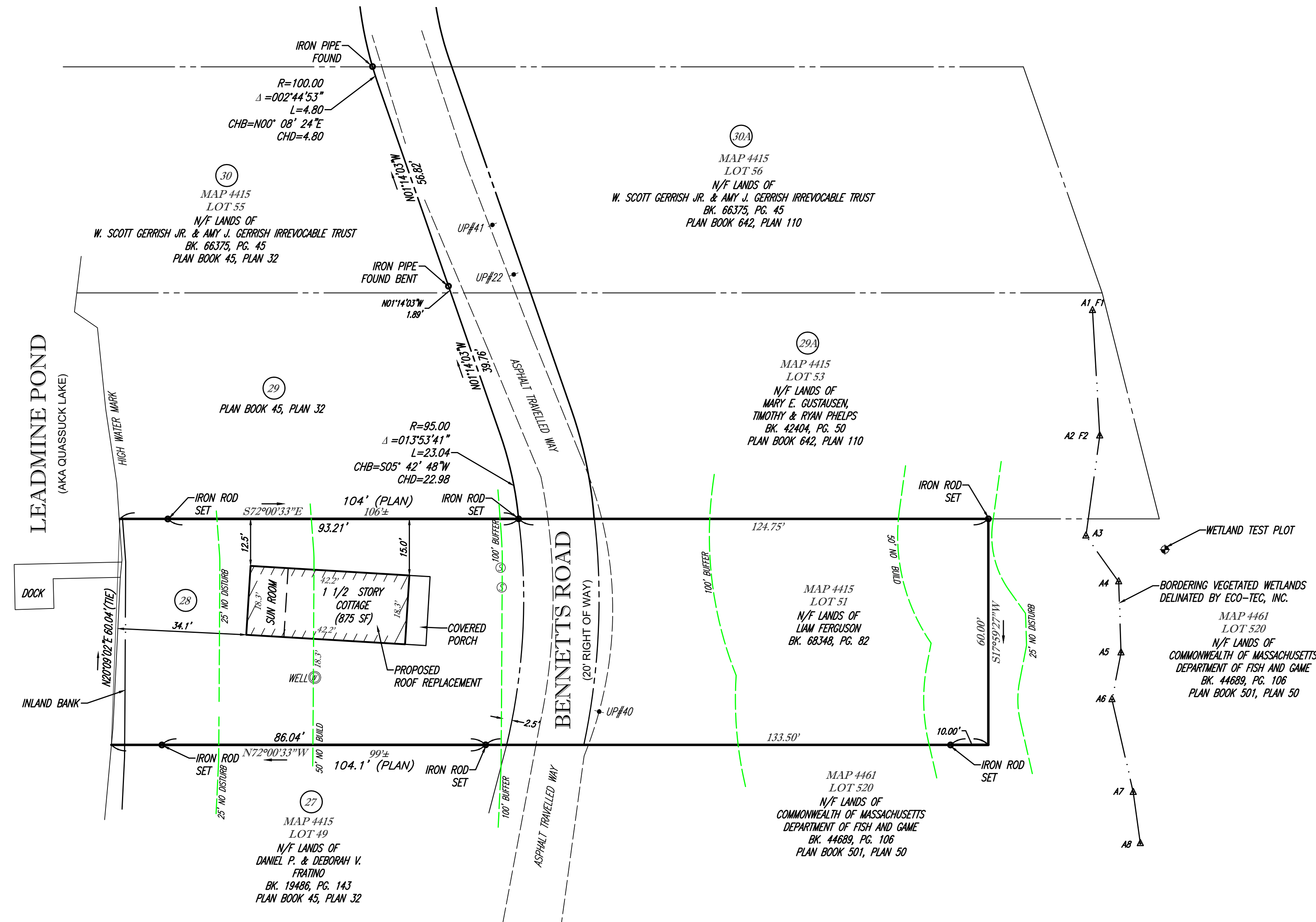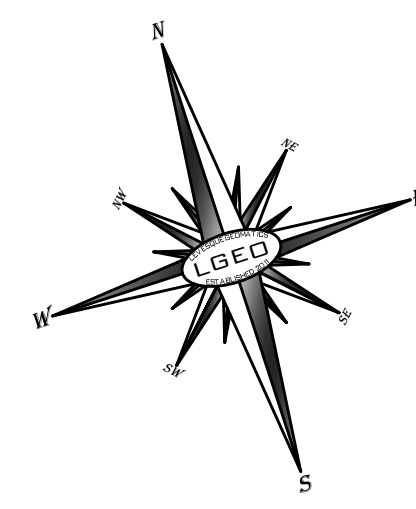NOTES:

1. PROPERTY KNOWN AS MAP 4415, LOT 51 AS SHOWN ON THE GIS MAPS OF THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.

2. AREA = 13,878± SF OR 0.32 AC.

3. THE BEARING BASIS OF THIS SURVEY REFERS TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD '83) MAINLAND SYSTEM, BASED ON REAL TIME GPS OBSERVATIONS ON THE MaCORS REAL-TIME NETWORK.

4. 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.

5. 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.

6. THE EASTERN WETLANDS SHOWN WERE DELINEATED BY ECO-TEC, INC. on APRIL 24, 2023 AND FIELD LOCATED BY LEVESQUE GEOMATICS, INC. ON MAY 25, 2023; THE EAST BANK OF LEADMINE POND WAS OBSERVED IN THE FIELD BY LEVESQUE GEOMATICS, INC. ON MAY 25, 2023 ALSO DETERMINED BY ECO-TEC, INC.
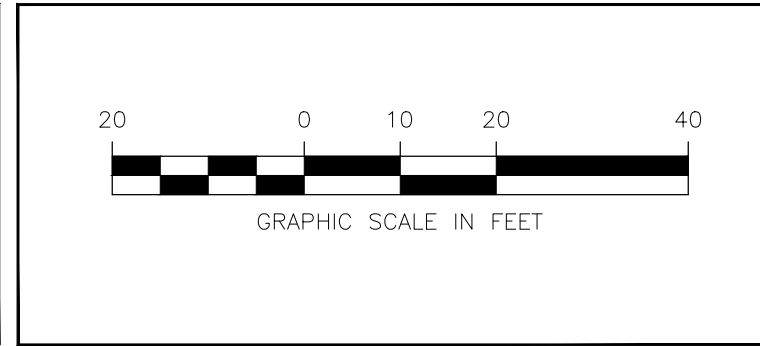
PLAN BOOK	PLAN
45	32
501	50
642	110
760	120

ZONING INFORMATION
RURAL RESIDENTIAL DISTRICT
SOURCE: TOWN OF STURBRIDGE ZONING MAP - JUNE 4, 2013 &
TOWN OF STURBRIDGE ZONING BYLAWS - OCT. 29, 2018

ITEMS	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	43,560 SF	13,878 SF	13,878 SF
MIN FRONTAGE	150'	0'	0'
MIN FRONT YARD	30'	N/A	N/A
MIN SIDE YARD	20'	12.5'	7'
MIN REAR YARD	20'	34.1'	52'
MAX. COVERAGE	30%	6.3%	14.8%
MAX. HEIGHT	2 STY.	1 STY.	1 STY.

LEADMINE POND
(AKA QUASSUCK LAKE)

MAP 4415
LOT 55
N/F LANDS OF
W. SCOTT GERRISH JR. & AMY J. GERRISH IRREVOCABLE TRUST
BK. 66375, PG. 45
PLAN BOOK 45, PLAN 32

MAP 4415
LOT 56
N/F LANDS OF
W. SCOTT GERRISH JR. & AMY J. GERRISH IRREVOCABLE TRUST
BK. 66375, PG. 45
PLAN BOOK 642, PLAN 110

MAP 4415
LOT 53
N/F LANDS OF
MARY E. GUSTAUSEN,
TIMOTHY & RYAN PHELPS
BK. 42404, PG. 50
PLAN BOOK 642, PLAN 110

MAP 4415
LOT 51
N/F LANDS OF
LIAM FERGUSON
BK. 68348, PG. 82

MAP 4461
LOT 520
N/F LANDS OF
COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF FISH AND GAME
BK. 44689, PG. 106
PLAN BOOK 501, PLAN 50

MAP 4415
LOT 49
N/F LANDS OF
DANIEL P. & DEBORAH V. FRATINO
BK. 19486, PG. 143
PLAN BOOK 45, PLAN 32

MAP 4461
LOT 520
N/F LANDS OF
COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF FISH AND GAME
BK. 44689, PG. 106
PLAN BOOK 501, PLAN 50

BENNETT'S ROAD
(20' RIGHT OF WAY)

IRON PIPE FOUND
IRON PIPE FOUND BENT
IRON ROD SET
WETLAND TEST PLOT
BORDERING VEGETATED WETLANDS DELINATED BY ECO-TEC, INC.
DOCK
INLAND BANK
WELL
HIGH WATER MARK
ASPHALT TRAVELLED WAY

1 1/2 STORY COTTAGE (875 SF)
COVERED PORCH
PROPOSED ROOF REPLACEMENT

R=100.00
Δ =002°44'53"
L=4.80
CHB=N00° 08' 24"E
CHD=4.80

R=95.00
Δ =013°53'41"
L=23.04
CHB=S05° 42' 48"W
CHD=22.98

S72°00'33"E 104' (PLAN) 106'±
93.21'
N72°00'33"W 86.04' 104.1' (PLAN) 99'±
124.75'
133.50'
60.00'
10.00'

PLAN BOOK 45, PLAN 32

REVISIONS:

REV	DATE	COMMENT
1	6/28/2023	REVISED TO SHOW WETLAND DELINEATION & BUFFERS
2		
3		

GRAPHIC SCALE IN FEET
20 0 10 20 40

PLOT PLAN
OF
MAP 4415, LOT 51

PREPARED FOR LIAM FERGUSON

51 BENNETTS ROAD
TOWN OF STURBRIDGE
HAMPDEN COUNTY
COMMONWEALTH OF MASSACHUSETTS

PREPARED BY:

LEVESQUE GEOMATICS INC

43 GLENDALE ROAD
STURBRIDGE, MA 01518
PHONE: (508) 868-0041

SEAL:

JOSEPH I. LEVESQUE III
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840
6/28/2023

SCALE: 1" = 20'

PROJECT #: LF02-001

DATE: MARCH 28, 2023