

RESERVED FOR USE BY THE REGISTRY OF DEEDS

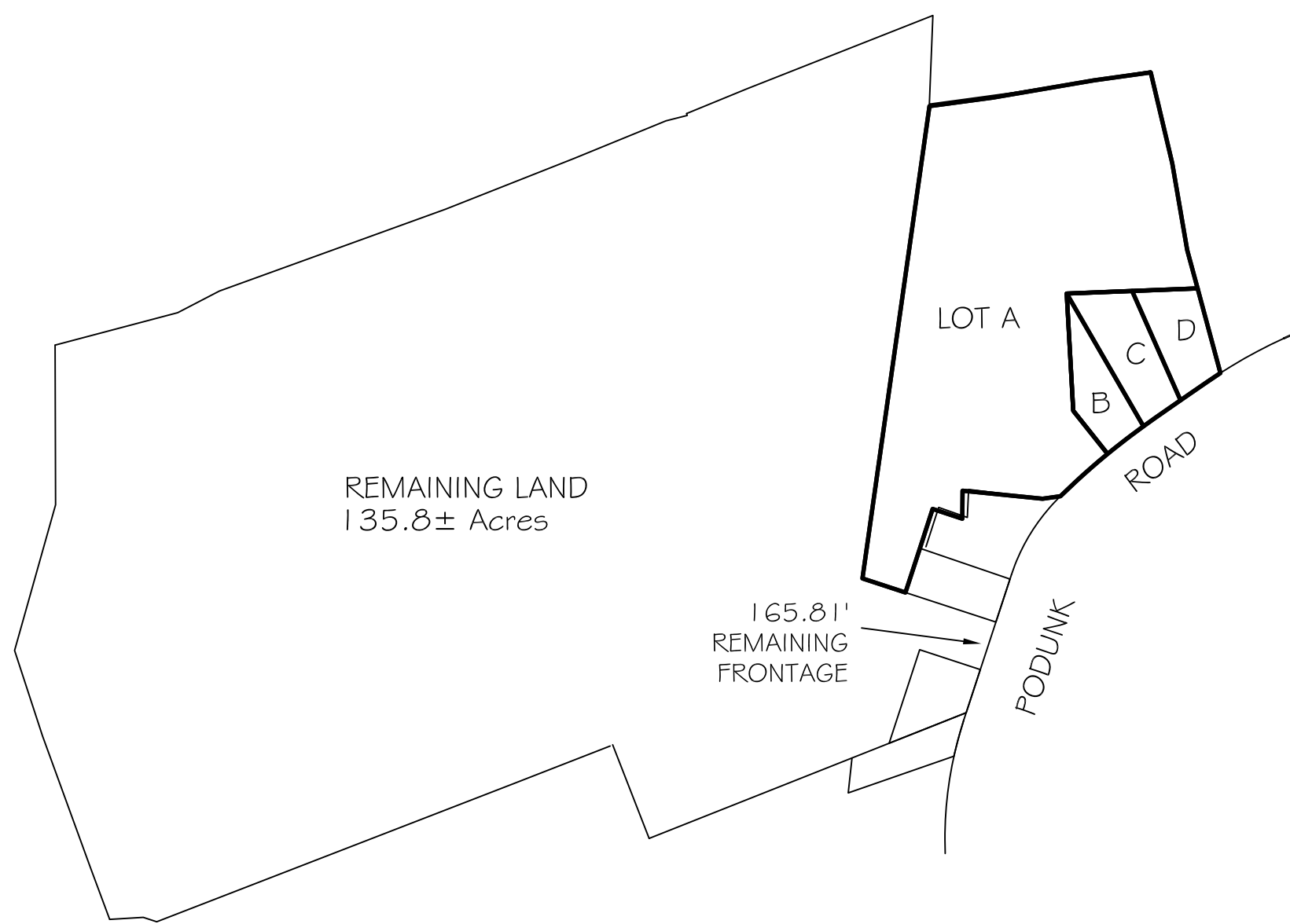
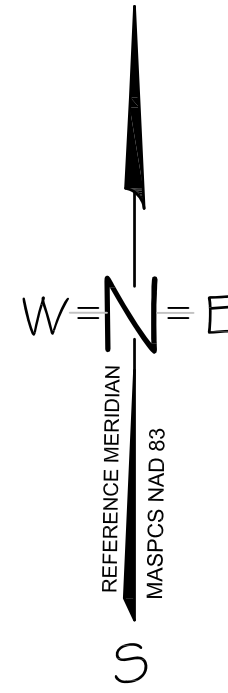
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

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.

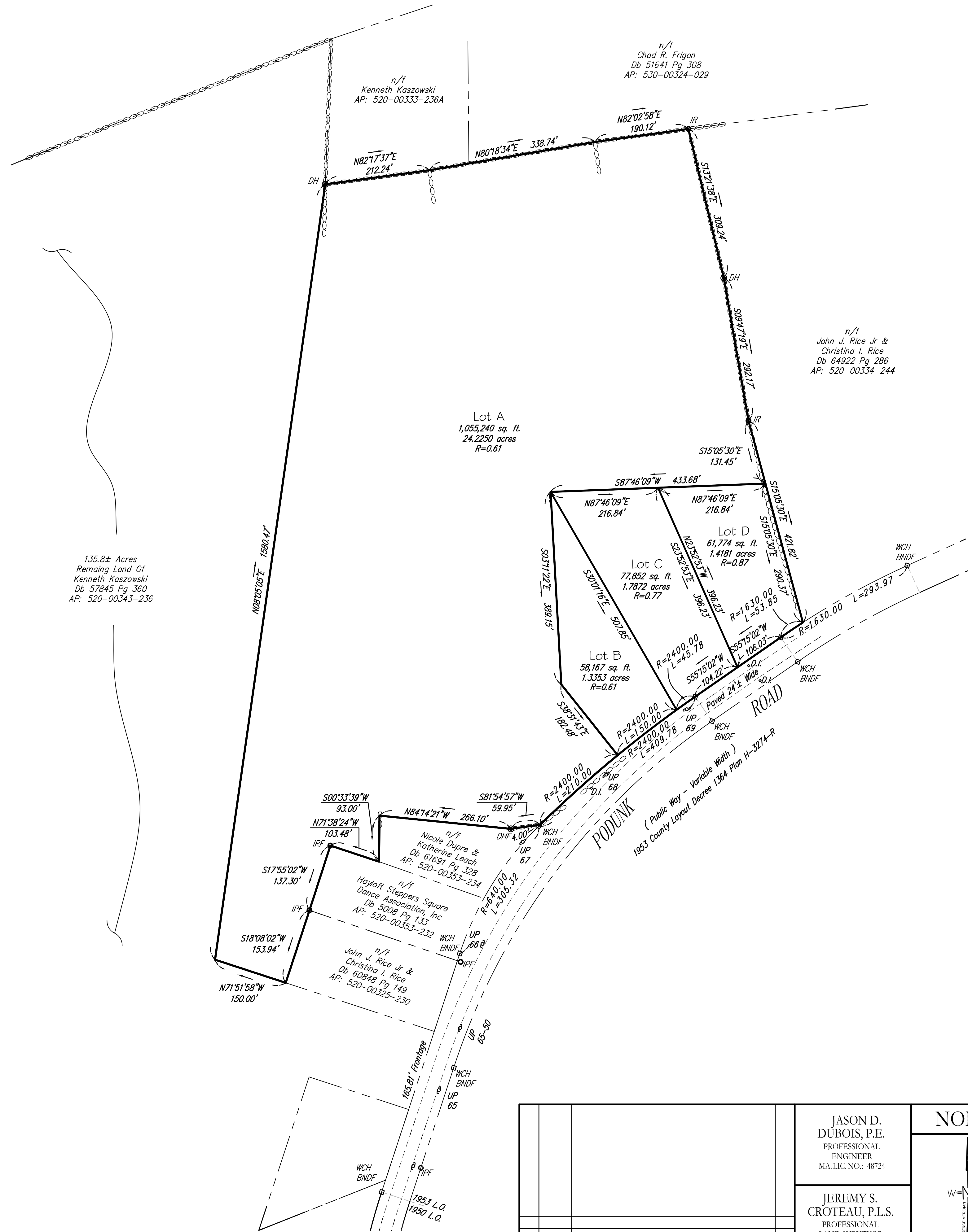
JEREMY S. CROTEAU

DATE

P.L.S. #48722



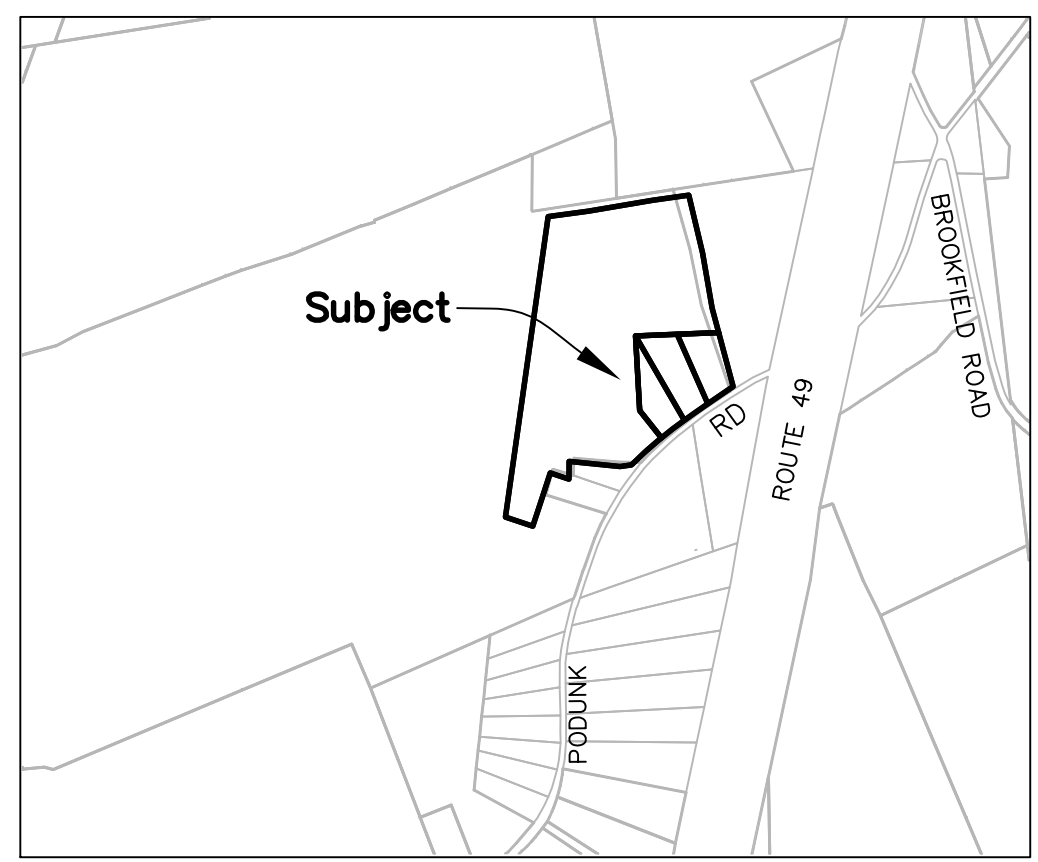
REMAINING LAND LOCUS
SCALE: 1"=500'



135.8± Acres
Remaining Land Of
Kenneth Kaszowski
Db 57845 Pg 360
AP: 520-00343-236

n/i
Chad R. Frigon
Db 51641 Pg 308
AP: 530-00324-029

n/i
John J. Rice Jr &
Christina L. Rice
Db 64922 Pg 286
AP: 520-00334-244



LOT LOCUS
SCALE: 1"=1000'

TAX MAP REFERENCES:
TAX MAP ID 520-00343-236

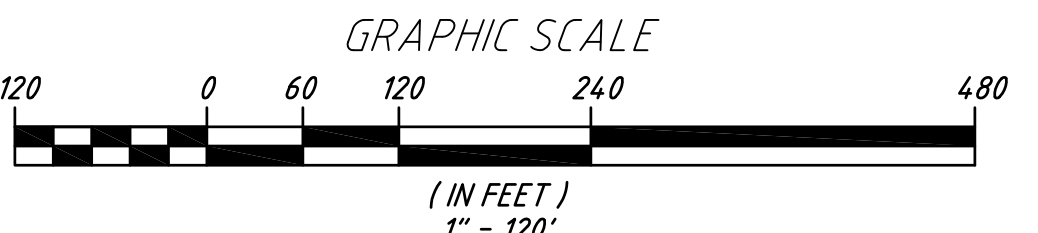
RECORD OWNERS
KENNETH P. KASZOWSKI
DB 57845 PG 360

PLAN REFERENCES:
(WORCESTER COUNTY REGISTRY OF DEEDS)
PB 945 PL 13
PB 508 PL 159
PB 508 PL 59
PB 393 PL 67
PB 343 PL 101
PB 191 PL 121
PB 169 PL 89

TOWN OF STURBRIDGE ZONING
ZONE - RURAL RESIDENTIAL
AREA - 1 ACRE, 43,560 SQ. FT.
FRONTAGE - 30 FT.
FRONT - 30 FT.
SIDE & REAR - 20 FT.

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO CREATE LOTS A, B, C & D OUT OF LAND OWNED BY KASZOWSKI.
- 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.
- HORIZONTAL DATUM BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 83 VIA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).
- BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 25027C0766E, WITH AN EFFECTIVE DATE OF JULY 4, 2011.
- ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.
- 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.
- WETLAND AREAS MAY BE PRESENT ON-SITE, HOWEVER NO WETLAND AREAS ARE PRESENT ON THE STATE AND TOWN GIS.
- THERE ARE ALSO NO SLOPES IN EXCESS OF EIGHT PERCENT THAT WOULD AFFECT DRIVEWAY ACCESS TO THE BEST OF OUR KNOWLEDGE.



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

DATE: _____

SYMBOL KEY

STONE WALL	-----
BOUND	□
IRON PIPE / REBAR	○
DRILL HOLE	●
UTILITY POLE	⊕
WELL	⊙
TEST PIT	⊗
PERC TEST	⊘
BENCH MARK	⊕
IPF	○
IRF	□
BNDF	○
DHF	○
IRS	○
IRON PIPE FOUND	○
REBAR FOUND	□
BOUND FOUND	○
DRILL HOLE FOUND	●
5/8 REBAR SET	○

" PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW "

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

<p>JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MALIC. NO.: 48724</p>		<p>NORTH</p>	<p>ANR PLAN OF LAND</p> <p>SITE ADDRESS: Podunk Road Sturbridge, MA</p> <p>CLIENT: AH & DB CUSTOM HOMES, INC. Podunk Road Sturbridge, MA</p>	<p>DRAWN BY: JSC</p>
<p>JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR LIC. NO.: 48722</p>				<p>CK'D BY: JDD</p> <p>REV #: 0</p> <p>DATE: 8-19-2021</p> <p>PROJECT #: 21-215</p> <p>SCALE: 1"=120'</p> <p>DWG. NO.: ANR</p>
NO.	DATE	REVISION	BY	

DOC ENGINEERING & SURVEY INC.

33 GRANBERRY WILLOW RD
CHARLTON, MA 01527

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808-347-2127