

FOR REGISTRY USE

SUBDIVISION APPROVAL NOT REQUIRED UNDER SUBDIVISION CONTROL LAW, STURBRIDGE PLANNING BOARD DATE:

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

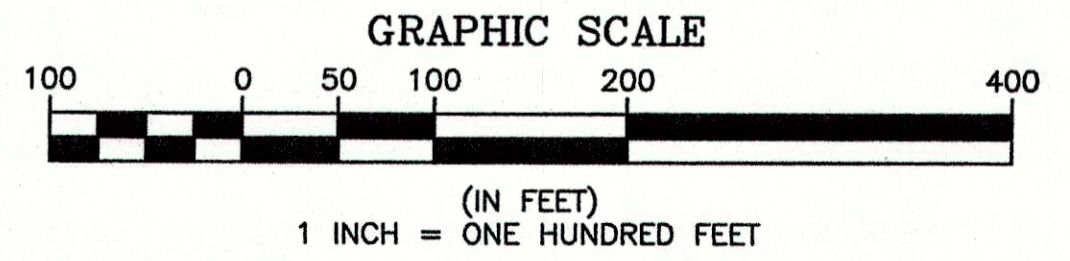
RECEIVED  
SEP 20 2021  
TOWN OF STURBRIDGE PLANNING BOARD

**LEGEND**  
MONUMENTS SHOWN PER RECORD PLAN AND PREVIOUS SURVEYS BY THIS OFFICE, UNLESS OTHERWISE NOTED (2021)

- IP FOUND PIPE
- RB IRON PIPE
- CB REINFORCING BAR
- CB CONCRETE BOUND
- ⊙ DH DRILL HOLE
- STONEMALL
- WETLANDS (SEE NOTE 7)
- REC. RECORD

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.  
DATE: 9/20/2021

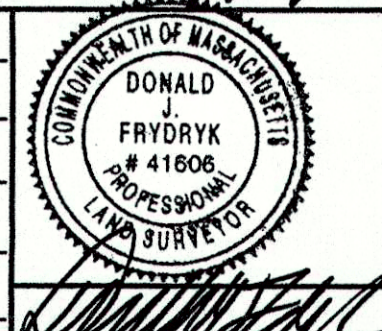
- NOTES:
- OWNER OF RECORD: JEAN M. SULLIVAN  
108 STURBRIDGE ROAD  
BRIMFIELD, MA 01010
  - THE PURPOSE OF THIS PLAN IS TO RECONFIGURE LAND OF JEAN M. SULLIVAN (PARCEL B BEING PORTION OF DEED BK. 33535 PG. 150), BK. 34530 PG. 177 AND BK. 51605 PG. 261, TO CREATE LOT 2 AS SHOWN ON THIS PLAN.
  - THE REMAINING LAND OF DEED BK. 33535 PG. 150 HAS APPROXIMATELY 94 ACRES AND THE FRONTAGE ON STURBRIDGE ROAD IN BRIMFIELD IS NOT ALTERED, SEE LOCUS MAP.
  - THIS PLAN HAS BEEN DERIVED FROM PLAN BK. 940 PL. 28
  - LAND IS ZONED SR - SUBURBAN RESIDENTIAL
  - THERE IS ACCESS WITHIN LOT 2 WITH LESS THAN 8% SLOPES.
  - WETLANDS AS SHOWN ARE BASED ON PL. BK. 940 PL. 28. ADDITIONAL WETLANDS MAY EXIST ON LOT B (NOT DETERMINED AT THIS TIME).
  - TOGETHER WITH AND SUBJECT TO ALL RIGHTS, RESTRICTIONS, EASEMENTS, TAKINGS AND SUCH OF RECORD.
  - THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY AND ALL ENCUMBRANCES SUCH A REPORT MAY REVEAL.



| NO. | DATE | BY | REVISIONS |
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**SHERMAN & FRYDRYK**  
Land Surveying, Engineering & Scientists  
A DIVISION OF HANCOCK SURVEY ASSOCIATES, INC.  
3 Converse Street, Suite 203  
Palmer, MA 01069

FIELD WORK: PWS/KJD/BJP  
COMPS: KJM  
DRAFTING: KJM  
CHECKED: TRF  
APPROVED: DJF



SCALE:  
HORZ: 1"=100'  
VERT: N/A  
DATE: 09/20/2021

**LOT RECONFIGURATION PLAN**  
**CHAMPEAUX ROAD**

**PLAN OF LAND IN STURBRIDGE, MA**  
PREPARED FOR (OWNER)  
**JEAN M. SULLIVAN**

PROJECT NUMBER  
21148  
SHEET NUMBER  
**1 OF 1**