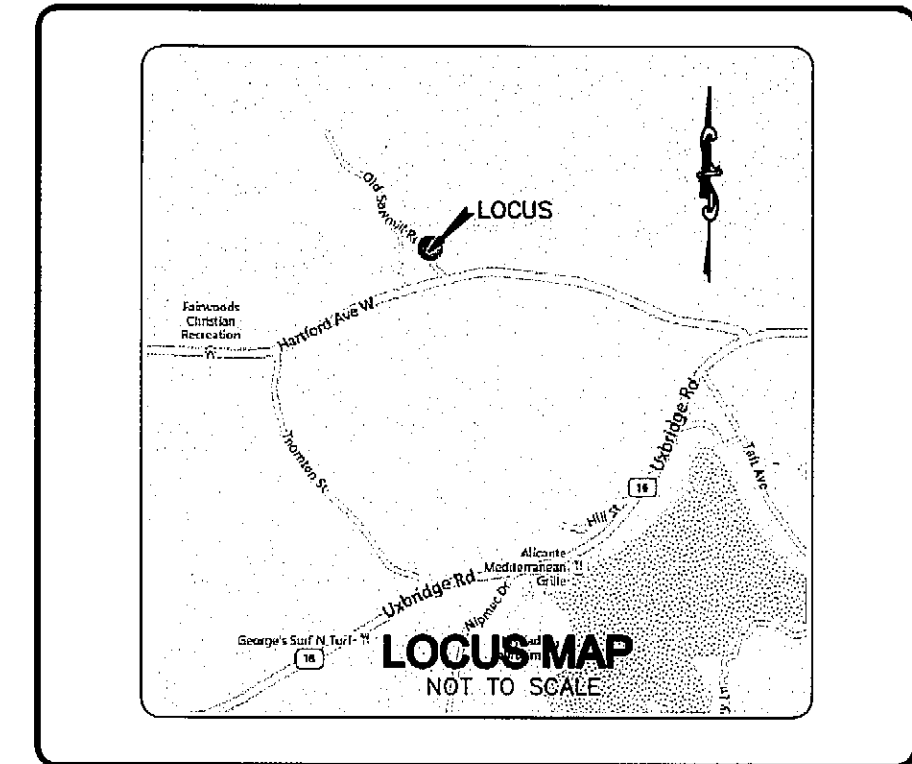
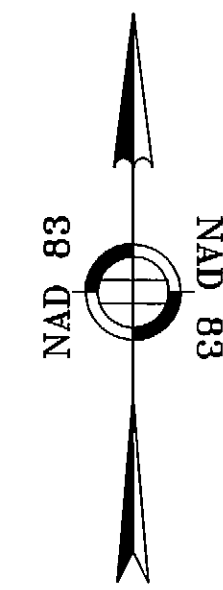
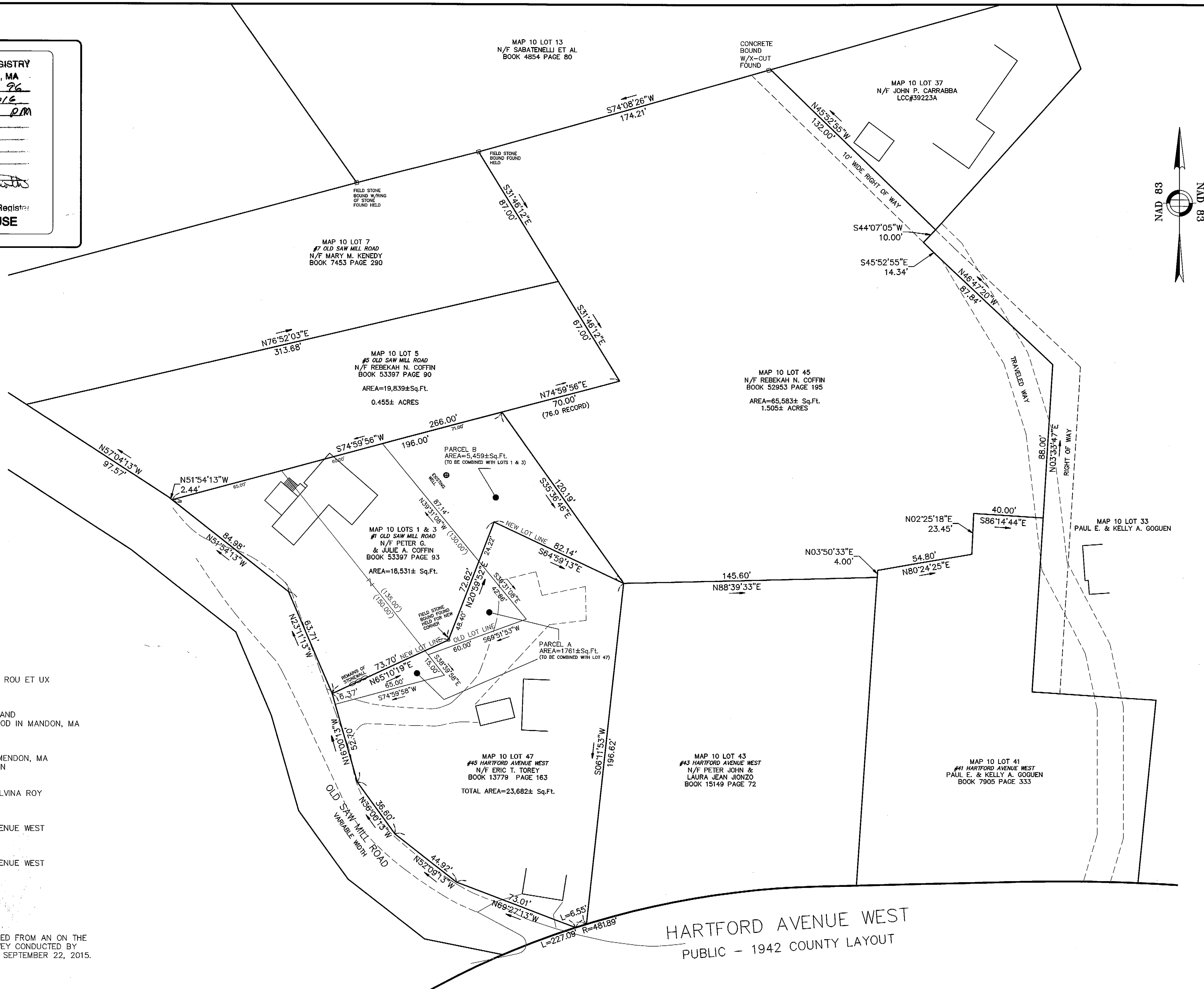


WORCESTER DISTRICT REGISTRY  
OF DEEDS-WORCESTER, MA  
PLAN BOOK 919 PLAN 96  
Received 5-13-2016  
2 h 44 m PM  
Sheet 1 of 1  
With Doc. # \_\_\_\_\_  
In BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
Fee 75 -  
ATTEST: [Signature] Registrar  
FOR REGISTRY USE



APPROVAL UNDER THE SUBDIVISION  
CONTROL LAW NOT REQUIRED  
CITY/TOWN PLANNING BOARD

[Signature]  
[Signature]  
[Signature]

BEING A MAJORITY  
DATE APR 11 2016

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

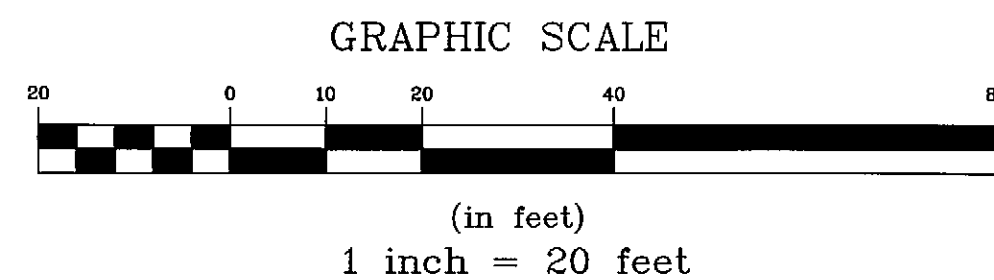
- REFERENCES:
1. LOTS IN MENDON, MASS  
BELONGING TO RICHARD C. ROU ET UX  
AND ELSA KLEYENSTUBER  
PLAN BOOK 140 PLAN 57
  2. SUBDIVISION PLAN OF LAND  
BELONGING TO SAMUEL WOOD IN MANDON, MA  
PLAN BOOK 446 PLAN 57
  3. PLAN OF PROPERTY  
HARTFORD AVENUE WEST MENDON, MA  
OWNED BY PAUL E. GOGUEN  
PLAN BOOK 840 PLAN 38
  4. PLAN OF LAND FOR MALVINA ROY  
MENDON MASS.  
PLAN BOOK 484 PLAN 76
  5. PLAN OF HARTFORD AVENUE WEST  
IN THE TOWN OF MENDON  
PLAN BOOK 129 PLAN 17
  6. PLAN OF HARTFORD AVENUE WEST  
IN THE TOWN OF MENDON  
PLAN BOOK 124 PLAN 41

NOTES:  
1. THIS PLAN WAS PREPARED FROM AN ON THE  
GROUND INSTRUMENT SURVEY CONDUCTED BY  
SPATIALDATA & DESIGN IN SEPTEMBER 22, 2015.

RECORD OWNERS / APPLICANTS:

PETER & JULIE A. COFFIN  
1 OLD SAW MILL ROAD  
MENDON, MA

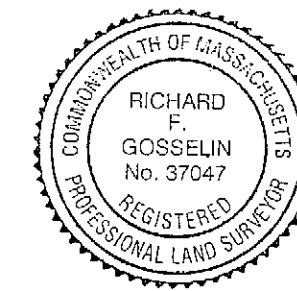
ERIC TOREY  
43 HARTFORD AVENUE WEST  
MENDON, MA



TOWN OF MENDON ZONING  
RESIDENCE DISTRICT  
ONE FAMILY DWELLING  
DIMENSIONAL REGULATIONS

MINIMUM AREA	60,000 SF
MINIMUM FRONTAGE	200
MINIMUM FRONT SETBACK	50
MINIMUM SIDE SETBACK	20
MINIMUM REAR SETBACK	20

ZONING AS AMENDED THROUGH 5/2/2014.



I DECLARE, TO THE BEST OF MY PROFESSIONAL  
KNOWLEDGE, INFORMATION AND BELIEF, THAT  
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE  
RULES AND REGULATIONS OF THE REGISTERS OF  
DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

BY: [Signature] 2/19/16  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MASSACHUSETTS REGISTRATION NUMBER 37047

**SDD**

Spatial DATA & Design

99 MAIN STREET

PHONE (508) 277-6735  
www.sddteam.com

APPROVAL NOT REQUIRED

SUBDIVISION PLAN OF LAND

PREPARED FOR:  
PETER G. & JULIE A. COFFIN

OLD SAW MILL ROAD  
(WORCESTER COUNTY)  
MENDON, MASSACHUSETTS

No.	Revision	Date	App.
Designed By:	Drawn by:	Checked by:	RFQ
Scale:	1"=20'	Date:	October 1, 2015