

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

GENERAL NOTES:

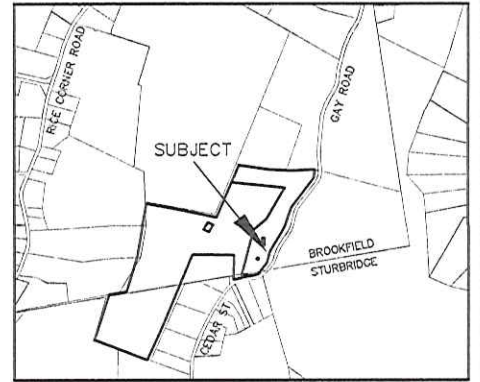
1. THE PURPOSE OF THIS PLAN IS TO CREATE TWO LOTS OUT OF LAND OWNED BY MICHAEL STEUER, ONE LOT CONTAINING THE EXISTING HOUSE # 71 AND THE OTHER REMAINING LAND WITH THE EXISTING BARN.
2. BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, 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. HORIZONTAL DATUM BASED ON PLAN BOOK 500 PLAN 27.
4. BY GEOGRAPHICAL PLOTTING ONLY THE BUILDINGS ARE NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 25027C0763E AND 25027C0764E WITH AN EFFECTIVE DATE OF JULY 4, 2011.
5. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.
6. 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.

TOWN OF BROOKFIELD ZONING

ZONE - RR
AREA - 70,000 S.F.
FRONTAGE - 200'
FRONT - 50 FT.
SIDE - 25 FT.
REAR - 35 FT.

TOWN OF STURBRIDGE ZONING

ZONE - RURAL RESIDENTIAL
AREA - 1 ACRES - 43,560 SQ. FT.
FRONTAGE - 150'
FRONT - 30 FT.
SIDE - 20 FT.
REAR - 20 FT.



LOT LOCUS

SCALE: 1"=1000'

TAX MAP REFERENCES:

BROOKFIELD TAX MAP 1C-0-18
STURBRIDGE TAX MAP 202-01017-305

RECORD OWNERS

MICHAEL W. STEUER JR, MICHAEL W. STEUER SR TR,
MICHAEL W. STEUER SR 2013 REVOCABLE TRUST,
DB 51919 Pg 350

PLAN REFERENCES:

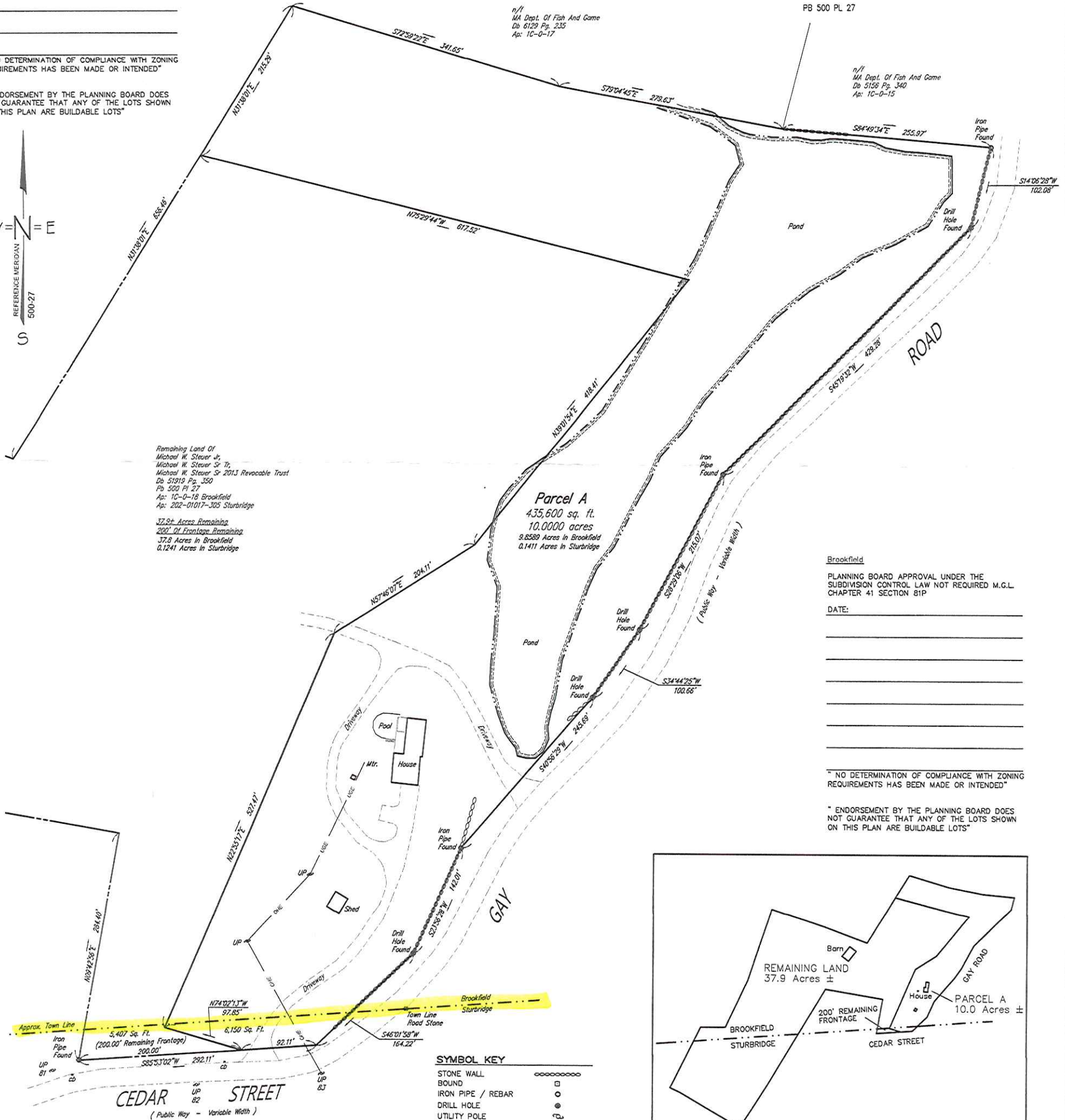
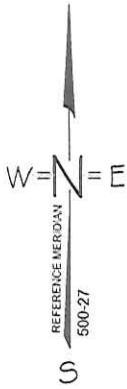
(WORCESTER COUNTY REGISTRY OF DEEDS)

PB 500 PL 27

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

* 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 *



Remaining Land Of
Michael W. Steuer Jr,
Michael W. Steuer Sr Tr,
Michael W. Steuer Sr 2013 Revocable Trust
Db 51919 Pg. 350
Pb 500 Pl 27
Ap: 1C-0-18 Brookfield
Ap: 202-01017-305 Sturbridge

37.9± Acres Remaining
200' Of Frontage Remaining
37.8 Acres In Brookfield
0.1241 Acres In Sturbridge

Parcel A
435,600 sq. ft.
10.0000 acres
9.8580 Acres In Brookfield
0.1411 Acres In Sturbridge

Brookfield

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

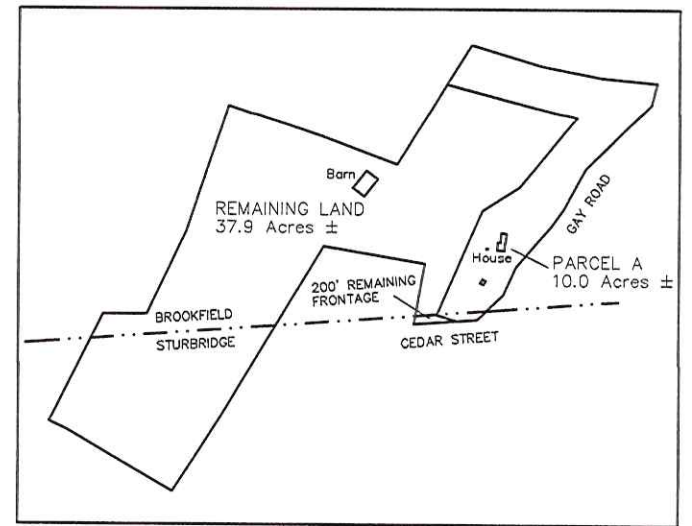
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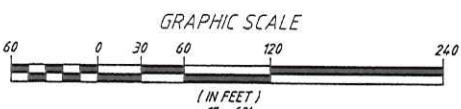
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SYMBOL KEY

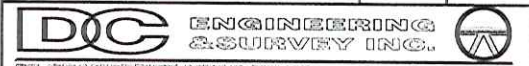
- STONE WALL
- BOUND
- IRON PIPE / REBAR
- DRILL HOLE
- UTILITY POLE
- WELL
- IPF
- BNDF
- IRS
- IRON PIPE FOUND
- BOUND FOUND
- 5/8 REBAR SET



REMAINING LAND
SCALE: 1"=400'



JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER M.A.L.C. NO. 48724		NORTH		ANR PLAN OF LAND		DRAWN BY: JSC	
JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR LIC. NO. 48722		W=N=E		SITE ADDRESS: 71 Gay Rd, Brookfield Ma Cedar Street, Sturbridge Ma		CK'D BY: JDD	
				CLIENT: Michael W. Steuer Sr. 71 Gay Rd Brookfield, Ma		DATE: 5/13/2021	
						SCALE: 1"=60'	
						PROJECT #: 20-139	
						DWG. NO.: ANR	



508-769-9659
508-341-2127

NO.	DATE	REVISION	BY