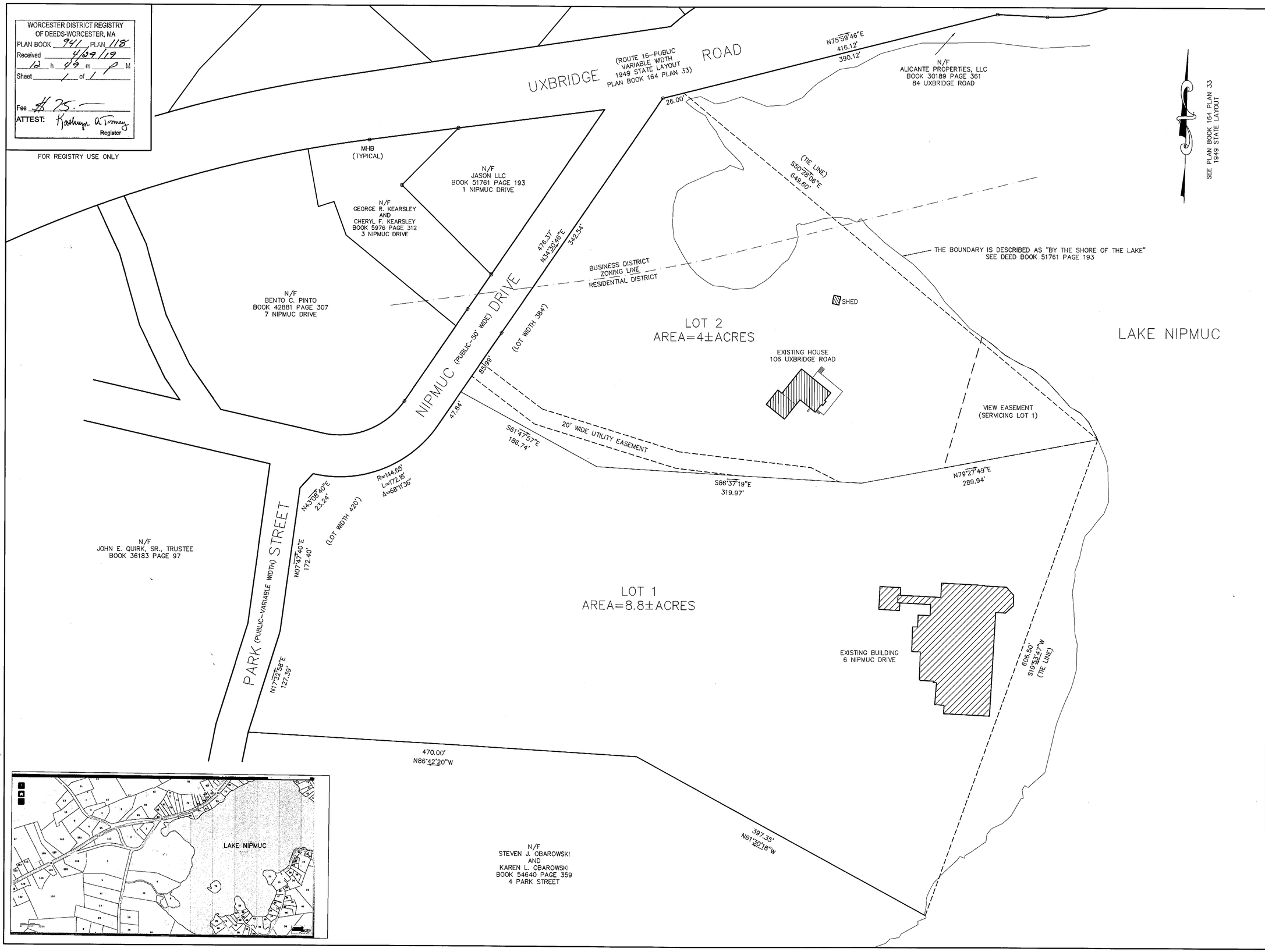
WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 941 / PLAN 118
Received 4/09/19
12 h 43 m P M
Sheet / of /
Fee $25.—
ATTEST: Kathryn A. Toomey
Register

FOR REGISTRY USE ONLY



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.

MARCH 25, 2019

JEFFREY J. STEFANIK PLS — DATE

COMMONWEALTH OF MASSACHUSETTS
JEFFREY J. STEFANIK
No. 53070
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES

1) SEE THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS–

PLAN BOOK 735 PLAN 45 DECEMBER 1998
PLAN BOOK 534 PLAN 36 SEPTEMBER 1987
PLAN BOOK 164 PLAN 33 DECEMBER 1949
LAND COURT 8740A APRIL 1924

2) ZONING DISTRICT– RESIDENTIAL

MIN. LOT AREA–60,000 SF
MIN. LOT FRONTAGE–200'
SETBACKS–FRONT 50' SIDE 20' REAR 20'
MIN. LOT DEPTH–125'
MIN. LOT WIDTH–200'
MAX. BLDG COVERAGE–30%
MAX. BLDG. HEIGHT–2.5 SORIES OR 35'

ZONING DISTRICT– BUSINESS

MIN. LOT SIZE–40,000 SF
MIN. LOT FRONTAGE–200'
SETBACKS–FRONT 50' SIDE 20' REAR 20'
MIN. LOT DEPTH–200'
MIN. LOT WIDTH–125'
MAX. BLDG. COVERAGE–30%

MAX. BLDG. HEIGHT–2.5 STORIES OR 35'

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
MENDON PLANNING BOARD

DATE: 3/25/19
BEING A MAJORITY

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

PARCEL ID: 10–236–106–0
OWNER:
JASON LLC
PO BOX 444
MENDON MA 01756
DEED BOOK 51761 PAGE 193

PLAN OF LAND
106 UXBRIDGE ROAD (ROUTE 16),
NIPMUCK DRIVE AND PARK STREET
MENDON, MASS.
SCALE: 1"=50'
DATE: MARCH 15, 2019

GRAPHIC SCALE: 1"=50'
0 10 20 30 40 50 75 100 150 FEET
0 5 10 15 20 30 40 METERS

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
333 WEST STREET
MILFORD, MA 01757
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SHEET 1 OF 1 — G–9392

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