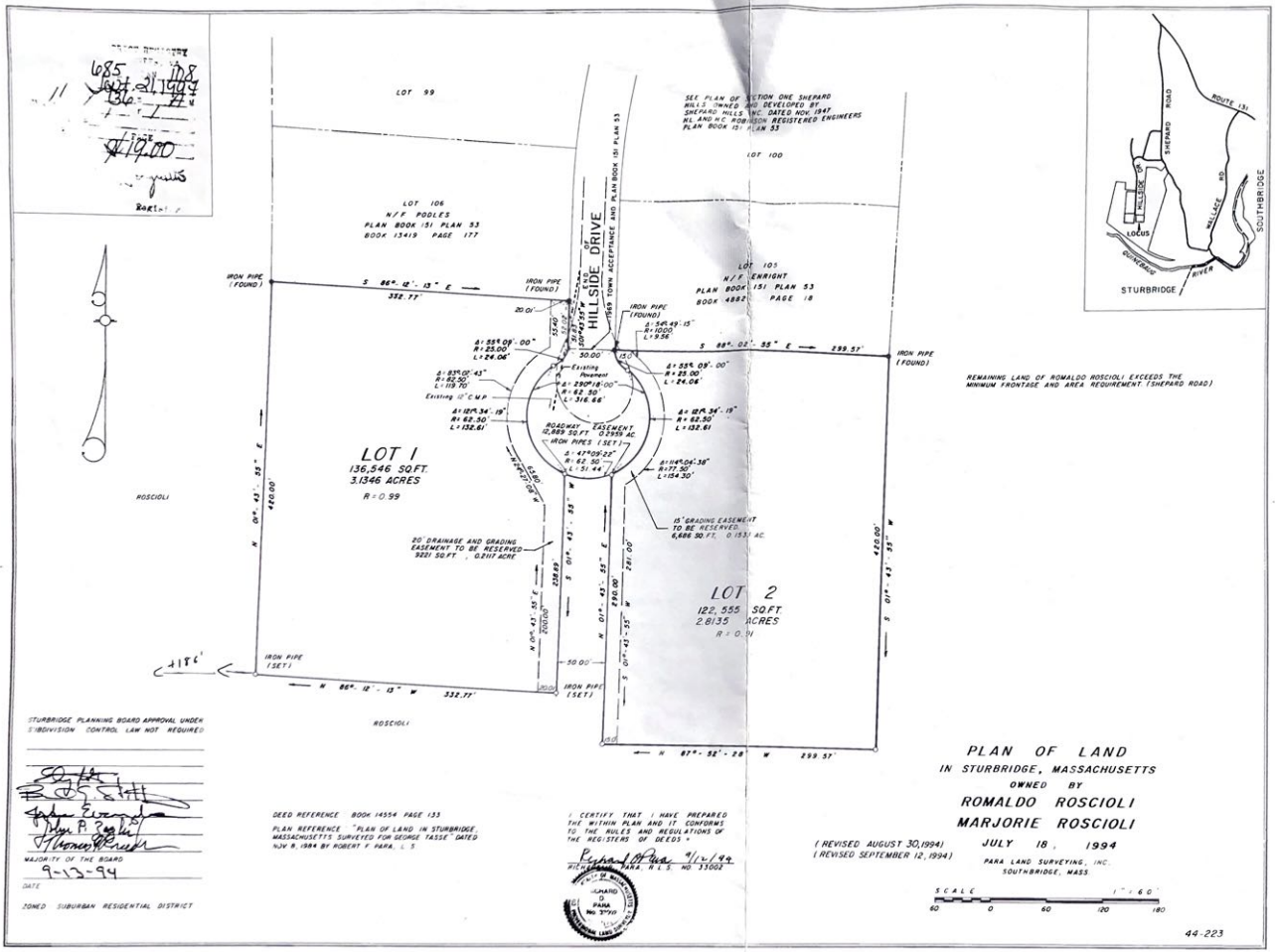


STURBRIDGE PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

MAJORITY OF THE BOARD

9-13-94

DATE

ZONED SUBURBAN RESIDENTIAL DISTRICT

DEED REFERENCE BOOK 14554 PAGE 133

PLAN REFERENCE "PLAN OF LAND IN STURBRIDGE, MASSACHUSETTS SURVEYED FOR GEORGE TASSE" DATED NOV 8, 1984 BY ROBERT F. PARA, L.S.

I CERTIFY THAT I HAVE PREPARED THE WITHIN PLAN AND IT CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Richard D. Para 9/12/94

RICHARD D. PARA, R.L.S. NO. 33002

RICHARD D. PARA No. 3700

PLAN OF LAND
IN STURBRIDGE, MASSACHUSETTS
OWNED BY
ROMALDO ROSCIOLI
MARJORIE ROSCIOLI

(REVISED AUGUST 30, 1994)
(REVISED SEPTEMBER 12, 1994)

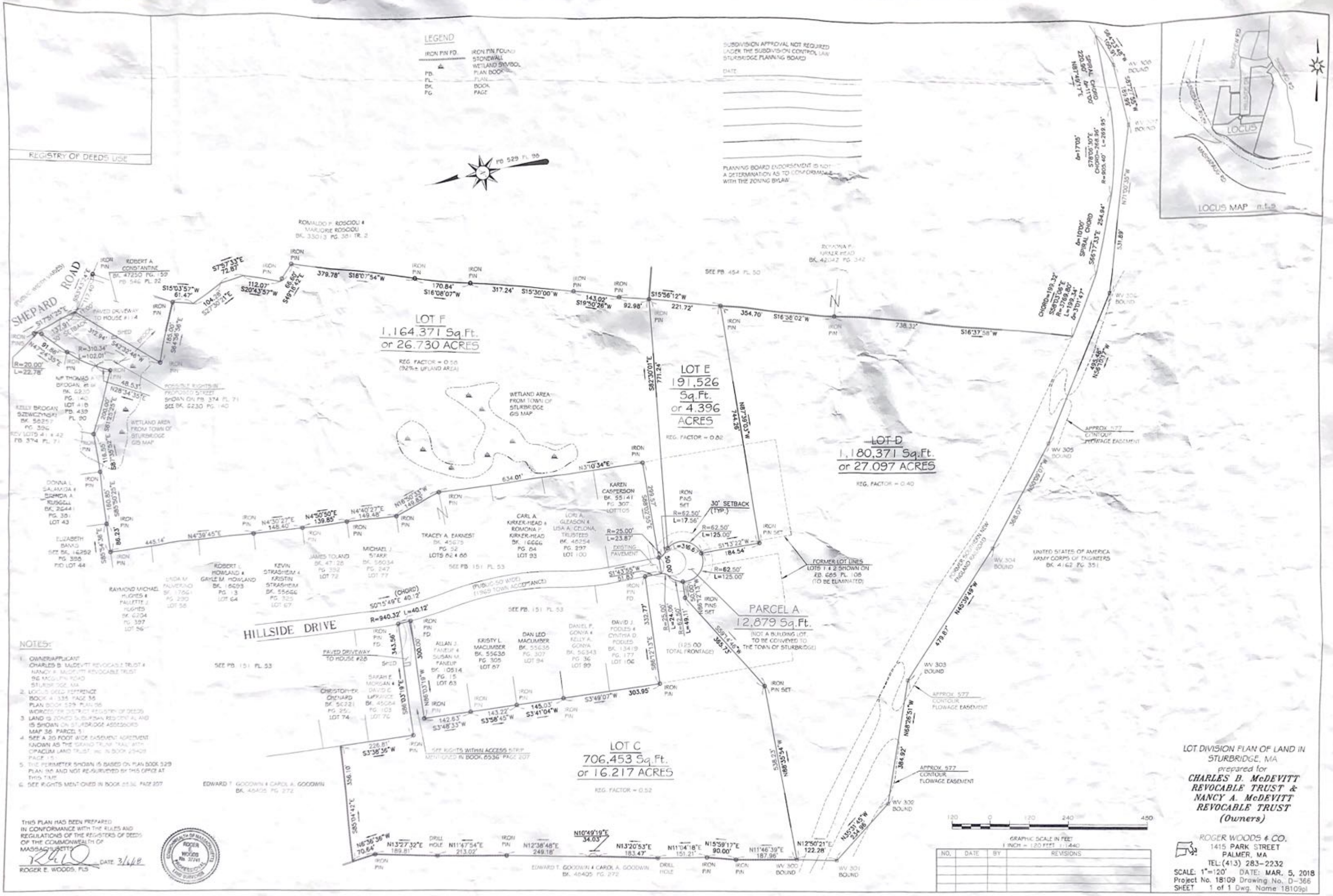
JULY 18, 1994

PARA LAND SURVEYING, INC.
SOUTHBRIDGE, MASS.

SCALE 1" = 60'

60 0 60 120 180

44-223



LEGEND
IRON PIN FD. IRON PIN FOUND
STONEWALL
WETLAND SYMBOL
PB. PLAN BOOK
PL. PLAN
BK. BOOK
PG. PAGE
REGISTRY OF DEEDS USE
SUBDIVISION APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW STURBRIDGE PLANNING BOARD
DATE
PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW
LOCUS
LOCUS MAP n.t.s.
PB 529 PL 98
SHEPARD ROAD
HILLSIDE DRIVE
(PUBLIC 50' WIDE) (1969 TOWN ACCEPTANCE)
LOT F
1,164,371 Sq.Ft. or 26.730 ACRES
REG. FACTOR = 0.58 (92%± UPLAND AREA)
LOT E
191,526 Sq.Ft. or 4.396 ACRES
REG. FACTOR = 0.82
LOT D
1,180,371 Sq.Ft. or 27.097 ACRES
REG. FACTOR = 0.40
LOT C
706,453 Sq.Ft. or 16.217 ACRES
REG. FACTOR = 0.52
PARCEL A
12,879 Sq.Ft.
(NOT A BUILDING LOT, TO BE CONVEYED TO THE TOWN OF STURBRIDGE)
WETLAND AREA FROM TOWN OF STURBRIDGE GIS MAP
30' SETBACK (TYP.)
EXISTING PAVEMENT
FORMER LOT LINES LOTS 1 & 2 SHOWN ON PB. 685 PL. 108 (TO BE ELIMINATED)
UNITED STATES OF AMERICA ARMY CORPS OF ENGINEERS BK. 4162 PG. 351
FORMER SOUTHERN NEW ENGLAND RAILROAD
APPROX. 577 CONTOUR FLOWAGE EASEMENT
ROMALDO P. ROSCIOLI & MARJORIE ROSCIOLI BK. 35013 PG. 381 TR. 2
ROBERT A. CONSTANTINE BK. 47250 PG. 159
KAREN CASPERSON BK. 55147 PG. 307 LOT 105
TRACEY A. EARNEST BK. 45675 PG. 52 LOTS 82 & 86
EDWARD T. GOODWIN & CAROL A. GOODWIN BK. 48405 PG. 272
NOTES:
SEE RIGHTS WITHIN ACCESS STRIP MENTIONED IN BOOK 8536 PAGE 207
THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS
ROGER E. WOODS, PLS DATE 3/6/18
GRAPHIC SCALE IN FEET 1 INCH = 120 FEET (1:1440)
NO. DATE BY REVISIONS
LOT DIVISION PLAN OF LAND IN STURBRIDGE, MA
prepared for
CHARLES B. McDEVITT REVOCABLE TRUST & NANCY A. McDEVITT REVOCABLE TRUST (Owners)
ROGER WOODS & CO.
1415 PARK STREET
PALMER, MA
TEL:(413) 283-2232
SCALE: 1"=120' DATE: MAR. 5, 2018
Project No. 18109 Drawing No. D-366
SHEET 1 of 1 Dwg. Name 18109pl