

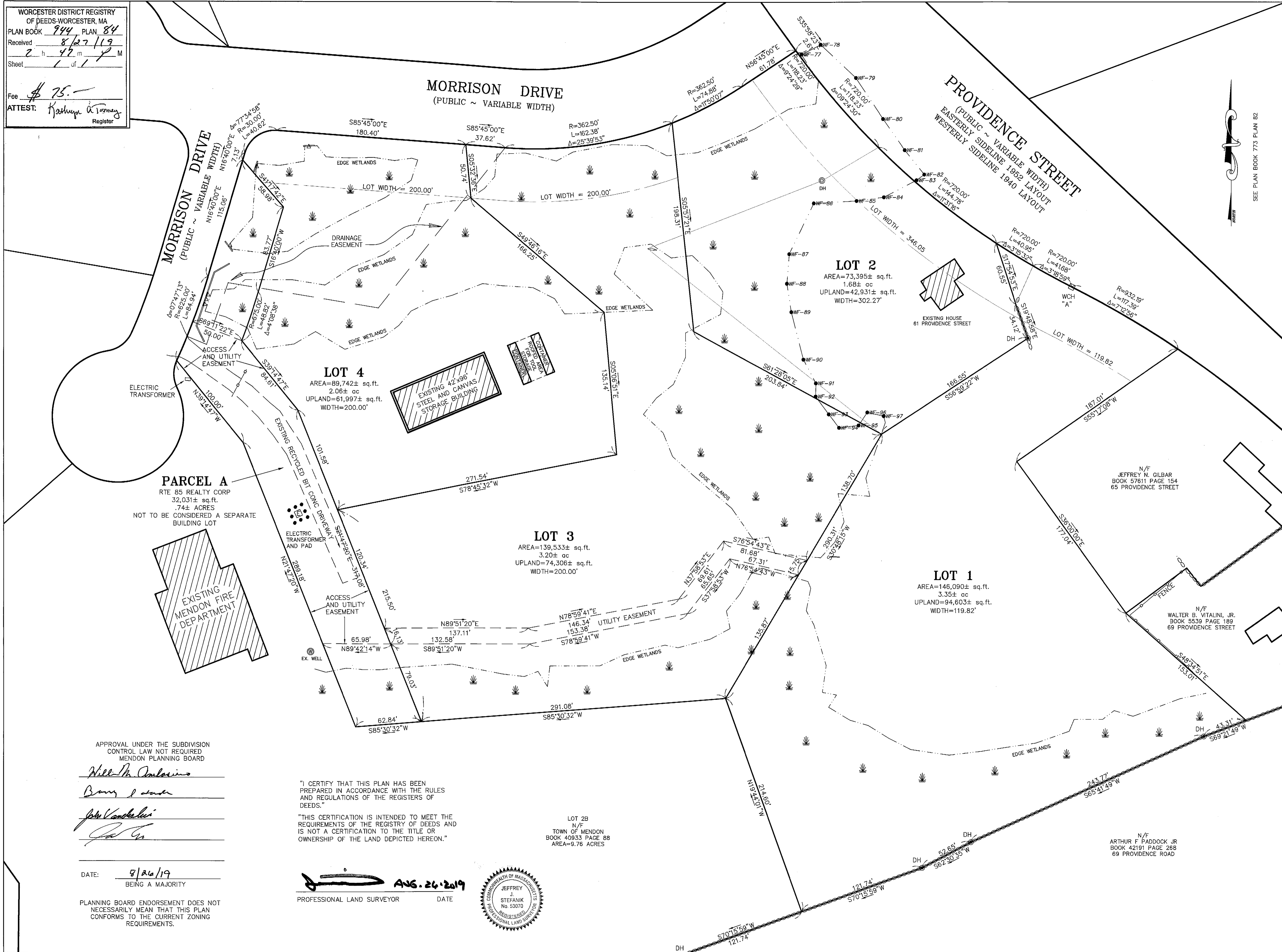
WORCESTER DISTRICT REGISTRY OF DEEDS-WORCESTER, MA
 PLAN BOOK 944 PLAN 84
 Received 8/27/19
 2 h 42 m 4 M
 Sheet 1 of 1
 Fee \$ 75.
 ATTEST: *Kathryn A. Rosney*
 Register

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.

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 KNOWN 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.

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- NOTES
- SEE THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS-
 PLAN BOOK 926 PLAN 11 MARCH 2017
 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
 - THE CURVE ALONG THE SOUTHERLY LINE OF PROVIDENCE STREET 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. SEE PLAN BOOK 926 PLAN 11.
 - 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.
 - 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'
 - SEE MENDON TAX MAP 12 LOTS 4 AND 61.
 - SEE VARIANCE GRANTED BY THE MENDON ZONING BOARD OF APPEALS ON JULY 11, 2019 AND RECORDED IN BOOK 60911, PAGE 197 OF THE REGISTRY OF DEEDS.

PREPARED FOR:
 HAYWOOD HOUSE LLC
 PO BOX 444 MENDON, MA 01756

OWNERS:
 RTE 85 REALTY CORP
 (DEED BOOK 58799 PAGE 377)
 KRISTAL M. CORP
 (DEED BOOK 56917 PAGE 74)
 DEED BOOK 54778 PAGE 300)
 PO BOX 444 MENDON, MA 01756

PLAN OF LAND
 4 MORRISON DRIVE AND
 61 PROVIDENCE STREET
 MENDON, MASS.
 SCALE: 1"=40'
 DATE: AUGUST 26, 2019

NO.	REVISIONS

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

0 20 40 FEET 80 120
 0 5 10 METERS 20 30

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
 MENDON PLANNING BOARD

Will M. Amadorino
Barry J. ...
John ...

DATE: 8/26/19
 BEING A MAJORITY

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

"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."

Jeffrey J. Stefank
 AUG. 26, 2019
 PROFESSIONAL LAND SURVEYOR DATE



LOT 2B
 N/F
 TOWN OF MENDON
 BOOK 40933 PAGE 88
 AREA=9.76 ACRES