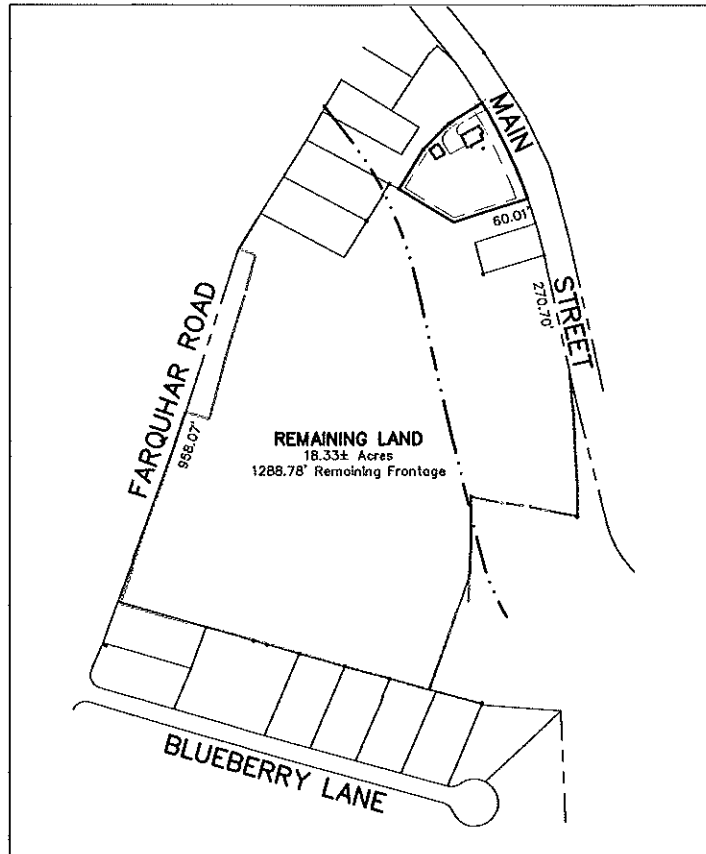
PLAN BOOK 703 PLAN 45
PLAN BOOK 236 PLAN 118
1931 ALTERATION LAYOUT NO. 2757
1997 ALTERATION LAYOUT NO. 7367
2009 ALTERATION LAYOUT NO. 8136

ZONING REQUIREMENTS

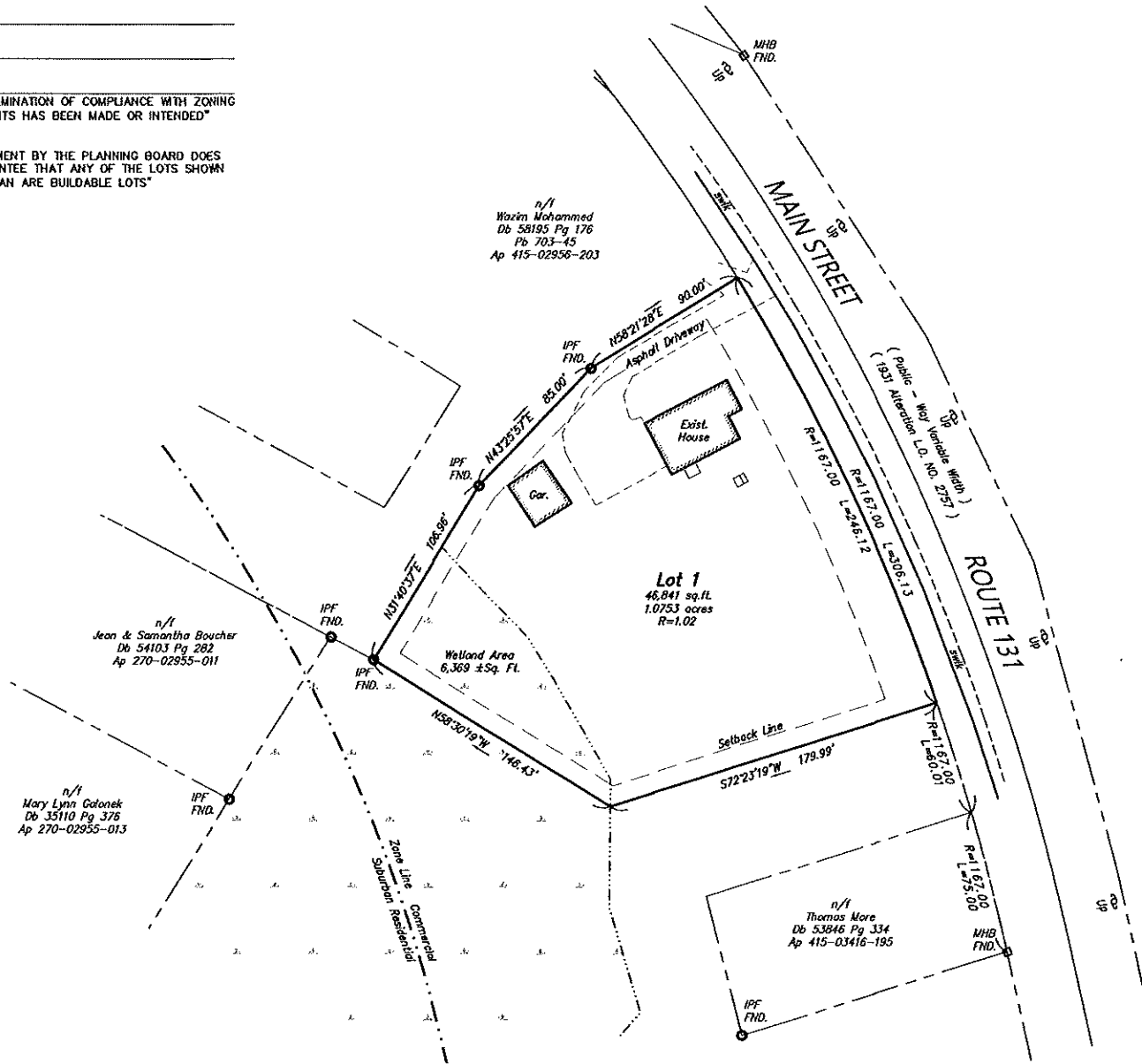
| | |
|-------------------|-----------------------------|
| ZONE - COMMERCIAL | ZONE - SUBURBAN RESIDENTIAL |
| AREA - 1 ACRE | AREA - 1/4 ACRE |
| FRONTAGE - 150' | FRONTAGE - 125' |
| FRONT - 25 FT. | FRONT - 30 FT. |
| SIDE - 10 FT. | SIDE - 15 FT. |
| REAR - 10 FT. | REAR - 15 FT. |

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE LOT 1 OUT OF LAND OWNED BY THOMAS MORE.
2. 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.
3. 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.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
5. 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./GNSS 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.
5. 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. # 25027C0951E, WITH AN EFFECTIVE DATE OF JULY 4, 2011.
6. WETLANDS SHOWN HEREON WERE FLAGGED BY ECOTEC INC.
7. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.

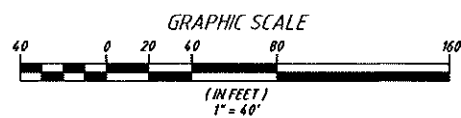


REMAINING LAND LOCUS
SCALE: 1"=200'



SYMBOL KEY

| | | | |
|------------------|---|------------------|-------|
| BOUND | □ | IRON ROD FOUND | IRF |
| IRON PIPE | ○ | IRON PIPE FOUND | IPF |
| IRON ROD W/ CAP | ◊ | BOUND FOUND | BNEF |
| DRILL HOLE | ● | RAIL ROAD SPIKE | RRSPK |
| DRAIN MANHOLE | ⊙ | DRILL HOLE FOUND | DHF |
| CATCH BASIN | ⊕ | FOUND | FND. |
| WETLAND FLAG | ⊗ | BITUMINOUS | BIT. |
| UTILITY POLE | ⊙ | CONCRETE | CONC. |
| GUY WIRE | ⊙ | BOLLARD | BOL. |
| ELECTRIC MANHOLE | ⊙ | UTILITY POLE | UP |
| FIRE HYDRANT | ⊙ | GUY WIRE | GUY |
| WATER GATE | ⊙ | | |



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|----------|----------|----|---|--------------|---|--|
| NO. DATE | REVISION | BY | <p>JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA LIC. NO.: 48724</p> <p>JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR LIC. NO.: 48722</p> | <p>NORTH</p> | <p>ANR PLAN OF LAND</p> <p>SITE ADDRESS: 201 Main Street Sturbridge, Ma</p> <p>CLIENT: Thomas More 201 Main Street Sturbridge, Ma</p> | <p>DRAWN BY: JSC</p> <p>CKD BY: JDD REV # 0</p> <p>DATE: 7-5-2022 SCALE: 1"=40'</p> <p>PROJECT #: 21-151 DWG. NO.: 1</p> |
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