

RESERVED FOR USE BY THE REGISTRY OF DEEDS

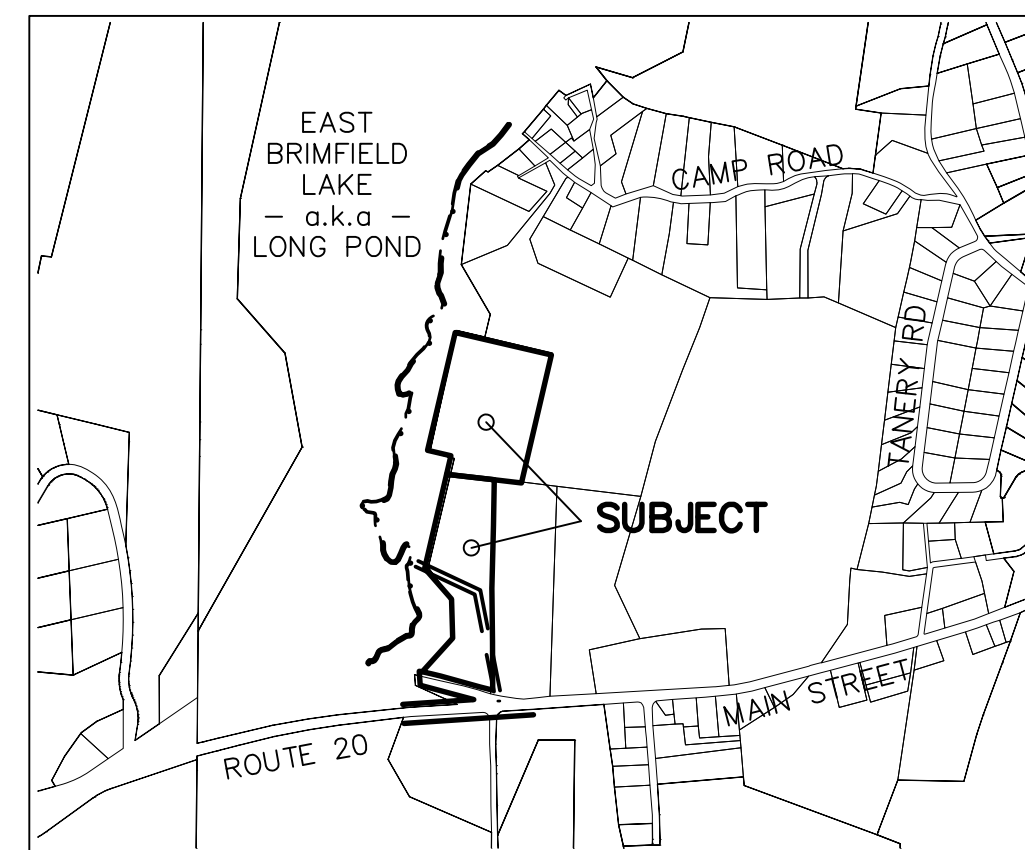
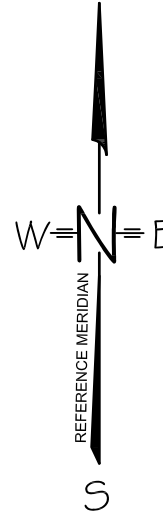
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

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



LOT LOCUS SCALE: 1"=1000'

RECORD OWNERS

VIRGILIUS B. VAN GERVEN DB 63755 PG 270 TAX MAP PARCEL ID: 415-02323-704 704 MAIN STREET STURBRIDGE, MA

PLAN REFERENCES:

(WORCESTER COUNTY REGISTRY OF DEEDS)

PLAN BOOK 861 PLAN 117

TAX MAP REFERENCES:

STURBRIDGE ASSESSORS TAX MAP PARCEL ID: 415-02323-704

ZONING REQUIREMENTS

ZONE - GENERAL INDUSTRIAL ZONE - SUBURBAN RESIDENTIAL AREA - 1 ACRE AREA - 3/4 ACRE FRONTAGE - 150' FRONTAGE - 125' FRONT - 30 FT. FRONT - 30 FT. SIDE - 20 FT. SIDE - 15 FT. REAR - 20 FT. REAR - 15 FT.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE LOT 2A AND 2B OUT OF LAND OWNED BY VIRGILIUS B. VAN GERVEN AS RECORDED IN DB 63755 PG 270.

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. HORIZONTAL DATUM BASED ON PLAN BOOK 861 PLAN 117.

5. BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 2502700907E, WITH AN EFFECTIVE DATE OF JULY 4, 2011.

6. WETLANDS SHOWN HEREON WERE FLAGGED BY SHERMAN & FRYDRYK ON SEPTEMBER 9, 2012. ANY CONTRACTOR SHOULD BE AWARE OF THE RESPONSIBILITY TO THE WETLANDS PROTECTION ACT. IF ANY CONSTRUCTION IS SUBJECT TO THE ACT A NOTICE OF INTENT MUST BE SUBMITTED TO THE LOCAL CONSERVATION COMMISSION AND DEP PRIOR TO ANY WORK.

7. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.

EAST BRIMFIELD LAKE a.k.a. LONG POND

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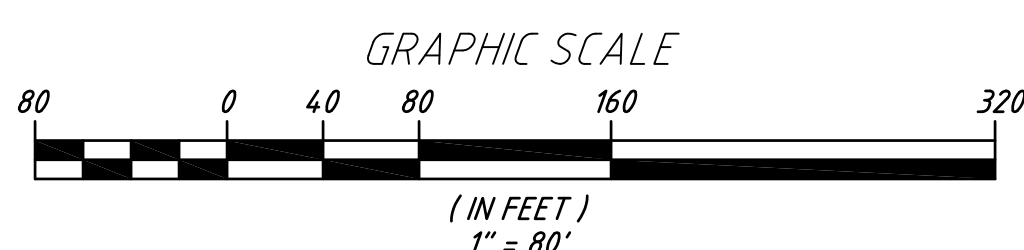
"NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED"

"ENDORSEMENT BY THE PLANNING BOARD DOES NOT GUARANTEE THAT ANY OF THE LOTS SHOWN ON THIS PLAN ARE BUILDABLE LOTS"

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

DATE:

Blank lines for date entry.



SYMBOL KEY

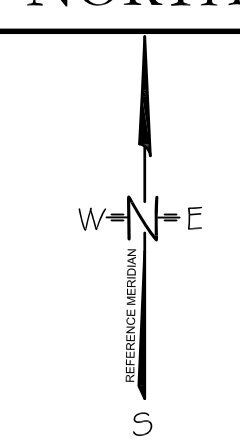
Table with 4 columns listing symbols for BOUND, IRON PIPE, DRILL HOLE, DRAIN MANHOLE, CATCH BASIN, WETLAND FLAG, UTILITY POLE, GUY WIRE, ELECTRIC MANHOLE, FIRE HYDRANT, WATER GATE, IRON ROD FOUND, IRON PIPE FOUND, BOUND FOUND, RAIL ROAD SPIKE, DRILL HOLE FOUND, FOUND, BITUMINOUS, CONCRETE, BOLLARD, UTILITY POLE, GUY WIRE, IRF, IPF, BDNF, RRSFK, DHF, FND, BIT, CONC, BOL, UP, GUY.

Table with 4 columns: NO., DATE, REVISION, BY.

JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER M.A.L.I.C. NO. 48724

JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR LIC. NO.: 48722

NORTH



ANR PLAN OF LAND

SITE ADDRESS: 704 Main Street (Route 20) Sturbridge, Ma

CLIENT: Virgilius B. Van Gerven P.O. Box 918 Fiskdale, Ma 01518

DRAWN BY: JSC

CK'D BY: JDD REV #: 0

DATE: 11-7-22 SCALE: 1"=80'

PROJECT #: 22-234 DWG. NO.: ANR

Logo for DDC ENGINEERING & SURVEY INC. with contact information: 800-789-8889, 800-347-2129, CHARLTON, MA.