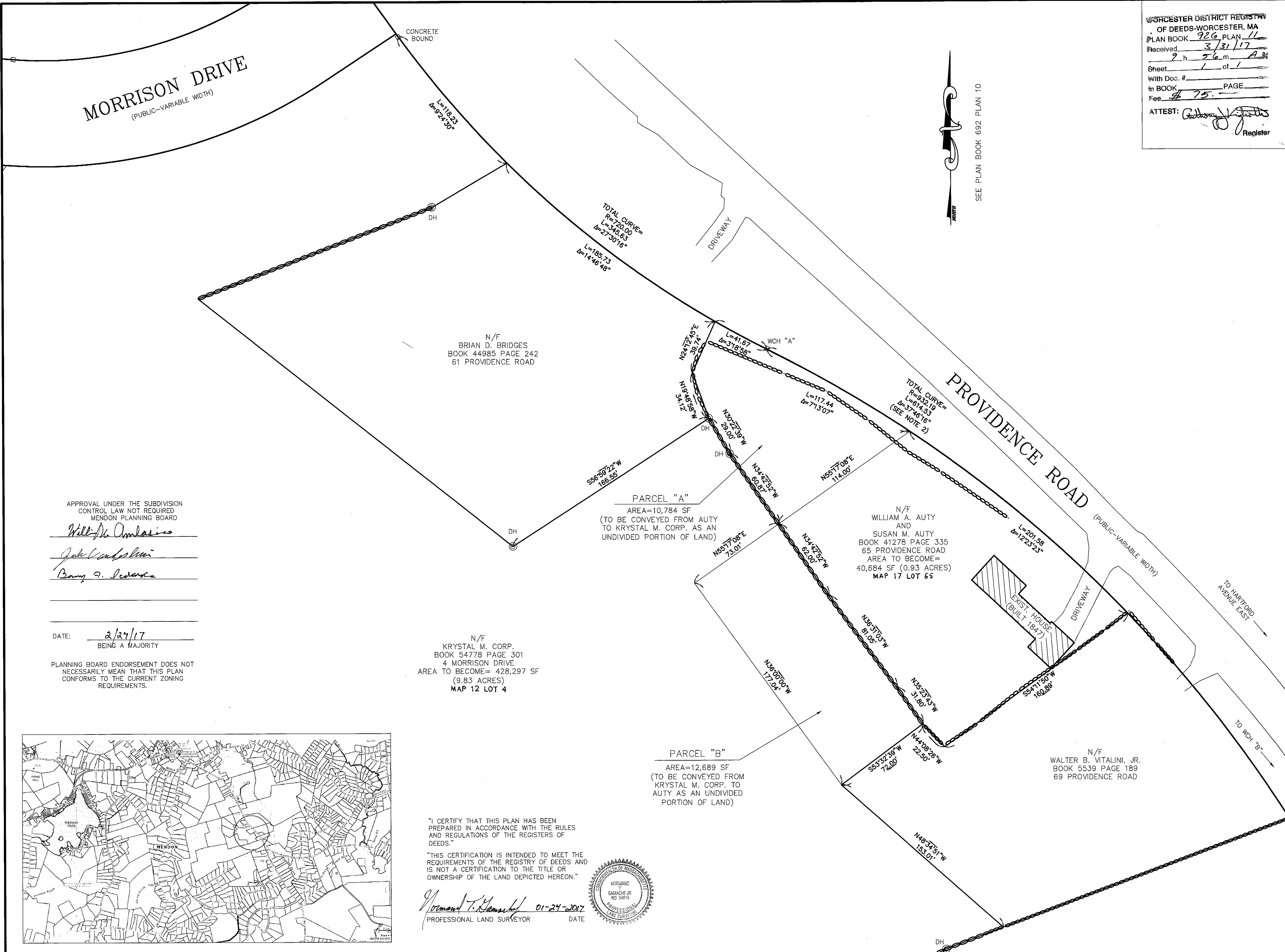


WORCESTER DISTRICT REGISTRY
 OF DEEDS-WORCESTER, MA
 PLAN BOOK 926 PLAN 11
 Received 3/31/17
 2 h 56 m A.B.
 Sheet 1 of 1
 With Doc. # _____
 in BOOK # 75 PAGE _____
 Fee \$ _____
 ATTEST: *[Signature]*
 Register

- NOTES
- 1) SEE THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS-
 PLAN BOOK 853 PLAN 29 JANUARY 2007
 PLAN BOOK 773 PLAN 82 OCTOBER 2001
 PLAN BOOK 765 PLAN 26 FEBRUARY 2001
 PLAN BOOK 765 PLAN 25 FEBRUARY 2001
 PLAN BOOK 692 PLAN 10 APRIL 1995
 PLAN BOOK 413 PLAN 91 JULY 1975
 PLAN BOOK 373 PLAN 122 NOVEMBER 1972
 PLAN BOOK 200 PLAN 7 SEPTEMBER 1954
 PLAN BOOK 183 PLAN 15 JULY 1952
 PLAN BOOK 116 PLAN 2 JANUARY 1941
 - 2) THE CURVE ALONG THE SOUTHERLY LINE OF PROVIDENCE ROAD HAVING A RADIUS OF 932.19 FEET IS BASED ON THE RECORD LOCATION OF THE WORCESTER COUNTY HIGHWAY BOUND WCH "A" WHICH IS SOUTH 16 DEGREES 48 MINUTES 46 SECONDS WEST 0.78 FEET FROM THE BOUND FOUND, THENCE SOUTHERLY TO WCH BOUND "B" FOUND AND HELD.
 - 3) THE PURPOSE AND INTENT OF THIS PLAN IS TO ADJUST THE BOUNDARIES AS DEPICTED HEREON. THE PROPOSED LOT CONFIGURATIONS SHOULD NOT BE CONSIDERED LINES OF TITLE UNTIL THE APPROPRIATE DOCUMENTS HAVE BEEN EXECUTED.
 - 4) ZONING CLASSIFICATION: GB- GENERAL BUSINESS
 MIN. LOT SIZE- 40,000 SF
 MIN. FRONTAGE- 200'
 SETBACKS- FRONT 50' SIDE 20' REAR 20'
 MIN. LOT DEPTH- 200'
 MIN. LOT WIDTH AT LEACHING AREA- 125'
 MIN. LOT WIDTH- 200'
 MAX. BUILDING COVERAGE- 30%
 MAX. BUILDING HEIGHT- 2.5 STORIES OR 35'
- NOTE: CONSTRUCTION ON THIS PROJECT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

SEE PLAN BOOK 692 PLAN 10



APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
 MENDON PLANNING BOARD
Will De Ambrasio
John V. Andros
Benny P. Leonard

DATE: 2/27/17
 BEING A MAJORITY

PLANNING BOARD ENDORSEMENT DOES NOT NECESSARILY MEAN THAT THIS PLAN CONFORMS TO THE CURRENT ZONING REQUIREMENTS.



N/F
 KRYSTAL M. CORP.
 BOOK 54778 PAGE 301
 4 MORRISON DRIVE
 AREA TO BECOME= 428,297 SF
 (9.83 ACRES)
 MAP 12 LOT 4

PARCEL "A"
 AREA=10,784 SF
 (TO BE CONVEYED FROM AUTY TO KRYSTAL M. CORP. AS AN UNDIVIDED PORTION OF LAND)

N/F
 WILLIAM A. AUTY
 AND
 SUSAN M. AUTY
 BOOK 41278 PAGE 335
 65 PROVIDENCE ROAD
 AREA TO BECOME=
 40,684 SF (0.93 ACRES)
 MAP 17 LOT 65

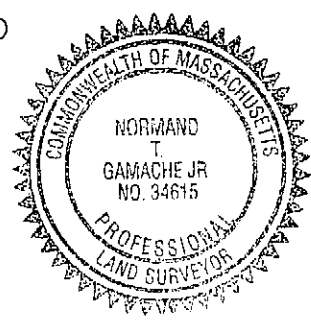
PARCEL "B"
 AREA=12,689 SF
 (TO BE CONVEYED FROM KRYSTAL M. CORP. TO AUTY AS AN UNDIVIDED PORTION OF LAND)

N/F
 WALTER B. VITALINI, JR.
 BOOK 5539 PAGE 189
 69 PROVIDENCE ROAD

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."

"THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND DEPICTED HEREON."

Norman T. Hamacher 01-24-2017
 PROFESSIONAL LAND SURVEYOR DATE



DIG SAFE NOTE:
 UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. CALL "DIG-SAFE" AT 811.

EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

PREPARED FOR:
 MEEHAN REALTY MANAGEMENT CORP.
 P.O. BOX 444
 MENDON, MA 01756
 OWNERS:
 KRYSTAL M. CORP
 8 UXBRIDGE ROAD
 MENDON, MA 01756
 AND
 WILLIAM A. AUTY AND
 SUSAN M. AUTY
 65 PROVIDENCE ROAD
 MENDON MA 01756

PLAN OF LAND
 4 MORRISON DRIVE AND
 65 PROVIDENCE ROAD
 MENDON, MASS.
 SCALE: 1"=30'
 DATE: JANUARY 15, 2017

REVISIONS

Guerriere & Halnon, Inc.
 Engineering & Land Surveying
 333 WEST STREET, MILFORD, MASS. 01757
 (508) 473-6630 FAX: (508) 473-8243
 www.gandhengineering.com

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 0 2.5 5 10 METERS 20