

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.

BRUCE A. FITZBACK  
DATE \_\_\_\_\_ P.L.S. #37731

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.

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

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

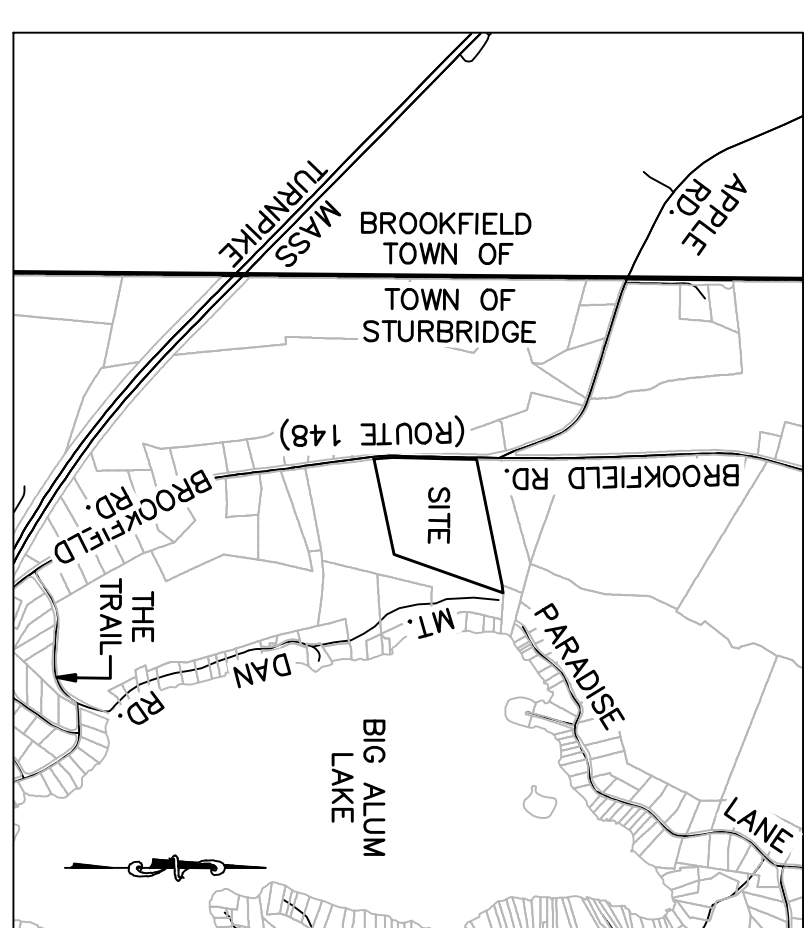
\* PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO COMPLIANCE WITH THE ZONING BYLAW

N/E  
JOHN L. FEARING  
DB 32818 PG.38  
ASSESSORS  
MAP 173  
LOT 298

N/E  
DANIEL G. ST. ONGE,  
JR. AND SHANNON M.  
ST. ONGE  
ASSESSORS  
MAP 450  
LOT 62

N/E  
THOMAS H. & LORI ANN FAXON  
DB 15101 PG.128  
ASSESSORS  
MAP 173  
LOT 238

PB 802 PL.120



LOT LOCUS:  
SCALE: 1"=2000'  
TAX MAP REFERENCES:  
STURBRIDGE ASSESSORS  
MAP 173 LOT 250

RECORD OWNER:  
RONALD J. CHANCELLOR  
1205 PACIFIC HIGHWAY, SUITE 502  
SAN DIEGO, CA 92101  
DEED BOOK 58476 PG.225

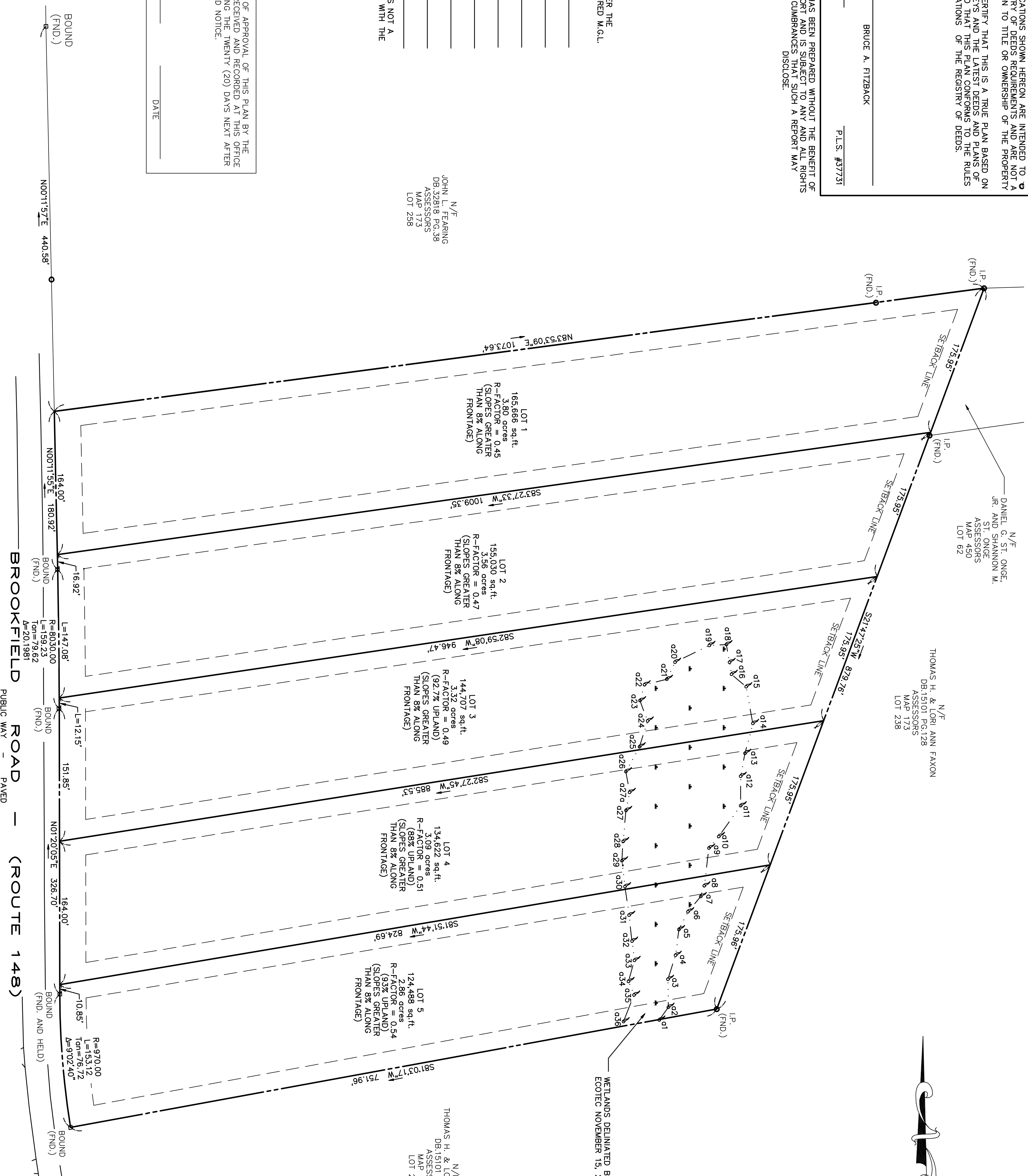
PLAN REFERENCES:  
(WORCESTER COUNTY REGISTRY OF DEEDS)  
PLAN BOOK 671 PLAN 80  
PLAN BOOK 802 PLAN 120

**TOWN OF STURBRIDGE ZONING:**

ZONE - RURAL RESIDENTIAL  
AREA - 1 AC.  
FRONTAGE - 150 FT.  
FRONT - 30 FT.  
SIDE - 20 FT.  
SIDE - 20 FT.  
MAX COVERAGE - 20%

**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO CREATE 5 BUILDING LOTS FROM LAND OWNED BY RONALD J. CHANCELLOR. THE LOTS CONFORM TO ZONING BYLAWS FOR THE TOWN OF STURBRIDGE.
2. BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND SURVEY AGREEMENTS AND RIGHTS AND OBLIGATIONS. ENCUMBRANCES OF RECORD THAT AN ACQUAINTANCE AND THROUGH TITLE SEARCH MAY DISCLOSE.
3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND JUDGMENTARY INVESTIGATION HAS BEEN MADE TO IDENTIFY VISIBLE USES OF THE LAND AND DEEDS SHOWN ON THE SURVEY. HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
4. HORIZONTAL DATUM BASED ON PLAN BOOK 802 PLAN 120.
5. BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN FLOOD HAZARD ZONE S BEAS THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. # 25022700745E WITH AN EFFECTIVE DATE OF JULY 4, 2011.
6. WETLANDS DELINEATED BY ECOTEC INC. NOVEMBER 15, 2016.
7. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.

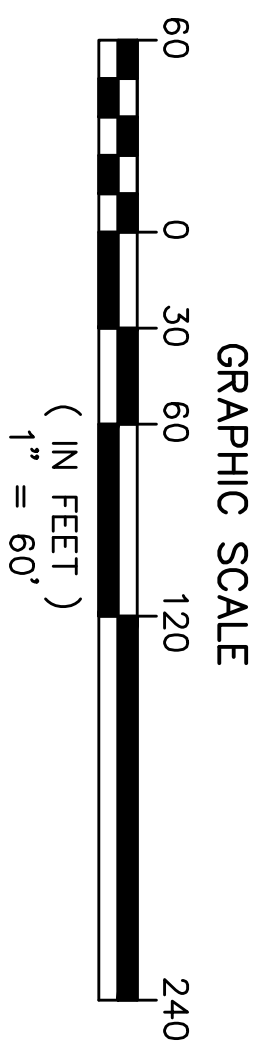


I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE STURBRIDGE PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

STURBRIDGE TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

- LEGEND**
- IRON PIPE AND REBAR
  - BOUND SYMBOL
  - ⊕ UTILITY POLE
  - STONE WALL

NORTH



NO.	DATE	REVISION	BY

PROGRAM BY:	DESIGNED BY:
ARB	BAF

RECORDS OWNER:	RECORDS OWNER:
RONALD J. CHANCELLOR 1205 PACIFIC HIGHWAY, SUITE 502 SAN DIEGO, CA 92101	FRANK W. BICCHIERI, P.E. PROFESSIONAL ENGINEER MA LIC. NO.: 47597

DATE:	SCALE:	REV #:	PROJECT #:	DWG. NO.:	ANR
12-3-2018	1" = 60'	0	18M-182		

REGISTERED PROFESSIONAL ENGINEER
<b>BERTIN ENGINEERING</b> 39 ELM STREET SOUTHBRIDGE, MA 01550 F 508.765.0153 www.bertinengineering.com