


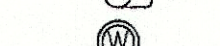





RESERVED FOR USE BY THE REGISTRY OF DEEDS

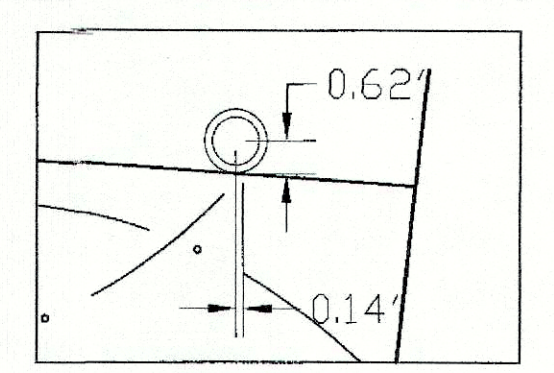
RESERVED FOR USE BY THE REGISTRY OF DEEDS

SYMBOL LEGEND

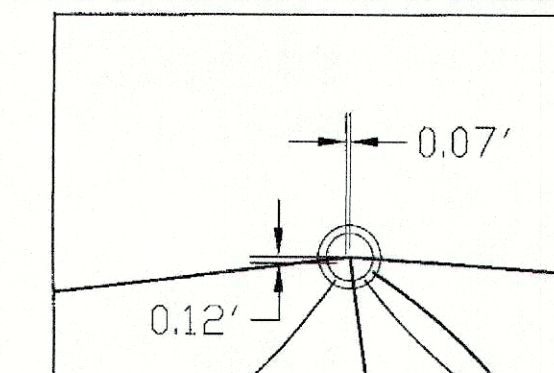
- STONE WALL 
- BOUND 
- IRON PIPE 
- UTILITY POLE 
- WELL 
- BENCH MARK 
- E-ONE PUMP 

PLAN NOTES

- 1) BOUNDARIES SHOWN ARE 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 DISCLOSE.
- 2) HORIZONTAL DATUM BASED ON PLAN BOOK 773, PLAN 37
- 3) BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 27027C PANEL 0927E WITH AN EFFECTIVE DATE OF JULY 4, 2011.
- 4) ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.
- 5) WETLANDS NOT CONSIDERED AS PART OF THIS SURVEY.
- 6) THE PURPOSE OF THIS PLAN IS TO CREATE TWO PARCELS AS FOLLOWS. LOT A TO BE A CONFORMING PARCEL CONTAINING 38,410 SQ. FT. LOT B TO BE A STRIP OF LAND TO BE SOLD TO EITHER THE NORTH OR SOUTH SIDE OF LOT B. CONTAINING 3,118 SQ. FT. THE REMAINING LAND CONTAINING 1.80 ACRES CONFORMS TO THE EXISTING ZONING REGULATIONS.
- 7) THE REGULARITY FACTOR IS 0.90 FOR LOT A AND 0.89 FOR THE REMAINING LAND.
- 8) SLOPES IN EXCESS OF 8% MAY AFFECT DRIVEWAYS AND ACCESS TO STRUCTURES.

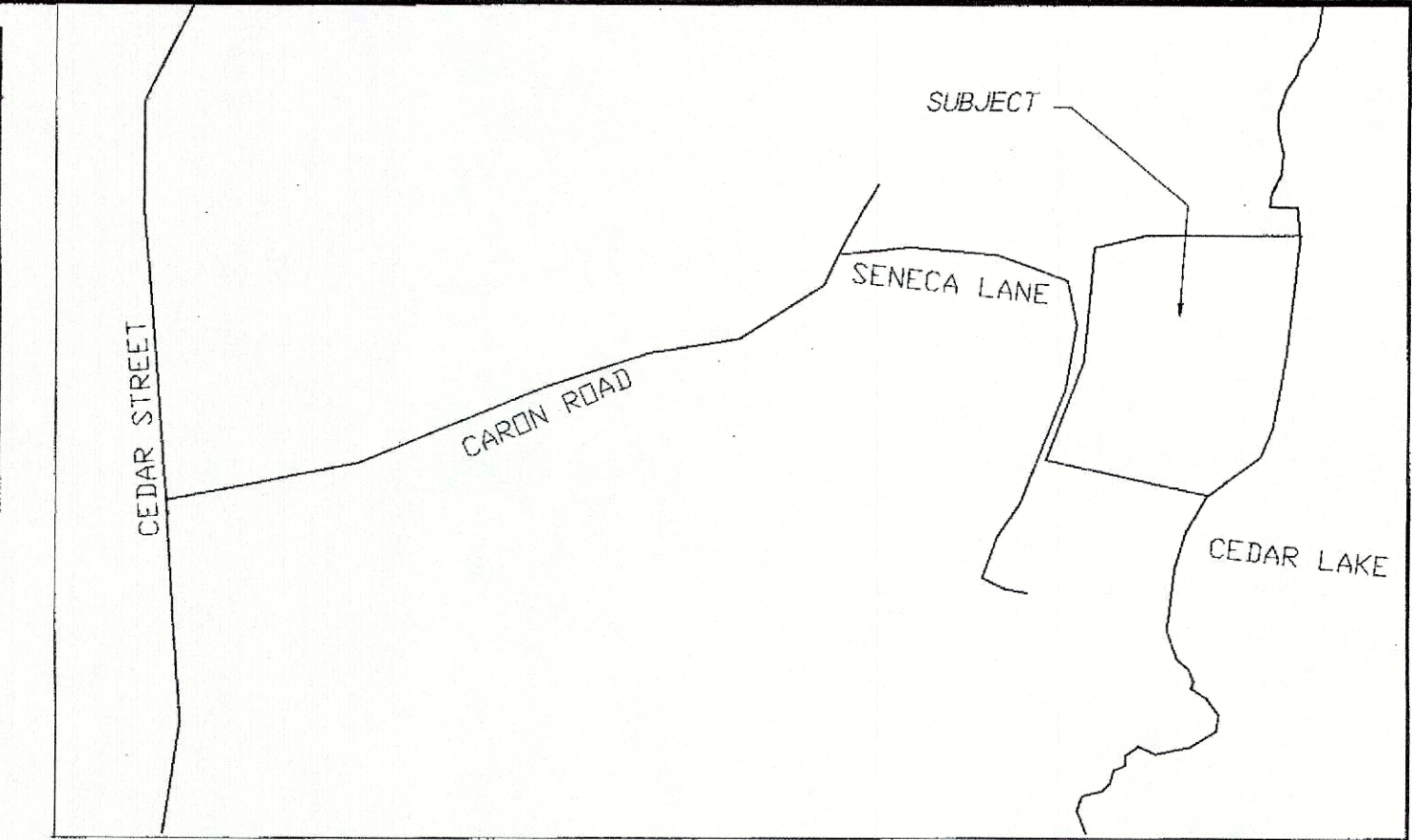


DETAIL 1
SCALE=NONE

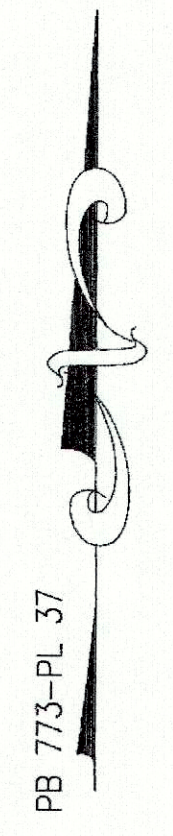
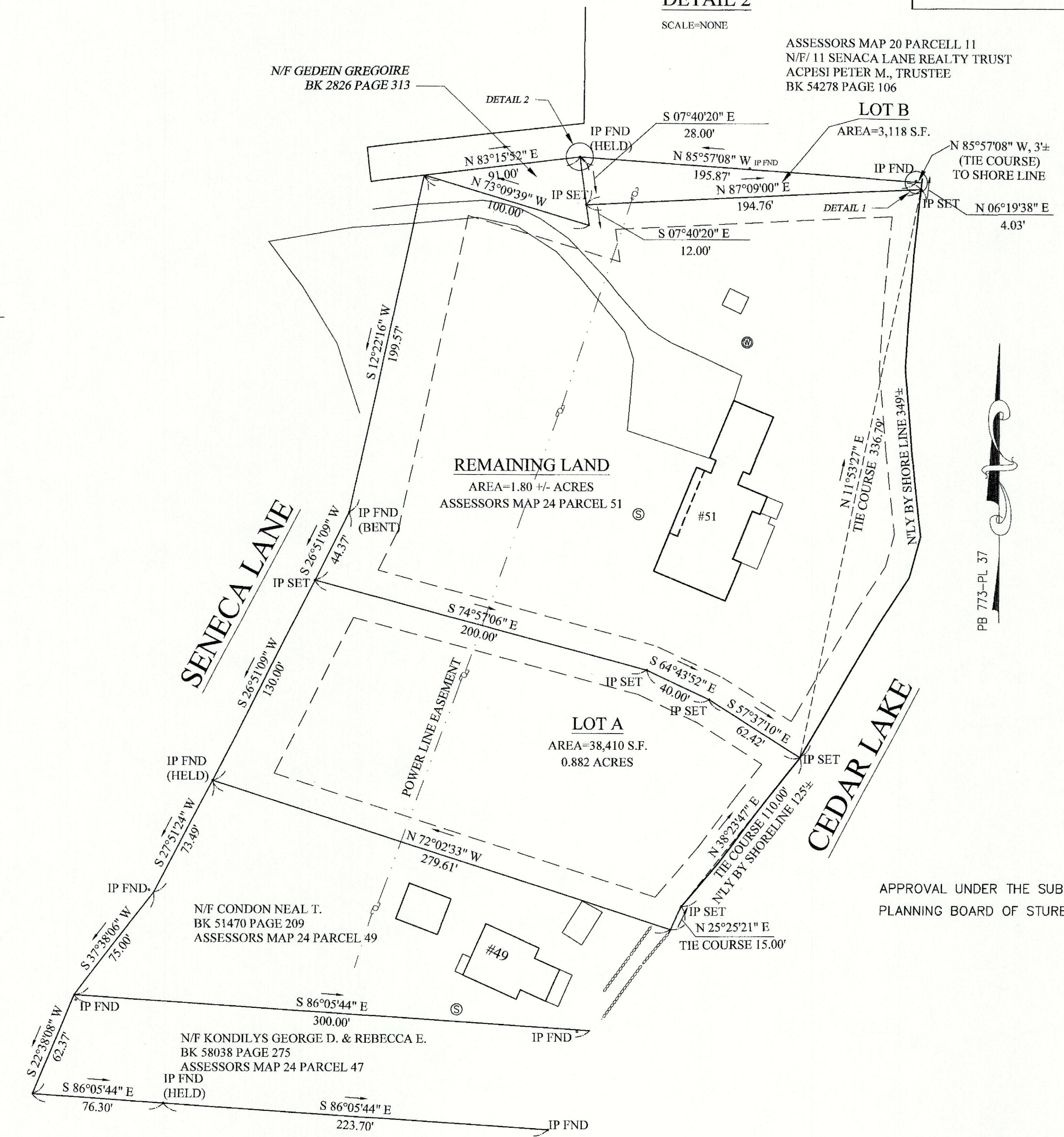


DETAIL 2
SCALE=NONE

STURBRIDGE ZONING: SUBURBAN RESIDENTIAL
 AREA: 3/4 ACRE
 FRONTAGE: 125'
 FRONT YARD: 30'
 SIDE YARD: 15'
 REAR YARD: 15'
 %COVERAGE: 15%
 TOWN SEWER IS INSTALLED IN SENECA LANE




LOCUS
SCALE: NONE



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, PLS #48722
 8-3-2020
 DATE

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
 PLANNING BOARD OF STURBRIDGE DATE: _____

ASSESSORS MAP 24 PARCEL 51 (AP)

PLAN REFERENCES
 PLAN BOOK 773 PLAN 37
 PLAN BOOK 377 PLAN 121

DEED REFERENCE
 DEED BOOK 28034 PAGE 283
 DEED BOOK 2826 PAGE 313
 DEED BOOK 2211 PAGE 91
 DEED BOOK 2089 PAGE 505

BEING A MAJORITY OF THE BOARD

| ORIGINAL | | REVISIONS | | | | | |
|----------|-----|-----------|------|-------------|------|-------|-------|
| DATE | BY | REV. | DATE | DESCRIPTION | MADE | CHK'D | APV'D |
| 7/27/20 | AMT | | | | | | |
| | LSJ | | | | | | |
| | LSJ | | | | | | |
| | JSC | | | | | | |
| | | | | | | | |
| | | | | | | | |

JALBERT ENGINEERING, INC.
 CIVIL ENGINEERS & SURVEYORS
 54 Main Street
 Sturbridge, Massachusetts 01566-1244
 Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136
 Fax: (508) 347-7962

PLAN OF PROPERTY
 PROPERTY OWNER: STEVEN & DINA SEXTON
 51 SENECA LANE
 STURBRIDGE, MASSACHUSETTS

PLAN DATE: 07/27/20
 DWG NUMBER: 19050

SCALE: 1" = 40'