

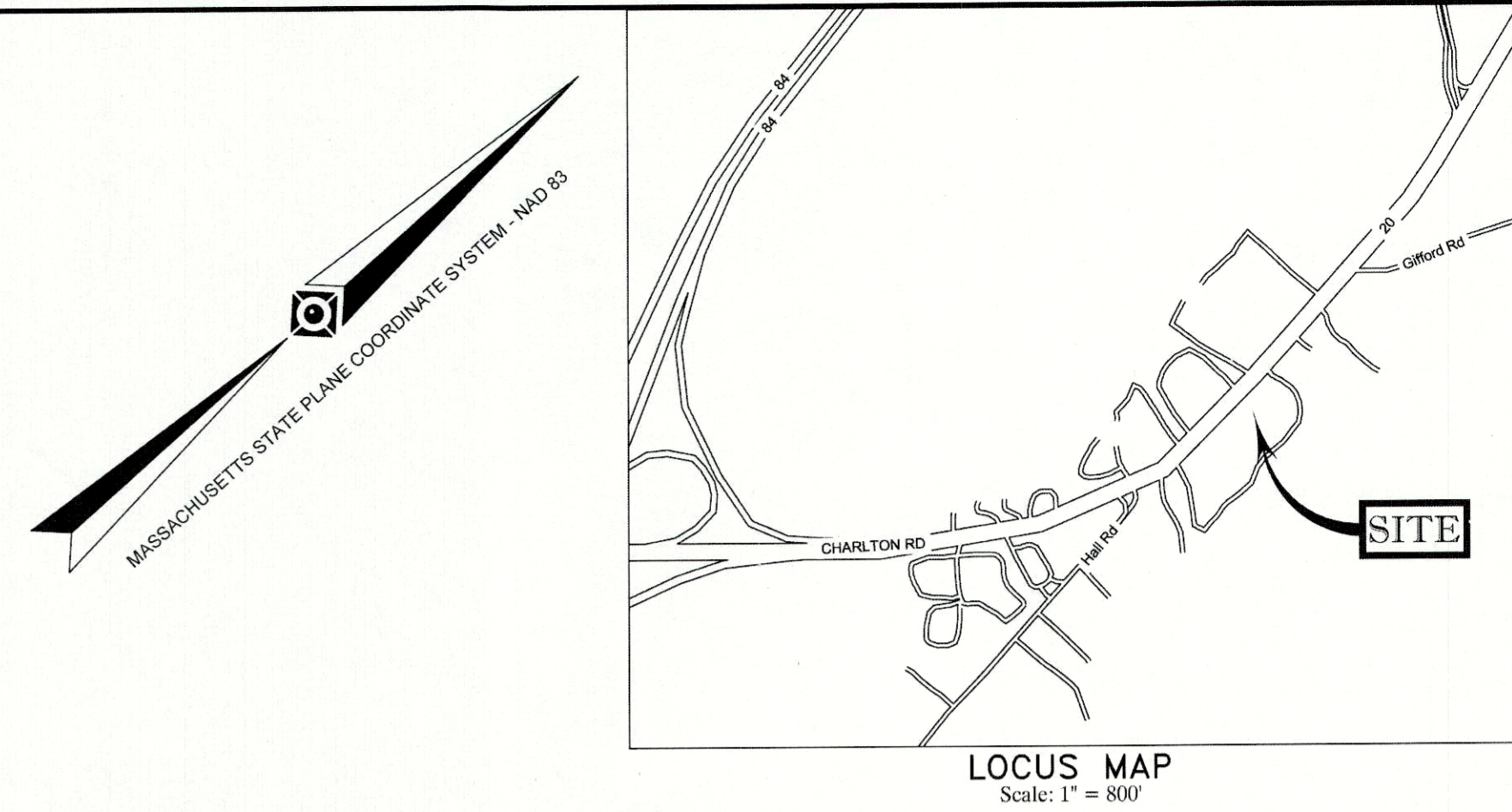
REFERENCES:

- THE TAX ASSESSOR'S MAP OF HOPKINTON, MIDDLESEX COUNTY, MASSACHUSETTS, SHEET #R23
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS, PANEL 931 AND 927 OF 1075; MAP NUMBERS 25027C0927E AND 25027C0931E. MAPS REVISED, JULY 4, 2011.
- PLAN SET ENTITLED "MASSACHUSETTS DEPARTMENT OF TRANSPORTATION PLAN OF TOPOGRAPHIC SURVEY OF WEST MAIN & LUMBER STREETS IN THE TOWN OF HOPKINTON AS ORDERED BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION," PREPARED BY CONTROL POINT ASSOCIATES, DATED DECEMBER 17, 2015.
- 1950 COUNTY LAYOUT - LAYOUT NO. 2290.
- MAP ENTITLED "PRELIMINARY PLAN, ANR & EASEMENT SKETCH, NOBLE ENERGY, PROP. TRAVEL CENTER & E.V. DISCOVERY CENTER #195, 197, 201 & 201A CHARLTON ROAD (ROUTE 20) STURBRIDGE, MA 01566, PREPARED FOR NOBLE ENERGY REAL ESTATE HOLDINGS, LLC," PREPARED BY CMG, DATED AUGUST 13, 2021.
- MAP ENTITLED "PLAN OF ACTIVITY AND USE LIMITATION AREA, PREPARED FOR NEW ENGLAND TRUCK STOP LOCATED AT 201 CHARLTON ROAD, STURBRIDGE, MASSACHUSETTS," PREPARED BY JALBERT ENGINEERING, INC., DATED FEBRUARY 22, 2002. RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 778, PLAN 103.
- MAP ENTITLED "PLAN OF PROPERTY SURVEYED FOR JAMES F. COOPER, LOCATED ON ROUTE 20, STURBRIDGE, MA," PREPARED BY JALBERT ENGINEERING, INC., DATED JANUARY 30, 1990. RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 632, PLAN 74.
- MAP ENTITLED "SITE LAYOUT PLAN, NOBLE ENERGY, PROP. TRAVEL CENTER & E.V. DISCOVERY CENTER #195, 197, 201 & 201A CHARLTON ROAD (ROUTE 20) STURBRIDGE, MA 01566, PREPARED FOR NOBLE ENERGY REAL ESTATE HOLDINGS, LLC," PREPARED BY CMG, DATED MARCH 26, 2021.
- MAP ENTITLED "ALTA/NRPS LAND TITLE SURVEY, PLAN OF LAND IN STURBRIDGE, MA PREPARED FOR (OWNER) ESTATE OF PHILIP C. CONNER," PREPARED BY SHERMAN & FRYDRYK, LLC, DATED AUGUST 10, 2021. RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 958, PLAN 92. TWO SHEETS.

NOTES:

- PROPERTY KNOWN AS LOTS 195, 197, 201 & 201A AS SHOWN ON THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS; MAP NO. 208.
- AREA: EXISTING MAP 208, LOT 195 = 94,361 SQUARE FEET OR 2.166 ACRES
EXISTING MAP 208, LOT 197 = 77,884 SQUARE FEET OR 1.783 ACRES
EXISTING MAP 208, LOT 201 = 95,410 SQUARE FEET OR 2.190 ACRES
EXISTING MAP 208, LOT 201A = 49,226 SQUARE FEET OR 1.130 ACRES
TOTAL = 316,880 SQUARE FEET OR 7.270 ACRES

PROPOSED LOT 1 = 188,450 SQUARE FEET OR 4.326 ACRES
PROPOSED LOT 2 = 128,230 SQUARE FEET OR 2.944 ACRES
TOTAL = 316,680 SQUARE FEET OR 7.270 ACRES
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- 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.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
- THE PURPOSE OF THIS PLAN IS TO CREATE PROPOSED LOTS 1 & 2 FROM EXISTING MAP 208, LOTS 195, 197, 201 & 201A AND CREATE A SHARED ACCESS & UTILITY EASEMENT.

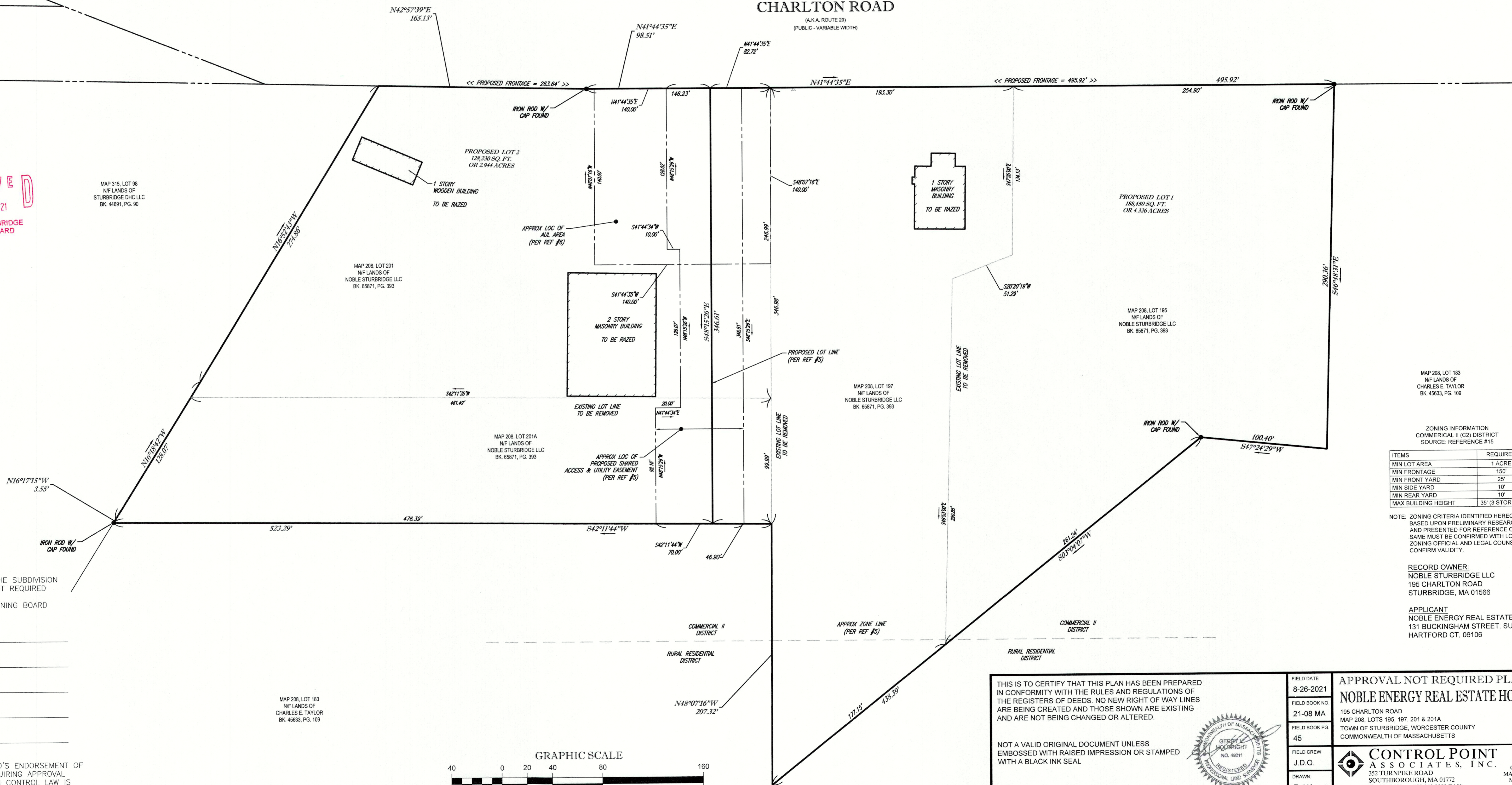


FOR REGISTRY USE ONLY

RECEIVED
SEP 20 2021
TOWN OF STURBRIDGE
PLANNING BOARD

CHARLTON ROAD

(A.K.A. ROUTE 20)
(PUBLIC - VARIABLE WIDTH)



ZONING INFORMATION
COMMERCIAL II (C2) DISTRICT
SOURCE: REFERENCE #15

| ITEMS | REQUIRED |
|---------------------|-----------------|
| MIN LOT AREA | 1 ACRE |
| MIN FRONT YARD | 150' |
| MIN FRONT YARD | 25' |
| MIN SIDE YARD | 10' |
| MIN REAR YARD | 10' |
| MAX BUILDING HEIGHT | 35' (3 STORIES) |

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

RECORD OWNER:
NOBLE STURBRIDGE LLC
195 CHARLTON ROAD
STURBRIDGE, MA 01566

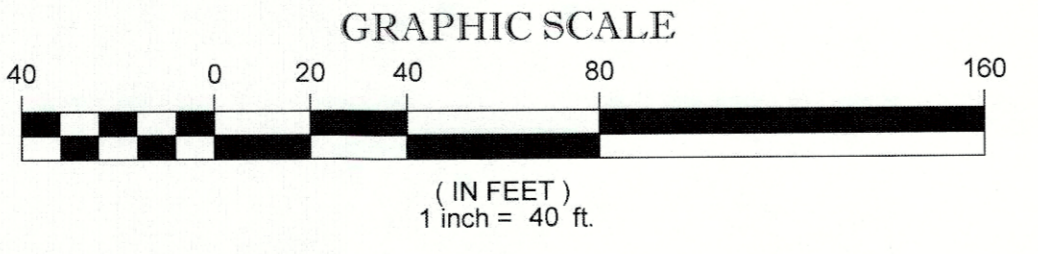
APPLICANT:
NOBLE ENERGY REAL ESTATE HOLDINGS, LLC
131 BUCKINGHAM STREET, SUITE 301,
HARTFORD CT, 06106

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
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 STURBRIDGE ZONING BYLAW AND REGULATIONS.



THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS. NO NEW RIGHT OF WAY LINES ARE BEING CREATED AND THOSE SHOWN ARE EXISTING AND ARE NOT BEING CHANGED OR ALTERED.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLACK INK SEAL.



GERRY L. HOLDRIGHT
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

APPROVAL NOT REQUIRED PLAN OF LAND
NOBLE ENERGY REAL ESTATE HOLDINGS, LLC

195 CHARLTON ROAD
MAP 208, LOTS 195, 197, 201 & 201A
TOWN OF STURBRIDGE, WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

FIELD DATE: 8-26-2021
FIELD BOOK NO: 21-08 MA
FIELD BOOK PG: 45
FIELD CREW: J.D.O.
DRAWN: R.J.K.
DATE: 9-10-2021

SCALE: 1"=40'
FILE NO: 03-210022
DWS NO: 1 OF 1

CONTROL POINT ASSOCIATES, INC.
ALBANY, NY 5182175910
CHALFONT, PA 2151258900
MANHATTAN, NY 6467804111
MT LAUREL, NJ 6098573099
WARREN, NJ 9086880099