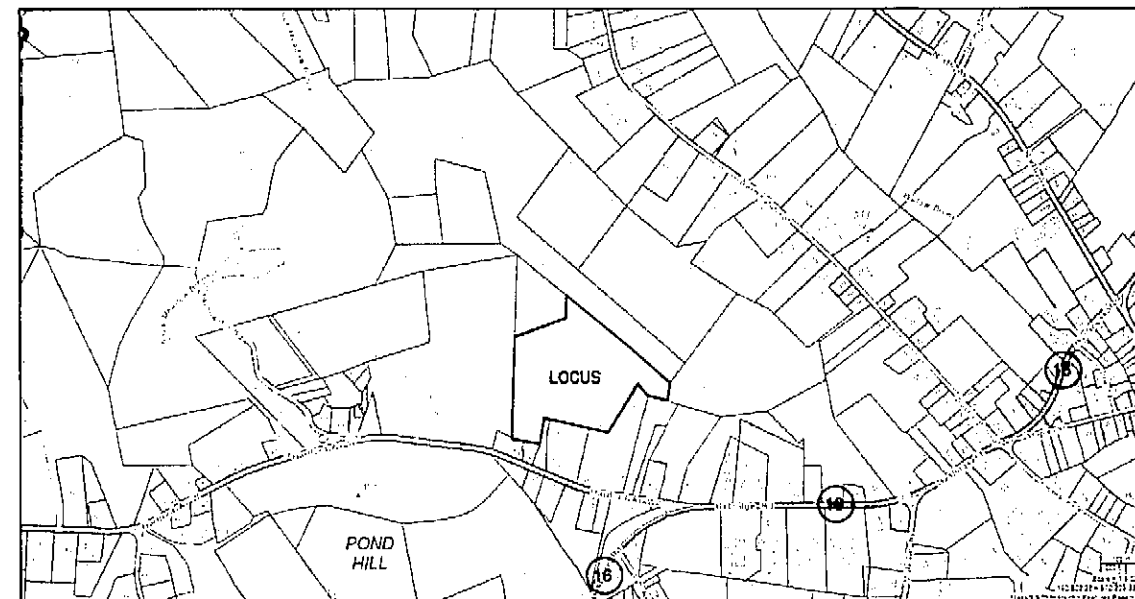


WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 955 PLAN 109
Received 3/18/2021
12 h 43 m P.M.
Sheet 1 of 1
Fee \$105.00
ATTEST: Katherine A. Sweeney
Register

N/F
MARGARET R. STEWART,
TRUSTEE
BOOK 59678 PAGE 75
63 OLD SAWMILL ROAD

FOR REGISTRY USE ONLY



NAD83 BASED ON GPS OBSERVATIONS

N/F
DESIRE ROY
AND
MALVINA ROY
BOOK 3668 PAGE 589

N/F
RTE. 85 REALTY CORP.
BOOK 61644 PAGE 89
REMAINING LAND=1,562,404 SF
(35.87 ACRES)

N/F
METACOMET LAND TRUST, INC.
BOOK 59387 PAGE 198

LOT AREA DATA
TOTAL AREA= 1,724,586 SF (39.59 ACRES)
TOTAL WETLAND AREA= 622,293 SF (14.29 ACRES)
TOTAL UPLAND AREA= 1,102,293 SF (25.30 ACRES)

LOT 1 AREA= 162,182 SF (3.72 ACRES)
WETLAND AREA= 68,570 SF (1.57 ACRES)
UPLAND AREA= 93,612 SF (2.15 ACRES)
REMAINING LAND AREA= 1,562,404 SF (35.87 ACRES)
WETLAND AREA= 553,723 SF (12.71 ACRES)
UPLAND AREA= 1,008,681 SF (23.16 ACRES)

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. STEFANIK, PLS DATE

NOTES

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

HARTFORD AVENUE LAYOUTS-
PLAN BOOK 129 PLAN 17 1942
PLAN BOOK 124 PLAN 41 1941
PLAN BOOK 99 PLAN 3 1937

ALSO SEE THE FOLLOWING-

PLAN BOOK 937 PAGE 89 SEPTEMBER 2018
PLAN BOOK 934 PLAN 39 APRIL 2018
PLAN BOOK 824 PLAN 43 APRIL 2005
PLAN BOOK 725 PLAN 30 MARCH 1998
PLAN BOOK 498 PLAN 34 JULY 1982
LAND COURT PLAN 39223A JULY 1977
PLAN BOOK 376 PLAN 6 JANUARY 1973
PLAN BOOK 340 PLAN 111 OCTOBER 1970
PLAN BOOK 137 PLAN 55 DECEMBER 1945

2) SEE PLAN REFERS TO MENDON TAX MAP 10
LOT 29

3) ZONING DISTRICT DATA- RESIDENTIAL

MINIMUM LOT SIZE-
60,000 SF ONE FAMILY
90,000 SF TWO FAMILY
MINIMUM LOT FRONTAGE-
200' ONE FAMILY
300' TWO FAMILY
SETBACKS- FRONT 50' SIDE AND REAR 20'
MINIMUM LOT DEPTH-200'
MINIMUM LOT WIDTH AT LEACHING AREA-125'
MINIMUM LOT WIDTH-
200' ONE FAMILY
300' TWO FAMILY
MAXIMUM BUILDING COVERAGE-30%
MAXIMUM BUILDING HEIGHT-2.5 STORIES OR 35'

4) WETLANDS DEPICTED HEREON WERE
DELINEATED IN THE FIELD IN 2020 BY GODDARD
CONSULTING LLC 291 MAIN STREET NORTHBORO
MA 01532 (508)393-3784

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

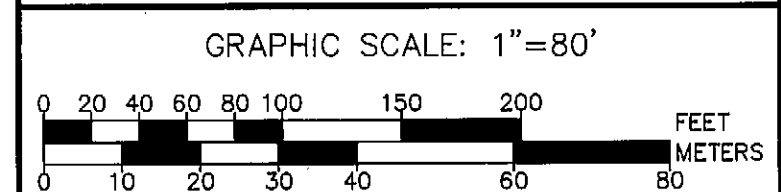
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

William M. Ambrose
John P. Carbone
Brian P. Dwyer
[Signature]

DATE: MAR - 8 2021

OWNER:
RTE. 85 REALTY CORP.
PO BOX 444
8 UXBRIDGE ROAD
MENDON MA 01756
DEED BOOK 61644 PAGE 89

PLAN OF LAND
29 HARTFORD AVENUE WEST
MENDON, MASS.
SCALE: 1"=80'
DATE: FEBRUARY 22, 2021



Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
333 WEST STREET PH. (508) 473-6630
MILFORD, MA 01757 FX. (508) 473-8243
www.gandhengineering.com

SHEET 1 OF 1 G-10255