

STURBRIDGE PLANNING BOARD

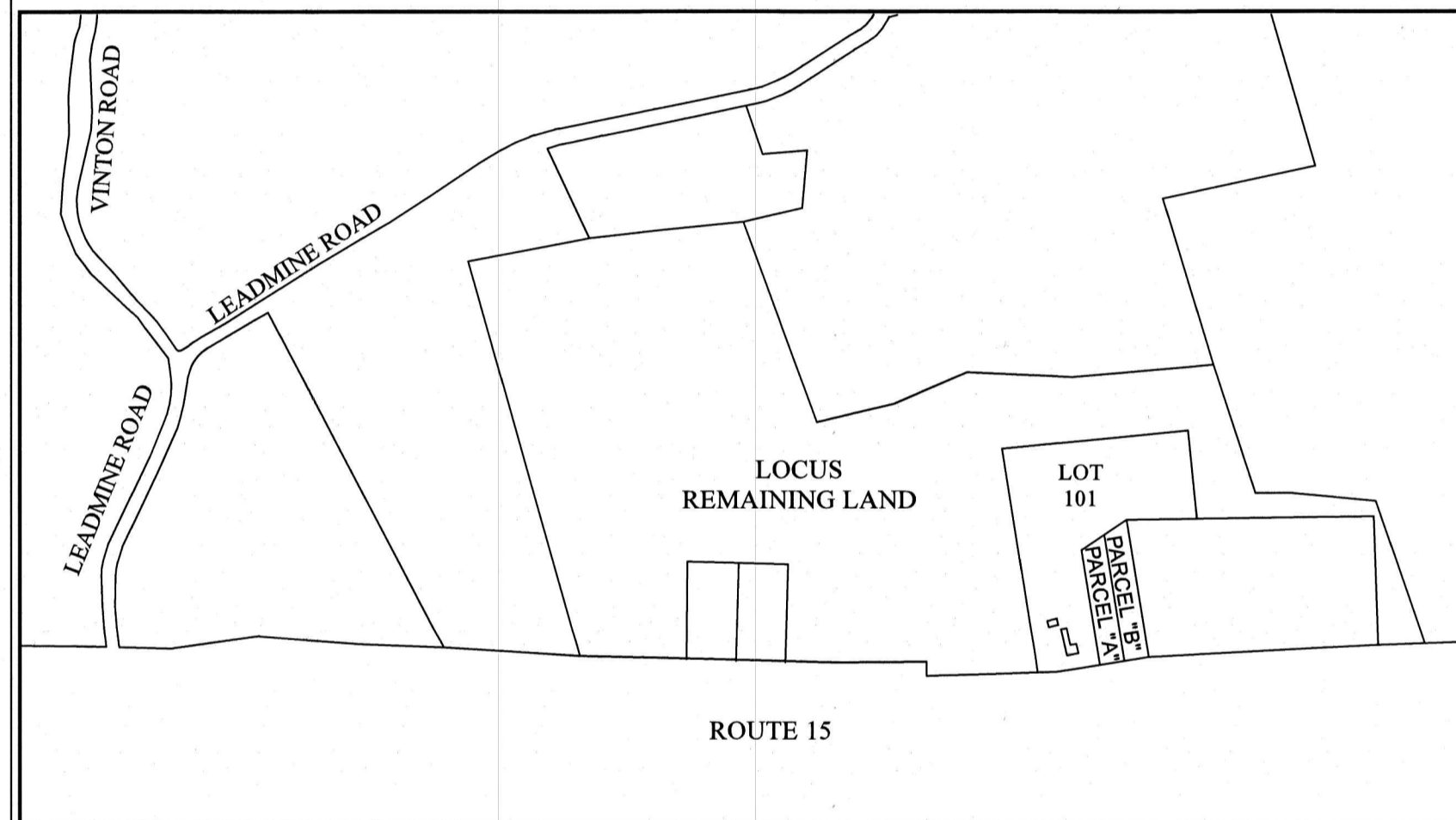
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
Chapter 41 S 81P.

DATE OF APPROVAL:

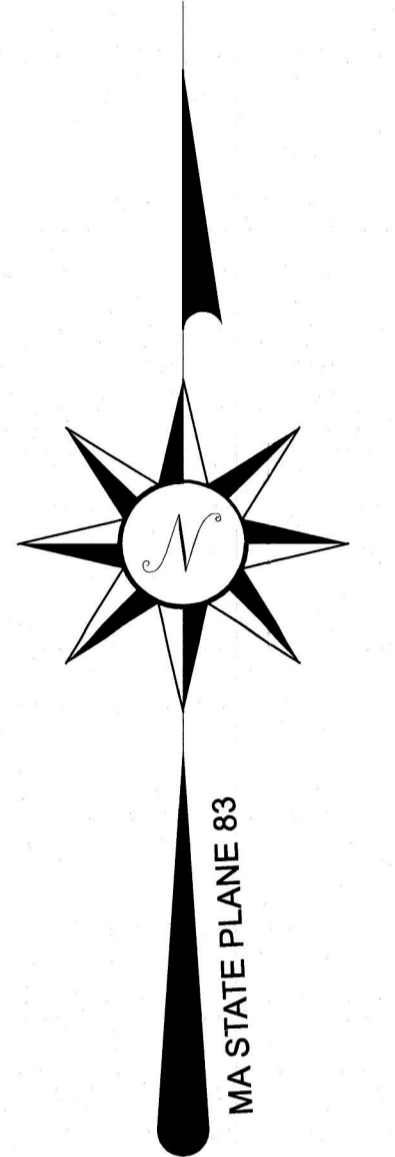
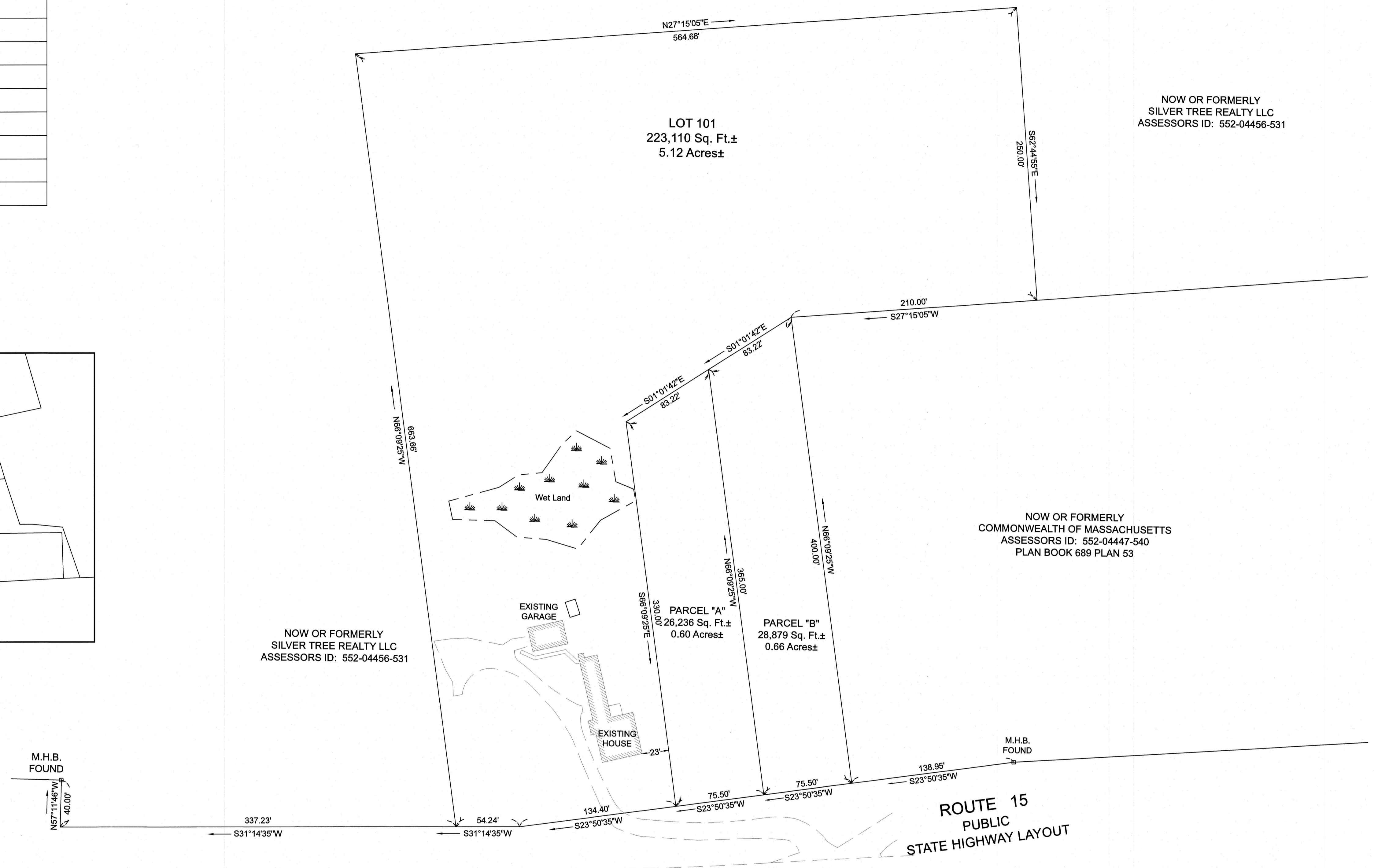
DATE OF ENDORSEMENT:

BEING A MAJORITY OF THE BOARD

NO DETERMINATION OF COMPLIANCE WITH ZONING
REQUIREMENTS HAS BEEN MADE OR IMPLIED.
ZONED RURAL RESIDENTIAL



LOCUS MAP
1" = 500'±



- PLAN NOTES:
- 1.) THE PURPOSE OF THIS PLAN IS TO CREATE LOT 101 ON ROUTE 15 THAT HAS SUFFICIENT LOT FRONTAGE, LOT WIDTH, AND AREA AS REQUIRED FOR ZONING DISTRICT RURAL RESIDENTIAL.
 - 2.) PARCEL "A" & PARCEL "B" TO BE CONVEYED WITH OTHER ABUTTING LAND AND ARE NOT TO BE CONSIDERED SEPERATE BUILDING LOTS.
 - 3.) THIS PLAN WAS PREPARED FOR THE DIVISION OF A PARCEL OF PROPERTY OWNED BY SILVERTREE REALTY, INC. DESCRIBED IN BOOK 57774 PAGE 369 RECORDED IN THE WORCESTER SOUTH REGISTRY OF DEEDS.
 - 4.) THE PREPARATION OF THIS PLAN IS NOT INTENDED TO BE A CONFIRMATION TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN.
 - 5.) PROPERTIES SHOWN MAY BE SUBJECT TO EASEMENTS, RIGHT OF WAYS, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

ZONING DISTRICT:
ZONE: RURAL RESIDENTIAL
AREA: 43,560 Sq.Ft.; 1 Acre
FRONTAGE: 150'

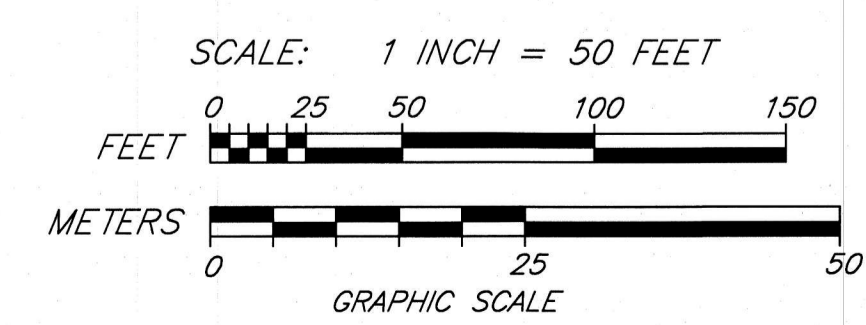
SETBACK REQUIREMENTS
FRONT: 30'
SIDE: 20'
REAR: 20'

STURBRIDGE, MA
WORCESTER COUNTY SOUTH

OWNERS OF ADJOINING PROPERTIES ARE SHOWN
ACCORDING TO CURRENT TOWN OF STURBRIDGE
ASSESSORS RECORDS.
ASSESSORS ID: 552-04456-531

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.

NAME: *[Signature]* DATE: OCTOBER 27, 2020



PLAN REFERENCES:
PLAN BOOK 186 PLAN 116
PLAN BOOK 501 PLAN 50
PLAN BOOK 574 PLAN 17
PLAN BOOK 689 PLAN 53
PLAN BOOK 951 PLAN 57

PLAN OF LAND
ROUTE 15
STURBRIDGE, MASSACHUSETTS
PREPARED FOR
RECORD OWNER
SILVER TREE REALTY, INC.
Bk. 57774 Pg. 369
SCALE: 1" = 50' DATE: OCTOBER 27, 2020

PREPARED BY
[Signature]
TAUPER LAND SURVEY INC.
710 MAIN STREET, OXFORD, MA 01537
TEL. 508-987-2266
DWG: 20-332 ROUTE 15 STURBRIDGE