

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

**RECORD OWNERS**

Kapa Property Management Lc  
DB 43590 PG 354  
Assessors Id: 173-00953-248

**TAX MAP REFERENCES**  
Assessors Id: 173-00953-248

**PLAN NOTES:**

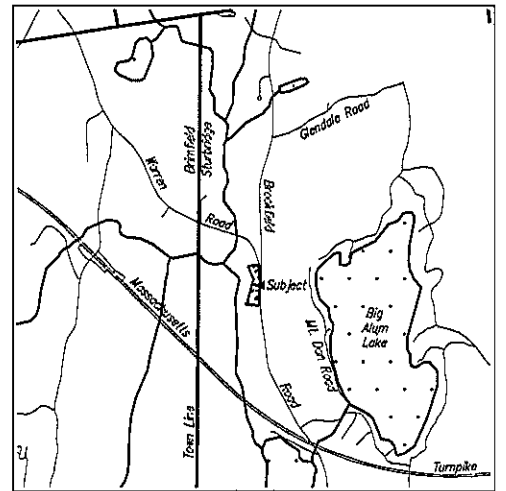
1: The Purpose Of This Plan Is Create Lot A With The Existing House On It Containing 1.21 Acres. The Remaining Lot Area And Frontage Exceeds The Zoning Requirements.

2: 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.

**PLAN REFERENCES:**

(Worcester County Registry Of Deeds)

Plan Book 694 Plan 97  
Plan Book 242 Plan 89  
Plan Book 78 Plan 3  
Plan Book 635 Plan 15  
Plan Book 671 Plan 80



Lot Location  
Scale: 1"=2000'

DISTRICT DIMENSIONAL REGULATIONS	
District With Sewer	Rural Residential
Min. Lot Size	1 Acre
Min. Frontage	150'
Min. Front Yard Depth	30'
Min. Side Yard Depth	20'
Min. Rear Yard Depth	20'
Max. Height of Bldg.	35'

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

DATE: \_\_\_\_\_

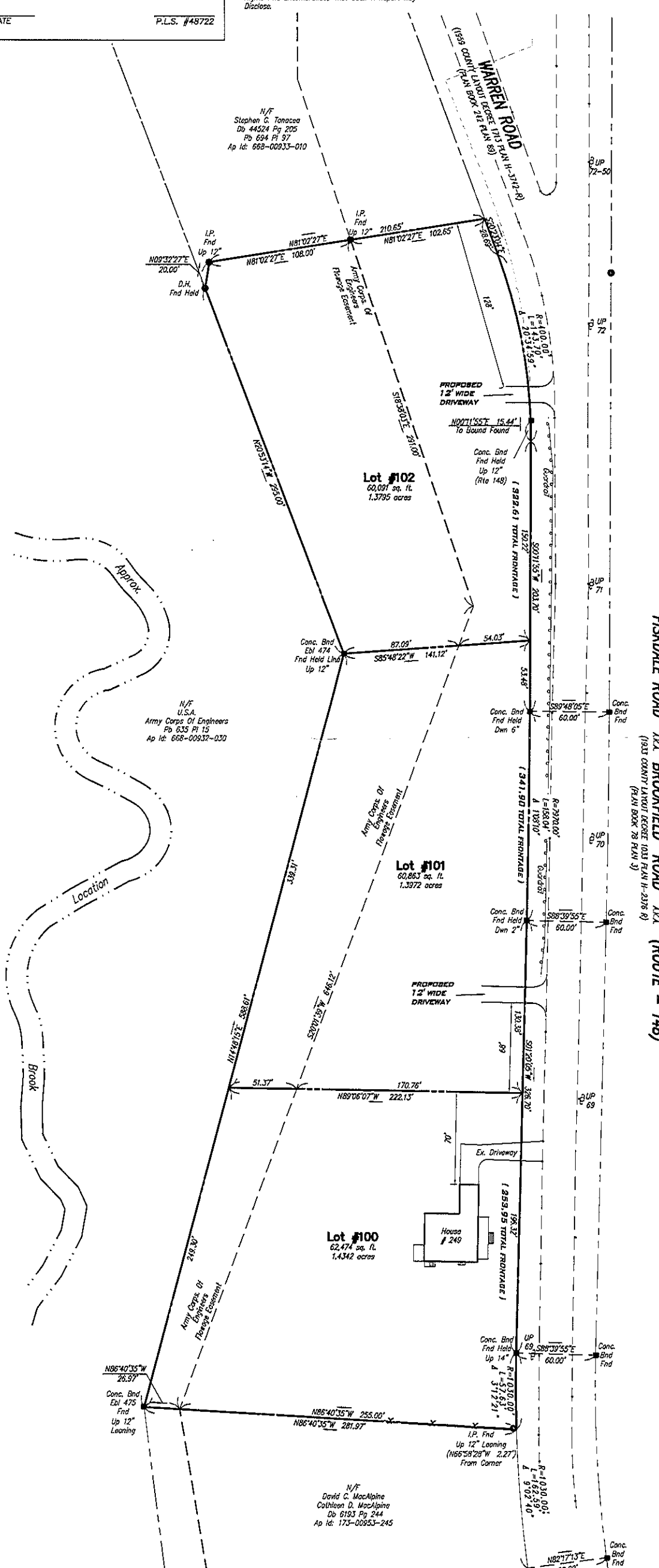
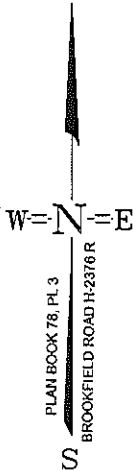
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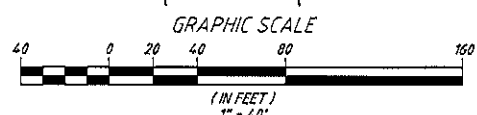
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- LEGEND**
- CB CATCH BASIN
  - UP UTILITY POLE
  - IR REBAR
  - DH DRILL HOLE
  - IP IRON PIPE
  - FND FOUND
  - BND BOUND
  - AP: ASSESSORS PARCEL
  - IRON PIPE
  - DRILL HOLE
  - ⊞ REBAR SET
  - BOUND SYMBOL
  - UTILITY POLE
  - ⊞ STONE WALL



**ANR PLAN OF LAND**  
OWNED BY  
**Kapa Property Management Lc.**  
LOCATED AT  
Brookfield Road &  
Warren Road  
Sturbridge, MA 01518  
Worcester County  
Scale 1"=40' Apr 26, 2011  
Prepared By

**Bertin Engineering Associates, Inc.**  
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