

NOTE:

1. PARCEL A IS NOT CONSIDERED A BUILDING LOT AND IS TO BE CONVEYED ANN ANNEXED WITH LAND N/F CURTIS.
2. NEW BOSTON ROAD IS PUBLIC WITH VARIABLE WIDTH.
3. LANE EIGHT IS LISTED AS A 12' PRIVATE WAY. NEW BOSTON ROAD IS PUBLIC, VARIABLE WIDTH
4. NO WETLANDS LOCATED.

ZONING DATA:

RURAL RESIDENTIAL
 LOT AREA = 1 ACRE (43,560) S.F.
 LOT FRONTAGE = 150'
 FRONT YARD SETBACK = 30'
 SIDE YARD SETBACK = 20'
 REAR YARD SETBACK = 15'

PLAN REFERENCE:

PLAN BOOK 51 PLAN 8
 PLAN BOOK 103 PLAN 58
 PLAN BOOK 136 PLAN 43
 PLAN BOOK 142 PLAN 108
 PLAN BOOK 149 PLAN 130
 PLAN BOOK 462 PLAN 18
 PLAN BOOK 777 PLAN 121
 PLAN BOOK 927 PLAN 45
 PLAN BOOK 940 PLAN 117

OWNER OF RECORD:

PETER & LYNN ZUKAS
 162 LANE 8
 STURBRIDGE, MA
 DEED BOOK 67473 PAGE 294
 ASSESSORS MAP 455-241-381

LOCATION:

NEW BOSTON ROAD AND LANE EIGHT
 STURBRIDGE MA

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAWS.



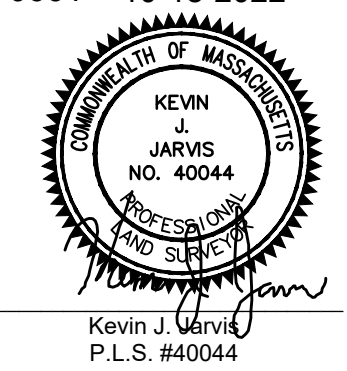
Approval under the subdivision control law not required.
 Planning Board of Sturbridge.

DATE: _____

JARVIS LAND SURVEY, INC

29 Grafton Circle
 Shrewsbury, MA 01545
 Tel. (508) 842-8087 ~ Fax. (508) 842-0661 10-18-2022

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



PLAN OF PROPERTY SURVEYED FOR
PETER & LYNN ZUKAS
 381 NEW BOSTON ROAD
 STURBRIDGE, MASSACHUSETTS

DATE:	CHECK:	CALC:	FIELD:	N.B.#	PLAN:
10-18-2022	K.J.J.	K.J.J.	CS/RB	348/50	22-252

0' 60' 120' 180'

SCALE: 1 INCH = 60 FEET