

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*  
BRUCE A. FITZBACK

1-8-19  
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:

*Bill R. Clahel*

*James Curran*

*Seamus Hart 1/22/19*

*Charles T. Brauchard*

*[Signature]*

*[Signature]*

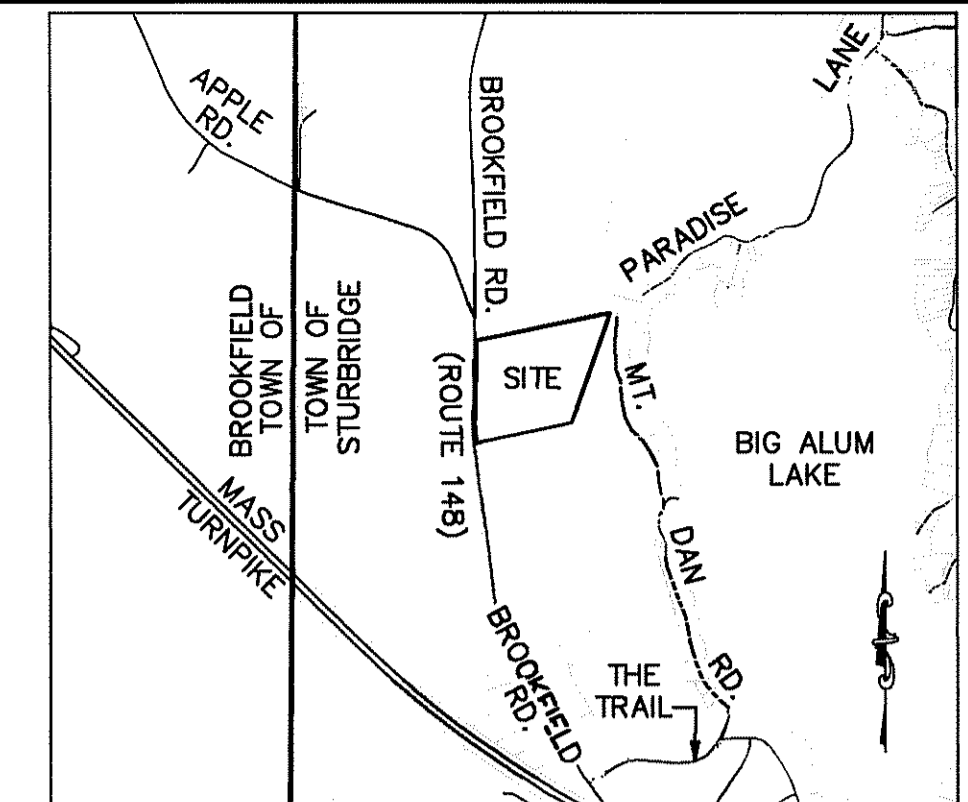
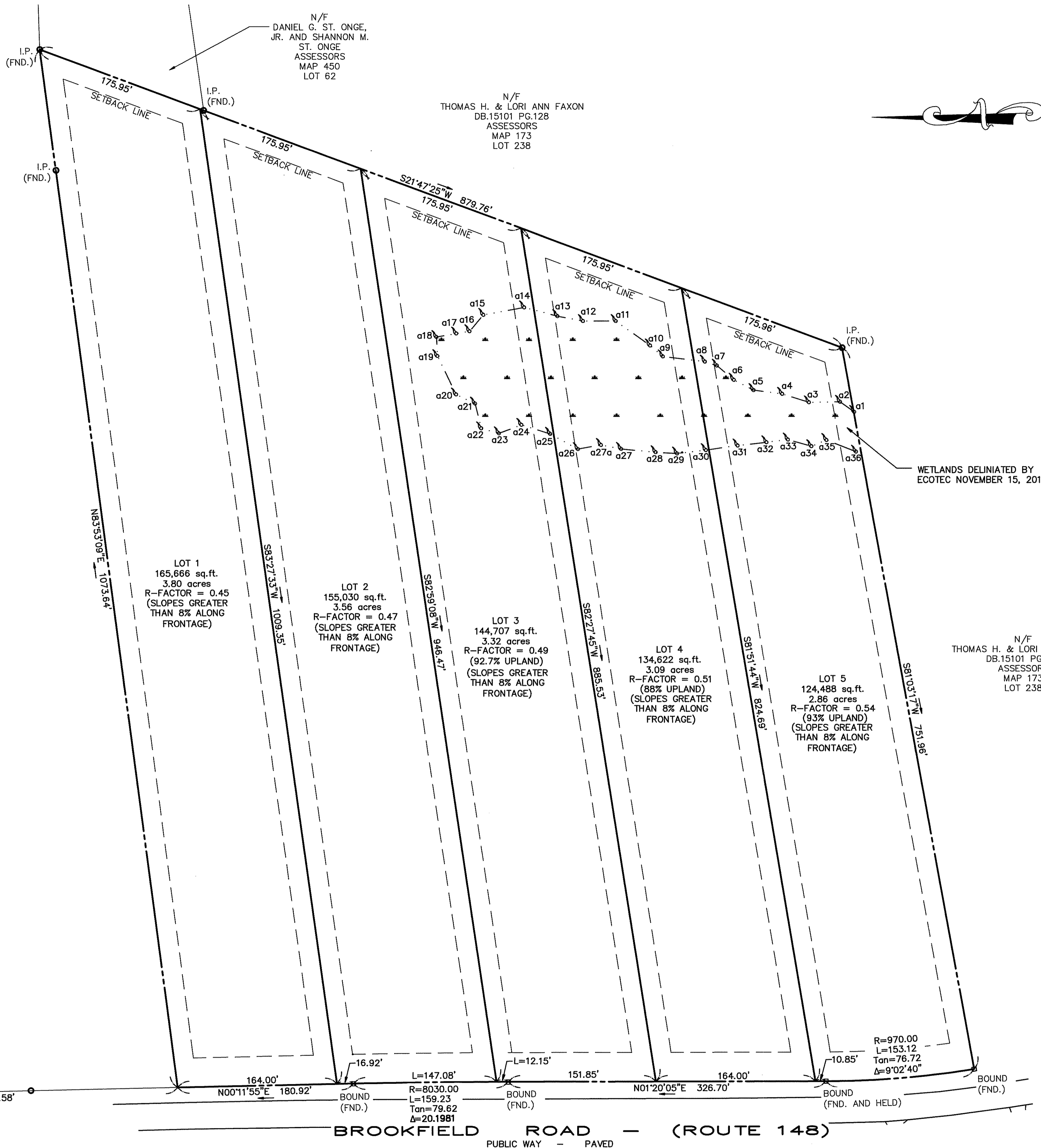
\* PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW \*

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.

*Jim Girard*  
STURBRIDGE TOWN CLERK

February 20, 2019  
DATE

N/F  
JOHN L. FEARING  
DB.32818 PG.38  
ASSESSORS  
MAP 173  
LOT 258



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.  
REAR - 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 PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.

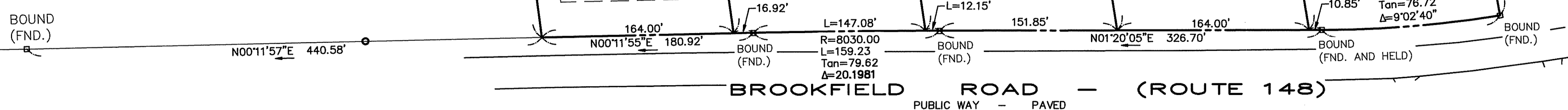
3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND AND DEPICT THEM ON THE SURVEY; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

4. HORIZONTAL DATUM BASED ON PLAN BOOK 802 PLAN 120.

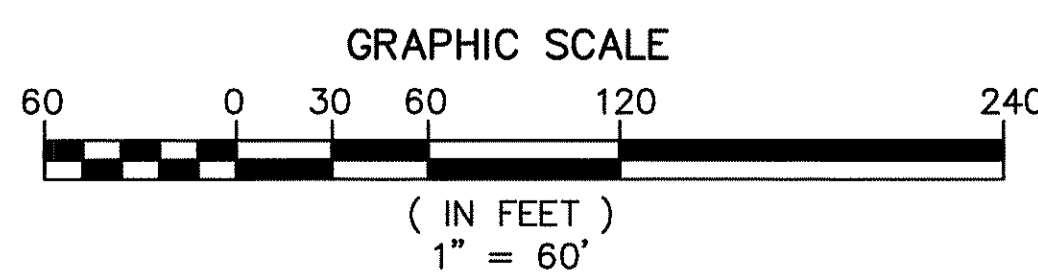
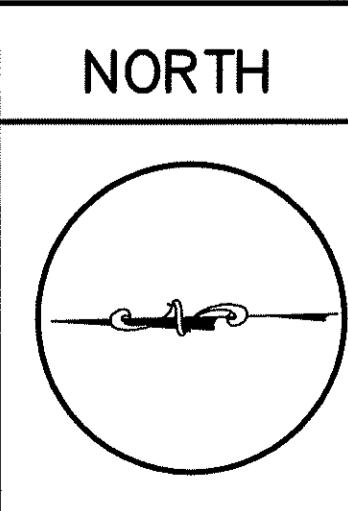
5. BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 25027C0745E WITH AN EFFECTIVE DATE OF JULY 4, 2011.

6. WETLANDS DELINIATED BY ECOTEC INC. NOVEMBER 15, 2016.

7. ADJUTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.



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



NO.	DATE	REVISION	BY

DRAWN BY: ARB CALISTO J. BERTIN, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 40595 ST. LIC. NO.: 12850 NH. LIC. NO.: 9368	CHECKED BY: BAF FRANK W. BICCHIERI, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 47597	RECORD PROPERTY OWNER: RONALD J. CHANCELLOR 1205 PACIFIC HIGHWAY, SUITE 502 SAN DIEGO, CA 92101	PLAN OF LAND SITE ADDRESS: BROOKFIELD ROAD STURBRIDGE, MA 01566
BRUCE A. FITZBACK, P.L.S. PROFESSIONAL LAND SURVEYOR MA. LIC. NO.: 37731 ST. LIC. NO.: 16870	PETER C. ENGLE, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 53736	39 ELM STREET SOUTHBRIDGE, MA 01550 P 508.765.0195 F 508.765.0193 www.bertinengineering.com	DATE: 12-3-2018 SCALE: 1" = 60' REV # 0 PROJECT # 18M-182 DWG. NO.: ANR

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