

LOCUS MAP

NOTES:

1. PROPERTY KNOWN AS MAP 4128, LOT 32 AS SHOWN ON THE GIS MAPS OF THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
2. THE BEARING BASIS OF THIS SURVEY REFERS TO PLAN BOOK 817, PLAN 117.
3. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS, INC AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
5. PARCEL A (NOT A BUILDING LOT) IS TO BE CONVEYED FROM LAZO TO GOULD AND BECOME AN UNDIVIDED PART OF LOT 34.
6. NO WETLANDS WERE FOUND ONSITE.

PLAN BOOK	PLAN
817	117
620	21
618	41
475	24

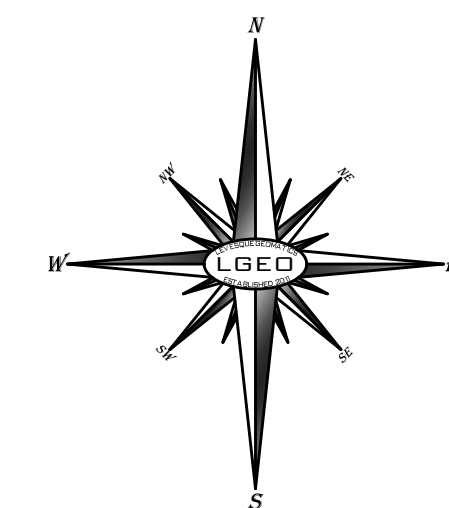
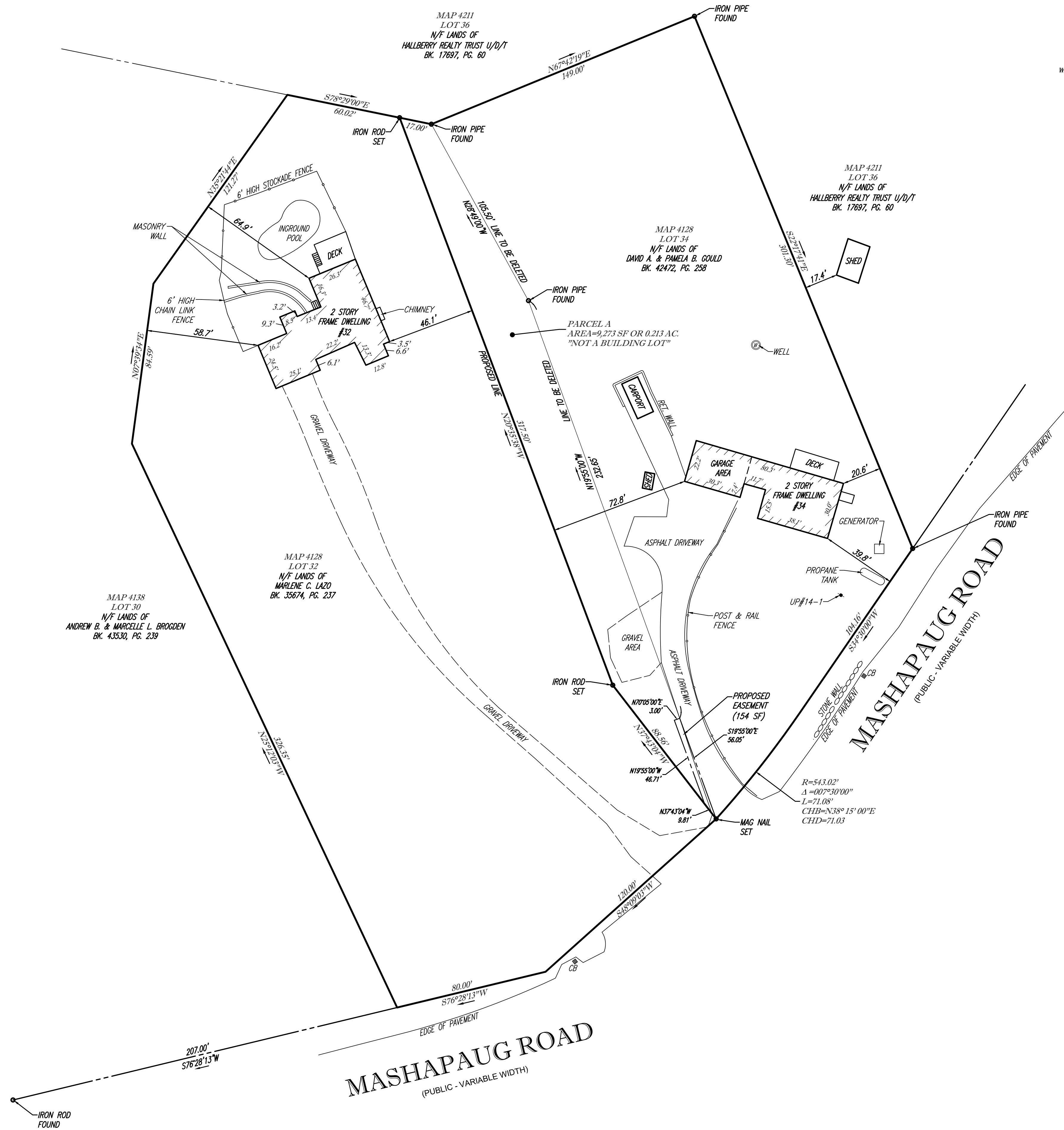
AREA CALCULATION:

ORIGINAL LOT 32 : 87,118 SF
 PARCEL A : 9,273 SF
 NEW LOT 32 : 77,845 SF

ORIGINAL LOT 34 : 49,686 SF
 PARCEL A : 9,273 SF
 NEW LOT 34 : 58,959 SF

ZONING INFORMATION
 SPECIAL USE DISTRICT
 SOURCE: TOWN OF STURBRIDGE ZONING MAP &
 ZONING BYLAWS AMENDED JUNE 6, 2022

ITEMS	REQUIRED
MIN LOT AREA	43,560 SF
MIN FRONTAGE	200'
MIN FRONT YARD	50'
MIN SIDE YARD	30'
MIN REAR YARD	30'
MAX COVERAGE	30%
MAX HEIGHT	35'



FOR REGISTRY USE ONLY

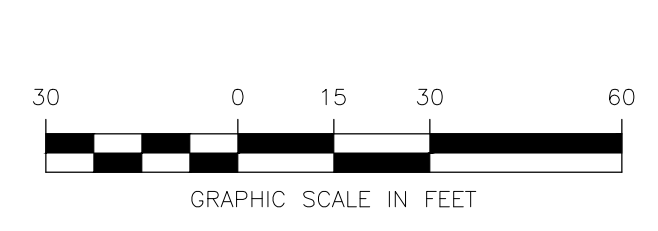
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

TOWN OF STURBRIDGE PLANNING BOARD

CHAIRMAN _____ DATE _____

THE PLANNING BOARD'S ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION AS TO THE CONFORMANCE WITH THE TOWN OF STURBRIDGE ZONING BYLAW AND REGULATIONS.

REVISIONS:		
REV	DATE	COMMENT
1		
2		
3		



PLAN OF LAND (LOT LINE ADJUSTMENT) OF MAP 4128, LOT 32
 OWNER: MARLENE C. LAZO
 32 MASHAPAUG ROAD
 TOWN OF STURBRIDGE
 WORCESTER COUNTY
 COMMONWEALTH OF MASSACHUSETTS

PREPARED BY:
LEVESQUE GEOMATICS INC
 43 GLENDALE ROAD
 STURBRIDGE, MA 01518
 PHONE: (508) 868-0041



THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

9/13/2023

JOSEPH I. LEVESQUE III
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

SCALE:	1" = 30'
PROJECT #	DG03-002
DATE	JUNE 29, 2023