

NOTES:

- PROPERTY KNOWN AS MAP 2457, LOT 14 AS SHOWN ON THE GIS MAPS OF THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
- THE BEARING BASIS OF THIS SURVEY REFERS TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD '83) MAINLAND SYSTEM, BASED ON RTK GPS OBSERVATIONS ON THE MACORS REAL-TIME NETWORK.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS INC AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- THE ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON RTK GPS OBSERVATIONS ON THE MACORS REAL-TIME NETWORK AND ARE SUBJECT TO LOCAL BENCHMARK ADJUSTMENT.
- THE WETLAND DELINEATION LINE SHOWN WAS PALCED IN THE FIELD BY EBT ENVIROMENTAL, INC IN JUNE 2023 AND FIELD LOCATED BY LEVESQUE GEOMATICS, INC. ON JUNE 20, 2023.
- DUE TO LACK OF PHYSICAL EVIDENCE AND MISSING DEED AND RECORD PLAN DIMENSIONS, THE PROPERTY LINES SHOWN ARE APPROXIMATE.

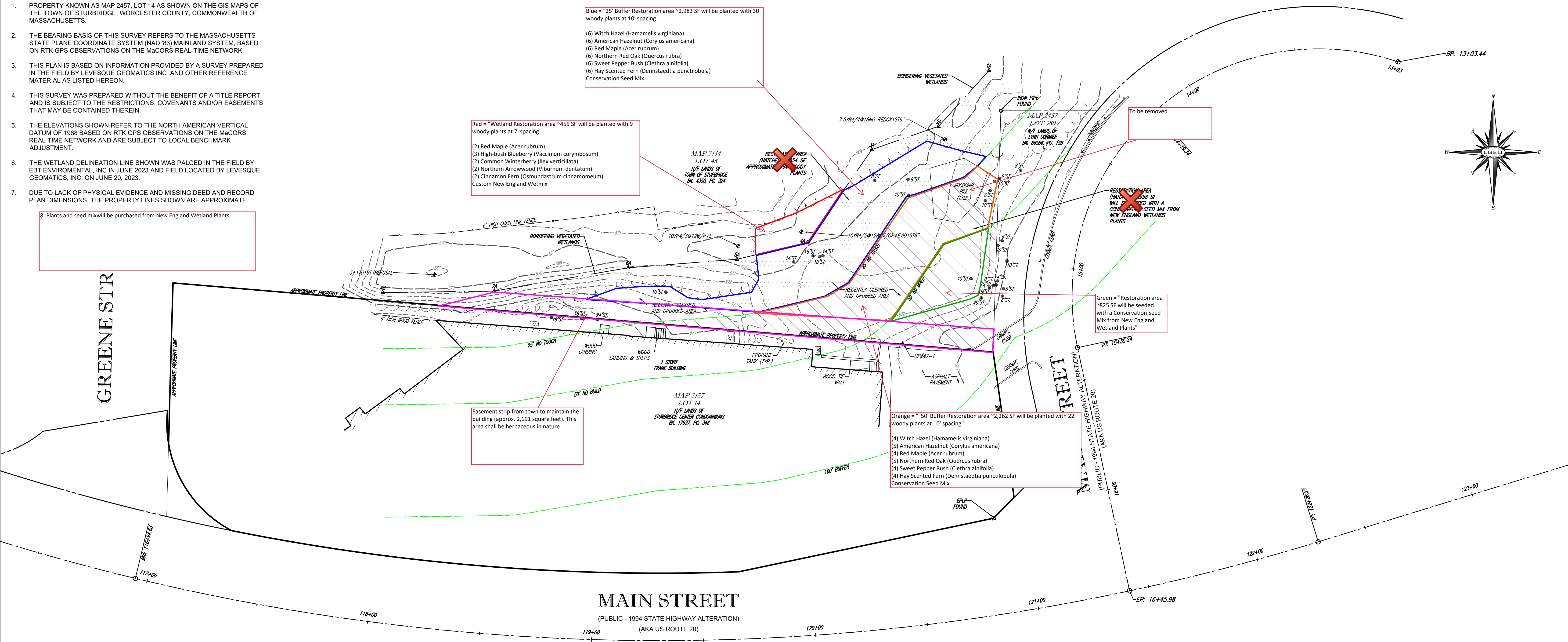
8. Plants and seed mix will be purchased from New England Wetland Plants

Blue = "25' Buffer Restoration area ~2,983 SF will be planted with 30 woody plants at 10' spacing
 (6) Witch Hazel (Hamamelis virginiana)
 (6) American Hazelnut (Corylus americana)
 (6) Red Maple (Acer rubrum)
 (6) Northern Red Oak (Quercus rubra)
 (6) Sweet Pepper Bush (Clethra alnifolia)
 (6) Hay Scented Fern (Dennstaedtia punctilobula)
 Conservation Seed Mix

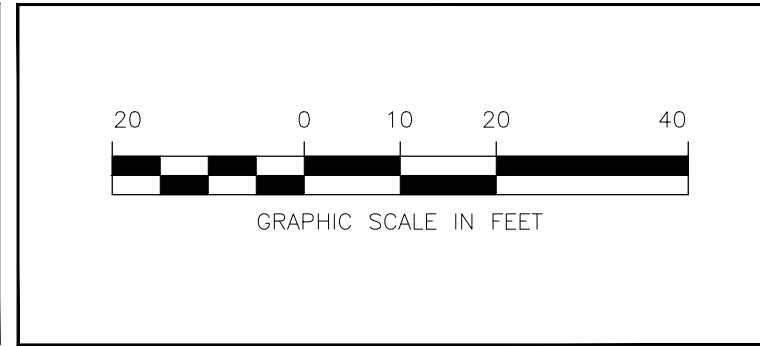
Red = "Wetland Restoration area ~455 SF will be planted with 9 woody plants at 7' spacing
 (2) Red Maple (Acer rubrum)
 (3) High-bush Blueberry (Vaccinium corymbosum)
 (2) Common Winterberry (Ilex verticillata)
 (2) Northern Arrowwood (Viburnum dentatum)
 (2) Cinnamon Fern (Osmundastrum cinnamomeum)
 Custom New England Wetmix

Green = "Restoration area ~825 SF will be seeded with a Conservation Seed Mix from New England Wetland Plants"

Orange = "50' Buffer Restoration area ~2,262 SF will be planted with 22 woody plants at 10' spacing"
 (4) Witch Hazel (Hamamelis virginiana)
 (5) American Hazelnut (Corylus americana)
 (4) Red Maple (Acer rubrum)
 (5) Northern Red Oak (Quercus rubra)
 (4) Sweet Pepper Bush (Clethra alnifolia)
 (4) Hay Scented Fern (Dennstaedtia punctilobula)
 Conservation Seed Mix



REVISIONS:		
REV	DATE	COMMENT
1		
2		
3		



PARTIAL LOCATION & TOPOGRAPHIC SURVEY
 OF
 MAP 2457, LOT 14
 PREPARED FOR GEORGE YIANTSDIS
 392 MAIN STREET
 TOWN OF STURBRIDGE
 WORCESTER COUNTY
 COMMONWEALTH OF MASSACHUSETTS

PREPARED BY:
LEVESQUE GEOMATICS INC
 43 GLENDALE ROAD
 STURBRIDGE, MA 01518
 PHONE: (508) 868-0041

SEAL:

PRELIMINARY
JOSEPH I. LEVESQUE III
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

SCALE: 1" = 20'
 PROJECT # EBT-028
 DATE AUGUST 29, 2023